



**Board of Directors' Work Session
August 3, 2023 at 6:30 PM
District Office, 210 N Park St.**

1. Call meeting to order
2. Flag salute
3. Modifications to the agenda
4. Approval of the agenda
5. EP&O levy planning
6. Discuss capital levy vs. bond
7. Develop a facilities financial plan for the study and survey (white)
8. Finalize Superintendent Goals for 2023-24 (gray)
9. Approval to hire Lillian Smith as a 0.6 FTE Quartzite Learning teacher
10. Executive session to discuss the performance of a public employee in accordance with RCW 42.30.110(1)(g)
11. Approve resignation of Steve Phillips as Director District 2 Director
12. Declare District 2 Director position open
13. Adjourn

Individuals with disabilities who may need a modification to participate in a meeting should contact the superintendent's office, at 509-685-6800, ext. 1002, no later than three days before a regular meeting and as soon as possible in advance of a special meeting so that special arrangements can be made.

DRAFT

CHEWELAH SCHOOL DISTRICT #36
Chewelah, Washington

STUDY & SURVEY

April, 2023

Board of Directors

Judy Bean – Position 1

Steve Phillips – Position 2

Vacant – Position 3

Dan Krouse – At Large

Theolene Bakken – At Large

Jason Perrins, Superintendent

ALSC ARCHITECTS, P.S. – Spokane, Washington
DCI Engineers (Structural)
MSI Engineering (Mechanical)
Coffman Engineers (Electrical)

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CHAPTER 1

ANALYSIS OF EXISTING SCHOOL FACILITIES

Area Analysis - Facility Name										
Building Name	Grades	Building Number/Letter (If Applicable)	Building Area Description	Building Area Number/Letter (If Applicable)	Year or Board-Accept Date of Original Construction (See Note 1)	SCAP-Funded Original Construction? (Y/N/DK- See Note 2)	Year or Board-Accept Date of Modernization (See Note 1)	SCAP-Funded Modernization? (Y/N/DK - See Note 2)	Non-Recognized SF (Optional)	SCAP-Recognized SF
Gess ES	K-6	A	Original	A	1988	DK	N/A		0	42,308
		B	Addition	B	1991		N/A	DK	0	2,319
		C	Addition	C	1993		N/A	DK	0	2,873
								Subtotal	0	47,500
Jenkins HS	7-12	A	Original	A	1976	DK	N/A		0	38,935
		B	Addition	B	1978		N/A	DK	0	3,430
		C	Addition	C	1991		N/A	DK	0	3,792
								Subtotal	0	46,157
			OSPI							0

Notes

- 1 - Board-acceptance date is required for all buildings and additions constructed after January 1, 1993, whether SCAP-funded or not.
- 2 - Don't Know (DK) is not accepted for all buildings or building areas constructed or modernized after January 1, 1993.
- 3 - All Square Footage take offs use CAD Polyline calculations measured to the outside wall.
- 4 - Area calculations are in accordance AIA Document D-101 and WAC 392-343-019.
- 5 - All covered play areas and covered outdoor learning areas are calculated to the eave line, and courted at 1/2 the SF.
- 6 - All building and area names, dates, and SF figures are exactly equal to data shown on area analysis plans and data entered in ICOS.

CHAPTER 1. ANALYSIS OF EXISTING SCHOOL

1.1.2 PHYSICAL CONDITION OF EXISTING SCHOOL FACILITIES

Gess Elementary School

Architectural Report

ALSC Architects, P.S.

Gess Elementary School was constructed in 1983. A classroom addition was added in 1991 and the space above the library was remodeled in 1993 creating second floor classroom space and storage. The building is a slab on grade, brick veneer, wood framed and CMU structure. The building has a wood truss framed roof with metal roof, fascia's, and soffits. The roofing is a standing mechanically locked seamed system. The structure is a single level, except two mechanical mezzanines and the second-floor classrooms created above the library in 1993. Interior systems are in good condition. Carpeting and sheet vinyl needs to be replaced in some spaces and support areas.

Floors at the entry lobby and in the corridors are exposed aggregate concrete, sealed and waxed. Classroom floors are partially sheet vinyl at entry, in front of casework, and wardrobe areas with carpet in the remainder of the room. Walls are painted drywall, vinyl wall coverings, brick masonry, or painted concrete.

Interior fixtures and equipment in the classrooms, library and kitchen are generally original equipment that are in functional condition but in need of replacement. The exception is the newer IT equipment, which the district has been actively upgrading.

Low earth berms surround the structure. Site drainage is a problem, especially on the north playground. Handicapped access improvements are needed in selected areas.

The site size is 10.2 acres.

Construction History

1988 Classrooms, gymnasium/cafeteria, administrative Mechanical, and support areas.	42,308 sq. ft.
1991 Classrooms and storage	2,319 sq. ft.
1993 Classrooms and elevator	<u>2,873 sq. ft.</u>
Total	47,500 sq. ft.

Gess Elementary School

Structural Report

DCI Engineers

Most structural elements of the building appear to be in fair/good condition. However, there have been reported leaks in the roof due to ice dams and the roof eaves and there is observed damage to much of the drip edge around the perimeter of the roof. Additionally, there are occasional leaks in the concrete stem wall retaining the low earth berms around the exterior of the building during certain weather conditions. Several sidewalks are cracked and present tripping hazards; although they have been ground down and painted yellow.

CHAPTER 1. ANALYSIS OF EXISTING SCHOOL

Gess Elementary School

Mechanical Report

Natural-gas-fired heating and ventilating units condition the original building, while high efficiency condensing gas-fired furnaces serve the 1990's addition. The original buildings equipment, being twenty-eight years old, is starting to have heat exchanger failure due to corrosion and has exceeded its useful service life of 18 years and should be considered for replacement. Supply and return air duct systems are used to distribute air overhead to spaces served. A direct digital electronic automatic temperature control system has replaced the original pneumatic control system.

The heating and ventilating systems consist of Jackson and Church gas furnaces serving the various areas. Typically, a single furnace serves a group of three or four classrooms. A common ducted return system serves most of the furnaces and there are no return or relief fans. Temperature control systems are a collection of different manufacturer's equipment.

It was reported that a considerable amount of condensation has been observed on the heat exchangers during the cold heating system, which would contribute to the corrosion problems being experienced. The condensation may be attributed to a report that the return air ducting systems were originally installed smaller than design and achieving a proper outside to return air balance was not possible. This would result in lower than design entering air temperatures to the heat exchangers allowing water to form on their cold surfaces.

Plumbing piping and fixtures are of original vintage and in fair condition. Faucets are due for replacement to meet current water conservation standards and ADA requirements. Electric water heaters provide domestic hot water for the facility. There is also a 100-gallon gas, gas-fired, hot water tank for the kitchen and gym area.

The building is protected with a wet-pipe fire sprinkler system.

It was noted that the vegetable prep sink in the kitchen is directly connected to the sanitary sewer system, which is in violation of current cross-contamination and backflow prevention codes. This piece of equipment should discharge "indirectly" to a floor sink or floor drain.

CHAPTER 1. ANALYSIS OF EXISTING SCHOOL

Gess Elementary School

Electrical Report Coffman Engineers

The school was constructed in 1983 with additions in 1991 and 1993. The building and additions are code compliant to the time of construction.

Service / Distribution

The service is fed underground from a utility padmounted transformer. The main service is 208Y/120V, 3 phase, 4 wire, 1600A. The main service switchboard has a single 1600A main power breaker. There is limited spare capacity. The branch panels are circuit breaker type with some spare capacity.

A 12 KV Onan diesel generator located on the mezzanine above the electrical room provides emergency power to some egress lights, exit signs, FACP and two HVAC units.

Lighting

The majority of the lighting is fluorescent and was retrofitted with T8 lamps and electronic ballasts in 2003. The Gymnasium fixtures are TSHO, tensed, with occupancy sensors. Some of the emergency lighting is supplied from the emergency generator and stairwell lights have batteries.

Branch Wiring

The system is installed in conduit. Receptacles are grounded. Circuits appear to be properly sized for the loads served. Generally, there is an adequate quantity of receptacles and circuits for the present use.

Fire Alarm System

The building is fully covered by a fire protection sprinkler system. Audio/visual alarm appliances exist throughout the building. Smoke detectors are installed in the corridors and common spaces. The system was replaced in 2008 and has central reporting and is monitored.

Intercom / Clock

The intercom system is a Rauland-Borg Director console and provides internal communications. Clock synchronization and time/tone distribution are provided by a Simplex master clock system.

Telephone

The telephone is a 3Com district wide voice system and provides dial-tone to all classrooms in addition to administrative areas.

CHAPTER 1. ANALYSIS OF EXISTING SCHOOL

Local Area Network

The building is wired with CAT 5e cabling for voice and computer. The building is wide area networked to the rest of the district via utility pole mounted fiber optic cable.

Security

The building presently has a closed-circuit surveillance system with a digital recording system. There is no intrusion alarm system.

CATV

The building is wired with a coaxial cable system to distribute television signals from a cable source.

Comments

The building's electrical systems are in fair to good condition. However, the storage of food stuff in the electrical room violates the National Electric Code for lack of working clearance in front of electrical panels. It is an incompatible use of this space as it introduces food crumbs and dust which can adversely affect electrical and data equipment.

1.1.2. PHYSICAL CONDITION OF EXISTING SCHOOL FACILITIES

Jenkins Middle/High School Building

Architectural Report
ALSC Architects, P.S.

Jenkins High School was constructed in 1976. Classroom additions were constructed in 1978 and 1991. An addition to the Industrial Technology Building (Shop) was constructed in 1983. The original construction and the Industrial Technology Building are slab on grade, tilt-up concrete exterior walled structures with steel joists and steel decked roof diaphragms and metal roofs. The 1978 and 99 classroom additions are slab on grade concrete and concrete masonry units (CMU) exterior walls, steel joists and steel decked metal roofing matching the original construction.

In 2014, when the Middle School students were moved from the former Jenkins Middle School to the High School Building, a classroom in the 1991 addition was remodeled into a science classroom.

This building (including the additions) has a standing seam metal roof with snow guards and gutters near entries.

Floor coverings are exposed aggregate concrete at the entry areas, sheet vinyl at the labs and terrazzo at the cafeteria. Classroom, corridors, and the music room are carpeted. Quarry tile is used on the kitchen and part of the locker room floors. The wrestling loft has a concrete floor, shop and locker areas and the gymnasium floor is wood.

Interior systems are in relatively good condition. Carpet and vinyl needs to be replaced in some areas. Stained ceiling tile needs to be replaced. Corridors need minor upgrades to be in compliance with fire codes.

Parking lot drainage is a significant issue. The parking lot, curbs and sidewalks are in poor shape. Site drainage has been improved considerably as a result of the work done in the last ten years. Foundations and walls appear to be in good condition. There have been some minor roof leaks and pipe freezing problems in the mechanical area between the roof and ceilings.

