



**City of Burien**  
Community Center Annex

**Facility Condition Report**

**Prepared By:**



**December 16, 2019**

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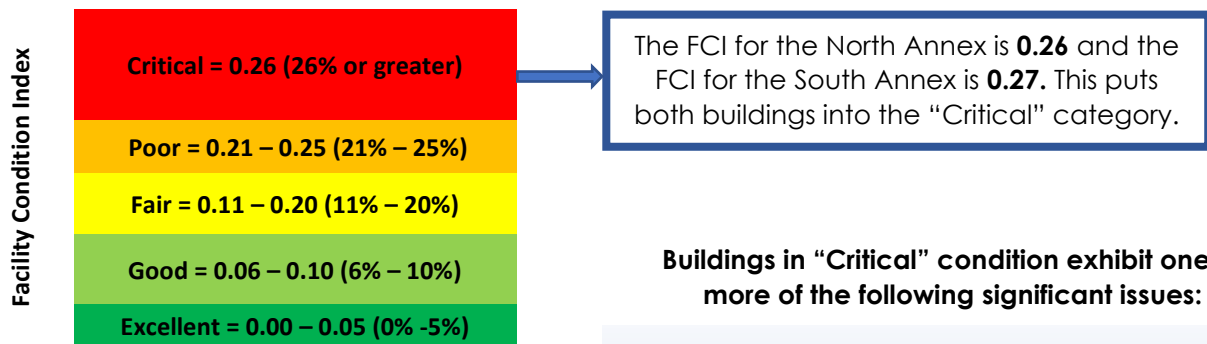
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## Executive Summary

MENG Analysis was hired by the City of Burien to perform a Facility Condition Assessment (FCA) on the City's Community Center Annex facility. For the purposes of the assessment, the facility was broken into a North building, South Building, and Site Infrastructure.

After informational meetings with City staff, the survey team reviewed the facility records, utility use information, recent work orders, and ongoing known issues. The survey team spent two days at the Annex observing the facility interiors, exteriors, attics, and crawlspaces. This executive summary presents the key findings from the assessment which are presented in further detail later in this report.

Based on industry best-practices, the Facility Condition Index (FCI) was calculated for each portion of the Annex. The FCI is the ratio between a facility's Backlog of Maintenance and Repair to the Current Replacement Value of the facility. The lower the FCI, the lower the cost of maintenance backlog in relation to the cost of a full building replacement.



An easy way to understand FCI is to think of a car after an accident. If only small repairs are needed, it makes sense to repair the car. If the damage and repairs needed are significant and close to or greater than the current market value, it usually does not make sense to repair the car, but to replace it instead.

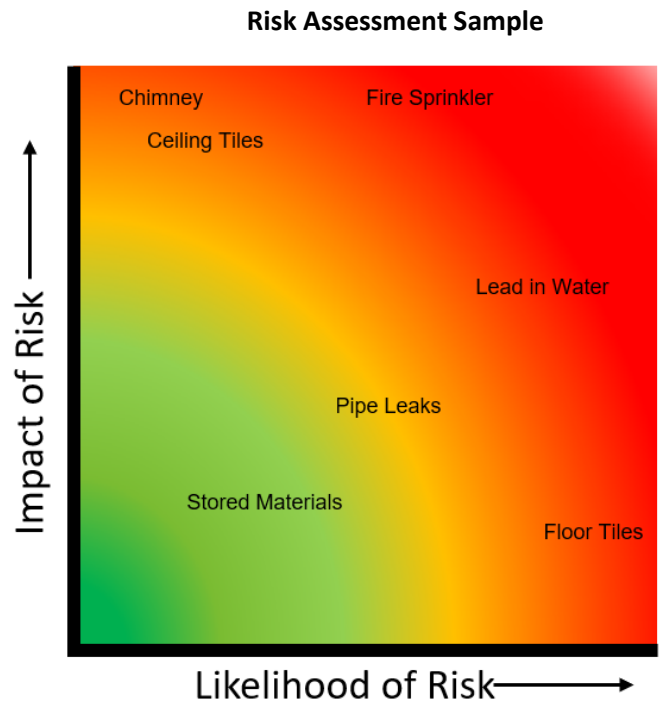
Therefore, with a lower FCI, it generally makes sense to maintain the building. A higher FCI indicates a major overhaul or replacement of the facility may be necessary to meet minimum occupant and life-safety requirements.

### Buildings in "Critical" condition exhibit one or more of the following significant issues:

- Many building systems are at end of life requiring major repair or complete replacement. A large number of significant repairs may trigger a complete code-compliance upgrade of the facility.
- Building systems, even if functional, are at or beyond their expected useful life.
- Due to their age, portions of the building likely include hazardous materials.
- Due to the age, the facility may not be responsive to current structural code for seismic resiliency.

Key concerns noted at the facility include:

- Floor tiles, ceiling tiles, adhesives, and window glazing all possible to probable likelihood of containing asbestos. If fibers become airborne and are inhaled, serious health issues can occur.
- Old plumbing and piping with lead and other toxins likely present - drinking fountains labeled as not fit for human consumption. Water for restroom and kitchen functions may also contain lead or toxins.
- Seismic reinforcements on the masonry chimney are failing with one anchor completely detached from the structure. Other anchors' reliability are suspect. The chimney masonry also exhibits diagonal cracking. The collapse of the chimney in a seismic event could cause personal injury, and would likely destroy the building's roof, interiors, and boiler, creating other significant safety hazards.
- The majority of the facility does not have fire sprinklers which would help reduce the risk of fire. Additionally, several emergency exits are blocked or locked.
- Multiple areas of excessive stored materials, some of which may contain hazardous substances, kept in areas not intended for storage, both inside and outside the building.
- Extensive water leaks in and condensation in crawlspace may lead to mold growth if not addressed.
- Kitchen vent hood is non-functional.



### Cost Summary

- Deficiencies requiring remediation **by 2024 total \$6 million.**
- Of that, approximately 12% or **\$738k are directly related to life-safety.**
- After the deficiencies are addressed, the cost of maintaining the facility as-is (assuming no large code-upgrades or remodels) **from 2025 to 2038 is another \$4.8 million<sup>1</sup>.**
- The estimated cost for replacing the North Building with a new facility is **\$6.8M.**
- The estimated cost for replacing the South Building with a new facility is **\$4.6M.**

<sup>1</sup> Typically, repairs that exceed 50% of the facility's market value are considered "substantial" and can trigger code-compliance upgrades. The maintenance cost listed here does not account for any additional required code upgrades due to substantial alteration of the facility.

## **Overview**

The City of Burien's "Annex" structure was originally built as an elementary school with portions of the original building dating back to 1948. Since that time, the facility's ownership has changed several times. The original building has been expanded, and portions of the augmented facility have undergone varying degrees of renovation and remediation of hazardous materials. Since Burien acquired the facility in 1993, it is no longer a traditional community center, and is currently utilized for non-profit partnerships and Community Theater programs.

Due to the age and condition of the facility, The City of Burien engaged MENG Analysis to perform a detailed building condition assessment, safety analysis, and professional recommendations report.

## **Survey Team & Process**

The survey team was comprised of two specialist surveyors, one to review civil, structural, and architectural systems; the second focused on the mechanical, electrical, and plumbing systems. After meeting with City facilities staff and reviewing the historic facility information provided by the City, the assessment team was on-site for two days to perform a detailed observation of the facility. During the assessment, the team was escorted by facility staff who disclosed building history, known issues, recently completed work, and upcoming projects. The team assessed the facility interiors, exteriors, and crawlspaces of the facility, including the mechanical equipment and finishes therein.

## **Condition Overview**

The single-story facility is a wood frame structure. The roofing consists of different combinations and ages of composition shingles (2006) on wood pitched trusses, and areas of low-slope membrane roofing (2000 and 2007) and areas of older built-up roofing, which is at end of life. Numerous roof leaks are reported to have occurred in the past, but none were observed at the time of the survey, despite heavy morning rain.

The exterior wood frame walls are clad with a combination of brick veneer at the original 1948 areas and wood lap siding, and are assumed to be uninsulated. Windows are single-pane in steel frames set in wood jambs and structure, with a significant number of glass units replaced with single-pane polycarbonate panels to prevent breakage.

The heating system consists of original steel fire tube boiler, converted to dual fuel (oil/gas) from oil. HVAC is the original 1948 boiler (at the end of its useful life), converted to interruptible natural gas, with fuel oil backup, supplying heating hot water to the original convectors (radiators) in each space with manual control. Most spaces are ventilated via operable windows, except the bathrooms which are served by exhaust fans, some of which are failed.

Plumbing is mostly original, with obsolete, cracked, and damaged fixtures and trim. Water is reportedly unfit for human consumption due to lead, with drinking fountains labeled "out of service" hence bottled water is in use. The domestic hot water heater is somewhat newer with no issues reported.

The electrical distribution is original and obsolete 240V, single-phase power with extensive surface-mounted raceways and devices, reportedly insufficient for program needs. Newer electrical service (1994) is provided to the theater area. Lighting fixtures appear to have been upgraded to fluorescent during 1994 tenant improvements, but many are damaged or failing and all have manual controls.

The low-voltage systems are a mix of older and newer, and are piecemeal in part due to multiple tenants in the North Annex. The increasingly obsolete zone-type fire alarm system is of particular concern. There is no fire sprinkler, however new fire extinguishers have been recently installed throughout, noting some still require permanent mounting.

During the assessment, several key environmental health & safety concerns were noted. These include:

- Broken floor tiles, creaking/crackling floors tiles, and exposed adhesive, all likely to contain asbestos based on their age and appearance.
- Broken and damaged ceiling tiles, possibly containing asbestos due to their age and appearance.
- Single-glazed windows with thermally inefficient steel frames, with glazing compound likely containing asbestos due to its age and appearance.
- Existence of lead pipes, leading to drinking fountains being labeled as not fit for human consumption. Water-use in the kitchen or bathrooms may be a concern.
- Seismic reinforcements on the masonry chimney are failing with one anchor completely detached from the structure; others anchors are suspect. The chimney masonry also exhibits diagonal cracking.
- Lack of fire sprinkler throughout most of the facility.
- Multiple areas of excessive stored materials, some of which may contain hazardous substances, kept in areas not intended for storage, both inside and outside the building.
- Blocked and or locked emergency exit doors.
- Extensive water leaks in crawlspace, leading to significant condensation on pipes and pooling on the ground. No mold was observed, but this is a risk due to the moisture and storage of materials in the crawlspace.
- Kitchen layout, appliances, and egress concerns, including non-functional range hood.

## **Report Contents**

This Facility Condition Report presents multiple sections of analysis, condition, and cost data including:

- Industry standard condition metrics, including Weighted Condition Score, Facility Condition Index, and current replacement value
- Detailed Observed Deficiency documentation and costs
- 20-year predictive cost schedule based on current age and condition of facilities
- Facility subsystem descriptions and scores
- Photographs of Observed Deficiencies
- Opportunities for upgrades that improve quality, performance, or efficiency

### ***Facility Condition Index (FCI)***

A Facility Condition Index (FCI) is an industry standard used for benchmarking and evaluating facility assets over time<sup>2</sup>. The FCI is the ratio between a facility's Backlog of Maintenance and Repair to the Current Replacement Value of the facility. The lower the FCI, the lower the cost of maintenance backlog in relation to the cost of a full building replacement.

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<sup>2</sup> Since 1999 GASB 34 has required government agencies to improve Basic Financial Statements, including periodic Condition Assessment of capital assets; subsequent protocols were developed by GSA, NASA, States, NCUBO and others with most sharing similar definitions of BMAR, CRV & FCI.

Common industry practice is to create a scale for interpreting the FCI as a way to prioritize facility needs and or to determine if a facility is worth updating. The following list classifies the FCI into industry-accepted condition categories.

- Excellent = 0.00 – 0.05 (5%)
- Good = 0.06 – 0.10 (6% – 10%)
- Fair = 0.11 – 0.20 (11% – 20%)
- Poor = 0.21 – 0.25 (21% – 25%)
- Critical = 0.26 (26% or greater)

An easy way to understand FCI is to think of a car after an accident. If only small repairs are needed, it makes sense to repair the car. If the damage and repairs needed are significant, it usually does not make sense to repair the car, but instead to replace it. Therefore, with a lower FCI, it generally makes sense to maintain the building. A higher FCI indicates a major overhaul or replacement of the facility may be necessary.

$$\text{FCI} = \frac{\text{Maintenance Backlog}}{\text{Current Replacement Value}}$$

The FCI for the North Annex is 0.26. The FCI for the South Annex is 0.27.

#### *Weighted Average Condition Score (WACS)*

Every surveyed building is broken down into Uniformat<sup>3</sup> categories, systems, and subsystems. The surveyors use standard criteria for scoring each subsystem from 1 to 5, where 1 is Excellent, and 5 is Unsatisfactory<sup>4</sup>. These subsystem scores are combined to a weighted average (based on importance) to the system level. A similar weighed calculation is performed at the system level, then again at the category level, resulting in a 1-5 score for the building as a whole. This is called the Weighted Average Condition Score (WACS).

The WACS for both the North and South Annex is 3.5 (fair to poor).

#### *Short-term Estimated Needs and Costs*

The first type of cost data provided by this FCA is Observed Deficiency (OD) Costs. An observed deficiency is defined as a subsystem or part of a subsystem that needs repair or replacement within the next 6 years, with a direct replacement cost of \$3,000 or greater. Whereas predicted renewals are based on a statistical model, observed deficiencies are items observable by surveyors or disclosed to them directly (ex: if there is a known roof leak reported to surveyors, but it is not readily apparent when they are on site, they would document it as an observed deficiency although they did not personally witness it). It should be noted that surveyors do not perform and destructive or invasive testing and rely on building data and staff to help determine the existence of any concealed conditions.

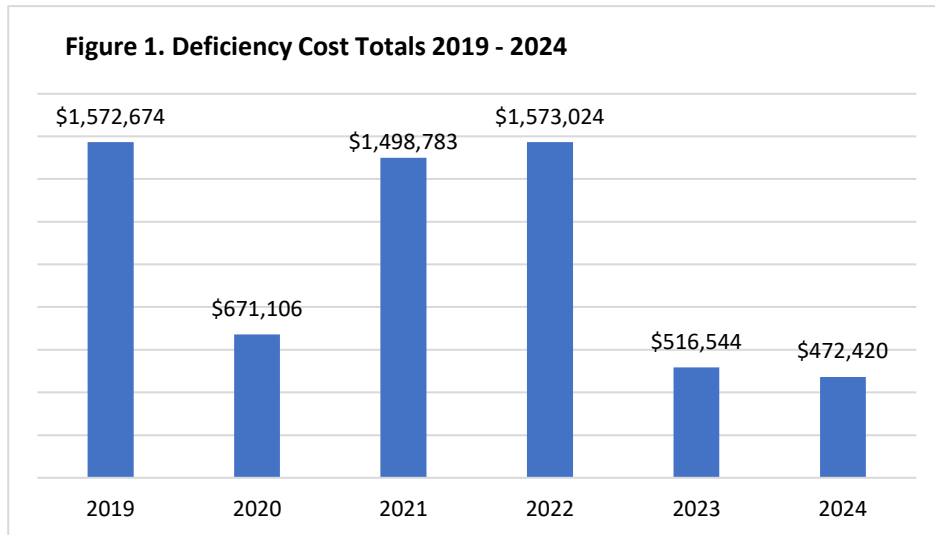
The total deficiency cost for 2019 – 2024 is just over \$6M.

