

Seattle Parks and Recreation

Community Centers Condition Assessment Screening

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Final**



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Project Scope/Purpose

There are 26 community centers that are spread throughout Seattle. They range in age having been built between 1911 (Hiawatha) to 2007 (Northgate). All have had ongoing maintenance and been subject to renovation with capital projects over the years. Some have been renovated and some have been replaced with Community Center Levy and Pro Parks Levy funding. One more center is funded in the Belltown neighborhood, but the site has not been selected yet.

The community centers are heavily used by the public and they need to be in good shape to continue operating efficiently. For capital asset management planning, project requests have historically submitted on a piecemeal basis. This condition assessment is an attempt to look more comprehensively at the assets to determine measures necessary to maintain these facilities. Thus, each center has been studied and information was gathered to provide a common picture of each site.

This report is a non-technical screening approach to identify major issues and to help prioritize the next level of data needed to develop technical reports by engineers, architects, and other building systems specialists. The report will also assist in overall asset management and Capital Improvement Program (CIP) planning. It can also be used for general information for the public.

Methodology

In the first half of 2007, the Senior CIP Planner visited each community center and did a walk through with the community center coordinator and the custodian of the facility. There was continuity of the same person visiting and rating each center. That effort was bolstered by the two persons at each site who are the most knowledgeable about the facility. A rating form (derived from those used by other public agencies for asset management) was developed for uniformity in data collection, including space for comments.

Prior to the site visit, staff collected data about the site such as age, prior studies, work order history, recent CIP or other capital projects, and other data that was available. This helped to define what some of the issues are facing the centers, such as maintenance issues and programming space limitations.

At the site, the group went room by room in the center and the elements were rated. The ratings were then put into a spreadsheet for comparative purposes and ranking. Each coordinator was asked about programming, building deficiencies, and major maintenance needs. This information was entered into the spreadsheet.

The assessment forms summarized 16 areas to give an overall picture of the facility. These areas are as follows, with the total points that were assigned to each. The total number of points is 100 as shown in the following table.

Community Center Assessment Scoring

Foundation/Structure: 10	Lighting: 5
Exterior Walls: 10	Restrooms: 5
Windows/Doors: 10	Miscellaneous Equipment: 3
Exterior Gutters/Trim: 5	Emergency Regulations: 5
Site: 5	ADA: 5
Roof: 10	Electrical: 10
Interior Floors: 2	Heating: 5
Walls/Ceiling: 5	Plumbing: 5

The condition assessment results for the 26 community centers are attached at the end of this report.

General Findings

Generally, the community centers fall into three categories; the excellent ones that were recently built, renovated, or replaced; the acceptable ones that are showing signs of age and may need one or more major systems overhauled; and the poor ones that are close to or beyond their serviceable lives, but are still in use. The most common problems are the electrical service, HVAC/boiler issues, and roofs. Space issues also dominated the visits—too little of programmable space along with poorly configured spaces and non-functional spaces.

Recommendations

- Full architectural and engineering assessments are needed for the Green Lake, Queen Anne, and Hiawatha Community Centers.
- Roofs should be studied at various centers, with priority given to Alki, Ballard, Green Lake, Hiawatha, Miller, Queen Anne, and Ravenna-Eckstein Community Centers.
- Electrical studies are needed at Bitter Lake, Delridge, Green Lake, Hiawatha, Jefferson, Loyal Heights, Magnolia, Magnuson, Meadowbrook, Rainier Beach, Rainier, South Park, and Southwest Community Centers as the highest priorities.
- Cost efficient improvements to improve energy conservation should be developed in consort with the Department's Energy Conservation Manager and the Utility Conservation Committee.
- Six-year plans for roofs, HVAC, plumbing systems, and building exteriors and windows should be developed.



Name of Facility: Alki Community Center

Address: 5817 SW Stevens

Park Name: Alki PG

Neighborhood: Alki/West Seattle

Park District: Southwest

Current Use: Community Center

Construction Date: 1957

Size of Facility: 6,279 s.f.

Operating Hours: M, T, Th 10-9; W, F 10-9; Sat 9-5; Sun closed.

Assessment Date: 1/19/07

Work Order History

Average annual work hours: 446

Average hours/square foot: .0066 hours/s.f.

Average annual top five Shops hours spent at the site: Floor: 118; Carpentry: 112; Paint: 80; Special Support: 79; and Metal Shop: 62.