The site is 31 acres.

There are several portable/modular classroom buildings on site located to the north of the IVS/HS building. To the southwest of the shop building is a premanufactured greenhouse. A vehicle and equipment storage building is located east of the shop building.

Construction History

1976	Original Construction: Classrooms, Gymnasium, Cafeteria, Music Room, Labs, Library, Administrative and Support Areas	38,935 s.f.
1978	Classroom Addition	3,430 s.f.
1991	Classroom, Locker Room, Nurse Addition	<u>3,792 s.f.</u>
	Total	46,157 s.f.

CHAPTER 1. ANALYSIS OF EXISTING SCHOOL

Jenkins Middle/High School Building

Structural Report DCI Engineers

Parking lot drainage is a significant issue. The parking lot, curbs, exterior mechanical pads and sidewalks are in poor shape. Due to settlement of soils, retaining walls abutting the building are leaning.

Foundations and walls appear to be in good condition, although the caulk joints between wall panels should be removed and replaced and there have been pipe freezing problems in the mechanical area between the roof and ceilings. Although the roof was replaced years ago, snow guards and gutters have failed and been damaged by heavy snow. Additionally, sliding snow on the roof has damaged many of the mechanical penetrations and vents.

CHAPTER 1. ANALYSIS OF EXISTING SCHOOL

Jenkins Middle/High School

Mechanical Report

There are two heating plants for this facility: one in a mechanical mezzanine room just off the media center serving the classroom wing and one off the gym at the 2nd level serving the gym and locker-room areas. The classroom wing also has a cooling plant consisting of a water chiller located in the same mechanical mezzanine coupled with a remote air-cooled condensing unit located on grade outside the media center. Both plants are original (43 years old) and consist of natural-gas-fired 80% efficient hot water boilers. Both heating and cooling plants have well exceeded their useful service lives.

It was noted that the classroom wing boiler system is undersized since the 4-classroom addition in 1978. It was noted that size and location of the mechanical mezzanine creates extremely difficult access (not tall enough to stand up) and is prohibitive to moving gear in and out (vertical ladder access through small hatch). Equipment failure would result in significant expense in creating access through the roof or some other path. This should be addressed at the first opportunity.

It was noted that the gym boiler has exhibited tube cracking for several years and the expansion tank is undersized, both of which contribute to excessive water loss and therefore makeup water. This is an expense in both water waste and money in chemicals for treatment.

Heating and chilled water are piped to fan coil units located above classroom ceilings. Ventilation is provided to each space through the fan coil units, each of which has an outside air intake. Air distribution is provided through supply ductwork to combination light fixtures/air diffusers located in the lay-in ceilings of the space. A return air plenum is used above the classrooms. The fan coil units have exceeded their useful service lives of 20 years.

An indoor heating and ventilation unit serves the gym. There is no mechanical cooling for these areas. The unit has a heating water coil and draws ventilation air directly from outdoors. These units are beyond their 20-year useful service lives. The locker rooms are heated by four ceiling mounted unit heaters, two of which are hydronic and two are electric. The electric units have failed. There are no exhaust fans to ventilate the locker rooms. Instead, a gravity relief ducted up to the upper gym level and is open to the ceiling space where it mixes with room air and eventually exhausted through general exhaust fan. It was noted that the locker rooms are frequently uncomfortable and poorly ventilated.

The controls throughout the facility are generally a mixture of original pneumatic devices (actuators, sensors, etc.) that are then converted to DDC through transducers at the local JCI/Metasys control system.

With the exception of the main restrooms, the plumbing piping and fixtures are of original vintage and are in need of replacement. The facility maintenance staff replaced all of the plumbing fixtures in the public restrooms 8 or 9 years ago. Piping is routed below grade in some locations and was noted to be a combination of galvanized, copper and pex. Pipe leaks are an ongoing issue. Fixtures and faucets do not meet current water conservation standards and ADA requirements. Without a water softener or other means of treatment to address the hardness, iron and sulfur, fouling of fixtures is a frequent issue. The piping insulation jacketing system has failed at the joints. A combination of electric and gas-fired water heaters provides domestic hot water for the facility. It was reported that the clay traps for the art room sinks are not adequate and cause frequent cleanout work on the waste system. There are two main gas shutoff valves for science lab workstations located inside the casework.

The building is protected with a fire sprinkler system everywhere except the gym and locker rooms.

CHAPTER 1. ANALYSIS OF EXISTING SCHOOL

It was noted in the 2011 survey that the dishwasher in the kitchen is directly connected to the sanitary sewer system, which is in violation of current cross-contamination and backflow prevention codes. This piece of equipment should discharge "indirectly" to a floor sink or floor drain. It was also noted that there is no vegetable prep sink in the kitchen, which would need to be added if the kitchen's function was changed from warming only to full preparation. It did not appear this has been addressed during this survey.

CHAPTER 1. ANALYSIS OF EXISTING SCHOOL

Jenkins Middle/High School Shop Building

Electrical Report: Coffman Engineers

The school was constructed in 1976 with additions in 1978 & 1991. The building and additions are code compliant to the time of construction.

Service / Distribution

Power is fed underground from the main HS building switchboard at 208Y/120V, 3 phase, 4 wire. The branch panels are circuit breaker type with some spare capacity.

Lighting

The majority of the lighting is fluorescent and was retrofitted with T8 lamps and electronic ballasts in 2003. The shop fixtures are TSHO high bay, tensed and fitted with occupancy sensors. Emergency lighting power is provided from wall mount battery lights.

Branch Wiring

The system is installed in conduit. Receptacles are grounded via the building conduit system.

Fire Alarm System

The building is served from the high school building system. Audio/visual alarm appliances exist throughout the building however, it does not comply with current Washington State requirements for voice evacuation. Smoke detectors are not installed. Alarm is initiated with manual pull stations.

Intercom/Clock

The intercom system is an extension of the high school Rauland-Borg Director and the clock is an extension of the Simplex 2350 master clock system.

Telephone

The telephone is an extension of the high school 3Com district wide voice/IP system. Local Area

Network

The building is wired with CAT 5e cabling for voice & computer. There are wireless access points installed in classroom.

Security

The building presently has closed-circuit cameras with a digital recording system on the exterior. The coverage and picture quality are poor. There is no access control, intrusion alarm or lockdown systems.

CHAPTER 1. ANALYSIS OF EXISTING SCHOOL

Audio / Visual

Classrooms are equipped with ceiling mounted AV projectors. The projectors are direct cable connected to the input source. There is no built-in infrastructure for switching or control and no priority paging override.

Comments

The fire alarm system does not appear to have adequate detection. The building lacks adequate security systems.

CHAPTER 1. ANALYSIS OF EXISTING SCHOOL FACILITIES

*Quartzite Alternative Learning Buildings Chewelah
School District Study & Survey*

Architectural Report

ALSC Architects, P.S.

Several years ago, Jenkins Middle School was closed and is no longer used by the District for educational program purposes. The District has formally gone through the process of removing Jenkins Middle School from their permanent building inventory. Three buildings are located east of the former Jenkins Middle School building. Since the time of closing of the Middle School, the District houses various District support programs in these three buildings.

The south building of this three building complex dates back to the 1920s. It houses office and storage functions as well as a classroom for alternative learning use. The middle building is a portable/modular and was not included in this assessment. The north building, also dating back to the 1920s, consists of a maintenance shop, a small prep kitchen, a lunchroom, and a classroom space.

The use of these buildings varies as the needs of the District vary. Other than the replacement of the roof in the Fall of 2019, very little remodel or adaptive re-use work has been done to these buildings and none of that utilizing any form of funding assistance. The two permanent buildings have been adapted as needed for both periodic and ongoing use.

CHAPTER 1. ANALYSIS OF EXISTING SCHOOL FACILITIES

Quartzite Alternative Learning Buildings

Mechanical Report

Heating, ventilation and cooling is provided by a residential *style* 80% efficient gas furnace with a DX cooling coil and early 1980's York condensing unit on grade behind the building. This unit serves both sides of the facility with overhead ductwork which appears to be in good condition. The controls are limited to a single Honeywell thermostat in the office area. Plumbing fixtures are relatively new and in good working order. The domestic water heater is gas fired with atmospheric venting.

The shop is heated with two very old steam unit heaters but has no mechanical cooling or controlled ventilation system. The steam piping is also very old and has a history of leaking. The shop compressed air piping is in good condition including a newer air compressor. Plumbing in the shop is limited to a wash basin and a single tank type water closet in the restroom. The fixtures themselves are in working, but rough condition. The shop has its own gas fired water heater to serve the sink in the restroom.

The remainder of the building is heated by manually controlled steam unit ventilators under the windows. There is no mechanical cooling. The plumbing fixtures are all relatively new and in good condition.

It should be noted that the source of low-pressure steam (5-7 psig) for this facility is the old middle school across the parking lot which is no longer in use. The National Radiator Company boiler in that facility is believed to date back to the 1930's. It has been converted twice from coal fired to fuel oil fired to now gas fired. Due to its age, it requires a high level of daily attention from the maintenance staff to keep in operation however it is remarkable that they can actually keep it in operation. The district could see significant energy and cost savings if they could put this small facility on its own 'right-sized' heating system and no longer rely on that old boiler.