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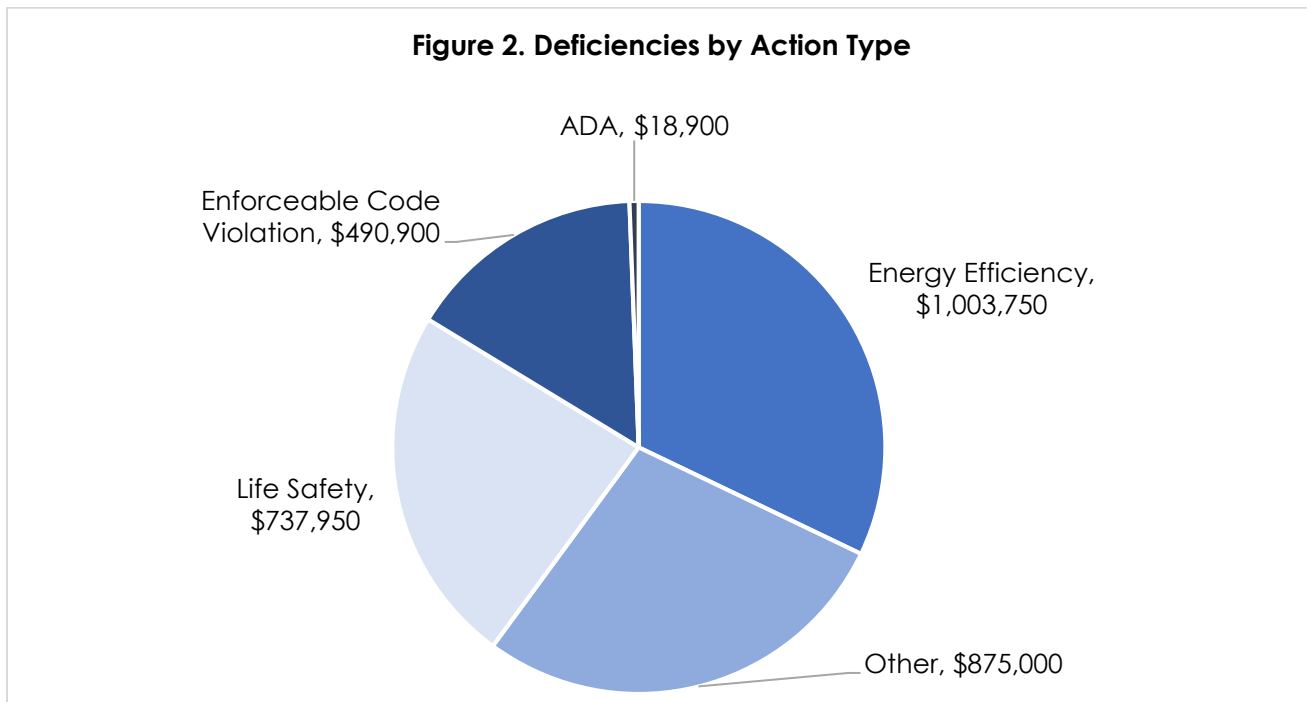
<sup>3</sup> <https://www.uniformat.com/index.php/unifmt-ii/past-site-articles/95-building-elemental-cost-summary-based-on-uniformat-ii-standard>

<sup>4</sup> A full description of the scoring metrics for all subsystems can be found in the report appendix.

**Figure 1** shows the total deficiency cost for each year for all building systems.



**Figure 2** shows the category breakdown or “action type” by dollar amount for the total deficiencies from the Annex.



Individual deficiencies contributing to both these graphics are detailed later in this report.



Subsystems with deficiencies exceeding \$200k include:

- Domestic Water Distribution
- Floor Finishes
- Electrical Service and Distribution
- Domestic Water Distribution
- Exterior Windows
- Ceiling Finishes
- Exterior Walls
- Plumbing Fixtures
- Exterior Windows
- Exterior Walls
- Fire Protection Sprinkler Systems

#### *Long-term Predicted Costs*

The second type of cost information in this report are Predicted Renewal (PR) Costs. These costs predict when, how much of, and what the cost will be when the building components and systems need renewal or replacement based on their typical expected life. For example, typical expected useful life for many roof coverings is 25 years, whereas the expected useful life for exterior walls is 60 years. Depending on when the roof was replaced, or the exterior walls were constructed, they may or may not require replacement within the 20-year time-horizon addressed by this FCA. If the renewal period falls within the 2019 – 2038 window, the database model will calculate the cost, based on the building size and type, for the replacement. The model also adds a present value calculation<sup>5</sup>, to account for the time value of money.

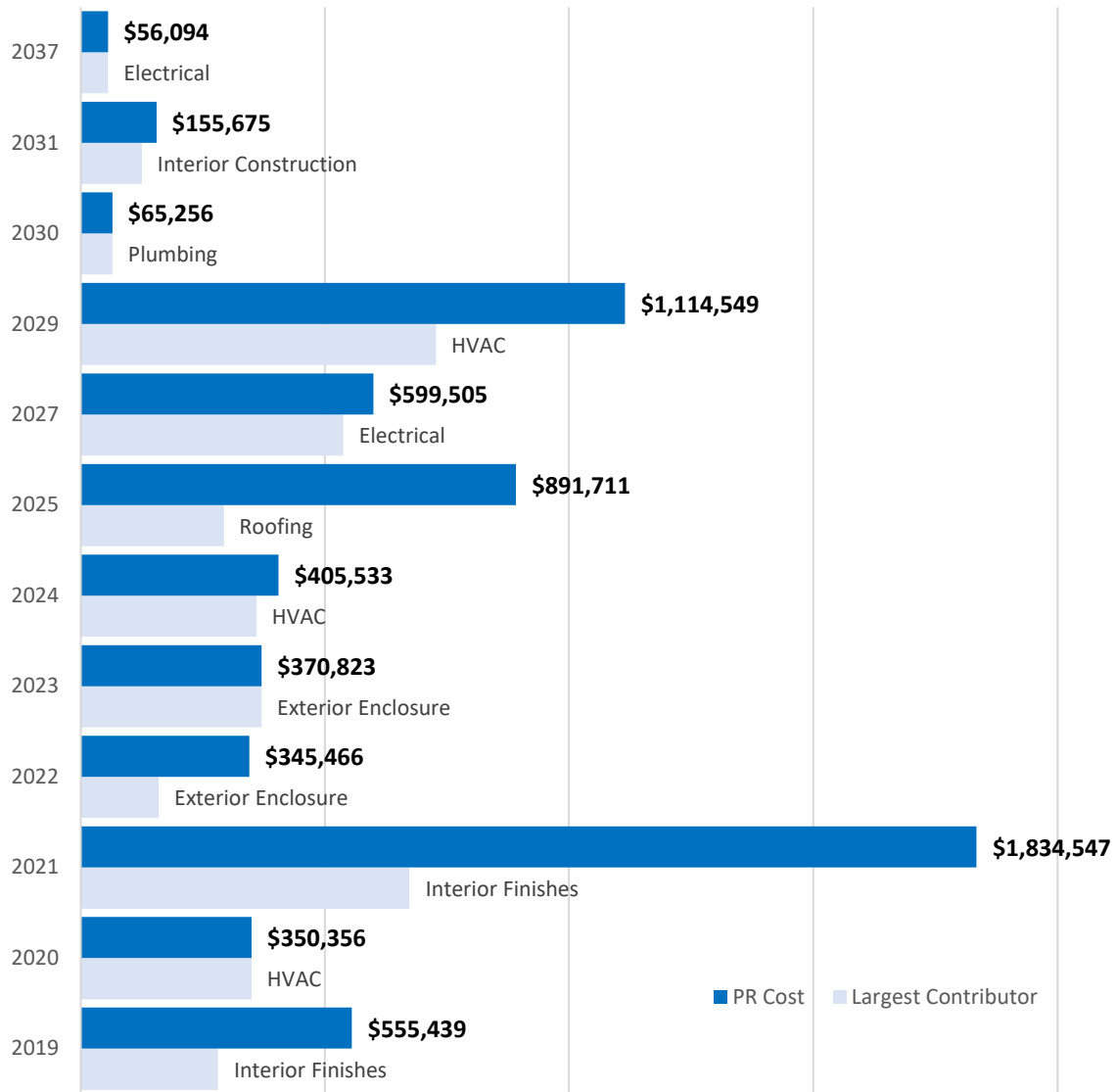
Because costs are based on statistical models, predicted renewal costs are best used for long-term budget planning. The actual replacement may need to be done sooner or later than the model suggests, and/or be more or less expensive than anticipated, based on maintenance practices, building use behaviors, extreme weather conditions, etc. Furthermore, these costs are representative and do not take into account fluctuations in the construction & technical trades market. Therefore, actual costs may be higher or lower than the model predicts depending on the market conditions in that year.

**Figure 3** shows the Predicted Renewal costs for each year in dark blue, with light blue showing the largest cost contributor for that year.

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<sup>5</sup> Escalation rate of 4%, discount rate of 5%. The discount rate refers to the interest rate used in discounted cash flow (DCF) analysis to determine the present value of future cash flows.

**Figure 3. Annual Predictive Costs with Largest Contributor**



**Figures 4 & 5** show the total predicted renewal costs for the Annex for the years 2019-2038.

In **Figures 3 through 5**, years and systems with no expected renewal costs during this period have been omitted.

**Figure 4. Predictive Costs for North Building**

2019	Ceiling Finishes	\$278,525
2019	Exterior Windows	\$205,614
2019	Projections	\$52,980
2019	Roof Openings	\$7,737
2020	Controls and Instrumentation	\$56,008
2021	Floor Finishes	\$290,635
2021	Electrical Service and Distribution	\$92,085
2021	Low Voltage Data	\$38,348
2021	Low Voltage Fire Alarm	\$76,695
2021	Low Voltage Security	\$841
2021	Plumbing Fixtures	\$185,936
2021	Rain Water Drainage	\$28,761
2021	Sanitary Waste	\$134,974
2022	Domestic Water Distribution	\$104,952
2023	Exterior Walls	\$226,588
2024	Other Electrical Systems	\$28,004
2024	Terminal and Package Units	\$374,193
2025	Institutional Equipment	\$324,543
2025	Wall Finishes	\$138,052
2025	Low Voltage Communication	\$70,237
2025	Roof Coverings	\$308,127
2027	Fittings	\$39,020
2027	Lighting and Branch Wiring	\$341,597
2029	Interior Doors	\$36,666
2029	Low Voltage Data	\$38,348
2029	Low Voltage Security	\$841
2029	Energy Supply	\$272,723
2029	HVAC Distribution Systems	\$198,298
2031	Partitions	\$82,919
2031	Exterior Doors	\$33,302
2037	Low Voltage Data	\$38,348
2037	Low Voltage Security	\$841

**Figure 5. Predictive Costs for South Building**

2019	Roof Openings	\$5,294
2020	Controls and Instrumentation	\$38,321
2020	Terminal and Package Units	\$256,027
2021	Institutional Equipment	\$222,056
2021	Interior Doors	\$25,087
2021	Ceiling Finishes	\$190,570
2021	Floor Finishes	\$198,856
2021	Low Voltage Communication	\$48,057
2021	Low Voltage Data	\$26,238
2021	Low Voltage Fire Alarm	\$52,476
2021	Low Voltage Security	\$575
2021	Other HVAC Systems and Equipment	\$9,494
2021	Rain Water Drainage	\$19,678
2021	Roof Coverings	\$210,824
2022	Fire Protection Sprinkler Systems	\$83,720
2022	Exterior Doors	\$22,786
2022	Exterior Windows	\$140,684
2023	Exterior Walls	\$155,034
2024	Other Electrical Systems	\$19,161
2025	Wall Finishes	\$94,456
2027	Fittings	\$26,698
2027	Lighting and Branch Wiring	\$233,724
2029	Electrical Service and Distribution	\$63,005
2029	Low Voltage Data	\$26,238
2029	Low Voltage Security	\$575
2029	Energy Supply	\$186,600
2029	HVAC Distribution Systems	\$135,678
2029	Plumbing Fixtures	\$127,219
2029	Sanitary Waste	\$92,351
2029	Projections	\$36,250
2030	Domestic Water Distribution	\$71,809
2031	Partitions	\$56,734
2037	Low Voltage Data	\$26,238
2037	Low Voltage Security	\$575

## Facility Summary

City of Burien FCA  
The Annex  
North Annex

425 SW 144th Street  
Burien, WA 98166

### Facility Code

Facility Size - Gross S.F. 19,000  
Year Of Original Construction 1948  
Facility Use Type WD Elementary School  
Construction Type Light  
# of Floors 1  
Energy Source Heating Oil  
Year Of Last Renovation 1950  
Historic Register No



		Total Project Cost		Total Project Cost - Present Value
Weighted Avg Condition Score	3.5			
Facility Condition Index (FCI)	0.26	Predicted Renewal Budget (ALL)	\$4,107,000	\$3,954,000
Current Replacement Value (CRV)	\$6,759,000	Observed Deficiencies (ALL)	\$3,798,000	\$3,914,000
Beginning Budget Year	2020	Opportunity Total Project Cost	\$2,728,000	N/A

## Facility Condition Summary

The North Annex was originally constructed as an elementary school in 1948, with the south classroom wings added in 1950. A remodel and addition in the 1970s infilled a courtyard to provide the current community dining room. Additional renovation work occurred in 1994 that appears to have included upgrading entrance systems for ADA, renovating restrooms with ADA toilet stalls, and possibly some asbestos pipe wrap abatement.

The single-story building is a wood frame structure. Roofing consists of different combinations and ages of composition shingles (2006) on wood pitched trusses, and areas of low slope roofing consisting of membrane roofing (2000 and 2007) and areas of older built-up roofing (at end of life). Numerous roof leaks have occurred in the past, but none were observed at the time of the survey (and it was raining). The exterior wood frame walls are clad with a combination of brick veneer at the original 1948 areas and wood lap siding, and are assumed to be uninsulated. Windows are single-pane in steel frames set in wood jambs and structure, with a significant number of glass units replaced with single-pane polycarbonate.

After use as a school, the property was owned by King County and used as "Highline Community Center." Shortly after 1994, the facility was turned over to the City of Burien, and currently houses non-profit partnerships.

The heating system consists of original steel fire tube boiler, converted to dual fuel (oil/gas) from oil. HVAC is the original boiler, converted to interruptible natural gas, with fuel oil backup, supplying heating hot water to the original convectors (radiators) in each space with manual control. Most spaces are naturally ventilated via operable windows, except bathrooms served by exhaust fans, some of which are failed. No air conditioning observed. Plumbing is mostly original, with obsolete, cracked, and damaged fixtures and trim. Water is reportedly unfit for human consumption, hence bottled water is in use. However, the domestic hot water heater is somewhat newer with no issues reported. Electrical distribution is original obsolete 240V, single-phase power with extensive surface-mounted raceways and devices, reportedly insufficient for program needs. Lighting fixtures appear upgraded to fluorescent during 1994 tenant improvements, but many are damaged or failing and all have manual controls. Low-voltage systems are a mix of older and newer, and are piecemeal in part due to multiple tenants in the North Annex. The increasingly obsolete zone-type fire alarm system is of particular concern. There is no fire sprinkler, however new fire extinguishers have been recently installed throughout, noting some still require permanent mounting.