General Description of Features

The Alki Community Center was built in 1957. It is attached to Alki Elementary School and is located east of the Alki PG. It is one of the smallest centers in Seattle. There are two office areas, a kitchen, multi-purpose rooms, classrooms, and restrooms. The gym, usually a part of a community center, is owned by the School District, and we share it through a joint use facility agreement. The Alki Bathhouse is a separate facility, located on Alki Beach, but its programming is offered by the Alki Community Center. It will be assessed in a separate report.

Recent Major Capital Projects

1996 – Alki CC ADA Improvements (\$55K) (K73037)

1996 – Alki CC Facility Improvements (\$283K) (K73279)

1998 – Alki CC ADA Upgrade (\$26K) (K73333)

Existing Asset Management Plan Identified Needs

None.

Other Condition Data/Reports Available

None.

Usability of Structure/Facility

The center is relatively small and basic, with classroom/activity room spaces which allow concurrent classes. The rooms that are available are well-suited to their function. Use of the gym is available during non-school hours. Access to the community center is excellent. Most of the building's windows are meant to be inoperable, so it is hot in the warmer months. Heat is provided by a boiler shared with the school, and the boiler is owned and operated by the School District. On nights, weekends, and holidays, Parks must pay to have someone turn on and off the boiler, which makes it fairly expensive to operate. It is hard to regulate the heat in the multi-purpose room, as only one heating element out of four works.

Programming/Use

The Alki CC is an active community center with many classes and activities offered throughout the day and evening. Over 75 activities and classes are offered at the Alki Community Center (including the Bathhouse). Before and after school care, preschool program, teen programs, including Saturday teen nights, basketball and sports leagues, pottery classes, art classes, fitness, lifelong recreation classes, and special events are among the varied offerings.

Building Condition Assessment

Below is a summary of the building condition assessment done in 2007. The total assessment score was 72 out of 100. The main issues with the center are the roof (signs of leaks), heating, plumbing/sewage system, and the age of the facility and its finishes and furnishings showing signs of its age.

Building Condition Assessment

Building Element	Score	Comment
Foundation	10 out of 10	Concrete.
Exterior Walls	10 out of 10	Brick. Some tuckpointing on the south side is needed.
Windows/Doors	5 out of 10	Metal. Most are designed to be inoperable.
Exterior Gutters/Trim	5 out of 5	Metal.
Site	5 out of 5	Landscaping near the building is minimal, but nice.
Roof	1 out of 10	Leaks in the northwest corner of the building (preschool roof side).
Interior Floors	1 out of 2	Carpet, wood, tiles.
Walls/Ceiling	3 out of 5	Wall damage in northeast office.
Lighting	5 out of 5	
Restrooms	3 out of 5	Old ones need work. There is a family restroom that is fairly new and in good condition. No drain in the men's restroom, making it hard to clean.
Misc. Equipment	2 out of 3	
Emergency Regulations	5 out of 5	No security system.
ADA	5 out of 5	
Electrical	10 out of 10	
Heating	5 out of 5	
Plumbing	1 out of 5	Poor. Sewage backups 5-6 times per year in restrooms, kitchen, and storage areas. Sewage line to the east/northeast is blocked has a tree root intrusion problem.
Other Issues		Rodent issue by the multi-purpose room (inside walls?).
TOTAL SCORE	72	

Future CIP Needs

- Heating system separation from the school
- Plumbing and sewer repair/replacement
- Roof repair or replacement

General Comments: The attached elementary school was put on a closure list in 2007, but it was removed from the list and it remains open for now. If closed, this center will be affected.

Building Assessment By:

Kathleen Conner, Senior CIP Planner; John Hermann, Community Center Coordinator



Name of Facility: Ballard Community Center

Address: 6020 28th Avenue NW

Park Name: Ballard PF

Neighborhood: Ballard

Park District: Northwest

Current Use: Community Center

Construction Date: 1989

Size of Facility: 17,100 s.f.

Operating Hours: MWF 11-9; TTH 1-9; Sat/Sun closed.

Assessment Date: 1/26/07

Work Order History

Average annual work hours: 782

Average hours/square foot: .045/s.f.

Average annual top five Shops hours spent at the site: Carpentry: 188; Paint: 141; Floor: 133; Special Support: 131; and Plumbing: 78.

General Description of Features

Ballard Community Center was built in 1989. It is located next to a playfield and Adams Elementary School. The center is light and airy, and has a large lobby, reception area, and offices in the heart of the building. Classroom space, the gym, and the multi-purpose rooms are located north and south of the lobby/reception area. There is a pottery room, restrooms (interior and exterior), teen room, and multi-purpose room which can be separated into two spaces, full size kitchen, toddler/play room, and kids room.