ICOS

School Facilities and Organization
 INFORMATION AND CONDITION OF SCHOOLS
 Site Inventory (Report 3)

CHEWELAH

SITE	GRADE SPAN	DIRECT INSTRUCTIONAL SPACES	PERMANENT BUILDINGS	PORTABLE BUILDINGS	GROSS SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT
Gess Elementary School	PK-6	21	1	0	47,500	47,500	47,500
	PK-6 Total:	21	1	0	47,500	47,500	47,500
Jenkins Senior High School	K-12	28	2	1	56,600	56,599	56,599
	K-12 Total:	28	2	1	56,600	56,599	56,599
Jenkins Middle School	-	2	0	1	38,784	0	0
	- Total:	2	0	1	38,784	0	0
	Totals	51	3	2	142,884	104,099	104,099
	Total # Sites	3					



School Facilities and Organization
 INFORMATION AND CONDITION OF SCHOOLS
 Inventory of Sites and Buildings

SITE	BUILDING	YEAR BUILT	DIRECT INSTRUCTIONAL SPACES	GROSS SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	BCA SCORE
Gess Elementary School	Main Building	1983	23	47,500	47,500	47,500	56.66%
	Sub-Total		23	47,500	47,500	47,500	
Jenkins Middle School	Classroom and Maintenance Building	1960	1	38,783	0	0	Not Required
	Library Portable	1984	1	1	0	0	Not Required
	Sub-Total		2	38,784	0	0	
Jenkins Senior High School	Greenhouse	2005	0	0	0	0	Not Required
	Voc Tech Storage	2011	0	0	0	0	Not Required
	Main Building	1976	22	46,157	46,157	46,157	63.44%
	Shop Building	1976	4	10,442	10,442	10,442	59.02%
	Athletic Storage Building	1980	0	0	0	0	Not Required
	Portable Classrooms	2008	4	1	0	0	Not Required
	Sub-Total		30	56,600	56,599	56,599	
GRAND TOTAL			55	142,884	104,099	104,099	



CHEMICALVILLE INDUSTRY MAP OF HOULES JERRE



SNYDER FIELD



QUARTZITE ALTERNATIVE LEARNING BUILDINGS

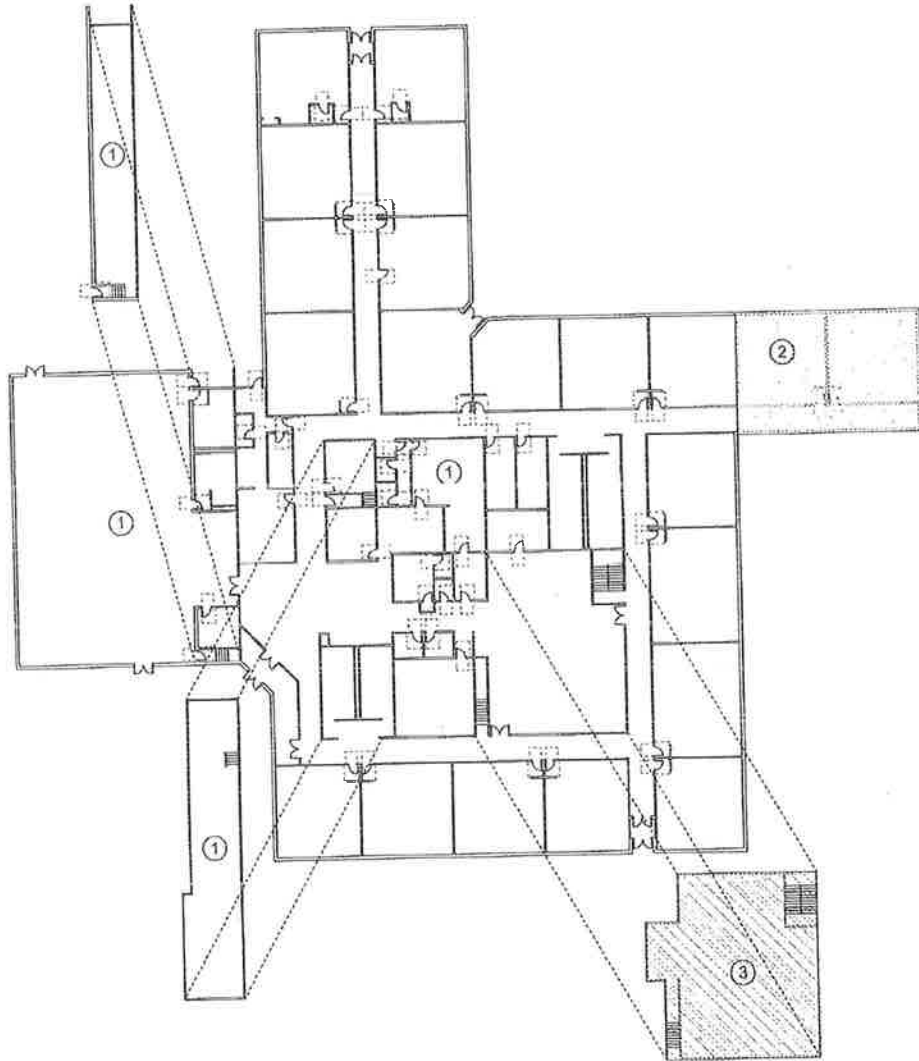


GESS ELEMENTARY



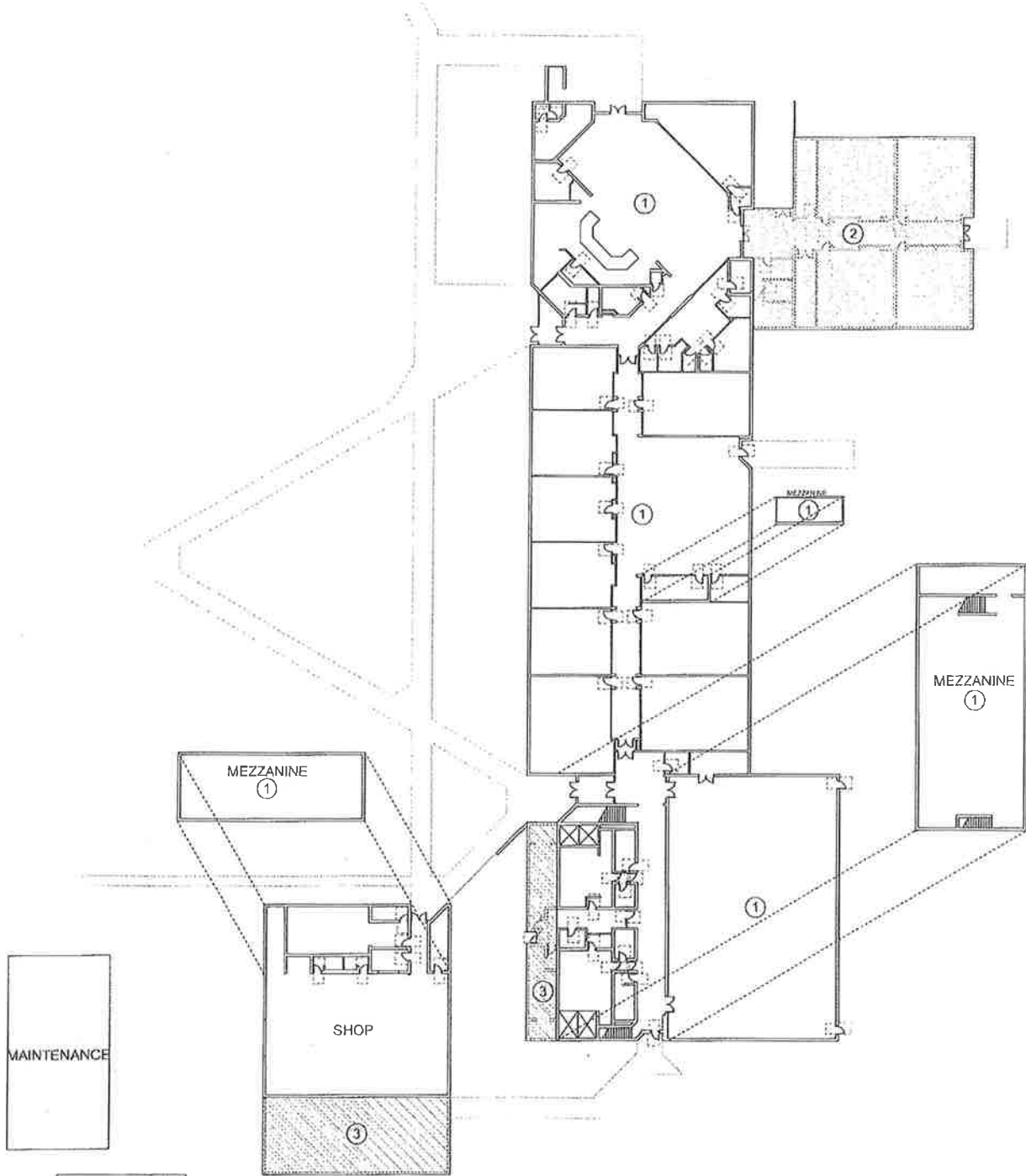
JENKINS MIDDLE/JUNIOR HIGH SCHOOL

CESS ELEMENTARY SCHOOL



CESS ELEMENTARY SCHOOL AREA SUMMARY			
CONSTRUCTION	AREA #	YEAR	SQ. FT.
ORIGINAL BUILDING	1	1988	42,308 SF
ADDITION	2	1991	2,319 SF
ADDITION	3	1993	2,873 SF
SUBTOTAL			47,500 SF

JENKINS HIGH SCHOOL



JENKINS HIGH / MIDDLE SCHOOL AREA SUMMARY			
CONSTRUCTION	AREA #	YEAR	SQ. FT.
ORIGINAL BUILDING	1	1976	38,395 SF
ADDITION	2	1978	3,430 SF
ADDITION	3	1991	3,792 SF
SUBTOTAL			46,157 SF



School Facilities and Organization
 INFORMATION AND CONDITION OF SCHOOLS
 Detailed Condition Assessment by Building
 Reporting Year 2022-2023

Jess Elementary School - Main Building

Building Details

PROFILE TYPE	Elementary School - Single Story
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1983	1,2,3,4,5,6	42,308	42,308	42,308		
1991	7	2,319	2,319	2,319		
1993	8,9	2,873	2,873	2,873		
Building Totals		47,500	47,500	47,500		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Slabs on Grade	Standard Slabs on Grade	A4010		90.00% Good
Water and Gas Mitigation	Building Subdrainage	A6010		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
Superstructure	<i>Comments:</i>	Deficiency: snow related issues		
	Roof Construction	B1020		90.00% Good
	<i>Deficiencies:</i>	Other		
Exterior Vertical Enclosures	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: snow removal issues		
	Exterior Walls	B2010		62.00% Fair

Existing Components

UB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	<i>Deficiencies:</i>	Efflorescence and Staining		
	<i>Causes:</i>	Loose, Cracked, Warped or Broken Boards/Panels, Moisture Intrusion		
	Exterior Windows	B2020		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: worn and tear		
	Exterior Doors and Grilles	B2050		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Caulking/Weather Stripping		
	<i>Comments:</i>	hardware is older and worn; need higher than normal maintenance		
	Exterior Louvers and Vents	B2070		62.00% Fair
	<i>Deficiencies:</i>	Inadequate Air Flow		
	<i>Causes:</i>	Caulking/Weather Stripping		
	Exterior Horizontal Enclosures	Roofing	B3010	
<i>Deficiencies:</i>		Other		
<i>Causes:</i>		Other		
<i>Comments:</i>		Deficiency: snow related leaks		
Roof Appurtenances		B3020		62.00% Fair
<i>Deficiencies:</i>		Leaking		
<i>Causes:</i>		Other		
<i>Comments:</i>		Deficiency: Ice issues		
Horizontal Openings		B3060		62.00% Fair
<i>Deficiencies:</i>		Other		
<i>Causes:</i>		Surface Weathering		
<i>Comments:</i>		maintenance required at joints and flashings		
Overhead Exterior Enclosures		B3080		62.00% Fair
<i>Deficiencies:</i>		Other		
<i>Causes:</i>	Other			
<i>Comments:</i>	Deficiency: gutter just OK			
Interior Construction	Interior Partitions	C1010		62.00% Fair
	<i>Deficiencies:</i>	Damaged or Missing Materials		
	<i>Causes:</i>	Other		

