



## 2009 State Study and Survey

*Arlington School District No. 16  
Snohomish County, Washington*

### Superintendent

*Dr. Kristine McDuffy*

### Board Members

*Kay Duskin*

*Carolyn Erickson*

*Jeff Huleatt*

*Bob McClure*

*Jim Weiss*

Compiled by  
 **Hutteball & Oremus** ARCHITECTURE

# Building Condition Summary Report

School:	Trafton Elementary School
Address:	12616 Jim Creek Road
City:	Arlington, WA 98223
County:	Snohomish
Telephone:	360-435-3250



### Site Information

Tax Parcel No.: 32062900103400  
 Approximate Acreage: 3.73 Acres  
 Police Jurisdiction: Snohomish County Sheriff  
 Unincorporated: Snohomish County  
 Incorporated:  
 Zoning: R-5

### Building Information

Current Sq. Footage: 6,314 S.F.  
 Original Construction: 1906

### School Capacity:

Current Enrollment: (Oct. 1, 2008) 133.50 FTE  
 146 Head Count

As determined by educational program and number of classrooms:

K		Grades 1-5		SE		Capacity	Portables		Total
CR	S	CR	S	CR	S		CR	S	
0	0	4	94	0	0	94	4	108	202

\*Grades K-4 average classroom loading at 25 students per classroom (K at .5)  
 \*Grade 5 average classroom loading at 27 students per station  
 \*Special Education – Only Life Skills students (severely disabled or medically fragile) are assigned to a classroom. All other students are assigned to a regular classroom.

### **Construction History:**

Trafton Elementary School is a two-story wood frame structure built in 1906. The building consists of four classrooms, two per floor. The classrooms are equal in size, with storage/coat areas located off the common hallway and stairway. There are currently 4 portable classrooms serving this school.

### **Surrounding Site Description and Utilization:**

The school is located on a level 3.73 acre site with a wooded ravine at the southeast corner of the site. There are grass and gravel playfields, a paved play area and a covered play area located at the southwest corner of the school.

### **Brief Building Component Description:**

Exterior Walls	The historic building is wood framed with horizontal lap siding.
Interior Walls	The interior walls are wood frame with plaster finish.
Roof	Composition shingle roofing was installed in 1994 over a new plywood roof deck over the wood frame structure.
HVAC	The heating system consists of an oil-fired furnace that provides adequate heat, but very little ventilation. Maintenance clearance around the furnace is limited.
Plumbing	The domestic water is provided by a well that is tested regularly and provides adequate pressure. Piping appears to be in good condition with no reported failures. Fixtures are generally acceptable. Accessibility for fixtures and spaces does not comply with current requirements.
Fire Sprinklers	None.
Energy Controls	There is one electric thermostat for the system that is functional, but does not allow any individual control of spaces. There is no energy management.
Electrical	The main building is served by an overhead drop from a utility pole to a 100 Amp 120/240V single-phase panel. Portables are served separately by overhead distribution. There are very few receptacles throughout the building.
Security	A complete security system is installed throughout the facility.
Lighting	Interior lighting consists of bare-lamp fluorescent fixtures.
Intercom/Communications	There is no integrated communications system in the building.
Fire Alarm	The fire alarm system consists of partial coverage smoke detection and pull stations. Heights of devices do not comply with current requirements.

### **Asbestos containing Materials**

The building does not have any known asbestos containing materials.

