



CONCLUSION & NEXT STEPS

Thank you for reviewing this document about our schools. I hope we provided the information that explains why I have called our situation urgent. We are doing our best to maintain schools and improve the quality of success our students experience.

We are working hard to continuously raise the bar and build excellent schools. Excellent schools includes facilities that are able to meet the needs of a modern 21st century education. Our community has waited a long time to replace and update aging schools so that our learning environments afford the educational equity our students deserve and we all want for them. Thank you for the opportunity to serve this supportive and visionary district.

Our district staff and our Board of Directors are working tirelessly to gather input from you, our valued patrons, so that we can create a bond plan that meets the needs and requirements that *you* state are the highest priorities. In the coming weeks we will present a plan to our Board for approval to place a bond on the February 2017 ballot, where approval will require a 60 percent super-majority. I will continue to meet with community members, civic groups, and educators throughout this process to share the vision for the future of our schools, and our community.

Mark A. Davalos
Mark A. Davalos, Superintendent

To learn more about our facilities, visit
www.CentraliaSchools.org/facilities



IMPORTANT INFORMATION ABOUT CENTRALIA'S SCHOOL FACILITIES

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CENTRALIA SCHOOLS SPECIAL REPORT



**BUILDING
CONDITIONS
REPORT
INSIDE**

The information in this report is intended to help you understand the condition and need of every school in our district.

Message from Superintendent Mark Davalos

On Condition of School Buildings in Centralia

IT IS WITH a strong sense of urgency that I write to you at this time. This is my second year as Superintendent and I believe my words speak for many in this community who want to provide the best opportunity for our students that includes safety, modernization, technology and a learning environment that puts our students in the position to excel,



resulted in the School Board demanding a full Master Planning Facility Review. This committee of Centralia citizens studied the details of our building history, evaluation of our structures, building ratings and current usage to arrive at conclusions you can review on our district website or by calling us at 330-7600.

compete with other graduates and make the most of their K-12 education. We are working hard to raise results and see higher achievement scores. Our new high school STEM addition hints at the opportunities we can create for students and teachers when our community comes together to support a cause. The STEM project would not be possible without tremendous community support. Our community rallied to raise more than \$103,000 to secure a \$3.6 million STEM grant.

THE CONCLUSIONS SPELLED out many priorities and the one conclusion I took from the overall process is that we have waited a long time to take action. Schools normally have a 30-50 year life spans and all of our schools are older than that. The last partial remodel was at the middle school in 1988 and that building is now in the best condition, overall. The same bond also fully modernized Edison Elementary and allowed a small addition of classrooms at Washington Elementary.

WE, AS A COMMUNITY, can do so much more.

THIS REPORT INCLUDES details that will help you understand the urgent need to make changes for our community's future. We are always available to answer questions and I am speaking throughout the community to tell this story and share our urgency with as many as will listen. I hope you read the following information, come to one of our presentations and join the movement to improve our schools.

WHEN I WAS hired as superintendent, the School Board made it clear that I needed to help improve our facilities that were old, in disrepair and in need of change. They were correct! I asked staff to conduct a facility review that



Summary of State Study, Survey and Facilities Review Results

BUILDING CONDITIONS OF THE CENTRALIA SCHOOL DISTRICT



Edison Elementary

CONDITION SCORE

71 out of 100

YEAR BUILT

1918

MODERNIZATIONS & ADDITIONS

1957 addition (4,279 sf); 1988 addition (3,000 sf); 1988 covered play addition (3,570 sf)

Edison elementary is the centerpiece of the Edison district in the historic heart of Centralia. Located on **2.66 acres** in the middle of one of the city's most densely populated neighborhoods, the site is the smallest school property in the District. **It is also the most overpopulated, at 155 percent of design capacity**, forcing the use of **four portable classrooms** to accommodate the additional population.

The beloved school is a source of community pride. However, it was last modernized in 1988 and those improvements are beginning to show their age. **Many walls throughout the school are rated as "poor" or "unsatisfactory."** The building, which was damaged in the 2001 Nisqually earthquake, also does not meet current seismic codes.

The district is preparing to celebrate Edison's 100th anniversary in 2018.



Fords Prairie Elementary

CONDITION SCORE

43 out of 100

YEAR BUILT

1947

MODERNIZATIONS & ADDITIONS

1957 addition (8,895 sf); 1978 addition (8,920 sf); 1984 addition (2,859 sf); 1957 covered play addition (3,450 sf)

Fords Prairie is another beloved and highly visible neighborhood school at the busy intersection of Harrison Ave. and Reynolds Rd. **Nine portable classrooms** serve the student population, which is currently at 125 percent of design capacity. Students in those portable classrooms must walk a considerable distance outdoors to restroom facilities, the library, office, or PE classes. Traffic concerns arise during student pickup and drop off along busy Reynolds Road.