Building Components

UB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING	
Interior Construction	<i>Comments:</i>	wear and surface damage due to wear and use			
	Interior Windows	C1020		62.00% Fair	
	<i>Deficiencies:</i>	Other			
	<i>Causes:</i>	Material Condition			
	<i>Comments:</i>	wear and surface damage to frames due to age and use			
	Interior Doors	C1030		62.00% Fair	
	<i>Deficiencies:</i>	Other			
	<i>Causes:</i>	Other			
	<i>Comments:</i>	wear and surface damage to doors due to age and use			
	Interior Grilles and Gates	C1040		62.00% Fair	
	<i>Deficiencies:</i>	Other			
	<i>Causes:</i>	Other			
<i>Comments:</i>	Deficiency: hard to clean				
Suspended Ceiling Construction		C1070		62.00% Fair	
	<i>Deficiencies:</i>	Missing Tiles, Other			
	<i>Causes:</i>	Other			
	<i>Comments:</i>	chipped, cracked or damaged tiles due to age and access through ceiling system			
	Interior Finishes	Wall Finishes	C2010		90.00% Good
		Interior Fabrications	C2020		62.00% Fair
<i>Deficiencies:</i>			Surface Appearance		
<i>Causes:</i>	Other				
<i>Comments:</i>	wear due to age				
Flooring		C2030		62.00% Fair	
	<i>Deficiencies:</i>	Stains, Discoloration			
	<i>Causes:</i>	Deterioration			
Ceiling Finishes		C2050		62.00% Fair	
	<i>Deficiencies:</i>	Other			
	<i>Causes:</i>	Surface Damage			
	<i>Comments:</i>	Deficiency: wear and tear in gym and library			

UB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Plumbing	Domestic Water Distribution	D2010		30.00% Poor
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: replacement required due to water corrosion		
	Sanitary Drainage	D2020		62.00% Fair
	<i>Deficiencies:</i>	Clogged Drains		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: Older and plugs		
	Building Support Plumbing Systems	D2030		62.00% Fair
	<i>Deficiencies:</i>	Other		
<i>Causes:</i>	Other			
<i>Comments:</i>	Deficiency: waer and tear from corrosion			
HVAC	Facility Fuel Systems	D3010		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	age/obsolescent		
	Heating Systems	D3020		30.00% Poor
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: past useful life		
	Facility HVAC Distribution Systems	D3050		30.00% Poor
	<i>Deficiencies:</i>	Uneven Zone Coverage		
<i>Causes:</i>	Other			
<i>Comments:</i>	Deficiency: poor design issues			
Ventilation	Ventilation	D3060		30.00% Poor
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: Poor design issues		
Fire Protection	Fire Suppression	D4010		62.00% Fair
	<i>Deficiencies:</i>	Corrosion		
	<i>Causes:</i>	Pipe Deterioration		

Building Components

UB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Fire Protection	Fire Protection Specialties	D4030		62.00% Fair
	<i>Deficiencies:</i>	Extinguishers Out of Date		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	some extinguishers need replacement		
Electrical	Electrical Services and Distribution	D5020		90.00% Good
	<i>Deficiencies:</i>	Breakers Tripping		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: some breaker tripping		
	General Purpose Electrical Power	D5030		90.00% Good
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: need power strips		
	Lighting	D5040		62.00% Fair
	<i>Deficiencies:</i>	Uneven or Low light Levels		
	<i>Causes:</i>	Mismatched Lights, Other, Physical Damage		
	<i>Comments:</i>	controls are primarily manually operated, does not comply with WA NREC.		
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		30.00% Poor
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence, Other		
	<i>Comments:</i>	system is outdated and unsupported.		
	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		0.00% Unsatisfactory
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	system is outdated and unsupported		
Electronic Safety and Security	Electronic Surveillance	D7030		30.00% Poor
	<i>Deficiencies:</i>	Blind Zones		
	<i>Causes:</i>	Equipment Obsolescence, Other		
	<i>Comments:</i>	system is not network accessible.		
	Detection and Alarm	D7050		30.00% Poor

Building Components

UB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electronic Safety and Security	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence, Other		
	<i>Comments:</i>	system does not meet code.		
Integrated Automation	Integrated Automation Facility Controls	D8010		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence, Other, Programming Not Kept Up to Date		
	<i>Comments:</i>	Deficiency: Old hardware and software controls		
	Commercial Equipment	E1030		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: Old and worn		
	Institutional Equipment	E1040		90.00% Good
	Entertainment and Recreational Equipment	E1070		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: Older and worn		
	Fixed Furnishings	E2010		62.00% Fair
	<i>Deficiencies:</i>	Unightly		
	<i>Causes:</i>	Deterioration		
	Movable Furnishings	E2050		62.00% Fair
	<i>Deficiencies:</i>	Surface Deterioration		
	<i>Causes:</i>	Deterioration		



School Facilities and Organization
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Benkins Senior High School - Main Building

Building Details

PROFILE TYPE High School - Single Story
 NUMBER OF FLOORS 1
 CHARACTERISTICS Occupied

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1976	1, 2	38,935	38,935	38,935		
1978	3	3,430	3,430	3,430		
1991	4, 5, 6	3,792	3,792	3,792		
Building Totals		46,157	46,157	46,157		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Slabs on Grade	Standard Slabs on Grade	A4010		62.00% Fair
	<i>Deficiencies:</i>	Minor Cracking		
	<i>Causes:</i>	Other		
Water and Gas Mitigation	Building Subdrainage	A6010		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
Superstructure	Roof Construction	B1020		90.00% Good
	<i>Comments:</i>	Deficiency: sump pump issues		
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good

Building Components

UB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	Exterior Windows	B2020		62.00% Fair
	<i>Deficiencies:</i>	Excessive Heat Loss		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: some single pane in entry		
	Exterior Doors and Grilles	B2050		62.00% Fair
	<i>Deficiencies:</i>	Rot or Corrosion		
	<i>Causes:</i>	Frame/Molding Condition		
	<i>Comments:</i>	Deficiency: rust and worn		
	Exterior Louvers and Vents	B2070		90.00% Good
Exterior Horizontal Enclosures	Roofing	B3010		90.00% Good
	Roof Appurtenances	B3020		90.00% Good
	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		90.00% Good
Interior Construction	Interior Partitions	C1010		62.00% Fair
	<i>Deficiencies:</i>	Acoustical Transference		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: worn and sound issues		
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		62.00% Fair
	<i>Deficiencies:</i>	Not ADA Compliant		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: not all ada		
	Interior Grilles and Gates	C1040		30.00% Poor
<i>Deficiencies:</i>	Faulty Material			
<i>Causes:</i>	Other			
<i>Comments:</i>	Deficiency: poor gates			
Suspended Ceiling Construction	C1070		30.00% Poor	
<i>Deficiencies:</i>	Other			
<i>Causes:</i>	Other			
<i>Comments:</i>	Deficiency: old worn, needs replacement			
Interior Finishes	Wall Finishes	C2010		62.00% Fair
	<i>Deficiencies:</i>	Surface Appearance		

Building Components

UB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING	
Interior Finishes	<i>Causes:</i>	Other			
	<i>Comments:</i>	Deficiency: worn and old			
	Interior Fabrications	C2020		62.00% Fair	
	<i>Deficiencies:</i>	Surface Appearance			
	<i>Causes:</i>	Other			
	<i>Comments:</i>	Deficiency: Old and worn			
	Flooring	C2030		90.00% Good	
	Ceiling Finishes	C2050		90.00% Good	
	Plumbing	Domestic Water Distribution	D2010		62.00% Fair
		<i>Deficiencies:</i>	Other, Water Leaking		
<i>Causes:</i>		Other			
<i>Comments:</i>		Deficiency: old corroded and gavl. pipe leaks			
Sanitary Drainage		D2020		62.00% Fair	
<i>Deficiencies:</i>		Other, Slow Draining, Water Leakage			
<i>Causes:</i>		Defective Pipes, Other			
<i>Comments:</i>		Deficiency: fountain drain issues			
Building Support Plumbing Systems		D2030		62.00% Fair	
<i>Deficiencies:</i>		Other			
<i>Causes:</i>	Underground Leaks				
<i>Comments:</i>	leaking pipes and pipe corrosion causing fixture fouling				
HVAC	General Service Compressed-Air	D2050		30.00% Poor	
	<i>Deficiencies:</i>	Pneumatic Controls Sluggish			
	<i>Causes:</i>	Air Leaks			
	Facility Fuel Systems	D3010		62.00% Fair	
<i>Deficiencies:</i>	Other				
<i>Causes:</i>	Other				
<i>Comments:</i>	Inadequate supply capacity				
Heating Systems	Heating Systems	D3020		30.00% Poor	
	<i>Deficiencies:</i>	Other, System Inefficient			
	<i>Causes:</i>	Equipment Obsolescence, Other			
	<i>Comments:</i>	Deficiency: Old hydronic system with 2 boilers - gym boiler issues			

UB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
VAC	Cooling Systems	D3030		30.00% Poor
	<i>Deficiencies:</i>	Insufficient Cooling, System Inefficient		
	<i>Causes:</i>	Equipment Obsolescence		
	Facility HVAC Distribution Systems	D3050		62.00% Fair
	<i>Deficiencies:</i>	Uneven Zone Coverage		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: some balancing issues		
	Ventilation	D3060		62.00% Fair
	<i>Deficiencies:</i>	Incomplete Coverage		
<i>Causes:</i>	Other			
<i>Comments:</i>	Deficiency: exhaust fan issues			
Fire Protection	Fire Suppression	D4010		62.00% Fair
	<i>Deficiencies:</i>	Corrosion		
	<i>Causes:</i>	Pipe Deterioration		
Electrical	Fire Protection Specialties	D4030		90.00% Good
	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		90.00% Good
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: need power strips		
	Lighting	D5040		62.00% Fair
	<i>Deficiencies:</i>	Uneven or Low light Levels		
	<i>Causes:</i>	Mismatched Lights, Physical Damage		
<i>Comments:</i>	lighting control is primarily manually operated, except for the gym and the exterior lights.			
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		30.00% Poor
	<i>Deficiencies:</i>	Phones Not Coordinated		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	phone system is outdated and unsupported		
	Audio-Video Communications	D6030		90.00% Good

Building Components

UB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Communications	Distributed Communications and Monitoring	D6060		0.00% Unsatisfactory
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	system equipment is outdated and unsupported.		
Electronic Safety and Security	Electronic Surveillance	D7030		30.00% Poor
	<i>Deficiencies:</i>	Blind Zones		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	coverage is limited and not network accessible.		
Integrated Automation	Integrated Automation Facility Controls	D8010		62.00% Fair
	<i>Deficiencies:</i>	Zones Not Working		
	<i>Causes:</i>	Programming Not Kept Up to Date		
Equipment	Commercial Equipment	E1030		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: need new kiln		
	Institutional Equipment	E1040		62.00% Fair
	<i>Deficiencies:</i>	Unightly		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: Old and replaced as needed		
	Entertainment and Recreational Equipment	E1070		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: Old and replaced as needed		
	Other Equipment	E1090		62.00% Fair
	<i>Deficiencies:</i>	Unightly		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: old drama lights need to be replaced		
Furnishings	Fixed Furnishings	E2010		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Deterioration		