## Facility Summary

City of Burien FCA  
The Annex  
North Annex

425 SW 144th Street  
Burien, WA 98166

### Facility Components

Systems		Original System Date	Last Renewal Date	Score	Surveyor	Survey Date	Comments
A Substructure				3.0			
A10 Foundations							
A1010	Standard Foundations	1948	1950	3	TRB	11/25/19	Standard concrete foundations and stem walls. There are two "temporary" wood shoring columns in the crawlspace below the entry area slab (est. 1994?) still present in the area around and below the main entry.
A1020	Special Foundations	1948	1948	3	TRB	11/25/19	Concrete column piers in crawlspace. Old temporary shoring observed in NW portion and signs of water intrusion (source appears to be coming from the exterior). Steam and/or condensate pipe leaking on east end in two locations with standing water on the rat slab. Concrete rat slab occurs the length of the pipe chase, exposed earth (no vapor barrier below classroom portions of the building). Excessive materials (paint) and holiday decorations stored in crawlspace, partially hindering maintenance access. High humidity in crawlspace causing condensation dripping off cold water pipes.
A1030	Slab On Grade	1950	1950	3	TRB	11/25/19	The 1950 (southern) portion of the North Annex building appears to be slab on grade (not all over crawlspace like the original 1948 portion).
B Shell				3.7			
B10 Superstructure							
B1010	Floor Construction	1950	1950	3	TRB	11/25/19	Cast-in-place concrete over crawlspace (where occurs). Some settlement noted in flooring at transition zone in hallway to 1950 addition. See also A1020 Special Foundation for notes on past shoring noted. Wood sheathing on sleepers in southern classrooms (presumed to sit on slab on grade). Note, ramp up transition into room from back of door threshold is not ADA compliant.

## Facility Summary

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The Annex  
North Annex

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### Facility Components

Systems		Original System Date	Last Renewal Date	Score	Surveyor	Survey Date	Comments
B Shell			3.7				
B10 Superstructure							
B1020	Roof Construction	1948	1950	3	TRB	11/25/19	<p>Wood-framed roof structure with low slope over admin and between original classroom wings (1948 classroom wings have butterfly framed roofing sloping to central internal drains). Blown-in cellulose insulation observed in attic areas.</p> <p>It appears that in the 2006 reroof of the northernmost gable roof area, new plywood was installed over the existing trusses, but the attic roof vents were not cut into the plywood. This could cause interior moisture problems, however, no moisture issues were observed. Note that one vent penetration in this area is improperly flashed as daylight is visible to the north of the access hatch.</p>
B20 Exterior Closure							
B2010	Exterior Walls	1948	1950	4	TRB	11/25/19	<p>The exterior wood frame walls are clad with a combination of brick veneer and wood lap siding and are assumed to be uninsulated. Brick veneer appears generally in fair condition. Wood cladding however is overall nearing end of useful life with some areas of paint blistering, some dry rot evident (especially at exposure zones), and nail connections showing weathering with east exposure areas that show discoloration at all nail heads.</p>
B2020	Exterior Windows	1948	1950	5	TRB	11/25/19	<p>Windows are past the end of useful life and consist of single-pane units in steel frames, set in wood. A large number of the glass units are cracked, some with what appear to be pellet or small-caliber bullet impact holes, numerous panes have been replaced with single-pane polycarbonate. Frames show oxidation (rust) in areas, glazing putty stops cracked and failing. Some areas of the wood sills are rotting with peeling paint.</p> <p>Note: Probable hazardous materials (asbestos, lead-based paint, or even PCBs historically used sometimes in window stop putty as a plasticizer) suspected due to the age of the building and visual appearance.</p>

## Facility Summary

City of Burien FCA  
The Annex  
North Annex

425 SW 144th Street  
Burien, WA 98166

### Facility Components

Systems	Original System Date	Last Renewal Date	Score	Surveyor	Survey Date	Comments
<b>B Shell</b>			<b>3.7</b>			
<b>B20 Exterior Closure</b>						
<b>B2030 Exterior Doors</b>	1948	1994	3	TRB	11/26/19	Wood doors, main entry doors have tempered glass and panic egress hardware. It also appears that main entry doors were upgraded in the past (est. 1994) for barrier free access. Door paint fading.
<b>B30 Roofing</b>						
<b>B3010 Roof Coverings</b>	1948	2000	3	TRB	11/25/19	Roofing consists of different combinations and ages of composition shingles (2006) on wood pitched trusses, and areas of low-slope roofing consisting of membrane roofing (2000 and 2007), areas of newer 2014 built-up (EPDM?) roofing, and older sections of asphalt built-up roofing (over boiler and admin, between composite pitched roofing) nearing end of life. Composition shingle roofing and shaded areas of asphalt built-up roofing has significant moss growth; treatment and removal can extend the existing roofing system's life. Numerous roof leaks have occurred in the past, but none reported recently, and none observed (it was raining at the time of the observation).  Note: Possible hazardous materials (asbestos underlayment) suspected due to the age of the building.
<b>B3020 Roof Openings</b>	1948	1948	5	TRB	11/25/19	The existing original wood roof access ladder and metal hatch, do not meet current OSHA or life safety standards for maintenance use. Note survey team only had access to one roof hatch.
<b>B3030 Projections</b>	1948	1948	5	TRB	11/25/19	The existing masonry chimney may present a life safety concern during a seismic event. The existing 1948 brick chimney appears to have had some past attempts at seismic bracing, however, one of the four corner cable stays has ripped loose and, based on the attachment method, the remaining three are all at risk of failure too. Additionally, there are some cracks evident above the roof that are very concerning. The chimney should be evaluated for seismic safety and verification that it is not a life safety hazard.
<b>C Interiors</b>			<b>3.7</b>			



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### Facility Components

Systems		Original System Date	Last Renewal Date	Score	Surveyor	Survey Date	Comments
C Interiors				3.7			
C10	Interior Construction						
C1010	Partitions	1948	1950	3	TRB	11/25/19	Wood stud interior partitions with plaster finishes. Presence of lead-based paint is suspected due to the age of the building.
C1020	Interior Doors	1948	1950	3	TRB	11/25/19	Interior solid core wood doors, paint chipped (but with 2006 tempered safety glazing vision glass retrofits). Hardware is not ADA compliant. Knobs and some tripping issues at thresholds where flooring material was added over tile.
C1030	Fittings	1948	1994	3	TRB	11/25/19	Miscellaneous fittings aging including toilet partitions, shelving, and custodial racks. See E2010 Fixed Furnishings (casework).
C20	Staircases						
C2010	Stair Construction	1948	1948	3	TRB	11/25/19	Cast-in-place concrete stairs with integral diamond score nose plates.
C2020	Stair Finishes	1948	1948	3	TRB	11/25/19	Exposed concrete.
C30	Interior Finishes						
C3010	Wall Finishes	1948	1994	3	TRB	11/25/19	Painted plaster, some areas of wear and tear, especially where past wall-mounted elements were removed. Continue regular maintenance (patch, repair, and painting). Presence of lead-based paint suspected due to the age of the building.

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### Facility Components

Systems		Original System Date	Last Renewal Date	Score	Surveyor	Survey Date	Comments
C Interiors				3.7			
C30	Interior Finishes						
C3020	Floor Finishes	1948	1950	4	TRB	11/25/19	9 x 9 vinyl (asbestos?) tile (VAT) in corridors and classrooms, including cove base. Some areas of 12 x 12 vinyl composition tile (VCT) in entry and south restrooms. Terrazzo floors in 1948 restrooms (cracking). Vinyl tile in office area break room, sheet good vinyl in Room 4, broadloom carpet in offices, Rooms 1 and 3, vinyl wood look flooring in dining (formerly conference room). Probable hazardous materials (asbestos) in tile, floor, and base adhesives suspected due to the age of the building, tile unit size, and visual appearance. Most immediately concerning is Room 5 with loose tiles, areas of broken tiles, and adhesive exposed. Areas with carpet and sheet goods are very likely installed over VAT.
C3030	Ceiling Finishes	1948	1950	5	TRB	11/25/19	Ceilings consist of a variety of linear fiber acoustical tiles and glue-up 12 x 12 acoustical tile adhered to cement plaster ceilings. Many tiles are water-damaged and a large percentage are warped. Some glue-up ceiling tiles are missing. Possible hazardous materials (asbestos) suspected due to the age of the building and visual appearance of acoustical tiles and adhesive (where tiles are missing).
D Services				3.3			
D20	Plumbing						
D2010	Plumbing Fixtures	1948	1950	4	DCS	11/25/19	Mostly original porcelain fixtures including adult and child water closets, gang and individual lavatories, and full-height urinals. Some restrooms include ADA water closet stalls. Hallway drinking fountains are either removed or marked "out of service," reportedly due to lead-contaminated water assumed from older piping with lead solder joints. Most classrooms have stainless steel sinks, but some are out of service or have damaged trim (faucets). Several kitchenette areas with kitchen sinks.

## Facility Summary

City of Burien FCA  
The Annex  
North Annex

425 SW 144th Street  
Burien, WA 98166

### Facility Components

Systems		Original System Date	Last Renewal Date	Score	Surveyor	Survey Date	Comments
D Services			3.3				
D20	Plumbing						
D2020	Domestic Water Distribution	1948	1950	4	DCS	11/25/19	Mostly original galvanized steel piping, with small sections of newer copper where repairs or newer fixtures have been installed. Reportedly water has been declared unsafe for human consumption, hence corridor drinking fountains have been removed or posted "out of service."  One somewhat newer gas-fired Lochinvar 180,000 btu/hr domestic hot water heater with recirc pump to 80-gal hot water storage tank, plus separate building domestic hot water distribution system recirc pump. Multiple hose bibs at building exterior without frost-free protection. Additionally, no apparent backflow prevention and no apparent pressure reducing valve (pressure is excessively high at some fixtures, but low at others, assumed due to partially blocked lines).
D2030	Sanitary Waste	1948	1950	4	DCS	11/25/19	Mix of original cast iron DW&V piping with some fixtures slow to drain or flush and some newer cast iron DW&V piping, flushing somewhat better.
D2040	Rain Water Drainage	1948	1950	4	DCS	11/25/19	Mix of roof drains and metal gutter with plastic downspout to largely failed site storm drain service. No apparent overflow roof drains, unless high roofs are served by apparent oversized plumbing vents-to-roof.
D30	HVAC						
D3010	Energy Supply	1948	1985	3	DCS	11/25/19	Natural gas to boiler - no issues reported. Fuel oil to/from boiler - no issues reported. All aging but functional.
D3020	Heat Generating Systems	1948	1994	3	DCS	11/25/19	Original Birchfield oil-fired, steam boiler, converted about 1994 to dual-fuel (natural gas with fuel oil backup) and from steam to heating hot water. Six hot water circulation pumps aging with some leaking. Aging heating hot water distribution piping from boiler room to north wings via crawlspace and to south wings via attic. Original asbestos insulation appears to have been largely replaced with fiberglass insulation. Piping appears to be actively leaking in crawlspace under east wings.

## Facility Summary

City of Burien FCA  
The Annex  
North Annex

425 SW 144th Street  
Burien, WA 98166

### Facility Components

Systems	Original System Date	Last Renewal Date	Score	Surveyor	Survey Date	Comments
D Services			3.3			
<b>D30 HVAC</b>						
<b>D3020 Heat Generating Systems</b>	1948	1994	3	DCS	11/25/19	Original Birchfield oil-fired, steam boiler, converted about 1994 to dual-fuel (natural gas with fuel oil backup) and from steam to heating hot water. Six hot water circulation pumps aging with some leaking. Aging heating hot water distribution piping from boiler room to north wings via crawlspace and to south wings via attic. Original asbestos insulation appears to have been largely replaced with fiberglass insulation. Piping appears to be actively leaking in crawlspace under east wings.
<b>D3040 HVAC Distribution Systems</b>	1948	1950	3	DCS	11/25/19	Most spaces are naturally ventilated via operable windows. General exhaust fans serving bathrooms and several other areas; some are failed. Vents above the two peaked-roof addition wings to south have unclear function, with some legs appearing disconnected. Exhaust fans above classroom wings to north are aged, with some not functional.
<b>D3050 Terminal and Package Units</b>	1948	1985	3	DCS	11/25/19	Mostly original steam convector heating units with protective cover boards where exposed to children; all converted to heating hot water. Some are blocked by furniture or storage materials.
<b>D3060 Controls and Instrumentation</b>	1948	1950	4	DCS	11/25/19	Original pneumatic controls appear largely abandoned in place with mostly manual controls; no apparent remote monitoring.
<b>D40 Fire Protection</b>						
<b>D4030 Fire Protection Specialties</b>	1948	2019	2	DCS	11/25/19	New fire extinguishers and cabinets or hooks throughout; some newer extinguishers are loose. Minor maintenance to provide hook as a minimum for each. One or more AED or first aid kits may be missing.
<b>D4090 Other Fire Protection Systems</b>	1948	1948	3	DCS	11/25/19	Fire door on fusible link at boiler room entry.
<b>D50 Electrical</b>						

## Facility Summary

City of Burien FCA  
The Annex  
North Annex

425 SW 144th Street  
Burien, WA 98166

### Facility Components

Systems		Original System Date	Last Renewal Date	Score	Surveyor	Survey Date	Comments
D Services		3.3					
D50	Electrical						
D5010	Electrical Service and Distribution	1948	1952	4	DCS	11/25/19	Trumbull 240V gutter to eight original knife switches at boiler room, in turn feeding original (1948) Trumbull and several addition (1952) Square D panels; all aging with increasing trips; limited replacement parts available.
D5020	Lighting and Branch Wiring	1948	1994	3	DCS	11/25/19	Newer (1994) surface-mounted wrap-around and other fluorescent light fixture T8 lamps and ballasts where observed. Mix of original branch wiring to light fixtures and mostly surface-mounted raceway power to receptacles, with minimal receptacles throughout.
D5032	Low Voltage Communication	1948	1994	3	DCS	11/25/19	Telephone and miscellaneous - no issues reported, however significant obsolete wiring appears abandoned in place.
D5037	Low Voltage Fire Alarm	1948	1994	4	DCS	11/25/19	Aging Silent Knight fire alarm controls panel with remote annunciator - zoned, not addressable.
D5038	Low Voltage Security	1948	1994	3	DCS	11/25/19	CCTV, mostly outside, with a mix of older and newer cameras; older intrusion detection inside, but with no issues reported.
D5039	Low Voltage Data	1948	2010	3	DCS	11/25/19	Apparent recent upgrade to high-speed fiber optic, with apparent makeshift MDF, with minimal cable management. One apparent WiFi network in one portion of north classroom area.
D5090	Other Electrical Systems	1948	2000	3	DCS	11/25/19	Newer battery-pack exit signs and egress lighting; some fixtures questionably mounted or located - minor maintenance to improve. See Infrastructure for standby generator opportunity.
E Equipment and Furnishings		3.0					
E10	Equipment						

## Facility Summary

City of Burien FCA  
The Annex  
North Annex

425 SW 144th Street  
Burien, WA 98166

### Facility Components

Systems		Original System Date	Last Renewal Date	Score	Surveyor	Survey Date	Comments
E Equipment and Furnishings				3.0			
E10	Equipment						
E1010	Commercial Equipment	1948	1994	3	DCS	11/25/19	Commercial appliances at kitchenettes aged but functional with no issues reported. Makeshift kitchenettes in some tenant spaces, such as classrooms. Makeshift servery at gallery rooms.
E1020	Institutional Equipment	1948	2000	3	DCS	11/25/19	Wide variety of specialty educational equipment at classrooms and other program spaces - assume tenant owned. Some larger equipment, such as treehouses and mezzanines may not be code compliant - further study suggested.
E20	Furnishings						
E2010	Fixed Furnishings	1948	1948	3	DCS	11/25/19	Cabinets aging with some damage and signs of wear.
F Special Construction							
F10	Special Construction						
F1010	Special Structures	1948	1952	3	DCS	11/25/19	Treehouses and mezzanine structures in some classrooms with unclear code compliance - further investigation suggested.