## Facility/Site Deficiencies

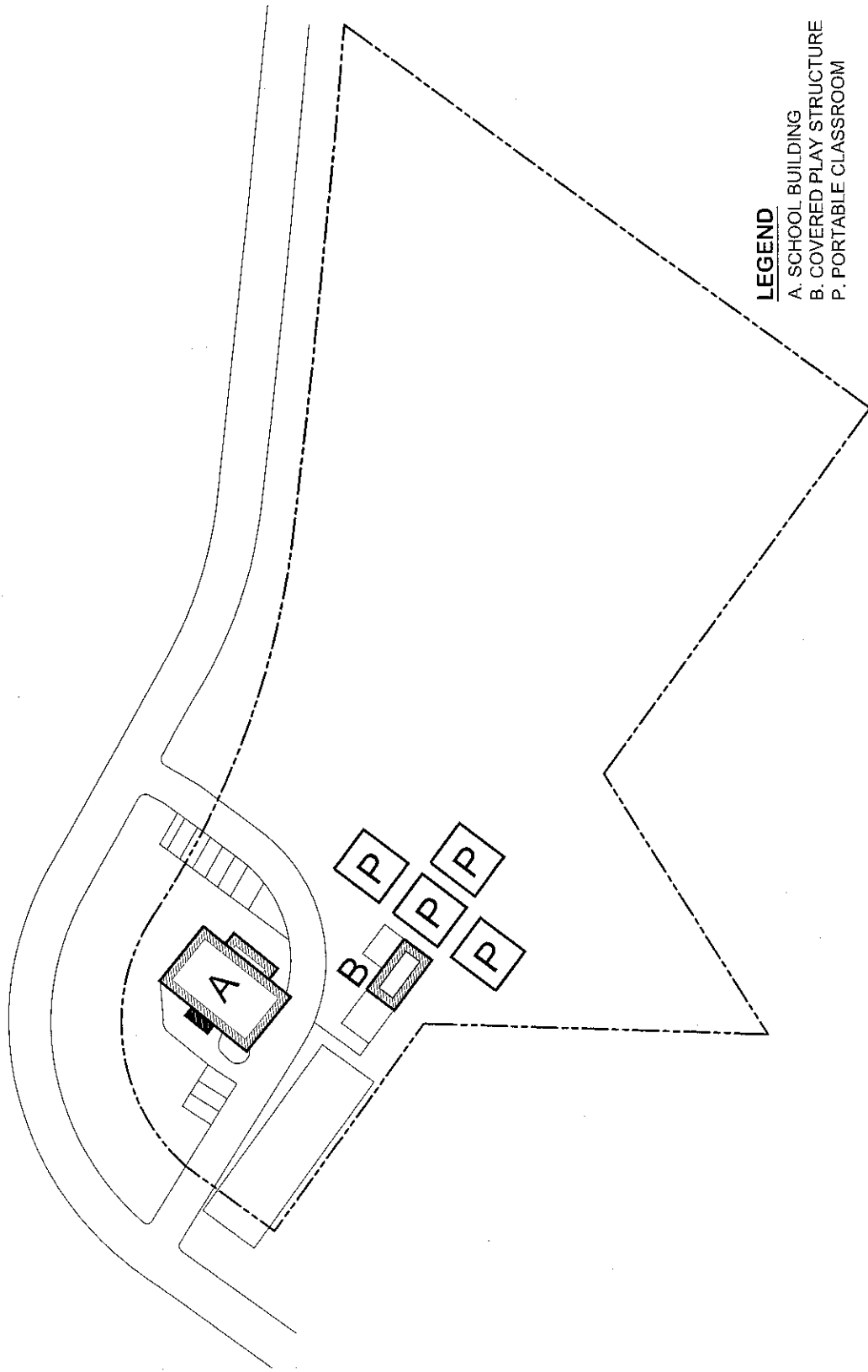
### Site:

1. The site is very small for an elementary school facility.

### Building:

1. The building does not have space for Kindergarten and 5<sup>th</sup> grade classes.
2. The building has no Library/Media Center space.
3. There is no indoor physical education space.
4. Vintage windows are scratched and distorted, and don't meet energy code requirements.
5. Emergency exiting is inadequate by today's standards.
6. The exterior walls lack adequate insulation.
7. The facility does not comply with current accessibility requirements.
8. At the covered play shed, earth is in contact with the exterior wall, and there is potential for dry rot.
9. Minor cracks in the foundation were observed at the main building.
10. The lateral resisting system of the structures does not appear to comply with current building code requirements.
11. The building ventilation system is inadequate, and cooling does not exist.
12. The heating/ventilating system requires an energy management system.
13. The water heater is at the end of its useful life.
14. If the building were to be modernized, fire sprinklers would be required by local authorities. A water storage and pumping system would be required for the sprinkler system.
15. Interior lighting is inefficient. Emergency lighting does not comply with current codes.
16. Power outlets are inadequate, and communication outlets are limited.
17. The electrical service and distribution system would need to be upgraded if any electrical or mechanical systems were improved.
18. Fire alarm system does not meet current requirements.