Building Components

UB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
urnishings	<i>Comments:</i>	Deficiency: poor door hinges		
	Movable Furnishings	E2050		62.00% Fair
	<i>Deficiencies:</i>	Unsightly		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: Old desks		



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JENKINS SENIOR HIGH SCHOOL - MAIN BUILDING

Building Details

PROFILE TYPE High School - Single Story
 NUMBER OF FLOORS 1
 CHARACTERISTICS Occupied

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1976	1, 2	38,935	38,935	38,935		
1978	3	3,430	3,430	3,430		
1991	4, 5, 6	3,792	3,792	3,792		
Building Totals		46,157	46,157	46,157		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Slabs on Grade	Standard Slabs on Grade	A4010		62.00% Fair
	<i>Deficiencies:</i>	Minor Cracking		
	<i>Causes:</i>	Other		
Water and Gas Mitigation	Building Subdrainage	A6010		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
Superstructure	Roof Construction	B1020		90.00% Good
	<i>Comments:</i>	Deficiency: sump pump issues		



School Facilities and Organization
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JENKINS SENIOR HIGH SCHOOL - MAIN BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
	Exterior Windows	B2020		62.00% Fair
	<i>Deficiencies:</i>	Excessive Heat Loss		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: some single pane in entry		
	Exterior Doors and Grilles	B2050		62.00% Fair
	<i>Deficiencies:</i>	Rot or Corrosion		
	<i>Causes:</i>	Frame/Molding Condition		
	<i>Comments:</i>	Deficiency: rust and worn		
Exterior Horizontal Enclosures	Exterior Louvers and Vents	B2070		90.00% Good
	Roofing	B3010		90.00% Good
	Roof Appurtenances	B3020		90.00% Good
	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		90.00% Good
Interior Construction	Interior Partitions	C1010		62.00% Fair
	<i>Deficiencies:</i>	Acoustical Transference		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: worn and sound issues		
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		62.00% Fair
	<i>Deficiencies:</i>	Not ADA Compliant		
	<i>Causes:</i>	Other		
<i>Comments:</i>	Deficiency: not all ada			
Interior Grilles and Gates	C1040		30.00% Poor	
	<i>Deficiencies:</i>	Faulty Material		



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School Facilities and Organization
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CHEWELAH

63.44%

JENKINS SENIOR HIGH SCHOOL - MAIN BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Construction	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: poor gates		
	Suspended Ceiling Construction	C1070		30.00% Poor
	<i>Deficiencies:</i>	Other		
Interior Finishes	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: old worn, needs replacement		
	Wall Finishes	C2010		62.00% Fair
	<i>Deficiencies:</i>	Surface Appearance		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: worn and old		
	Interior Fabrications	C2020		62.00% Fair
	<i>Deficiencies:</i>	Surface Appearance		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: Old and worn		
Plumbing	Flooring	C2030		90.00% Good
	Ceiling Finishes	C2050		90.00% Good
	Domestic Water Distribution	D2010		62.00% Fair
	<i>Deficiencies:</i>	Other, Water Leaking		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: old corroded and gavl. pipe leaks		
	Sanitary Drainage	D2020		62.00% Fair
	<i>Deficiencies:</i>	Other, Slow Draining, Water Leakage		
	<i>Causes:</i>	Defective Pipes, Other		
	<i>Comments:</i>	Deficiency: fountain drain issues		



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CHEWELAH

63.44%

JENKINS SENIOR HIGH SCHOOL - MAIN BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Plumbing	Building Support Plumbing Systems	D2030		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Underground Leaks		
	<i>Comments:</i>	leaking pipes and pipe corrosion causing fixture fouling		
HVAC	General Service Compressed-Air	D2050		30.00% Poor
	<i>Deficiencies:</i>	Pneumatic Controls Sluggish		
	<i>Causes:</i>	Air Leaks		
	<i>Comments:</i>			
HVAC	Facility Fuel Systems	D3010		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Inadequate supply capacity		
	Heating Systems	D3020		30.00% Poor
	<i>Deficiencies:</i>	Other, System Inefficient		
	<i>Causes:</i>	Equipment Obsolescence, Other		
	<i>Comments:</i>	Deficiency: Old hydronic system with 2 boilers - gym boiler issues		
	Cooling Systems	D3030		30.00% Poor
	<i>Deficiencies:</i>	Insufficient Cooling, System Inefficient		
	<i>Causes:</i>	Equipment Obsolescence		
	Facility HVAC Distribution Systems	D3050		62.00% Fair
<i>Deficiencies:</i>	Uneven Zone Coverage			
<i>Causes:</i>	Other			
<i>Comments:</i>	Deficiency: some balancing issues			
Ventilation	D3060		62.00% Fair	



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CHEWELAH

63.44%

JENKINS SENIOR HIGH SCHOOL - MAIN BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
HVAC	<i>Deficiencies:</i>	incomplete Coverage		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: exhaust fan issues		
Fire Protection	Fire Suppression	D4010		62.00% Fair
	<i>Deficiencies:</i>	Corrosion		
	<i>Causes:</i>	Pipe Deterioration		
Electrical	Fire Protection Specialties	D4030		90.00% Good
	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		90.00% Good
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: need power strips		
	Lighting	D5040		62.00% Fair
Communications	<i>Deficiencies:</i>	Uneven or Low light Levels		
	<i>Causes:</i>	Mismatched Lights, Physical Damage		
	<i>Comments:</i>	lighting control is primarily manually operated, except for the gym and the exterior lights.		
	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		30.00% Poor
	<i>Deficiencies:</i>	Phones Not Coordinated		
	<i>Causes:</i>	Equipment Obsolescence		
<i>Comments:</i>	phone system is outdated and unsupported			
	Audio-Video Communications	D6030		90.00% Good



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CHEWELAH
 63.44%

JENKINS SENIOR HIGH SCHOOL - MAIN BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Communications	Distributed Communications and Monitoring	D6060		0.00% Unsatisfactory
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	system equipment is outdated and unsupported.		
Electronic Safety and Security	Electronic Surveillance	D7030		30.00% Poor
	<i>Deficiencies:</i>	Blind Zones		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	coverage is limited and not network accessible.		
Integrated Automation	Integrated Automation Facility Controls	D8010		62.00% Fair
	<i>Deficiencies:</i>	Zones Not Working		
	<i>Causes:</i>	Programming Not Kept Up to Date		
Equipment	Commercial Equipment	E1030		62.00% Fair
		<i>Deficiencies:</i>	Other	
		<i>Causes:</i>	Other	
	<i>Comments:</i>	Deficiency: need new kiln		
	Institutional Equipment	E1040		62.00% Fair
		<i>Deficiencies:</i>	Unightly	
		<i>Causes:</i>	Other	
		<i>Comments:</i>	Deficiency: Old and replaced as needed	
	Entertainment and Recreational Equipment	E1070		62.00% Fair
		<i>Deficiencies:</i>	Other	
<i>Causes:</i>		Other		
<i>Comments:</i>		Deficiency: Old and replaced as needed		



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JENKINS SENIOR HIGH SCHOOL - MAIN BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Equipment	Other Equipment	E1090		62.00% Fair
	<i>Deficiencies:</i>	Unightly		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: old drama l ghts need to be replaced		
Furnishings	Fixed Furnishings	E2010		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Deterioration		
	<i>Comments:</i>	Deficiency: poor door hinges		
	Movable Furnishings	E2050		62.00% Fair
	<i>Deficiencies:</i>	Unightly		
<i>Causes:</i>	Other			
<i>Comments:</i>	Deficiency: Old desks			



JENKINS SENIOR HIGH SCHOOL - SHOP BUILDING

Building Details

PROFILE TYPE	Wood Shop
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1976	Shops/Classrooms	7,499	7,499	7,499		
1983	Wood/Drafting	2,943	2,943	2,943		
Building Totals		10,442	10,442	10,442		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Slabs on Grade	Standard Slabs on Grade	A4010		90.00% Good
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good
Superstructure	Floor Construction	B1010		62.00% Fair
	<i>Deficiencies:</i>	Other, Squeaking		
	<i>Causes:</i>	Moisture Intrusion		
	<i>Comments:</i>	wood floor construction in poor condition; precast concrete floor construction in good condition.		
	Roof Construction	B1020		90.00% Good
	Stairs	B1080		62.00% Fair
	<i>Deficiencies:</i>	Soft Spots, Squeaking		



School Facilities and Organization
 INFORMATION AND CONDITION OF SCHOOLS
 Detailed Condition Assessment by Building
 Reporting Year 2022-2023

CHEWELAH

59.02%

JENKINS SENIOR HIGH SCHOOL - SHOP BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Superstructure	<i>Causes:</i> <i>Comments:</i>	Other		
		wood stair in poor condition; metal stair in good cond tion.		
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
	Exterior Windows	B2020		30.00% Poor
	<i>Deficiencies:</i> <i>Causes:</i> <i>Comments:</i>	Excessive Heat Loss, Other Material Condition, Other, U-Value Deficiency: 40 year AND WORN		
	Exterior Doors and Grilles	B2050		30.00% Poor
	<i>Deficiencies:</i> <i>Causes:</i> <i>Comments:</i>	Missing or Non-Compliant Threshold Other Deficiency: need to replace loose jams and some ADA		
	Exterior Louvers and Vents	B2070		30.00% Poor
	<i>Deficiencies:</i> <i>Causes:</i> <i>Comments:</i>	Other Material Condition worn due to age and use		
Exterior Horizontal Enclosures	Roofing	B3010		0.00% Unsatisfactory
	<i>Deficiencies:</i> <i>Causes:</i> <i>Comments:</i>	Leaking Mechanical Damage, Other, Surface Weathering gutters and soffits in poor conditior		
	Roof Appurtenances	B3020		62.00% Fair
	<i>Deficiencies:</i> <i>Causes:</i>	Leaking Surface Weathering		
	Horizontal Openings	B3060		62.00% Fair
	<i>Deficiencies:</i> <i>Causes:</i>	Leaking Surface Weathering		