Detailed Assessment - Observed Deficiencies 2019 - 2024

City of Burien FCA

Site: The Annex

Facility: North Annex

B2010 Exterior Walls	Score	Remaining Life	Survey Year	Qty	Unit Cost	Unit	Direct Cost	Marked Up Cost
	4	4	2019	12,000	\$12.00	SF	\$144,000	\$282,010

Deficient Material: Siding

Wood cladding is overall nearing end of life with some areas of paint blistering and some dry rot evident (especially at exposure zones). East exposure areas show discoloration and weathering at all nail heads.



Remedial Action:

Remove exterior cladding, provide new building wrap, and re-clad.

Action Type:

Other

Detailed Assessment - Observed Deficiencies 2019 - 2024

City of Burien FCA

Site: The Annex

Facility: North Annex

B2020 Exterior Windows	Score	Remaining Life	Survey Year	Qty	Unit Cost	Unit	Direct Cost	Marked Up Cost
	5	0	2019	18	\$9,000.00	EA	\$162,000	\$317,261

Deficient Material: Caulking

Glazing putty stops are cracked and failing. Frames show oxidation in areas (rust). Note hazardous materials suspected.

Remedial Action:

Test for hazardous materials, remove/abate all glazing putty stops, treat and remove rust, prime frames, and re-putty windows.

Action Type:

Other





Detailed Assessment - Observed Deficiencies 2019 - 2024

City of Burien FCA

Site: The Annex

Facility: North Annex

B2020 Exterior Windows	Score	Remaining Life	Survey Year	Qty	Unit Cost	Unit	Direct Cost	Marked Up Cost
	5	0	2019	25	\$500.00	EA	\$12,500	\$24,480

Deficient Material: Single-Pane Windows

Numerous windows cracked or broken and single-pane glazing in steel frames are past end of life.

Note: Probable Hazardous Materials (Asbestos), or even PCBs suspected due to the age of the building and visual appearance of the putty stopped glazing is cracking in areas and based on age is suspected of containing asbestos.



Remedial Action:

Replace damaged glazing (test for hazardous materials and abate prior to unit replacement).

Action Type:

Other

Detailed Assessment - Observed Deficiencies 2019 - 2024

City of Burien FCA

Site: The Annex

Facility: North Annex

B3010 Roof Coverings	Score	Remaining Life	Survey Year	Qty	Unit Cost	Unit	Direct Cost	Marked Up Cost
	4	1	2019	1	\$5,000.00	LS	\$5,000	\$9,792

Deficient Material: Other

Significant moss growth on composite shingle roofing and adjacent asphalt built-up roofing will degrade remaining roof life.

Remedial Action:

Treat to kill, then carefully remove moss growth without damage to aggregate coating of composite tile. Repeat regular treatments to thwart future moss growth.



Action Type:

Other

Detailed Assessment - Observed Deficiencies 2019 - 2024

City of Burien FCA

Site: The Annex

Facility: North Annex

B3020 Roof Openings	Score	Remaining Life	Survey Year	Qty	Unit Cost	Unit	Direct Cost	Marked Up Cost
	5	0	2019	2	\$5,000.00	EA	\$10,000	\$19,584

Deficient Material: Roof Openings - Hatches

The existing original roof access ladder (wood) and heavy manual wood, plaster, and metal hatch, does not meet current OSHA or life safety standards for maintenance use and safe rooftop access.



Remedial Action:

Replace all roof access ladder and hatches with modern OSHA compliant systems and add fall restraint guard around opening.

Action Type:

Life Safety

Detailed Assessment - Observed Deficiencies 2019 - 2024

City of Burien FCA

Site: The Annex

Facility: North Annex

B3030 Projections	Score	Remaining Life	Survey Year	Qty	Unit Cost	Unit	Direct Cost	Marked Up Cost
	5	0	2019	1	\$10,000.00	LS	\$10,000	\$19,584

Deficient Material: Other

One of the four corner seismic retrofit cable stays has ripped loose. Based on the attachment method, other restraints are suspect. Additionally, cracks are evident above the roof that are very concerning. The chimney should be evaluated for seismic safety and verification it is not a life safety hazard.



Remedial Action:

Have a structural evaluation conducted and correct seismic bracing (or remove masonry chimney).

Action Type:

Life Safety

Detailed Assessment - Observed Deficiencies 2019 - 2024

City of Burien FCA

Site: The Annex

Facility: North Annex

B3030 Projections	Score	Remaining Life	Survey Year	Qty	Unit Cost	Unit	Direct Cost	Marked Up Cost
	4	2	2019	400	\$20.00	LF	\$8,000	\$15,667

Deficient Material: Soffit roofing

Various locations on the existing soffits appear to have dry rot, and ventilation is suspect.

Remedial Action:

Remove and replace sections of soffit materials, provide adequate soffit venting.

Action Type:

Other



## Detailed Assessment - Observed Deficiencies 2019 - 2024

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City of Burien FCA

Site: The Annex

### Facility: North Annex

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C1020 Interior Doors	Score	Remaining Life	Survey Year	Qty	Unit Cost	Unit	Direct Cost	Marked Up Cost
	4	2	2019	21	\$900.00	EA	\$18,900	\$37,014

#### Deficient Material: Hardware

Hardware is non-ADA compliant (original 1952 brass door knobs) and some tripping issues at thresholds where flooring material was added over tile. Lock cylinders are starting to fail and some tenants have changed locks (preventing master key access).

#### Remedial Action:

Replace door hardware with ADA compliant hardware and provide ADA compliant threshold flooring transition material repairs where occurs.



#### Action Type:

ADA

Detailed Assessment - Observed Deficiencies 2019 - 2024

City of Burien FCA

Site: The Annex

Facility: North Annex

C3020 Floor Finishes	Score	Remaining Life	Survey Year	Qty	Unit Cost	Unit	Direct Cost	Marked Up Cost
	4	5	2019	3,000	\$10.00	SF	\$30,000	\$58,752

Deficient Material: Carpet

Broadloom carpet at end of life.

Remedial Action:

Replace carpeting (carpet tile recommended over broadloom).

Action Type:

Other



Detailed Assessment - Observed Deficiencies 2019 - 2024

City of Burien FCA

Site: The Annex

Facility: North Annex

C3020 Floor Finishes	Score	Remaining Life	Survey Year	Qty	Unit Cost	Unit	Direct Cost	Marked Up Cost
	4	5	2019	2	\$1,500.00	EA	\$3,000	\$5,875

Deficient Material: Terrazzo

Terrazzo cracks.

Remedial Action:

Strip, fill cracks, polish, and seal terrazzo flooring.

Action Type:

Other





Detailed Assessment - Observed Deficiencies 2019 - 2024

City of Burien FCA

Site: The Annex

Facility: North Annex

C3020 Floor Finishes	Score	Remaining Life	Survey Year	Qty	Unit Cost	Unit	Direct Cost	Marked Up Cost
	5	0	2019	19,000	\$10.00	SF	\$190,000	\$372,096

Deficient Material: Tile Floor

Areas of 9 x 9 tile broken and popping loose.

Note: Probable hazardous materials (asbestos) in tile, floor, and base adhesives suspected due to the age of the building, tile unit size, and visual appearance. This is especially a concern in Classroom 5, that appears to be in use and exhibits some of the worst conditions.



Remedial Action:

Test for asbestos in tile and adhesives. Abate or encapsulate if asbestos is present.

Action Type:

Life Safety

Detailed Assessment - Observed Deficiencies 2019 - 2024

City of Burien FCA

Site: The Annex

Facility: North Annex

C3020 Floor Finishes	Score	Remaining Life	Survey Year	Qty	Unit Cost	Unit	Direct Cost	Marked Up Cost
	4	2	2019	1,000	\$6.00	SF	\$6,000	\$11,750

Deficient Material: Vinyl Composite Tile (VCT)  
VCT tile cracking and uplifting at seams.

Remedial Action:  
Remove and replace VCT tile.

Action Type:  
Other



## Detailed Assessment - Observed Deficiencies 2019 - 2024

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City of Burien FCA

Site: The Annex

### Facility: North Annex

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C3030 Ceiling Finishes	Score	Remaining Life	Survey Year	Qty	Unit Cost	Unit	Direct Cost	Marked Up Cost
	5	1	2019	8,000	\$14.00	SF	\$112,000	\$219,341

#### Deficient Material: Acoustic Ceiling Tile

Many tiles are water damaged and a large percentage are warped. Some glue-up ceiling tiles are missing. Asbestos content and adhesives possible.

#### Remedial Action:

Test for asbestos and remove/abate. Replace with alternative acoustical ceiling finish.



#### Action Type:

Life Safety

Detailed Assessment - Observed Deficiencies 2019 - 2024

City of Burien FCA

Site: The Annex

Facility: North Annex

C3030 Ceiling Finishes	Score	Remaining Life	Survey Year	Qty	Unit Cost	Unit	Direct Cost	Marked Up Cost
	5	1	2019	3,000	\$14.00	SF	\$42,000	\$82,253

Deficient Material: Acoustic Tile

Many tiles are water damaged and a large percentage are warped and popping loose. Asbestos content probable.

Remedial Action:

Test for asbestos and remove/abate. Replace with alternative acoustic ceiling finish.

Action Type:

Life Safety



Detailed Assessment - Observed Deficiencies 2019 - 2024

City of Burien FCA

Site: The Annex

Facility: North Annex

D2010 Plumbing Fixtures	Score	Remaining Life	Survey Year	Qty	Unit Cost	Unit	Direct Cost	Marked Up Cost
	4	3	2019	50	\$2,500.00	EA	\$125,000	\$244,800

Deficient Material: Plumbing fixtures & trim

Mostly aged plumbing fixtures, some with minor damage and many with loose or damaged trim (faucets and flush valves).

Remedial Action:

Replace aged and damaged plumbing fixtures and trim.

Action Type:

Energy Efficiency



Detailed Assessment - Observed Deficiencies 2019 - 2024

City of Burien FCA

Site: The Annex

Facility: North Annex

D2020 Domestic Water Distribution	Score	Remaining Life	Survey Year	Qty	Unit Cost	Unit	Direct Cost	Marked Up Cost
	4	3	2019	19,000	\$15.00	SF	\$285,000	\$558,144

Deficient Material: Galvanized pipe

Original galvanized piping, aged, with increasing leaks and water declared unfit for human consumption.

Remedial Action:

Replace with copper and/or PEX.

Action Type:

Enforceable Code Violation



Detailed Assessment - Observed Deficiencies 2019 - 2024

City of Burien FCA

Site: The Annex

Facility: North Annex

D2030 Sanitary Waste	Score	Remaining Life	Survey Year	Qty	Unit Cost	Unit	Direct Cost	Marked Up Cost
	4	3	2019	19,000	\$2.00	SF	\$38,000	\$74,419

**Deficient Material: Drain, waste & vent piping**  
Increasing backups and slow-draining fixtures.

**Remedial Action:**  
Renew portions of DW&V piping, that have not already been replaced.

**Action Type:**  
Other



Detailed Assessment - Observed Deficiencies 2019 - 2024

City of Burien FCA

Site: The Annex

Facility: North Annex

D2040 Rain Water Drainage	Score	Remaining Life	Survey Year	Qty	Unit Cost	Unit	Direct Cost	Marked Up Cost
	4	0	2019	19,000	\$0.50	SF	\$9,500	\$18,605

Deficient Material: Gutter & downspout

Failing or failed gutter and downspout in multiple locations, damaging building siding, and roofing and eroding soft and hardscape.

Remedial Action:

Renew gutter and downspout.

Action Type:

Enforceable Code Violation





## Detailed Assessment - Observed Deficiencies 2019 - 2024

City of Burien FCA

Site: The Annex

### Facility: North Annex

D3020 Heat Generating Systems	Score	Remaining Life	Survey Year	Qty	Unit Cost	Unit	Direct Cost	Marked Up Cost
	4	2	2019	6	\$2,500.00	EA	\$15,000	\$29,376

#### Deficient Material: Boiler Room Pumps and Piping

Boiler room pumps aged and leaking; mix of older and somewhat newer piping.

#### Remedial Action:

Renew all boiler room pumps and piping.

#### Action Type:

Energy Efficiency



## Detailed Assessment - Observed Deficiencies 2019 - 2024

City of Burien FCA

Site: The Annex

### Facility: North Annex

D3020 Heat Generating Systems	Score	Remaining Life	Survey Year	Qty	Unit Cost	Unit	Direct Cost	Marked Up Cost
	4	2	2019	1	\$35,000.00	LS	\$35,000	\$68,544

#### Deficient Material: Heating water distribution

While original boiler has been partially rebuilt several times, aging burner, controls and auxiliaries, missing insulation, and excessive corrosion at the boiler front and burner are of increasing concern.

#### Remedial Action:

Renew boiler, including new controls.

#### Action Type:

Energy Efficiency



Detailed Assessment - Observed Deficiencies 2019 - 2024

City of Burien FCA

Site: The Annex

Facility: North Annex

D3020 Heat Generating Systems	Score	Remaining Life	Survey Year	Qty	Unit Cost	Unit	Direct Cost	Marked Up Cost
	4	1	2019	10,000	\$2.25	SF	\$22,500	\$44,064

Deficient Material: Other

Heating hot water piping in crawlspace is leaking at multiple locations, flooding the crawlspace.

Remedial Action:

Renew heating hot water piping in crawlspace.

Action Type:

Energy Efficiency



## Detailed Assessment - Observed Deficiencies 2019 - 2024

City of Burien FCA

Site: The Annex

### Facility: North Annex

#### D3040 HVAC Distribution Systems

Score	Remaining Life	Survey Year	Qty	Unit Cost	Unit	Direct Cost	Marked Up Cost
4	1	2019	8	\$1,500.00	EA	\$12,000	\$23,501

#### Deficient Material: Exhaust

Several exhaust fans are not functional with missing power, controls, or belts; unclear function of ductwork and rooftop vent device at two peaked room wings on south side of North Annex.

#### Remedial Action:

Fully service and repair or replace exhaust fans and/or vent hoods.