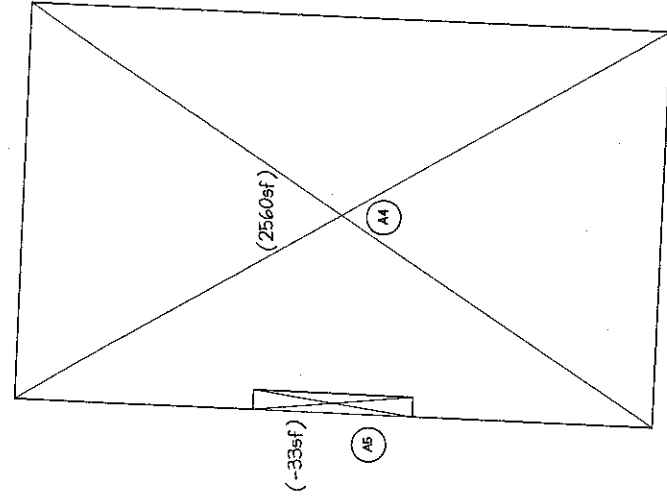
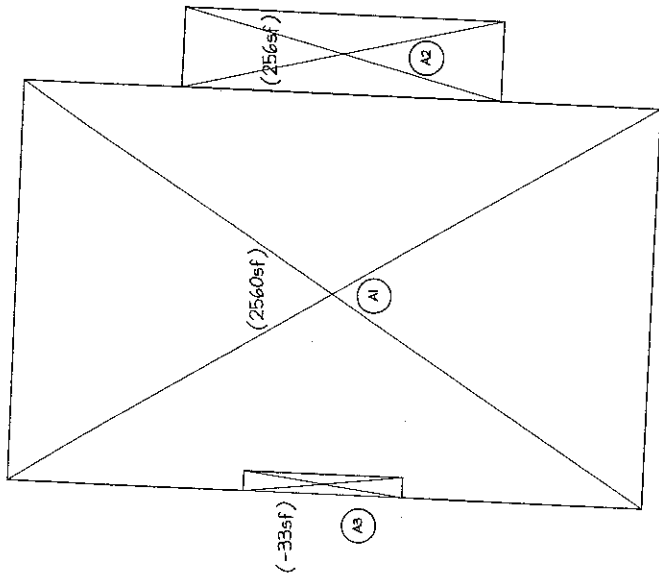


**LEGEND**  
A. SCHOOL BUILDING  
B. COVERED PLAY STRUCTURE  
P. PORTABLE CLASSROOM

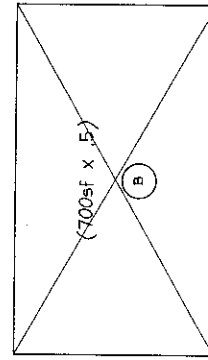


# TRAFTON ELEMENTARY SCHOOL

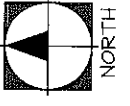
SITE PLAN



2 TRAFTON ELEMENTARY SCHOOL SECOND FLOOR PLAN



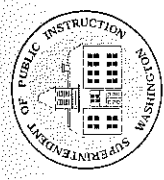
1 TRAFTON ELEMENTARY SCHOOL (AREA) FIRST FLOOR PLAN



TRAFTON ELEMENTARY SCHOOL  
 AREA ANALYSIS

Area	Length		Width		Area	Add/ Subtr.	Factor	Totals
<b>Main Floor Plan</b>								<b>2,783 SF</b>
A1	40.00	x	64.00	=	2,560 s.f.	+	1	2,560
A2	8.00	x	32.00	=	256 s.f.	+	1	256
A3	2.33	x	14.00	=	33 s.f.	-	1	-33
<b>Second Floor Plan</b>								<b>2,527 SF</b>
A4	40.00	x	64.00	=	2,560 s.f.	+	1	2,560
A5	2.33	x	14.00	=	33 s.f.	-	1	-33
<b>Covered Play Structure</b>								<b>350 SF</b>
B2	35.00	x	20.00	=	700 s.f.	+	0.5	350

<b>TOTAL ALL BUILDINGS</b>	<b>5,661 SF</b>
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OFFICE OF SUPERINTENDENT OF PUBLIC INSTRUCTION  
 School Facilities and Organization  
 Old Capitol Building  
 PO BOX 47200  
 OLYMPIA, WA 98504-7200