JENKINS SENIOR HIGH SCHOOL - SHOP BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Horizontal Enclosures	Overhead Exterior Enclosures	B3080		62.00% Fair
	<i>Deficiencies:</i>	Peeling Paint		
	<i>Causes:</i>	Surface Damage		
Interior Construction	Interior Partitions	C1010		0.00% Unsatisfactory
	<i>Deficiencies:</i>	Rot or Corrosion		
	<i>Causes:</i>	Moisture Intrusion, Other		
	<i>Comments:</i>	wood framed walls have damage due to roof leaks		
	Interior Windows	C1020		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Material Condition		
	<i>Comments:</i>	wear due to age and use.		
	Interior Doors	C1030		30.00% Poor
	<i>Deficiencies:</i>	Frame/Molding Warped		
<i>Causes:</i>	Other			
<i>Comments:</i>	Deficiency: old some need updating			
Interior Grilles and Gates	Interior Grilles and Gates	C1040		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Material Condition		
	<i>Comments:</i>	wear due to age and heavy use		
Interior Finishes	Wall Finishes	C2010		30.00% Poor
	<i>Deficiencies:</i>	Surface Appearance		
	<i>Causes:</i>	Surface Damage		
	Flooring	C2030		62.00% Fair
<i>Deficiencies:</i>	Stains, Discoloration			
<i>Causes:</i>	Deterioration			



School Facilities and Organization
 INFORMATION AND CONDITION OF SCHOOLS
 Detailed Condition Assessment by Building
 Reporting Year 2022-2023

JENKINS SENIOR HIGH SCHOOL - SHOP BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Finishes	Stair Finishes	C2040		30.00% Poor
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: Old and worn		
	Ceiling Finishes	C2050		30.00% Poor
	<i>Deficiencies:</i>	Surface Appearance		
Plumbing	<i>Causes:</i>	Surface Damage		
	<i>Comments:</i>	Deficiency: surface staining		
	Domestic Water Distribution	D2010		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: Mineral water corrosion issues		
	Sanitary Drainage	D2020		62.00% Fair
	<i>Deficiencies:</i>	Slow Draining		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	pipng is old with some internal pipe build-up		
	Building Support Plumbing Systems	D2030		62.00% Fair
	<i>Deficiencies:</i>	Other		
<i>Causes:</i>	Other			
<i>Comments:</i>	Deficiency: old and worn			
General Service Compressed-Air	D2050		30.00% Poor	
<i>Deficiencies:</i>	Other			
<i>Causes:</i>	Other			
<i>Comments:</i>	equipment obsolescence			



JENKINS SENIOR HIGH SCHOOL - SHOP BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING	
HVAC	Facility Fuel Systems	D3010		62.00% Fair	
	<i>Deficiencies:</i>	Other			
	<i>Causes:</i>	Other			
	<i>Comments:</i>	system obsolescence			
	Heating Systems	D3020		30.00% Poor	
	<i>Deficiencies:</i>	Other, System Inefficient			
	<i>Causes:</i>	Equipment Obsolescence, Other			
	<i>Comments:</i>	Deficiency: Older 40 years			
	Facility HVAC Distribution Systems	D3050		62.00% Fair	
	<i>Deficiencies:</i>	Other			
	<i>Causes:</i>	Equipment Obsolescence, Other			
	<i>Comments:</i>	welding shop make-up air units not interlocked with exhaust fans.			
HVAC	Ventilation	D3060		62.00% Fair	
	<i>Deficiencies:</i>	Other			
	<i>Causes:</i>	Other			
	<i>Comments:</i>	welding shop make-up air units not interlocked with exhaust fans			
	Fire Protection	Fire Suppression	D4010		62.00% Fair
		<i>Deficiencies:</i>	Corrosion		
		<i>Causes:</i>	Pipe Deterioration		
		Fire Protection Specialties	D4030		62.00% Fair
		<i>Deficiencies:</i>	Other		
		<i>Causes:</i>	Other		
	<i>Comments:</i>	some extinguishers need replacing or recharging			



School Facilities and Organization
 INFORMATION AND CONDITION OF SCHOOLS
 Detailed Condition Assessment by Building
 Reporting Year 2022-2023

CHEWELAH

59.02%

JENKINS SENIOR HIGH SCHOOL - SHOP BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING	
Electrical	Electrical Services and Distribution	D5020		30.00% Good	
	<i>Deficiencies:</i>	Breakers Tripping			
	<i>Causes:</i>	System Undersized			
	General Purpose Electrical Power	D5030		90.00% Good	
	<i>Deficiencies:</i>	Other			
	<i>Causes:</i>	Other			
Lighting	<i>Comments:</i>	Deficiency: Limited plugs			
	Lighting	D5040		62.00% Fair	
	<i>Deficiencies:</i>	Uneven or Low light Levels			
	<i>Causes:</i>	Mismatched Lights, Physical Damage			
	Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		30.00% Poor	
	<i>Deficiencies:</i>	Other			
	<i>Causes:</i>	Equipment Obsolescence			
	<i>Comments:</i>	system is outdated and unsupported			
	Audio-Video Communications	D6030		90.00% Good	
	Distributed Communications and Monitoring	D6060		0.00% Unsatisfactory	
	<i>Deficiencies:</i>	Other			
Electronic Safety and Security	<i>Causes:</i>	Equipment Obsolescence			
	<i>Comments:</i>	system is outdated and unsupported			
	Electronic Surveillance	D7030		30.00% Poor	
	<i>Deficiencies:</i>	Blind Zones			
	<i>Causes:</i>	Other			
	<i>Comments:</i>	system is not network accessible			
	Detection and Alarm	D7050		30.00% Poor	



JENKINS SENIOR HIGH SCHOOL - SHOP BUILDING

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electronic Safety and Security	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	system is outdated and unsupported		
Integrated Automation	Integrated Automation Facility Controls	D8010		90.00% Good
Equipment	Institutional Equipment	E1040		62.00% Fair
	<i>Deficiencies:</i>	Unightly		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: Older equipment replaced as worn		
Furnishings	Fixed Furnishings	E2010		30.00% Poor
	<i>Deficiencies:</i>	Will Not Operate		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: Old and bad hinges; some delamination of components		
	Movable Furnishings	E2050		62.00% Fair
	<i>Deficiencies:</i>	Surface Deterioration, Unightly		
<i>Causes:</i>	Deterioration, Physical Damage			
<i>Comments:</i>	Deficiency: Old carts			

**STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION
SITE CONDITION RATING SUMMARY
CHEWELAH SCHOOL DISTRICT (33036)**

GESS ELEMENTARY SCHOOL

Profile Name: Elementary School - Rural

Last Review:

9/1/2016

Inventory Status: Recognized

Condition Rating: 65.55 %

Sub-Assembly	Component	Condition Rating						Component Score	Priority		
		E	G	F	P	U	N/A		L	M	H
Site Improvement											
G2010	Roadways	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	62 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G2020	Parking Lots	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	62 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G2030	Pedestrian Plazas and Walkways	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	62 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G2050	Athletic, Recreational and Playfields Areas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	62 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G2060	Site Development	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	62 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G2080	Landscaping	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	62 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Liquid and Gas Site Utilities											
G3010	Water Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G3020	Sanitary Sewerage Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G3030	Storm Drainage Utilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	62 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G3060	Site Fuel Distribution	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electrical Site Improvements											
G4010	Site Electric Distribution Systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G4050	Site Lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	62 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site Communications											
G5010	Site Communications Systems	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	62 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION

SITE CONDITION RATING SUMMARY
CHEWELAH SCHOOL DISTRICT (33036)

JENKINS SENIOR HIGH SCHOOL

Profile Name: High School - Rural

Last Review:

2/27/2023

Inventory Status: Recognized

Condition Rating: 54.12 %

Sub-Assembly	Component	Condition Rating						Component Score	Priority		
		E	G	F	P	U	N/A		L	M	H
Site Improvement											
G2010	Roadways	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	30 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G2020	Parking Lots	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	30 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G2030	Pedestrian Plazas and Walkways	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	30 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G2050	Athletic, Recreational and Playfields Areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	30 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G2060	Site Development	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	62 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G2080	Landscaping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Liquid and Gas Site Utilities											
G3010	Water Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G3020	Sanitary Sewerage Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G3030	Storm Drainage Utilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	62 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G3060	Site Fuel Distribution	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electrical Site Improvements											
G4010	Site Electric Distribution Systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G4050	Site Lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	62 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site Communications											
G5010	Site Communications Systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CHAPTER 2

LONG-RANGE EDUCATIONAL & FACILITIES PLAN

Chapter 2. Educational Analysis

2. Long-Range Educational and Facilities Plan

The anticipated outcomes of the study, resultant actions are:

1. To ensure that students are housed in facilities that are safe and helpful.
2. To ensure facilities capably support the Chewelah School District's educational program.
3. To ensure, at various points in time, the student capacities of school facilities are matched to the expected number and location of students.
4. To ensure the school facilities are provided and operated through the most cost-effective process.

Facility Planning to meet District Educational Program Objectives:

Through conversations with school principals, district administration, school board members and community members, it is been recommended to the Board that the following plan for facility improvements be implemented in order for Chewelah School District to continue to excel and aggressively move forward in the delivery of the educational program objectives.

2A. ENROLLMENT TRENDS/PROJECTIONS

Jenkins High/Middle School is a member of the Northeast A (NEA) League, which included communities and school districts of similar size and characteristics including:

- Colville
- Lakeside (in Nine Mile Falls)
- Riverside (in Chatteroy)
- Newport
- Freeman (near Rockford)

Other "peer" communities include Deer Park (south of Chewelah) and Kettle Falls (north of Colville), both of which are also located on Highway 395.

Cultural, recreational and commercial opportunities are plentiful in the region.

The District students are housed in two facilities:

- Jenkins High/Middle School
- Gess Elementary School

The District operates "Home Link" serving grades K-12. District athletic and recreation fields, as well as a significant amount of property are located adjacent to Highway 395 on the northern edge of Chewelah. The District's Transportation & Maintenance facilities are located near the athletic and recreation fields.

Chewelah School District and the surrounding community are vibrant and picturesque!

Chewelah School District lies in the heart of Stevens County near the Selkirk Mountains and both the Colville National Forest and the Kaniksu National Forest. In addition to the mountains and forested region, a significant amount of agriculture occurs, especially in the valley surrounding the Colville River. Timber, agriculture tourist and outdoor recreation drive the local economy. Chewelah lies approximately 50 miles north of Spokane and approximately 50 miles south of the Canadian Border. Its proximity to Spokane offers a reasonable commute for employment purposes.

In addition to the students and families housed within the District's boundaries, many students and families are enrolled in the Valley School District (Pre-K through 8 and Virtual Academy). Many of these students then attend Jenkins High School in Chewelah.

Summit Valley School District (Pre-K through 8 and Virtual Academy) as well as Evergreen School District (Pre-K through 6), both located on the Addy-Gifford Road, also feed students into the Chewelah School District.

A unique educational opportunity is also present at the Chewelah Peak Learning Center east of Chewelah near the 49 Degrees North ski hill on the Flowery Trail Road.

The population of the City of Chewelah is approximately 2,600. The 2023 student enrollment in the District is 738 and the population of Stevens County is approximately 48,200.