#### Action Type:

Enforceable Code Violation



## Detailed Assessment - Observed Deficiencies 2019 - 2024

City of Burien FCA

Site: The Annex

### Facility: North Annex

D3050 Terminal and Package Units	Score	Remaining Life	Survey Year	Qty	Unit Cost	Unit	Direct Cost	Marked Up Cost
	4	5	2019	30	\$1,500.00	EA	\$45,000	\$88,128

#### Deficient Material: Terminal units

Heating hot water convector units (cast iron radiators) aging and due to full service.

#### Remedial Action:

Clean, flush, test, and fully service convector units (radiators).

#### Action Type:

Energy Efficiency



## Detailed Assessment - Observed Deficiencies 2019 - 2024

City of Burien FCA

Site: The Annex

### Facility: North Annex

D3060 Controls and Instrumentation	Score	Remaining Life	Survey Year	Qty	Unit Cost	Unit	Direct Cost	Marked Up Cost
	4	2	2019	19,000	\$5.00	SF	\$95,000	\$186,048

#### Deficient Material: Controls

Original pneumatic controls mostly abandoned in place, with little or no automatic control for this facility.

#### Remedial Action:

Install modern control system with function at least equal to original performance.

#### Action Type:

Energy Efficiency



## Detailed Assessment - Observed Deficiencies 2019 - 2024

City of Burien FCA

Site: The Annex

### Facility: North Annex

D4010 Fire Protection Sprinkler Systems	Score	Remaining Life	Survey Year	Qty	Unit Cost	Unit	Direct Cost	Marked Up Cost
	5	0	2019	3	\$1,000.00	EA	\$3,000	\$5,875

#### Deficient Material: Fire hazard

Excessive combustible material stacked and stored in some spaces not intended for storage.

#### Remedial Action:

Remove excessive combustible material.

#### Action Type:

Life Safety



## Detailed Assessment - Observed Deficiencies 2019 - 2024

City of Burien FCA

Site: The Annex

### Facility: North Annex

D4010 Fire Protection Sprinkler Systems	Score	Remaining Life	Survey Year	Qty	Unit Cost	Unit	Direct Cost	Marked Up Cost
	5	0	2019	19,000	\$5.00	SF	\$95,000	\$186,048

#### Deficient Material: Fire Sprinkler

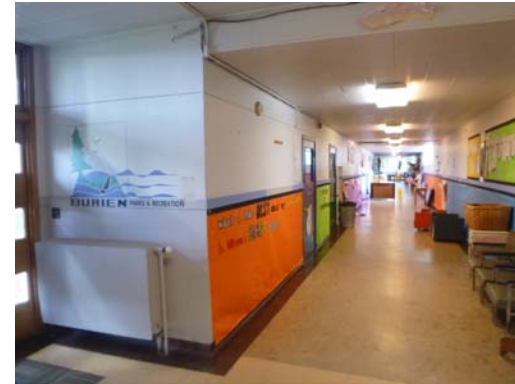
No fire sprinkler.

#### Remedial Action:

Install per code.

#### Action Type:

Life Safety





Detailed Assessment - Observed Deficiencies 2019 - 2024

City of Burien FCA

Site: The Annex

Facility: North Annex

D5010 Electrical Service and Distribution	Score	Remaining Life	Survey Year	Qty	Unit Cost	Unit	Direct Cost	Marked Up Cost
	4	3	2019	19,000	\$11.25	SF	\$213,750	\$418,608

Deficient Material: Distribution

Obsolete 240V, single-phase service with original knife switch disconnects serving obsolete distribution panels with increasingly failing breakers.

Remedial Action:

Upgrade to modern 208V power distribution.

Action Type:

Energy Efficiency



Detailed Assessment - Observed Deficiencies 2019 - 2024

City of Burien FCA

Site: The Annex

Facility: North Annex

D5020 Lighting and Branch Wiring	Score	Remaining Life	Survey Year	Qty	Unit Cost	Unit	Direct Cost	Marked Up Cost
	4	1	2019	150	\$250.00	EA	\$37,500	\$73,440

**Deficient Material: Light fixtures**  
Many damaged or failing light fixtures.

**Remedial Action:**  
Repair damaged wiring and devices (switches), replace failed or failing ballasts, replace failed or failing lamps, replace crack, damaged, missing or yellowed lenses, secure loose fixtures.

**Action Type:**  
Energy Efficiency



Detailed Assessment - Observed Deficiencies 2019 - 2024

City of Burien FCA

Site: The Annex

Facility: North Annex

D5032 Low Voltage Communication	Score	Remaining Life	Survey Year	Qty	Unit Cost	Unit	Direct Cost	Marked Up Cost
	4	2	2019	19,000	\$0.50	SF	\$9,500	\$18,605

Deficient Material: Communications wiring  
Apparent abandoned communication wiring.

Remedial Action:  
Demolish abandoned low voltage communications and devices.

Action Type:  
Enforceable Code Violation



## Detailed Assessment - Observed Deficiencies 2019 - 2024

City of Burien FCA

Site: The Annex

### Facility: North Annex

#### D5037 Low Voltage Fire Alarm

Score	Remaining Life	Survey Year	Qty	Unit Cost	Unit	Direct Cost	Marked Up Cost
4	2	2019	19,000	\$2.15	SF	\$40,850	\$80,001

#### Deficient Material: Fire alarm

Obsolete zoned fire alarm system.

#### Remedial Action:

Upgrade to modern addressable system.

#### Action Type:

Enforceable Code Violation



Detailed Assessment - Observed Deficiencies 2019 - 2024

City of Burien FCA

Site: The Annex

Facility: North Annex

D5039 Low Voltage Data	Score	Remaining Life	Survey Year	Qty	Unit Cost	Unit	Direct Cost	Marked Up Cost
	4	2	2019	19,000	\$2.50	SF	\$47,500	\$93,024

Deficient Material: Data System

Piecemeal data system with informal MDF without cooling and little or no cable plant wire management; limited WiFi.

Remedial Action:

Construct proper MDF with IDF as needed; upgrade to proper cable plant and full WiFi throughout.

Action Type:

Other



Detailed Assessment - Observed Deficiencies 2019 - 2024

City of Burien FCA

Site: The Annex

Facility: North Annex

E2010 Fixed Furnishings	Score	Remaining Life	Survey Year	Qty	Unit Cost	Unit	Direct Cost	Marked Up Cost
	4	2	2019	19,000	\$3.00	SF	\$57,000	\$111,629

Deficient Material: Casework  
Damaged cabinetry.

Remedial Action:  
Renew.

Action Type:  
Other



## Facility Summary

City of Burien FCA  
The Annex  
South Annex

425 SW 144th Street  
Burien, WA 98166

### Facility Code

Facility Size - Gross S.F. 13,000  
Year Of Original Construction 1952  
Facility Use Type WD Elementary School  
Construction Type Light  
# of Floors 1  
Energy Source Heating Oil  
Year Of Last Renovation 1994  
Historic Register No



		Total Project Cost		Total Project Cost - Present Value
Weighted Avg Condition Score	3.5			
Facility Condition Index (FCI)	0.27	Predicted Renewal Budget (ALL)	\$2,903,000	\$2,791,000
Current Replacement Value (CRV)	\$4,625,000	Observed Deficiencies (ALL)	\$2,149,000	\$2,213,000
Beginning Budget Year	2020	Opportunity Total Project Cost	\$1,350,000	N/A

## Facility Condition Summary

The South Annex was constructed in 1952 as a gymnasium, kitchen, and studio building. The South Annex is connected to the original North Annex structure by an open-air canopy breezeway. Additionally, radiant heating is provided by underground hydronic piping connected to the original building boiler system. Power is also primarily fed from the North Annex, but there is a separate service for the auditorium HVAC. In 1994, King County conducted renovations including abating asbestos and converting the old gym into an auditorium. A 2013 fire at the auditorium damaged part of the structure and was repaired in 2014.

The single-story building is a wood frame structure, with clerestory windows and a high-bay volume at the auditorium (old gym). Roofing consists of a combination of low-slope membrane roofing (2014) and older built-up roofing on wood joists of a different age. The built-up roofing is at its end of life. The exterior wood frame walls are clad with wood lap siding and are assumed to be uninsulated. Windows are single-pane aluminum in wood.

The building currently houses a cooperative preschool and musical and community theater companies. The existing commercial kitchen is also used for community charity food services.

HVAC is heating hot water underground from the North Annex boiler plant to perimeter convection heaters (radiators) in former classrooms and support spaces to three unit ventilators in the auditorium. Natural ventilation via operable windows for all spaces, except the theater, which has an aging (1994) rooftop gas-pack unit. Several exhaust fans are installed, most are failed or disconnected. Plumbing includes City water from the North Annex to one pair of small bathrooms, the medium-sized commercial kitchen, and at least one classroom sink. Water is reportedly not fit for human consumption, despite presence of a commercial kitchen, reportedly still in use. Domestic hot water is from one electric tank-type heater for the kitchen and point-of-use heaters at restrooms lavatories. A small (3-inch) newer (1994) fire sprinkler system protects the stage and two dressing rooms; otherwise not sprinkled. However, an aging fire alarm system is present throughout. Power is from two services, original panels are sub-fed from the North Annex, and panels and rooftop gas-pack unit, both from 1994, are fed from separate electrical service also from 1994. Natural gas appears to be fed from the North Annex to the rooftop gas-pack unit. Same as the North Annex, excessive combustible material in some spaces may exceed limits set by the fire marshal and/or conditions of occupancy permit. Low-voltage systems are minimal but do include several newer CCTV cameras, along with the site security office located behind the Meals-on-Wheels refrigerator storage line.

## Facility Summary

City of Burien FCA  
The Annex  
South Annex

425 SW 144th Street  
Burien, WA 98166

### Facility Components

Systems			Original System Date	Last Renewal Date	Score	Surveyor	Survey Date	Comments
A Substructure					3.0			
A10 Foundations								
A1010	Standard Foundations		1952	1952	3	TRB	11/26/19	Standard concrete footings and stem walls. No major cracking or issues observed.
A1030	Slab On Grade		1952	1952	3	TRB	11/26/19	Concrete slab on grade.
B Shell					3.6			
B10 Superstructure								
B1010	Floor Construction		1952	2014	2	TRB	11/26/19	New wood flooring on wood sleepers on existing slab on grade at Auditorium (replaced in 2014 after fire). Wood on sleepers on slab on grade at Studio 2 (c. 1952). Note ramp up transition into room from back of door threshold is not ADA compliant.
B1020	Roof Construction		1952	1952	3	TRB	11/26/19	Wood trusses at central clerestory over central hall with blow-in cellulose insulation, wood beams and joists over studio areas and kitchen. Glulam, purlins, and wood frame at the auditorium.
B20 Exterior Closure								
B2010	Exterior Walls		1952	1952	4	TRB	11/26/19	The exterior wood frame walls are clad with wood lap sliding and are assumed to be uninsulated. Wood cladding is overall nearing end of life with some areas of paint blistering, some dry rot evident. Presence of lead-based paint suspected due to the age of the building.



## Facility Summary

City of Burien FCA  
The Annex  
South Annex

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Burien, WA 98166

### Facility Components

Systems	Original System Date	Last Renewal Date	Score	Surveyor	Survey Date	Comments
B Shell			3.6			
<b>B20 Exterior Closure</b>						
<b>B2020 Exterior Windows</b>	1952	1952	4	TRB	11/26/19	<p>Windows are obsolete single-pane units in steel frames, set in wood. Some units have impact breaks, others have been replaced with single-pane polycarbonate and fiberglass sheet panels. Frames show oxidation (rust) in some areas. Glazing putty stops are cracked and failing.</p> <p>Note: While records show there was asbestos removal at the auditorium windows, there are still probable hazardous materials (asbestos, lead-based paint, or even PCBs historically used sometimes in window stop putty as a plasticizer) suspected due to the age of the building and visual appearance.</p>
<b>B2030 Exterior Doors</b>	1952	1994	4	TRB	11/26/19	<p>Wood doors and non-thermal glass. Glass also likely not tempered safety glazing based on age (only east entry doors show tempered glass). Door finishes scratched and delaminating. Paint fading.</p>
<b>B30 Roofing</b>						
<b>B3010 Roof Coverings</b>	1952	1987	4	TRB	11/26/19	<p>Combination of roofing systems present. Lower roofing appears to be a bitumen-based roofing with severe alligatoring, and is at end of life. The north-facing slope of the auditorium roof appears to be the same, but with a snow coat to extend the life (c. 2014). The south-facing half of the auditorium roof is a 2014 built-up roof in good condition. The roofing over the central spine is newer membrane roofing in good condition, however there are no gutters and the water run-off is causing decay on the fascia where it sheet flows onto the lower roof below.</p>
<b>B3020 Roof Openings</b>	1952	1952	5	TRB	11/26/19	<p>The existing original wood roof access ladder and hatch do not meet current OSHA or life safety standards for maintenance use and safe rooftop access. Roof access was also blocked by backstage makeup counter. Roof hatch was also inaccessible by painted-over padlock.</p>
<b>B3030 Projections</b>	1952	1952	3	TRB	11/26/19	<p>Painted vented plywood. Paint peeling at bottom of fascia on west side needs maintenance (check for flashing leaks behind gutters and for dry rot).</p>

## Facility Summary

City of Burien FCA  
The Annex  
South Annex

425 SW 144th Street  
Burien, WA 98166

### Facility Components

Systems	Original System Date	Last Renewal Date	Score	Surveyor	Survey Date	Comments
<b>C Interiors</b>			<b>3.5</b>			
<b>C10 Interior Construction</b>						
<b>C1010 Partitions</b>	1952	1952	3	TRB	11/26/19	CMU and wood studs with plaster. Presence of lead-based paint suspected due to the age of the building.
<b>C1020 Interior Doors</b>	1952	1952	4	TRB	11/26/19	Original solid core wood doors. Hardware is non-ADA compliant (original 1952 brass door knobs), glass vision units do not appear to be tempered safety glass. Lock cylinders are starting to fail and some tenants have changed locks (preventing master key access). Hazardous materials (lead-based paint) are suspected due to the age of the building.
<b>C1030 Fittings</b>	1952	1994	3	TRB	11/26/19	Miscellaneous fittings aging including toilet partitions, shelving, and custodial racks. See E2010 Fixed Furnishings (casework).
<b>C30 Interior Finishes</b>						
<b>C3010 Wall Finishes</b>	1952	1994	3	TRB	11/26/19	Painted finishes in hallways and rooms. Wood paneling inside auditorium.
<b>C3020 Floor Finishes</b>	1952	1952	4	TRB	11/26/19	9 x 9 vinyl (asbestos?) tile (VAT) in corridors and kitchen. New wood floor on wood sleepers in auditorium. Broadloom carpet in Rooms 10 and 11. Probable hazardous materials (asbestos) in tile, floor, and base adhesives suspected due to the age of the building, tile unit size, and visual appearance. Most immediately concerning is the kitchen with loose tiles, areas of broken tiles, and exposed adhesive. Areas with carpet are very likely installed over VAT.
<b>C3030 Ceiling Finishes</b>	1952	1952	4	TRB	11/26/19	Ceilings consist of newer drywall near the auditorium and in the studios. Glue-up 12 x 12 acoustical tile ceilings at the studios and hall. Many tiles are water-damaged and a large percentage are warped. Some glue-up ceiling tiles are missing or broken. Possible hazardous materials (asbestos) suspected due to the age of the building and visual appearance of acoustical tiles and adhesive (where tiles are missing).
<b>D Services</b>			<b>3.3</b>			