### BUILDING CONDITION EVALUATION

COUNTY/SCHOOL DISTRICT <b>SNOHOMISH / ARLINGTON</b>	SCHOOL NAME <b>TRAFTON ELEMENTARY</b>	BUILDING NAME  	BUILDING NUMBER  
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COMPONENTS	SYSTEMS	RATINGS					COMBINED	COMMENTS
		GOOD (1)	FAR (2)	POOR (3)	UNSAT (4)			
1.0 Exterior Building Condition <div style="border: 1px solid black; width: 50px; height: 30px; margin: 5px auto; text-align: center; font-size: 24px;">12</div> Component Score	1.1 Foundation/Structure	+12	+8	+6	+4			
	1.2 Walls	+8	+5	+3	+1			
	1.3 Roof	+7	+5	+2	0			
	1.4 Windows/Doors	+2	+1	0	0			
	1.5 Trim	+2	+1	0	0			
2.0 Interior Building Condition <div style="border: 1px solid black; width: 50px; height: 30px; margin: 5px auto; text-align: center; font-size: 24px;">4</div> Component Score	2.1 Floors	+8	+5	+2	0			
	2.2 Walls	+8	+5	+1	0			
	2.3 Ceilings	+5	+3	+1	0			
	2.4 Fixed Equipment	+2	+1	0	0			
	3.1 Electrical	+6	+4	+2	0			
3.0 Mechanical Systems Condition <div style="border: 1px solid black; width: 50px; height: 30px; margin: 5px auto; text-align: center; font-size: 24px;">6</div> Component Score	3.2 Plumbing	+4	+2	+1	0			
	3.3 Heating	+6	+4	+2	+1			
	3.4 Cooling	+6	+4	+2	+1			
	3.5 Lighting	+4	+3	+2	0			
	4.1 Means of Exit	+6	+4	+2	0			
4.0 Safety/Building Code <div style="border: 1px solid black; width: 50px; height: 30px; margin: 5px auto; text-align: center; font-size: 24px;">3</div> Component Score	4.2 Fire Control Capability	+4	+3	+2	+1			
	4.3 Fire Alarm System	+4	+3	+2	+1			
	4.4 Emergency Lighting	+2	+1	0	0			
	4.5 Fire Resistance	+4	+3	+2	+1			
	<b>TOTALS</b>		X	X	X	X		

5.0 Provisions for Handicapped

4 Building makes positive contribution to educational environment.  
 3 Building suitable.  
 2 Current use of space is compatible with intended use but needs remodeling.  
 1 Current use of space is not compatible with intended use or design.

Significant Location Factors/Overall Conclusions:  
**HISTRIC BUILDINGS / STAIRY SITE**

Evaluator's Signature: *Thomas Coyne*

School Official's Signature: \_\_\_\_\_

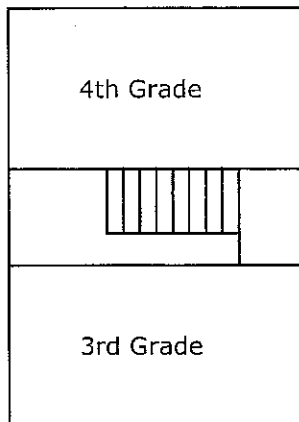
Date: 2/27/08

Unadjusted Score: 25

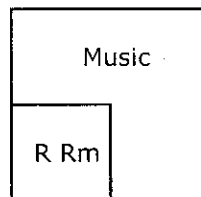
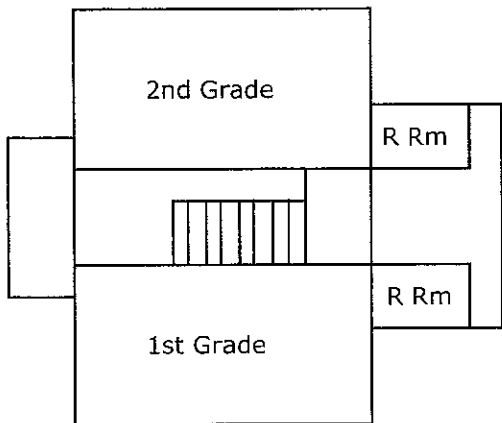
Adjusted Score: \_\_\_\_\_



Main Building - 2nd Floor



Main Building - 1st Floor



Trafton  
Elementary