School Facilities and Organization
 INFORMATION AND CONDITION OF SCHOOLS
 Enrollment Projections (Report 1049)

Grade	--- ACTUAL ENROLLMENTS ON OCTOBER 1st ---						AVERAGE % SURVIVAL	--- PROJECTED ENROLLMENTS ---					
	2017	2018	2019	2020	2021	2022		2023	2024	2025	2026	2027	2028
Kindergarten	39	60	41	27	59	45		46	47	47	48	48	48
Grade 1	41	40	62	39	30	57	101.74%	46	47	48	48	49	49
Grade 2	53	48	44	55	47	30	107.25%	61	49	50	51	51	53
Grade 3	47	50	51	31	59	54	98.63%	30	60	48	49	50	50
Grade 4	48	51	55	53	37	57	107.67%	58	32	65	52	53	54
Grade 5	57	52	47	48	55	46	103.16%	59	60	33	67	54	55
Grade 6	48	58	49	45	55	59	102.71%	47	61	62	34	69	55
K-6 Sub-Total	333	359	349	298	342	348		347	356	353	349	374	364
Grade 7	64	57	61	48	47	51	103.80%	61	49	63	64	35	72
Grade 8	64	59	51	58	54	51	99.54%	51	61	49	63	64	35
7-8 Sub-Total	128	116	112	106	101	102		112	110	112	127	99	107
Grade 9	67	65	74	64	75	73	123.39%	63	63	75	60	78	79
Grade 10	80	65	64	67	68	81	100.05%	73	63	63	75	60	78
Grade 11	68	69	57	64	68	64	93.90%	76	69	59	59	70	56
Grade 12	74	77	75	57	68	66	105.04%	67	80	72	62	62	74
9-12 Sub-Total	289	276	270	252	279	284		279	275	269	256	270	287
DISTRICT K-12 TOTAL	750	751	731	656	722	734		738	741	734	732	743	758

Notes: Specific subtotalling on this report will be driven by District Grade spans.

2A.2 Place Holder

(Form 1066 to be provided by district)

Chapter 2. Cost/Benefit Analysis

2F. MODERNIZATION VS. NEW CONSTRUCTION

Cost-Benefit Analysis

Given the nature, cost and timing of the needed facility improvements, the likely cost to restore the current facilities are less than the minimum modernization required for state funding assistance.

2G Timeline Place Holder

(To be provided by district)

Chapter 2. Financial Analysis

2B. ABILITY TO PROVIDE CAPITAL FUNDS

Assessed Value of the District

The current assessed value of the Chewelah School District is

\$512,816,428

*5% Bond
capacity*

Debt Capacity

The current debt capacity of the Chewelah School District is

\$25,242,954

Bonded Indebtedness

Bonded Amount

(See following page from Seattle Northwest Securities)

Total Debt

\$400,000

(As of June 2019)

State Matching Funds

As defined by the Office of the Superintendent of Public Instruction, the 2023 matching ratio for the Chewelah School District is 66.82%. This means that the state will contribute 66.82% of the matchable costs for modernization and new construction in lieu of modernization on qualifying projects. The District is responsible for the remaining portion.

2C. EXISTENCE OF SCHOOL HOUSING EMERGENCY

The analysis of the Chewelah School buildings has resulted in the identification of inadequacies in the facilities, which, if not corrected, result in less than adequate life safety, health and educational environments. If improvements are not made soon to older buildings, the investment of the taxpayers may be compromised through deterioration.



ENROLLMENT/CLASSROOM COUNT 2011-12

School District Chewelah School District No. 36

1. ENROLLMENT REPORT AS OF LATEST OCTOBER 1 COUNT

Enter the number of students with disabilities (as reported on actual October headcount enrollment) who are assigned to a specially designated self-contained classroom for at least 100 minutes per school day. Enter pre-kindergarten students with disabilities at 50 percent of the actual headcount enrollment.

Grade	October Enrollment per above definition
Pre-Kindergarten	8
Kindergarten	7
1	7
2	6
3	5
4	5
5	12
6	7
7	4
8	11
9	16
10	5
11	9
12	18
Total	120

2. NUMBER OF CLASSROOMS BY FACILITY

List by building the number of specially designed self-contained classrooms for students with disabilities and the number of classrooms assigned to the regular instructional program.

Building Name	Self-Contained Classrooms for Students with Disabilities	Regular Classrooms/Teaching Stations
Jenkins High School	1	18
Jenkins Middle School		13
Gess Elementary School	2	22

Return to: School Facilities and Organization
 Office of Superintendent of Public Instruction
 Old Capitol Building
 PO BOX 47200
 OLYMPIA WA 98504-7200

Fax Number: (360) 586-3946

SIGNATURE OF SUPERINTENDENT/DESIGNEE

DATE

Chapter 2. Racial Balance

2D. ETHNIC MINORITY ENROLLMENTS

Chewelah School District only has one facility/campus district wide. The racial make-up of our student population is shown below.

School enrollment by race:

04/2023

<u>Total</u>	<u>Asian</u>	<u>Native American</u>	<u>Hispanic</u>	<u>White</u>	<u>Black</u>	<u>Other</u>
652	8	11	46	544	5	38
Percentage:	1.2 %	1.7 %	7.1 %	83.4 %	0.7 %	5.8 %

2E. EDUCATIONAL AND FACILITY NEEDS

As Chewelah School District's student population continues to increase and change, while at the same time its facilities become older, the adequacy of its educational buildings become more critical.

The District is facing a situation where some instructional inadequacies exist for elementary, middle and high school students.

Modernization/new construction will address the following issues:

1. Provide an educational, community use and recreational environment that will be supportive of the District's Educational Program for the next 30 years.
2. Provide adequate space and facilities to allow the District to offer new and enhanced educational programs.

Main Floor Area: 47,500 SF

Total Area (SF): 47,500

The costs listed below are **construction costs** for each particular item represented. These listed costs include markups for general requirements, overhead & profit, bonds & insurance, design estimating contingencies.

NEAR TERM NEEDS (4 TO 10 YEARS)* high priority items need attention sooner than 4 years

I. PHYSICAL IMPROVEMENTS	Priority Items		2023 Costs
A. Health, Life Safety and Code Issues			
1. Remodel student, staff, and public restrooms/update for current ADA accessibility standards (including finishes, fixtures & accessories)			\$ 398,000
			\$ 398,000
B. Architectural Improvements			
1. Replace floor finishes	Moderate	\$	335,000
2. Upgrade bldg. specialties & equipment	Moderate	\$	37,000
3. Improve flashing at selected exterior wall and roof eave locations	High	\$	47,000
4. Add additional 1500 SF storage (kitchen)	High	\$	60,000
5. Paint interior walls at gym	Low	\$	48,500
6. Remodel Special Needs CR (Behavior Rm.)	High	\$	228,000
7. Replace cabinetry and sinks at wet locations in all classrooms	Moderate	\$	270,000
8. Remove and replace heaving concrete floor slab at Room 5	High	\$	22,000
9. ADA upgrade in locker room showers	High	\$	20,000
10. Add cafeteria	Moderate	\$	60,000
11. Remodel office layout	High	\$	30,000
12. Remodel student restrooms	Moderate	\$	20,000
13. Replace ceiling tile	Moderate	\$	80,000
14. Furniture replacement (allowance)	Moderate	\$	92,000
		\$	1,349,500
C. Energy Conservation/Building Envelope Improvements			
1. Replace hardware selected existing doors	High	\$	93,000
2. Replace sealant and backer rod at all joints	High	\$	41,000
3. Replace exterior windows	High	\$	662,000
4. Repair leaks in roof	High	\$	35,000
5. Remodel main entry vestibule	High	\$	25,000
		\$	856,000
D. Mechanical Improvements			
1. Replace gas fired heating and ventilating units at original building	High	\$	391,000
2. Replace existing undersized return air ductwork with larger ductwork	High	\$	283,000
3. HVAC AC/Controls to match JHS	High	\$	150,000
4. Replace drinking fountains with bottle filler type units	Moderate	\$	33,500
5. Replace plumbing fixtures (restrooms and classrooms)	High	\$	74,000
		\$	931,500
E. Electrical/Technology Improvements			
1. Replace emergency generator with larger capacity unit	High	\$	75,000
2. Update speaker system	High	\$	50,000
		\$	125,000

CHEWELAH SCHOOL DISTRICT
GESS ELEMENTARY SCHOOL

Analysis of Modernization Improvements (2023 Dollars)

DRAFT DRAFT DRAFT

Total Area (SF): 47,500

Main Floor Area: 47,500 SF

The costs listed below are construction costs for each particular item represented. These listed costs include markups for general requirements, overhead & profit, bonds & insurance, design estimating contingencies.

NEAR TERM NEEDS (4 TO 10 YEARS) high priority items need attention sooner than 4 years

F. Site Improvements

1. Replace selected concrete, and entrances ,and improve drainage at Playground	High	\$	150,000
2. Replace worn or non-compliant CPSC playground equipment (allowance)	Moderate	\$	121,000
3. New 6'H fencing and (2) backstops	Moderate	\$	63,000
4. Paving @ bus drop off area	High	\$	23,000
5. Parking improvements	Moderate	\$	73,000
		\$	430,000

POTENTIAL MOD CONSTR. COST SUBTOTAL (2023 Dollars) * \$ 4,090,000

COST ESCALATION TO 2024 (+/- 10% per year) * \$ 409,000

PROJECT SOFT COSTS (@44%) \$ 1,799,600

TOTAL - MOD (NEAR TERM NEEDS) \$ 6,298,600

GRAND TOTAL - NEW & MOD (NEAR TERM NEEDS) \$ 6,298,600

potential match if performed as a Capital Bond Project (min. 20%) \$ 1,259,720

local share \$ 5,038,880

Main Floor Area: 46,157 SF

Total Area (SF): 46,157

The costs listed below are **construction costs** for each particular item represented. These listed costs include markups for general requirements, overhead & profit, bonds & insurance, design estimating contingencies.

NEAR TERM NEEDS (4 TO 10 YEARS)* high priority items need attention sooner than 4 years

F. Site Improvements

1. Replace landscaping at front of building	Moderate	\$	10,000
		\$	10,000
POTENTIAL MOD CONSTR. COST SUBTOTAL (2023 Dollars)		*	\$ 9,667,000
COST ESCALATION TO 2024 (+/- 10% per year)		*	\$ 966,700
PROJECT SOFT COSTS (@44%)			\$ 4,253,480
TOTAL - MOD (NEAR TERM NEEDS)			\$ 14,887,180
GRAND TOTAL - NEW & MOD (NEAR TERM NEEDS)			\$ 14,887,180
potential match if performed as a Capital Bond Project (min. 20%)			\$ 2,977,436
		local share	\$ 11,909,744

**CHEWELAH SCHOOL DISTRICT
JENKINS MIDDLE/HIGH SCHOOL
Analysis of Modernization Improvements (2023 Dollars)
DRAFT DRAFT DRAFT**

Total Area (SF): 46,157

Main Floor Area: 46,157 SF

The costs listed below are **construction costs** for each particular item represented. These listed costs include markups for general requirements, overhead & profit, bonds & insurance, design estimating contingencies.