## Facility Summary

City of Burien FCA  
The Annex  
South Annex

425 SW 144th Street  
Burien, WA 98166

### Facility Components

Systems		Original System Date	Last Renewal Date	Score	Surveyor	Survey Date	Comments
<b>D20 Plumbing</b>							
<b>D2010 Plumbing Fixtures</b>		1952	1994	3	DCS	11/26/19	Mix of original and newer (1994) plumbing fixtures, some with damaged trim (faucets and flush valves). There appear to be too few fixtures for occupancy and are reportedly inconvenient for theater performing artists. The drinking fountain is "out of service" reportedly due to domestic water being unfit for human consumption. One janitor closet with deep sink is present near the kitchen and bathroom area.
<b>D2020 Domestic Water Distribution</b>		1952	1994	3	DCS	11/26/19	Water supplied underground from North Annex, then distributed overhead to fixtures and kitchen via mix of galvanized and copper piping. Newer (2005) Rudd 50-gal electric hot water heater for kitchen and small point-of-use tankless electric heaters for men's and women's room's lavatories. Women's appears failed (minor maintenance to replace).
<b>D2030 Sanitary Waste</b>		1952	1994	3	DCS	11/26/19	Mix of cast iron waste and galvanized drain and vent piping. While most fixtures flush or drain fine, a few are slow. A point-of-use grease interceptor is below the kitchen pre-rinse sink.
<b>D2040 Rain Water Drainage</b>		1952	1994	4	DCS	11/26/19	Over-the-edge drainage from classroom wing high roof to low roof. Metal gutter and downspout at most other low-sloped roofs, many dirty, rusted, or damaged; mix of metallic and non-metallic downspouts, some damage or disconnected. See roofing for missing high-roof gutter. See infrastructure for crushed roof drain site storm piping.
<b>D2090 Other Plumbing Systems</b>		1952	1994	3	DCS	11/26/19	Point-of-use grease interceptor at commercial kitchen pre-rinse sink.
<b>D30 HVAC</b>							
<b>D3010 Energy Supply</b>		1952	1994	3	DCS	11/26/19	Natural gas appears sub-fed, but not submetered from North Annex to South Annex kitchen and rooftop gas-pack unit serving the auditorium space. See infrastructure for buried heating hot water piping from North Annex.

## Facility Summary

City of Burien FCA  
The Annex  
South Annex

425 SW 144th Street  
Burien, WA 98166

### Facility Components

Systems		Original System Date	Last Renewal Date	Score	Surveyor	Survey Date	Comments
D Services			3.3				
D30	HVAC						
D3020	Heat Generating Systems	1952	1994	3	DCS	11/26/19	Heating hot water distribution piping, underground from North Annex to South Annex. Distribution via attic piping mains with branches to terminal units (radiators). While observed insulating is modern fiberglass type, the condition of the piping is unclear.
D3030	Cooling Generating Systems	1952	2010	4	DCS	11/26/19	Portable cooling for former classroom spaces - currently dance studio, office, or costume shops.
D3040	HVAC Distribution Systems	1952	1994	3	DCS	11/26/19	Original natural ventilation via operable windows for classrooms, kitchen, and miscellaneous spaces. Forced-air HVAC for auditorium space, with large overhead supply air duct, one return air grill with loose grill (minor maintenance to reset), and one relief air duct with motor-operated back-draft damper. Exhaust fans for bathrooms disconnect or failed; minor maintenance to correct. No heat for the Meals-on-Wheels office space; minor maintenance to install an electric resistance wall heater. Several gravity ventilators are on the low roof with unclear function, but may be ventilating concealed attic space.
D3050	Terminal and Package Units	1952	1994	4	DCS	11/26/19	One aging (1994) Trane 15-ton gas-pack unit serving the auditorium. The outside air intake pre-screen has fallen off the air intake hood (minor maintenance to replace) and three assumed original unit ventilators also serve the auditorium and need renewal. Multiple original heating hot water convector units (radiators) serving former classroom and other spaces. One original overhead hot water unit heater serving the kitchen; most appear functional, but should be fully serviced as major maintenance.
D3060	Controls and Instrumentation	1952	1994	4	DCS	11/26/19	Mostly manual controls for heating hot water convectors and exhaust fans; aging programmable controller for auditorium rooftop unit, but with reported issues. Original pneumatic controls missing or abandoned.

## Facility Summary

City of Burien FCA  
The Annex  
South Annex

425 SW 144th Street  
Burien, WA 98166

### Facility Components

Systems		Original System Date	Last Renewal Date	Score	Surveyor	Survey Date	Comments
<b>D Services</b>				<b>3.3</b>			
<b>D30 HVAC</b>							
<b>D3090 Other HVAC Systems and Equipment</b>		1952	1994	4	DCS	11/26/19	Kitchen hood system appears failed. No dishwasher hood. No make-up air system.
<b>D40 Fire Protection</b>							
<b>D4010 Fire Protection Sprinkler Systems</b>		1952	1994	4	DCS	11/26/19	4-inch service to riser room, with 3-inch double-detector check valve (DDCV), delivering 90 psig to base of 3-inch riser with flow-switch alarm, supplying sprinkler service to stage and dressing rooms via mechanical joint-type piping. Other than these relatively small areas, most the building is not sprinkled.
<b>D4030 Fire Protection Specialties</b>		1952	1994	3	DCS	11/26/19	Fire extinguishers. Missing AED. Minor maintenance to replace.
<b>D4090 Other Fire Protection Systems</b>		1952	1994	3	DCS	11/26/19	Ansul chemical fire suppression at kitchen grease hood.
<b>D50 Electrical</b>							
<b>D5010 Electrical Service and Distribution</b>		1952	1994	3	DCS	11/26/19	Original service from North Annex boiler room 240V, single-phase, 800A disconnect to distribution gutter in South Annex electrical closet at NW corner of auditorium, with three Bulldog feeder disconnects: 1) Kitchen at 600A, 2) Gym (auditorium) at 200A, and 3) Corridor at 200A, each supplying an original distribution panel. Separate newer (1994) 120/240V, three-phase, 4-wire, Delta B high service to SW corner dressing room Siemens 120/240V, 800A panel, sub-feeding: 1) HVAC rooftop unit, Trane 15-ton gas-pack, 2) 200A breaker assumed to newer stage panel, and 3) 200A breaker to another assumed newer panel. No issues reported, except increasing Bulldog panel breaker failures with parts difficult or impossible to obtain. Excessive combustible material found stored in the main electrical room at NW corner of auditorium; minor maintenance to remove.

## Facility Summary

City of Burien FCA  
The Annex  
South Annex

425 SW 144th Street  
Burien, WA 98166

### Facility Components

Systems		Original System Date	Last Renewal Date	Score	Surveyor	Survey Date	Comments
D Services				3.3			
D50	Electrical						
D5020	Lighting and Branch Wiring	1952	1994	3	DCS	11/26/19	Mostly newer (1994) fluorescent T8 surface and pendant-mount fixtures with failing ballasts, lamps, some cracked and damaged lenses, and mostly manual control. Significant surface-mounted raceway and devices in some areas.
D5032	Low Voltage Communication	1952	1994	4	DCS	11/26/19	Minimal communication, with most wiring and devices appearing abandoned in place; minor maintenance to remove any abandoned. Assume little or no communications needed for function from landlord perspective. Auditorium tenant reports they are responsible for theater A/V systems; assume similar for dance studio music systems; no issues reported.
D5037	Low Voltage Fire Alarm	1952	1994	4	DCS	11/26/19	Increasingly obsolete zoned fire alarm detection and notification system appear extended from North Annex.
D5038	Low Voltage Security	1952	1994	3	DCS	11/26/19	Mix of older and newer CCTV cameras inside and out; the site security monitoring room appears present in a small locked room at the back of the Meals-on-Wheel refrigerator room, with little or no ventilation, but no issues reported. No apparent intrusion detection or access control.
D5039	Low Voltage Data	1952	1994	3	DCS	11/26/19	Data appears jury-rigged to the Meals-on-Wheels office in the back of the storage room, but no issues reported. Opportunity to provide WiFi for tenants and patrons.

## Facility Summary

City of Burien FCA  
The Annex  
South Annex

425 SW 144th Street  
Burien, WA 98166

### Facility Components

Systems		Original System Date	Last Renewal Date	Score	Surveyor	Survey Date	Comments
D Services		3.3					
D50	Electrical						
D5090	Other Electrical Systems	1952	1994	3	DCS	11/26/19	Battery-backed egress pathway lights and exit signs, some exit sign doors are locked, preventing exit; minor maintenance to ensure exit doors remain unlocked or include panic hardware. Portable gas-powered 2 kW standby generator for radio room. See infrastructure for site-wide opportunity for high-capacity standby power. While stage lighting is reportedly owned and operated by the theater company, the one substantial dimmer panel is located in a small closet with no ventilation or cooling; minor maintenance to provide cooling to reduce overheating and fire risk.
E Equipment and Furnishings		4.0					
E10	Equipment						
E1010	Commercial Equipment	1952	1994	3	DCS	11/26/19	Makeshift refrigerated food storage in Meals-on-Wheels storage room; assume this is tenant equipment, noting little or no cooling for this space. Makeshift kitchenettes in several former classroom spaces and dressing room. Apparent improperly installed stacked washer/dryer in costume shop, with unclear venting.
E1020	Institutional Equipment	1952	1994	4	DCS	11/26/19	Commercial kitchen equipment, mostly aged.
E20	Furnishings						
E2010	Fixed Furnishings	1952	1994	3	DCS	11/26/19	Minimal but aging cabinetry. Assume minor maintenance to repair or replace on an ongoing basis, as needed, such as at dressing rooms.
F Special Construction							
F10	Special Construction						
F1010	Special Structures	1952	1994	3	DCS	11/26/19	Elevated stage platform and makeshift projection booth in theater room. Stage lighting systems reportedly owned and operated by the tenant theater company, not the landlord.

Facility Summary

City of Burien FCA	
The Annex	
South Annex	425 SW 144th Street Burien, WA 98166

Facility Components		Original System Date	Last Renewal Date	Score	Surveyor	Survey Date	Comments
Systems							
F Special Construction							
F10	Special Construction						
F1050	Special Controls and Instrumentation	1952	1994	3	DCS	11/26/19	City broadcast radio room in kitchen area, with small freestanding antenna outside. The radio room heater appears duct-taped in the "on" position with radio room excessively hot. Minor maintenance to repair radio room temperature control device. No issues reported with the radio system itself.



Detailed Assessment - Observed Deficiencies 2019 - 2024

City of Burien FCA

Site: The Annex

Facility: South Annex

B2010 Exterior Walls	Score	Remaining Life	Survey Year	Qty	Unit Cost	Unit	Direct Cost	Marked Up Cost
	4	4	2019	9,000	\$12.00	SF	\$108,000	\$211,507

Deficient Material: Siding

Exterior lap siding aging and nearing end of life. Some areas of boards damaged, pulling away from wall, and some areas with suspected dry rot likely.

Remedial Action:

Remove and replace siding (provide new moisture/air barrier).

Action Type:

Other



## Detailed Assessment - Observed Deficiencies 2019 - 2024

City of Burien FCA

Site: The Annex

### Facility: South Annex

B2020 Exterior Windows	Score	Remaining Life	Survey Year	Qty	Unit Cost	Unit	Direct Cost	Marked Up Cost
	5	0	2019	12	\$9,000.00	EA	\$108,000	\$211,507

#### Deficient Material: Caulking

Glazing putty stops are cracked and failing. Frames show oxidation (rust) in areas. Note hazardous materials suspected.

#### Remedial Action:

Test for hazardous materials, remove/abate all glazing putty stops, treat and remove rust, prime frames, and re-putty windows.

#### Action Type:

Life Safety



## Detailed Assessment - Observed Deficiencies 2019 - 2024

City of Burien FCA

Site: The Annex

### Facility: South Annex

B2020 Exterior Windows	Score	Remaining Life	Survey Year	Qty	Unit Cost	Unit	Direct Cost	Marked Up Cost
	4	0	2019	15	\$400.00	EA	\$6,000	\$11,750

#### Deficient Material: Single-Pane Windows

Some units broken, some with fiberglass replacing glazing, some with polycarbonate panels, and some operable units appear to not close tightly. Single-pane units are energy inefficient and are past end of useful life.

Note: Hazardous materials suspected.

#### Remedial Action:

Replace damaged glazing, test for hazardous materials, and abate prior to unit replacement.

#### Action Type:

Other



Detailed Assessment - Observed Deficiencies 2019 - 2024

City of Burien FCA

Site: The Annex

Facility: South Annex

B2030 Exterior Doors	Score	Remaining Life	Survey Year	Qty	Unit Cost	Unit	Direct Cost	Marked Up Cost
	4	4	2019	2	\$2,000.00	EA	\$4,000	\$7,834

Deficient Material: Exterior Doors

Wood doors and non-thermal glass. Glass also likely not tempered safety glazing based on age. Door finishes scratched and delaminating. Paint fading.

Remedial Action:

Replace exterior doors and hardware.

Action Type:

Other



Detailed Assessment - Observed Deficiencies 2019 - 2024

City of Burien FCA

Site: The Annex

Facility: South Annex

B3010 Roof Coverings	Score	Remaining Life	Survey Year	Qty	Unit Cost	Unit	Direct Cost	Marked Up Cost
	4	2	2019	200	\$15.00	LF	\$3,000	\$5,875

Deficient Material: Other

At the higher central spine roof, there are no gutters and the water run-off is causing decay on the fascia where it sheet flows over onto the lower roof below.

Remedial Action:

Remove and replace fascia. The addition of gutters with downspouts to lower roof splash blocks is highly recommended.

Action Type:

Other



Detailed Assessment - Observed Deficiencies 2019 - 2024

City of Burien FCA

Site: The Annex

Facility: South Annex

B3010 Roof Coverings	Score	Remaining Life	Survey Year	Qty	Unit Cost	Unit	Direct Cost	Marked Up Cost
	5	1	2019	5,000	\$7.00	SF	\$35,000	\$68,544

Deficient Material: Roof Covering

Lower roofing appears to be a bitumen-based roofing, with severe alligatoring, and is at the end of life.

Remedial Action:

Remove existing roofing and flashings, replace with new.

Action Type:

Other



Detailed Assessment - Observed Deficiencies 2019 - 2024

City of Burien FCA

Site: The Annex

Facility: South Annex

B3020 Roof Openings	Score	Remaining Life	Survey Year	Qty	Unit Cost	Unit	Direct Cost	Marked Up Cost
	5	0	2019	1	\$5,000.00	EA	\$5,000	\$9,792

Deficient Material: Roof Openings - Hatches

The existing original roof access ladder (wood) and heavy manual metal hatch, do not meet current OSHA or life safety standards for maintenance use and safe rooftop access.

Remedial Action:

Replace roof access ladder and hatch with modern OSHA compliant systems.