Current needs at Fords Prairie include the **replacement of the entire roof**, electrical system upgrades, **asbestos abatement**, replacement of the boiler system, and many other urgent projects. Many interior walls are rated in **"poor condition."**

The building does not meet current fire codes and is not equipped with sprinklers. The fire alarm system requires upgrades to meet ADA requirements.



Jefferson Lincoln Elementary

CONDITION SCORE

42 out of 100

YEAR BUILT

1957

MODERNIZATIONS & ADDITIONS

1977 addition (17,627 sf); 1977 covered play addition (2,016 sf)

Jefferson Lincoln Elementary is one of our most challenging buildings when it comes to maintenance and functional adequacy. The front portion of the school, built in 1957 houses the office, kitchen, and six classrooms which open directly into the multipurpose room. This presents issues with noise in classrooms when PE classes and lunches are taking place. **Seven portable classrooms** are in service.

The building has received a functional assessment score of "unsatisfactory," and the roof requires replacement. Jefferson Lincoln **does not meet current seismic codes.** The electrical system is in urgent need of replacement.

Shared learning space is extremely limited, and **a stairwell providing access to the attic currently serves as a quiet learning space** for students working with support staff.

The school does not meet current fire codes and is not equipped with sprinklers. Upgrades are necessary for ADA compliance with fire regulations.



Oakview Elementary

CONDITION SCORE

60 out of 100

YEAR BUILT

1928

MODERNIZATIONS & ADDITIONS

1952 addition (15,285 sf); 1978 addition (13,991 sf); 1986 modernization; 2008 replace fire damaged wing (14,801 sf); 1978 covered plan addition (2,016 sf)

Our second oldest school also includes our newest learning structure. The West wing of the building was replaced in 2008 after a fire destroyed the original structure. This has created a stark contrast between the historic original East wing and the new portion of the facility. Three additional classrooms were added with funding from the 1986 bond. Overall, **the school is rated as "poor" in terms of functional adequacy.**

The original building structure is in need of a new roof, asbestos abatement, seismic retrofitting, and modernization of heating systems. Upgrades to the electrical and data management systems is also an urgent need.

Six portable classrooms are in service at Oakview and access to the main building from all of them requires a long walk across the playground. The facility is currently at nearly 100 percent of its designed capacity.



Washington Elementary

CONDITION SCORE

47 out of 100

YEAR BUILT

1950

MODERNIZATIONS & ADDITIONS

1977 modernization; 1986 addition (1,859 sf)

Washington Elementary is rated as being in **"poor"** functional condition. With the exception of the addition of two classrooms in 1986, the building has not had significant upgrades since opening in 1950. Six portable classrooms are in service at the school.

Current needs include the replacement of the heating system, replacement of the roof, upgrades to the entire electrical system, improvements to building safety and security, and seismic inspections/retrofits.

The property faces serious challenges with water management and the school has flooded several times. After each flood, our maintenance teams have been able to quickly restore the building to usable condition, however the water issues on the property may preclude it from being used for new school construction.

Washington does not meet fire codes and is **not equipped with a sprinkler system.** Upgrades for ADA compliance are necessary as well.



Centralia Middle School

CONDITION SCORE

55 out of 100

YEAR BUILT

1958

MODERNIZATIONS & ADDITIONS

1987 modernized (91,938 sf)

Centralia Middle School is one of our most visible and most modern facilities. It is easy to forget that **the last modernization of the building was nearly 30 years ago.** Originally constructed as four separate buildings in 1958, the modernization in 1987 connected those buildings with the addition of the commons area and library.

CMS is not immune to maintenance and upgrade needs. **The membrane roof over most of the building has reached the end of its serviceable life**, and the original gymnasium floor requires replacement. Additionally, the dry fire suppression system needs to be rebuilt, and plumbing upgrades are needed. Hand dryers in restrooms are approaching 30 years of age and have caused fire hazards in recent years.

CMS is currently in good position in terms of capacity, at around 70 percent. However, the addition of new educational programs has forced the use of two portable classrooms, which are located at the rear of the building.



Centralia High School

CONDITION SCORE: CRITICAL

35 out of 100

YEAR BUILT

1968

MODERNIZATIONS & ADDITIONS

1983 addition (1,820 sf); 1988 addition (1,133 sf); 1997 addition (4,800 sf)

At 48 years old, Centralia High School is the youngest school building in Centralia. It has never been significantly modernized since opening in 1969, although it has had small additions in 1983, 1988, and 1997. **The 39 acer site contains several flood hazards.**

Many walls, windows, doors, and roof are rated in "poor" or "unsatisfactory" condition. Mechanical systems are long past their useful life. The school still utilizes the original electric powered heating system, and parts are becoming increasingly difficult to obtain. Deterioration of the plumbing systems add to maintenance difficulties. **Portions of the building do not meet current seismic codes.**

Security is a paramount concern at CHS, with many access points that are not easily visible to staff, including the front entrance which cannot be seen from the office.

Classroom spaces are small and equipped with inefficient lighting and failing bell/clock systems.