NEAR TERM NEEDS (4 TO 10 YEARS)* high priority items need attention sooner than 4 years

I. PHYSICAL IMPROVEMENTS	Priority Items	2023 Costs
A. Health, Life Safety and Code Issues		
1. Remodel restrooms / update for current ADA accessibility standars (including finishes, fixtures & accessories)		\$ 438,000
		\$ 438,000
B. Architectural Improvements		
1. Construct breezeway from MS / HS to Shop Building	Moderate	\$ 61,000
2. Patch, repair & upgrade wall finishes (restrooms and corridors)	Moderate	\$ 200,000
3. Replace selected worn shop equipment (allowance)	Moderate	\$ 73,000
4. Replace selected gutters and snow guards	High	\$ 12,000
5. Add (8) additional classrooms (8,500 SF)	High	\$ 2,400,000
6. Add 500 SF to Special Education classrooms	High	\$ 125,000
7. Remodel science rooms 7&8	High	\$ 847,000
8. Remodel Special Education classrooms 1&2	High	\$ 478,000
9. Remodel kitchen / replace aging equipment	High	\$ 623,000
10. Improve access to mechanical mezzanine	High	\$ 110,000
11. Replace east side gym bleachers (300 seat)	High	\$ 97,000
12. Replace cafeteria tables (14)	Moderate	\$ 42,000
13. Replace desks / furniture (allowance for 1/2 school)	Moderate	\$ 51,000
14. Addition of second gym (10,000 SF)	High	\$ 2,500,000
15. Remodel entrance to JHS office (security windows/screens)	High	\$ 36,000
16. Library remodel / upgrade (finishes and technology)	Moderate	\$ 72,000
17. Add separate space for nurse's station (64 SF)	High	\$ 3,000
18. Add 500 SF for storage (custodial, athletic, furniture)	High	\$ 20,000
19. Remodel locker room (shower stalls / lockers / finishes)	High	\$ 1,110,000
		\$ 8,860,000
C. Energy Conservation / Building Envelope Improvements		
1. Replace selected existing exterior classroom doors	High	\$ 10,000
2. Replace sealant and backer rod at all joints	High	\$ 8,000
3. Replace windows	High	\$ 32,000
		\$ 50,000
D. Mechanical Improvements		
1. Provide water softener system	High	\$ 17,000
2. New plumbing fixtures (restrooms / classrooms)	High	\$ 74,000
		\$ 91,000
E. Electrical /Technology Improvements		
1. Extend bell / clock / intercom system to greenhouse (allowance)	Moderate	\$ 65,000
2. Fire alarm / additional detection devices	High	\$ 53,000
3. Intrusion alarm system	High	\$ 100,000
		\$ 218,000

CHEWELAH SCHOOL DISTRICT NO. 36
RESOLUTION No. 1 - 2023/2024
FACILITIES STUDY AND SURVEY

At its (month) (day), 2023 regular Board meeting of Chewelah School District No. 36, the Board of Directors passed Resolution No. 1 approving the Facilities Study and Survey dated (month), (day) 2023 conducted by ALSC Architects of Spokane, Washington.

Signed this (day) day of (month), 2023.

ATTEST:

BOARD OF DIRECTORS

Jason Perrins, Superintendent
Secretary to the Board

Judy Bean (Position 1)

Steve Phillips (Position 2)

Vacant Position 3

Dan Krouse (At large)

Theolene Bakken (At large)

2G.2

Chewelah School District, with input from the Community, School Board, Administration, and staff, is currently evaluating the proper timing of the next bond campaign and vote.

The proposed schedule/timelines of improvements are currently being evaluated and generally will be addressed in two phases:

Phase 1 (next 1 -4 years) Immediate replacement of obsolete systems

Phase 2 (next 4 -10 years) Address instructional deficiencies and non-critical systems and finishes.

CHAPTER 3

ADDITIONAL MISCELLANEOUS PERTINENT
INFORMATION

Chapter 3.

3. Additional Miscellaneous Pertinent Information

There is no additional miscellaneous pertinent information.

Chewelah Superintendent Goals 2023-24

GOAL	Plan/Evidence	Board
What would this SMART goal be? Effectively communicate the goals/ progress/needs of Chewelah SD 's programs in achieving and supporting student learning on a regular basis. ??	I view these as activities/not necessarily evidence, but yes planned activities to meet the goal of . . .	Review (Check in)

Communication

Continue with current communication traditions established in 2021-23 School years.

- ◆ SUPE SCOOP
- ◆ Radio (KCHW- Next Show is August 16, 2023)
- ◆ Newsletters
- ◆ Monthly Union leadership check in meetings
- ◆ Weekly Reports to Board
- ◆ Committees (Budget, Facilities)
- ◆ 2-3 times a week Visibility in Schools
- ◆ ~~Letters to Editor?~~
- ◆ Text messaging to parents and community

Communication additions for 2023-24

- ◆ ~~Community Outreach Presentations to community organizations to promote CSD initiatives, including district improvement plan~~
- ◆ Focus Groups to include parents and voices of our community to strengthen the CSD.
- ◆ ~~Chewelah Academia newsletters to employees~~
- ◆ Improve SUP SCOOP: More two-way communication and engagement
- ◆ Transition the CSD and community to the promotion of the CSD commitment and promise statement.
- ◆ Transition the CSD image using the newly developed logo and brand to promote the CSD promise and commitments

Communication additions for 2023-24

- ◆ SUPE SCOOP for the Community
- ◆ Superintendent Column in the Independent local paper.
- ◆ Continue with Focus Groups
- ◆ Branch out to Principals holding "Roundtable" listening sessions with parents (CMSi)
- ◆ Encourage Board members to write letters to editor
- ◆ Share weekly and brief "best practices" with staff by sharing articles and short messages via email.

December 2023

	<p>Support and Monitor Principals implementation of Communication plans to staff, students and parents</p>	
<p style="text-align: center;">Student Learning</p> <p style="text-align: center;">Board SMART goal here?</p>	<ul style="list-style-type: none"> ◆ Implement District Assessment Plan ◆ Implement PLC best practices among principals and teachers with the support of Solution Tree. ◆ Oversee and support principals and teachers in writing Scope and Sequence for curriculum ◆ Continuing with curriculum adoption process (Health and History). Begin curriculum adoption process for ELA ◆ Support and lead Principals through SIP implementation ◆ Facilitate and lead the CSD through the results/findings of CMSi curriculum Audit in May of 2023 ◆ Implement and develop School Resource Officer (SRO) in the CSD for safety and security of all stakeholders. ◆ Improve health and mental health services to students and staff through supporting principals' efforts to improve culture and achieve Board goal on culture ◆ Visit classrooms each week ◆ Visit classrooms with principals twice a month- focus on GS standards and student engagement ◆ Meet with staff monthly to maintain/support District priorities of focus. ◆ PROVIDE Quarterly Assessment Reports to Board of GS selected by teachers ◆ Facilitate the adoption of a strong evidence-based literacy curriculum with teacher training. ◆ Support Principals in their plans and planning of Culture improvement initiatives and report progress quarterly to the Board. 	<p style="text-align: center;">December 2023</p>

<p style="text-align: center;">Facilities Maintenance and Capital Projects (Levies and Grants)</p> <p>Fully implement Facility/Maintenance Long- Range, Capital Projects & Maintenance Plans including EPO & Capital Levy in 2023- 24.??</p>	<ul style="list-style-type: none">◆ Lead and facilitate the sale of MS property◆ Develop 12-year facility plan with District Facility Committee◆ Communicate facility plans and progress to community on regular basis (ie. Newsletters, Independent Articles, SUPE SCOOP/Community etc)◆ Support Maintenance work on Capital Projects, and Small Modernization Grants. Write and submit planning grant for Small Modernization Grant◆ Continue to seek grants to improve facilities for the benefit of staff and students.◆ Pass an EP&O and Capital Levy/Bond in Feb 2024 by<ul style="list-style-type: none">○ Educating stakeholders on the facts of financial needs and impact on the CSD○ Communicating and engaging the community○ Positive and collaborative Leadership	<p>December 2023</p>
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<p style="text-align: center;">Board of Directors & Admin Leadership</p> <p>SMART goal? Lead Chewelah School District #36 in collaboration with board, staff, and community to achieve high levels of student achievement in the (ongoing ?) context of a safe, caring culture.</p>	<ul style="list-style-type: none">◆ Provide and create opportunities for the Board of Directors to lead the Chewelah Community such as serving on district committees, (Not certain what this means?)◆ Engage and facilitate professional development opportunities<ul style="list-style-type: none">○ Facilitate work of Solution Tree to train and build leadership knowledge with Board Members.◆ Continue improving policies and promotion of policies to the community◆ Review and evaluate progress of SIP and DIP. Provide additional support when necessary.<ul style="list-style-type: none">○ Work with Board of Directors to implement and promotion of District Improvement Plan by reviewing quarterly assessment and culture improvement reports provided by administration.○ Support and facilitate Board of Directors in their roles as they effectively communicate with the community and support staff and students in CSD initiatives by memos, resolutions, visibility in schools, letters, and committee work.○ Facilitate and lead the CSD through the findings of the CMSi curriculum Audit◆ Support new AD and IT Director. Mentor and provide pathways to success. Follow-up and goals and meet regularly with them to provide support and training. Hold Principals accountable for providing proper support and mentoring.◆ Provide best practices in educational leadership to admin team. Lead professional development opportunities through outside training and Superintendent provided training.<ul style="list-style-type: none">○ Support Principal's in the successful implementation of their SIPs. (see Student Learning section)○ Ensure Board requested quarterly reports are collected and provided.	<p style="text-align: center;">December 2023</p>
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<p>Professional Growth What would the goal be? What would you hope to learn/grow or develop as area of expertise?</p>	<ul style="list-style-type: none">◆ Continue Instructional Leadership Network learning with WASA◆ Participate, facilitate and lead CSD through PLC Cohort 2 training and development. (Solution Tree)◆ Attend National Conferences related to Superintendents and leadership needs of the CSD.◆ **Lead and support school Principals to achieve their 2023-24 Focus Goals	<p>December 2023</p>
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Steve Phillips
110 Richmond Lane
Chewelah, WA 99109

To:

Jason Perrins
Judy Bean
Theolene Bakken
Dan Krouse
Donna Eastabrooks
210 N. Park St.
Chewelah, WA 99109

Re:

Resignation

Superintendent and Board,

Please accept my resignation from Chewelah School Board effective August 3, 2023. Because of family issues, my spouse and I have elected to move to another state.

Thank you all for understanding. It has been an honor.

Steve Phillips