Action Type:

Life Safety



Detailed Assessment - Observed Deficiencies 2019 - 2024

City of Burien FCA

Site: The Annex

Facility: South Annex

B3030 Projections	Score	Remaining Life	Survey Year	Qty	Unit Cost	Unit	Direct Cost	Marked Up Cost
	4	1	2019	200	\$15.00	LF	\$3,000	\$5,875

Deficient Material: Soffit roofing

Paint peeling at bottom of fascia on west side needing maintenance.

Remedial Action:

Strip, check for flashing leaks behind gutters, check for dry rot, repair, seal, prime, and repaint.

Action Type:

Other





## Detailed Assessment - Observed Deficiencies 2019 - 2024

City of Burien FCA

Site: The Annex

### Facility: South Annex

C1020 Interior Doors	Score	Remaining Life	Survey Year	Qty	Unit Cost	Unit	Direct Cost	Marked Up Cost
	5	0	2019	12	\$900.00	EA	\$10,800	\$21,151

#### Deficient Material: Hardware

Hardware is non-ADA compliant (original 1952 brass door knobs). Glass vision units do not appear to be tempered safety glass. Lock cylinders are starting to fail and some tenants have changed locks (preventing master key access).

Note ALL kitchen exit doors were locked, including being blocked by equipment, preventing egress in an emergency. All exit doors should be operable in the path of egress and not require a key to exit the space in the event of an emergency.



#### Remedial Action:

Replace door hardware with ADA compliant latchsets and hardware. Vision panels do not appear to be tempered safety glazing; replace. Clear pathway to exits. Provide code-compliant hardware at all exit doors. Test for hazardous materials (e.g. lead-based paint).

#### Action Type:

Enforceable Code Violation

## Detailed Assessment - Observed Deficiencies 2019 - 2024

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City of Burien FCA

Site: The Annex

### Facility: South Annex

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C3020 Floor Finishes	Score	Remaining Life	Survey Year	Qty	Unit Cost	Unit	Direct Cost	Marked Up Cost
	5	0	2019	5,000	\$6.00	SF	\$30,000	\$58,752

#### Deficient Material: Vinyl Composite Tile (VCT)

Areas of 9 x 9 tile broken and popping loose in kitchen.

Note: Hazardous materials (asbestos) in tile, floor, and base adhesives suspected due to the age of the building, tile unit size, and visual appearance.

This is especially a concern in the kitchen that appears to be in use and exhibits some of the most degraded conditions.



#### Remedial Action:

Test for asbestos in tile and in adhesives. Abate or encapsulate if asbestos is present.

#### Action Type:

Life Safety

Detailed Assessment - Observed Deficiencies 2019 - 2024

City of Burien FCA

Site: The Annex

Facility: South Annex

C3030 Ceiling Finishes	Score	Remaining Life	Survey Year	Qty	Unit Cost	Unit	Direct Cost	Marked Up Cost
	4	2	2019	3,000	\$14.00	SF	\$42,000	\$82,253

Deficient Material: Acoustic Ceiling Tile

12 x 12 acoustical tile. Many tiles are water damaged and warped. Some glue-up ceiling tiles are missing or broken.

Note: Possible hazardous materials (asbestos) suspected due to the age of the building and visual appearance of acoustical tiles and adhesive (where tiles are missing).



Remedial Action:

Test for asbestos and abate tiles and adhesives. Replace with new acoustical ceiling treatment.

Action Type:

Life Safety

Detailed Assessment - Observed Deficiencies 2019 - 2024

City of Burien FCA

Site: The Annex

Facility: South Annex

D2010 Plumbing Fixtures	Score	Remaining Life	Survey Year	Qty	Unit Cost	Unit	Direct Cost	Marked Up Cost
	4	1	2019	6	\$500.00	EA	\$3,000	\$5,875

**Deficient Material: Plumbing fixtures & trim**  
Damaged fixtures and especially trim. Apparent failed point-of-use hot water heater at women's lavatory hand sink.

**Remedial Action:**  
Repair or replace as needed.

**Action Type:**  
Enforceable Code Violation



Detailed Assessment - Observed Deficiencies 2019 - 2024

City of Burien FCA

Site: The Annex

Facility: South Annex

D2020 Domestic Water Distribution	Score	Remaining Life	Survey Year	Qty	Unit Cost	Unit	Direct Cost	Marked Up Cost
	4	2	2019	13,000	\$15.00	SF	\$195,000	\$381,888

Deficient Material: Galvanized pipe

Original galvanized piping near end of life, with domestic water reportedly unfit for human consumption.

Remedial Action:

Replace galvanized pipe with copper and/or PEX.

Action Type:

Other



Detailed Assessment - Observed Deficiencies 2019 - 2024

City of Burien FCA

Site: The Annex

Facility: South Annex

D2030 Sanitary Waste	Score	Remaining Life	Survey Year	Qty	Unit Cost	Unit	Direct Cost	Marked Up Cost
	4	2	2019	13,000	\$0.50	SF	\$6,500	\$12,730

Deficient Material: Drain, waste & vent piping  
Reported increasing backups.

Remedial Action:  
Clean, test, inspect, and repair DW&V piping.

Action Type:  
Enforceable Code Violation



Detailed Assessment - Observed Deficiencies 2019 - 2024

City of Burien FCA

Site: The Annex

Facility: South Annex

D2040 Rain Water Drainage	Score	Remaining Life	Survey Year	Qty	Unit Cost	Unit	Direct Cost	Marked Up Cost
	4	1	2019	13,000	\$0.50	SF	\$6,500	\$12,730

**Deficient Material: Gutter & downspout**  
Missing, corroded, dirty, or damaged gutter and downspout.

**Remedial Action:**  
Clean, repair, or replace as needed.

**Action Type:**  
Enforceable Code Violation



Detailed Assessment - Observed Deficiencies 2019 - 2024

City of Burien FCA

Site: The Annex

Facility: South Annex

D3010 Energy Supply	Score	Remaining Life	Survey Year	Qty	Unit Cost	Unit	Direct Cost	Marked Up Cost
	4	2	2019	300	\$10.00	LF	\$3,000	\$5,875

Deficient Material: Gas piping

Long run of gas piping from North Annex to South Annex across the breezeway canopy, with rust, corrosion, and deteriorating support.

Remedial Action:

Renew rooftop gas piping to kitchen and rooftop gas-pack unit.

Action Type:

Energy Efficiency





Detailed Assessment - Observed Deficiencies 2019 - 2024

City of Burien FCA

Site: The Annex

Facility: South Annex

D3020 Heat Generating Systems	Score	Remaining Life	Survey Year	Qty	Unit Cost	Unit	Direct Cost	Marked Up Cost
	4	3	2019	13,000	\$1.00	SF	\$13,000	\$25,459

**Deficient Material: Hot water piping**  
Aging heating hot water piping.

**Remedial Action:**  
Clean, test, inspect, and service or replace heating hot water distribution piping, including isolation valves, high-point vents, lower point drains, and related devices and fittings.

**Action Type:**  
Energy Efficiency



Detailed Assessment - Observed Deficiencies 2019 - 2024

City of Burien FCA

Site: The Annex

Facility: South Annex

D3030 Cooling Generating Systems	Score	Remaining Life	Survey Year	Qty	Unit Cost	Unit	Direct Cost	Marked Up Cost
	4	2	2019	8	\$750.00	EA	\$6,000	\$11,750

**Deficient Material: Air conditioning**  
Portable air conditioning in former classroom spaces.

**Remedial Action:**  
Install two ceiling fans in high ceiling area and/or restore operability of high ceiling windows.

**Action Type:**  
Energy Efficiency



Detailed Assessment - Observed Deficiencies 2019 - 2024

City of Burien FCA

Site: The Annex

Facility: South Annex

D3040 HVAC Distribution Systems	Score	Remaining Life	Survey Year	Qty	Unit Cost	Unit	Direct Cost	Marked Up Cost
	4	1	2019	4	\$2,500.00	EA	\$10,000	\$19,584

Deficient Material: Ventilation

Cross and stack natural ventilation of original classroom spaces made inoperable by replacement of original clerestory operable windows with fixed polycarbonate sheets.

Remedial Action:

Restore natural high ceiling natural ventilation fenestration to provide adequate ventilation; noting relationship to windows.

Action Type:

Enforceable Code Violation



Detailed Assessment - Observed Deficiencies 2019 - 2024

City of Burien FCA

Site: The Annex

Facility: South Annex

D3040 HVAC Distribution Systems	Score	Remaining Life	Survey Year	Qty	Unit Cost	Unit	Direct Cost	Marked Up Cost
	4	2	2019	1	\$7,500.00	LS	\$7,500	\$14,688

Deficient Material: Ventilation system  
No apparent corridor ventilation.

Remedial Action:  
Install corridor ventilation per code.

Action Type:  
Enforceable Code Violation



Detailed Assessment - Observed Deficiencies 2019 - 2024

City of Burien FCA

Site: The Annex

Facility: South Annex

D3050 Terminal and Package Units	Score	Remaining Life	Survey Year	Qty	Unit Cost	Unit	Direct Cost	Marked Up Cost
	4	3	2019	15	\$1,500.00	EA	\$22,500	\$44,064

**Deficient Material: Convectors**  
Heating hot water convector units aging.

**Remedial Action:**  
Clean and service.

**Action Type:**  
Energy Efficiency



Detailed Assessment - Observed Deficiencies 2019 - 2024

City of Burien FCA

Site: The Annex

Facility: South Annex

D3050 Terminal and Package Units	Score	Remaining Life	Survey Year	Qty	Unit Cost	Unit	Direct Cost	Marked Up Cost
	4	2	2019	1	\$25,000.00	LS	\$25,000	\$48,960

Deficient Material: Roof Top Unit

Auditorium rooftop gas-pack unit at end of life with intermittent operation and failing components.

Remedial Action:

Replace.

Action Type:

Energy Efficiency



Detailed Assessment - Observed Deficiencies 2019 - 2024

City of Burien FCA

Site: The Annex

Facility: South Annex

D3050 Terminal and Package Units	Score	Remaining Life	Survey Year	Qty	Unit Cost	Unit	Direct Cost	Marked Up Cost
	4	1	2019	3	\$6,500.00	EA	\$19,500	\$38,189

Deficient Material: Unit ventilators

Original unit ventilators are dusty, dirty with damaged internal components and unclear outside air function.

Remedial Action:

Renew unit ventilators.

Action Type:

Energy Efficiency



Detailed Assessment - Observed Deficiencies 2019 - 2024

City of Burien FCA

Site: The Annex

Facility: South Annex

D3060 Controls and Instrumentation	Score	Remaining Life	Survey Year	Qty	Unit Cost	Unit	Direct Cost	Marked Up Cost
	4	2	2019	13,000	\$5.00	SF	\$65,000	\$127,296

Deficient Material: Controls

Little or no control other than manual for most spaces;  
reportedly failing auditorium rooftop unit controls.

Remedial Action:

Install new controls per City standard.

Action Type:

Energy Efficiency





## Detailed Assessment - Observed Deficiencies 2019 - 2024

City of Burien FCA

Site: The Annex

### Facility: South Annex

D3090 Other HVAC Systems and Equipme	Score	Remaining Life	Survey Year	Qty	Unit Cost	Unit	Direct Cost	Marked Up Cost
	4	0	2019	1	\$50,000.00	LS	\$50,000	\$97,920

#### Deficient Material: Kitchen exhaust

Kitchen grease hood exhaust fan discharge louvers appear frozen shut and/or fan belt failed. No dish washer hood, no apparent make-up air system other than operable windows, and unclear safety interlocks with gas and power to cooking equipment. Refrigerators are located under the hood as well.

#### Remedial Action:

Restore service and bring up to code. Move refrigerators away from cooking equipment.

#### Action Type:

Enforceable Code Violation



Detailed Assessment - Observed Deficiencies 2019 - 2024

City of Burien FCA

Site: The Annex

Facility: South Annex

D4010 Fire Protection Sprinkler Systems	Score	Remaining Life	Survey Year	Qty	Unit Cost	Unit	Direct Cost	Marked Up Cost
	5	0	2019	12,000	\$5.00	SF	\$60,000	\$117,504

Deficient Material: Fire Sprinkler  
No fire sprinkler for most areas.

Remedial Action:  
Install per code.

Action Type:  
Life Safety



Detailed Assessment - Observed Deficiencies 2019 - 2024

City of Burien FCA

Site: The Annex

Facility: South Annex

D5010 Electrical Service and Distribution	Score	Remaining Life	Survey Year	Qty	Unit Cost	Unit	Direct Cost	Marked Up Cost
	4	3	2019	13,000	\$5.00	SF	\$65,000	\$127,296

Deficient Material: Distribution

Obsolete original (1952) Bulldog disconnects and distribution panels, with increasing circuit breaker failures and parts difficult or impossible to obtain.

Remedial Action:

Replace obsolete distribution equipment and cabling in conjunction with new service to building; either part of overall site power upgrade or just for South Annex.

Action Type:

Energy Efficiency



## Detailed Assessment - Observed Deficiencies 2019 - 2024

City of Burien FCA

Site: The Annex

### Facility: South Annex

D5020 Lighting and Branch Wiring	Score	Remaining Life	Survey Year	Qty	Unit Cost	Unit	Direct Cost	Marked Up Cost
	4	2	2019	13,000	\$2.00	SF	\$26,000	\$50,918

#### Deficient Material: Light fixtures

Failed or failing ballasts and lamps, some cracked, damaged, missing, or discolored lenses.

#### Remedial Action:

Repair or replace ballasts, lamps, and damaged or missing lenses. Replace any marginal switches.

#### Action Type:

Energy Efficiency



## Detailed Assessment - Observed Deficiencies 2019 - 2024

City of Burien FCA

Site: The Annex

### Facility: South Annex

D5032 Low Voltage Communication	Score	Remaining Life	Survey Year	Qty	Unit Cost	Unit	Direct Cost	Marked Up Cost
	4	2	2019	13,000	\$0.25	SF	\$3,250	\$6,365

#### Deficient Material: Cable plant

Variety of loose conduits and cables on roof, some suspected abandoned, others failing or damaged.

#### Remedial Action:

Demolish abandoned conduit or cabling. Repair or replace materials needed for continued service.

#### Action Type:

Enforceable Code Violation



Detailed Assessment - Observed Deficiencies 2019 - 2024

City of Burien FCA

Site: The Annex

Facility: South Annex

D5037 Low Voltage Fire Alarm	Score	Remaining Life	Survey Year	Qty	Unit Cost	Unit	Direct Cost	Marked Up Cost
	4	2	2019	13,000	\$2.15	SF	\$27,950	\$54,737

Deficient Material: Fire alarm

Increasingly obsolete zoned fire alarm system with service extended from North Annex.

Remedial Action:

Replace with modern addressable fire alarm system in conjunction with new fire alarm system for North Annex; alternately a dedicated system for the South Annex.

Action Type:

Life Safety



Detailed Assessment - Observed Deficiencies 2019 - 2024

City of Burien FCA

Site: The Annex

Facility: South Annex

E1010 Commercial Equipment	Score	Remaining Life	Survey Year	Qty	Unit Cost	Unit	Direct Cost	Marked Up Cost
	4	1	2019	1	\$3,000.00	EA	\$3,000	\$5,875

Deficient Material: Laundry equipment

Costume shop laundry with no apparent venting.

Remedial Action:

Install venting per code; may require a booster fan and/or relocation to an outside wall.

Action Type:

Enforceable Code Violation



Detailed Assessment - Observed Deficiencies 2019 - 2024

City of Burien FCA

Site: The Annex

Facility: South Annex

E1020 Institutional Equipment	Score	Remaining Life	Survey Year	Qty	Unit Cost	Unit	Direct Cost	Marked Up Cost
	4	5	2019	1	\$125,000.00	LS	\$125,000	\$244,800

**Deficient Material: Kitchen equipment**  
Aging commercial kitchen equipment.

**Remedial Action:**  
Budget for replacement as equipment begins to fail; assume replacements will be energy- and water-efficient.

**Action Type:**  
Energy Efficiency





## Facility Summary

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**City of Burien FCA**  
**The Annex**  
**Infrastructure**

**425 SW 144th Street**  
**Burien, WA 98166**

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## Facility Condition Summary

The City of Burien "Annex" property was originally constructed for use as an elementary school in 1948, with a south classroom wing addition in 1950. A gymnasium/kitchen/classroom building was constructed in 1952 and is connected to the original structure by an open-air canopy breezeway. A further remodel and addition appears to have occurred to the North Annex (c. 1970) infilling a courtyard and remodeling to create what is now labeled "Conference Room" on the current plans, and is used as a community services dining room.

After use as a school, the property was owned by King County and used as "Highline Community Center." Additional renovation work occurred in 1994 that appears to have included upgrading entrance systems for ADA, renovating restrooms with ADA toilet stalls, abatement of asbestos in the auditorium windows, and possibly some asbestos pipe wrap abatement. Shortly thereafter, the facility was turned over to the City of Burien, is now referred to as the "Annex," and currently houses non-profit partnerships and community theater groups; the original gym was converted into an auditorium for community theater performances.

For the purposes of the facility condition assessment, the property is considered to contain two separate building structures (North Annex and South Annex) connected by an open-air canopy breezeway. Existing site infrastructure systems are excluded from the scope of the assessment, but are aging and are at end of life with some underground systems (storm and sanitary sewer) reported as regularly failing and backing up. The original underground fuel tank remains, has not been decommissioned, and is reported to still contain fuel oil.

## Facility Summary

City of Burien FCA  
The Annex  
Infrastructure

425 SW 144th Street  
Burien, WA 98166

### Facility Components

Systems		Original System Date	Last Renewal Date	Score	Surveyor	Survey Date	Comments
<b>G Sitework</b>							
<b>G20</b>	<b>Site Improvements</b>						
<b>G2030</b>	<b>Pedestrian Paving</b>	1948	1950	3	TRB	11/25/19	Concrete sidewalks, some areas of minor settlement that has created trip hazards between buildings.
<b>G2040</b>	<b>Site Development</b>	1948	1950	4	TRB	11/25/19	Site fencing in good condition. Area of outdoor storage of discarded materials may present a hazard and potential leaching of materials.
<b>G2050</b>	<b>Landscaping</b>	1948	1950	3	TRB	11/25/19	Landscaping is generally mature and aesthetically pleasing, however areas where landscape is against building and even over roof provides places to hide and path for pest vectors and intrusion.
<b>G30</b>	<b>Site Civil / Mechanical Utilities</b>						
<b>G3010</b>	<b>Water Supply</b>	1948	1950	3	DCS	11/25/19	City water from Water District 49 with good pressure, includes at least two fire hydrants. While the domestic water service meter was not found, an apparent two-inch irrigation meter with reduced pressure back-flow preventer (RPBP) was observed at the NE corner of the site. Irrigation controller observed at stage inside South Annex auditorium. While there is fire sprinkler protection at the South Annex stage, a dedicated fire service was not observed and is assumed sub-fed from the relatively large (3- or 4-inch) domestic service. No issues are reported or observed for the utility water service.
<b>G3020</b>	<b>Sanitary Sewer</b>	1948	1950	4	DCS	11/25/19	City sewer by SW Suburban, with regular side sewer backups, reportedly due to original crushed and failing clay tile side sewer piping.
<b>G3030</b>	<b>Storm Sewer</b>	1948	1950	4	DCS	11/25/19	City storm with failing drain tile lines, damaged catch basins, and aging manhole grates.
<b>G3040</b>	<b>Heating Distribution</b>	1948	1950	4	DCS	11/25/19	Steam piping underground from North Annex to South Annex.

## Facility Summary

City of Burien FCA  
The Annex  
Infrastructure

425 SW 144th Street  
Burien, WA 98166

### Facility Components

Systems	Original System Date	Last Renewal Date	Score	Surveyor	Survey Date	Comments
<b>G Sitework</b>						
<b>G30 Site Civil / Mechanical Utilities</b>						
<b>G3060 Fuel Distribution</b>	1948	1985	3	DCS	11/25/19	PSE natural gas meter #429136 with 1,400 cfh capacity to North Annex with no seismic valve (minor maintenance to install); reportedly on interruptible gas service schedule. Reported 1,500-gal underground fuel oil storage tank serving dual-fuel boiler.
<b>G40 Site Electrical utilities</b>						
<b>G4010 Electrical Distribution</b>	1948	1950	4	DCS	11/25/19	Original underground utility cables to aboveground utility transformer vault adjacent to boiler room. Seattle City Light meter No. 2158027 at 240V, single-phase, with at least 800A capacity. Separate newer (1994) service from pole-mounted transformer at south central side of adjacent Annex Park, overhead to adjacent meter No. 511798, then two conduits underground to the South Annex outside the large dressing room, supplying the newer (1994) main distribution panel inside.
<b>G4020 Site Lighting</b>	1948	2000	3	DCS	11/25/19	Mix of aging HID exterior wall-mounted fixtures illuminating portions of parking lot and pedestrian paving and newer LED fixtures illuminating entries and the interconnecting breezeway.
<b>G4030 Site Communications and Security</b>	1948	2000	2	DCS	11/25/19	Newer overhead telecom services from both NW and SW to admin and gym areas respectively with no issues reported. Appears to include high-speed fiber optic service. Extensive CCTV security cameras around building perimeters subject to public access, plus several newer cameras as pre-school play yard to north.
<b>G90 Other Site Construction</b>						
<b>G9010 Service and Pedestrian Tunnels</b>	1948	1950	3	DCS	11/25/19	Reportedly direct-buried heating hot water and domestic water lines between North Annex and South Annex.
<b>G9090 Other Site Systems</b>	1948	2000	3	DCS	11/25/19	Small freestanding radio antenna with no issues reported.

Detailed Assessment - Observed Deficiencies 2019 - 2024

City of Burien FCA

Site: The Annex

Facility: Infrastructure

G2030 Pedestrian Paving	Score	Remaining Life	Survey Year	Qty	Unit Cost	Unit	Direct Cost	Marked Up Cost
	4	0	2019	1	\$3,000.00	EA	\$3,000	\$5,875

Deficient Material: Concrete Paving

Settlement of slab at area between buildings presenting a trip hazard and non-ADA accessible route.

Remedial Action:

Sawcut and demo portion of slab, compact subgrade, and repour concrete for even surface.

Action Type:

Life Safety



Detailed Assessment - Observed Deficiencies 2019 - 2024

City of Burien FCA

Site: The Annex

Facility: Infrastructure

G2040 Site Development	Score	Remaining Life	Survey Year	Qty	Unit Cost	Unit	Direct Cost	Marked Up Cost
	5	1	2019	1	\$3,000.00	LS	\$3,000	\$5,875

Deficient Material: Other

Area of outdoor storage of materials may present a hazard and potential leaching of materials.

Remedial Action:

Clean up courtyard of debris.

Action Type:

Other



Detailed Assessment - Observed Deficiencies 2019 - 2024

City of Burien FCA

Site: The Annex

Facility: Infrastructure

G2050 Landscaping	Score	Remaining Life	Survey Year	Qty	Unit Cost	Unit	Direct Cost	Marked Up Cost
	3	4	2019	1	\$5,000.00	LS	\$5,000	\$9,792

Deficient Material: Trees

Areas where landscape is against building and even onto roof provides places to hide and path for pest vectors and intrusion.

Remedial Action:

Trim limbs away from over the roof and away from structure. Remove other areas of landscaping around perimeter that provide places for individuals to hide or camp.



Action Type:

Other

Detailed Assessment - Observed Deficiencies 2019 - 2024

City of Burien FCA

Site: The Annex

Facility: Infrastructure

G3020 Sanitary Sewer	Score	Remaining Life	Survey Year	Qty	Unit Cost	Unit	Direct Cost	Marked Up Cost
	4	3	2019	1	\$15,000.00	LS	\$15,000	\$29,376

Deficient Material: Side sewer

Failing side sewer at end of life with increasing failures and backups.

Remedial Action:

Fully clean, test, and inspect side sewer, including connections to both North Annex and South Annex. Repair or replace as needed to fully renew.

Action Type:

Enforceable Code Violation



Detailed Assessment - Observed Deficiencies 2019 - 2024

City of Burien FCA

Site: The Annex

Facility: Infrastructure

G3030 Storm Sewer	Score	Remaining Life	Survey Year	Qty	Unit Cost	Unit	Direct Cost	Marked Up Cost
	4	5	2019	3	\$1,000.00	EA	\$3,000	\$5,875

**Deficient Material: Catch basin cover**  
Catch basin grate aging and rusting.

**Remedial Action:**  
Budget for replacement prior to failure.

**Action Type:**  
Enforceable Code Violation





Detailed Assessment - Observed Deficiencies 2019 - 2024

City of Burien FCA

Site: The Annex

Facility: Infrastructure

G3030 Storm Sewer	Score	Remaining Life	Survey Year	Qty	Unit Cost	Unit	Direct Cost	Marked Up Cost
	4	1	2019	5	\$2,500.00	EA	\$12,500	\$24,480

Deficient Material: Storm Drain

Multiple roof drain storm connections are damaged, collapsed, and backed up, resulting in localized erosion and flooding.

Remedial Action:

Replace damaged roof drain storm connections.

Action Type:

Enforceable Code Violation



Detailed Assessment - Observed Deficiencies 2019 - 2024

City of Burien FCA

Site: The Annex

Facility: Infrastructure

G3030 Storm Sewer	Score	Remaining Life	Survey Year	Qty	Unit Cost	Unit	Direct Cost	Marked Up Cost
	4	1	2019	2	\$1,500.00	EA	\$3,000	\$5,875

Deficient Material: Storm Drain  
Damaged catch basin covers.

Remedial Action:  
Repair covers.

Action Type:  
Enforceable Code Violation



Detailed Assessment - Observed Deficiencies 2019 - 2024

City of Burien FCA

Site: The Annex

Facility: Infrastructure

G3040 Heating Distribution	Score	Remaining Life	Survey Year	Qty	Unit Cost	Unit	Direct Cost	Marked Up Cost
	4	3	2019	1	\$10,000.00	LS	\$10,000	\$19,584

Deficient Material: Heating water piping

Reportedly original heating hot water and other piping interconnecting North Annex and South Annex.

Remedial Action:

Replace prior to failure.

Action Type:

Energy Efficiency



Detailed Assessment - Observed Deficiencies 2019 - 2024

City of Burien FCA

Site: The Annex

Facility: Infrastructure

G4010 Electrical Distribution	Score	Remaining Life	Survey Year	Qty	Unit Cost	Unit	Direct Cost	Marked Up Cost
	4	5	2019	1	\$35,000.00	LS	\$35,000	\$68,544

Deficient Material: Electrical service

Aged and obsolete original 240V single-phase power service; plus second service to portions of auditorium area of South Annex.

Remedial Action:

Upgrade original service to modern 208V, three-phase power in conjunction with modernizing building power distribution. At the same time, reconfigure South Annex to run on its own service.

Action Type:

Energy Efficiency



## Deficiency Repair Cost Markups By System

2019 - 2024

City of Burien FCA

Site: The Annex

Facility	System	Direct Construction Cost	Contingency 20%	Contractor's OH & P 20%	Project Soft Cost 36%	Total Project Cost	Total Project Cost (Present Value)
Infrastructure	Site Improvements	\$11,000	\$2,200	\$2,640	\$5,702	\$21,542	\$21,321
	Site Civil / Mechanical Utilities	\$43,500	\$8,700	\$10,440	\$22,550	\$85,190	\$84,041
	Site Electrical utilities	\$35,000	\$7,000	\$8,400	\$18,144	\$68,544	\$65,971
	<b>Facility Total</b>	<b>\$89,500</b>	<b>\$17,900</b>	<b>\$21,480</b>	<b>\$46,397</b>	<b>\$175,277</b>	<b>\$171,333</b>
North Annex	Exterior Closure	\$318,500	\$63,700	\$76,440	\$165,110	\$623,750	\$619,056
	Roofing	\$33,000	\$6,600	\$7,920	\$17,107	\$64,627	\$64,854
	Interior Construction	\$18,900	\$3,780	\$4,536	\$9,798	\$37,014	\$36,661
	Interior Finishes	\$383,000	\$76,600	\$91,920	\$198,547	\$750,067	\$751,105
	Plumbing	\$457,500	\$91,500	\$109,800	\$237,168	\$895,968	\$879,514
	HVAC	\$224,500	\$44,900	\$53,880	\$116,381	\$439,661	\$433,647
	Fire Protection	\$98,000	\$19,600	\$23,520	\$50,803	\$191,923	\$193,768
	Electrical	\$349,100	\$69,820	\$83,784	\$180,973	\$683,677	\$673,919
	Furnishings	\$57,000	\$11,400	\$13,680	\$29,549	\$111,629	\$110,565
	<b>Facility Total</b>	<b>\$1,939,500</b>	<b>\$387,900</b>	<b>\$465,480</b>	<b>\$1,005,437</b>	<b>\$3,798,317</b>	<b>\$3,763,089</b>
South Annex	Exterior Closure	\$226,000	\$45,200	\$54,240	\$117,158	\$442,598	\$438,539
	Roofing	\$46,000	\$9,200	\$11,040	\$23,846	\$90,086	\$90,124
	Interior Construction	\$10,800	\$2,160	\$2,592	\$5,599	\$21,151	\$21,354
	Interior Finishes	\$72,000	\$14,400	\$17,280	\$37,325	\$141,005	\$140,785
	Plumbing	\$211,000	\$42,200	\$50,640	\$109,382	\$413,222	\$409,464
	HVAC	\$221,500	\$44,300	\$53,160	\$114,826	\$433,786	\$431,424
	Fire Protection	\$60,000	\$12,000	\$14,400	\$31,104	\$117,504	\$118,634
	Electrical	\$122,200	\$24,440	\$29,328	\$63,348	\$239,316	\$235,836
	Equipment	\$128,000	\$25,600	\$30,720	\$66,355	\$250,675	\$241,482
	<b>Facility Total</b>	<b>\$1,097,500</b>	<b>\$219,500</b>	<b>\$263,400</b>	<b>\$568,944</b>	<b>\$2,149,344</b>	<b>\$2,127,643</b>
	<b>Site Total</b>	<b>\$3,126,500</b>	<b>\$625,300</b>	<b>\$750,360</b>	<b>\$1,620,778</b>	<b>\$6,122,938</b>	<b>\$6,062,065</b>