Recent Major Capital Projects

2007 – Exterior Finish Repair (\$20K) (K73233)

2006 – CC Grounds Restoration (\$37K) (K732295)

Existing Asset Management Plan Identified Needs

None.

Other Condition Data/Reports Available

2006 Seattle Parks Electrical Study –No need to improve at this time (85% capacity; breakers).

2006 Seattle Parks Boiler Study – #4 group priority. 1986 boiler (30-35 year life span)

Usability of Structure/Facility

There is a variety of rooms and they seem to be sized well to allow for full use of the facility. Parking is good.

Programming/Use

Over 70 activities and classes are offered for all age groups at the Ballard Community Center. Preschool, before and after school child care, fitness classes, teen programs, pottery, exercise classes, open gym, basketball, soccer, softball, and track sports leagues, adult and senior adult classes, and special events, are among the varied offerings. This center is also the home to an urban 4-H Club.

There is interest in additional classes, such as aerobics, senior adults pickle ball, and shower usage for the homeless.

Building Condition Assessment

Below is a summary of the building condition assessment done in 2007. The total assessment score was 82 out of 100. The main issues are related to aging facilities: roof, furnishing renovation, wood flooring that can't be sanded, and need for door hardware that is beyond repair.

Building Condition Assessment

Building Element	Score	Comment
Foundation	10 out of 10	CMU/concrete.
Exterior Walls	5 out of 10	Brick, foam/fiberglass board, metal. Leaking.
Windows/Doors	10 out of 10	Metal. The interior door locks (one piece mechanism) problematic.
Exterior Gutters/Trim	5 out of 5	Metal.
Site	3 out of 5	Some new landscaping on the west side. Nice perennial garden on the south side. Lighting is not completely effective.
Roof	1 out of 10	Leaks in building. (Toddler/play room, kids room, gym #1)
Interior Floors	2 out of 2	Floor tile in the building needs sealing.
Walls/Ceiling	3 out of 5	
Lighting	5 out of 5	
Restrooms	5 out of 5	
Misc. Equipment	3 out of 3	
Emergency Regulations	5 out of 5	
ADA	5 out of 5	
Electrical	10 out of 10	
Heating	5 out of 5	
Plumbing	5 out of 5	
Other Issues		<ul style="list-style-type: none"> • Need fire door-magnetic door closers for the kitchen, Captain Ballard, and Sunset rooms. Electrical hookup issue. Ventilation is poor; often hot and stuffy. • The partition in the multi-purpose room doesn't always work.
TOTAL SCORE	82	

Future CIP Needs

- Replace roof.
- Furnishings renovation.
- Wood flooring in Multi-purpose rooms can't be sanded and will eventually have to be replaced.
- Door hardware replacement
- Long term interest in an addition on the northeast corner of the building for additional storage.

General Comments: More storage is needed. The safe location is difficult to access.

Building Assessment By: Kathleen Conner, Senior CIP Planner; Robert Wilkens, Assistant; Recreation Coordinator; and Rashad Hun, Custodian



Name of Facility: Bitter Lake Community Center
Address: 13035 Linden Avenue North
Park Name: Bitter Lake PF
Neighborhood: Bitter Lake
Park District: Northwest
Current Use: Community Center
Construction Date: 1997
Size of Facility: 20,770 s.f.
Operating Hours: M, T 1-9; W-F 11-9; Sat 10-5;
 Sun closed.
Assessment Date: 1/26/07

Work Order History

Average annual work hours: 601

Average hours/square foot: .0289/s.f.

Average annual top five Shops hours spent at the site: Carpentry: 125; Floor: 110; Paint: 96; Electrical: 73; and Plumbing: 61.

General Description of Features

Bitter Lake Community Center was built a decade ago. It is a light-filled, one-story linear building, with an architectural skylight on the north end building entry. The building has a gym, full kitchen, reception area and offices, large multi-purpose room, and general use rooms. The teen center located in the Bitter Lake CC Annex will be evaluated in a separate report.

Recent Major Capital Projects

None.

Existing Asset Management Plan Identified Needs

None.

Other Condition Data/Reports Available

2006 Seattle Parks Electrical Study – building is at 80% capacity and all breakers. No improvements needed at this time.

Usability of Structure/Facility

The design layout is well thought-out. It is an inviting building with well-maintained landscaping. Parking is available, but during peak times, could be difficult.

Programming/Use

Over 60 activities and classes are offered for all age groups at the Bitter Lake Community Center. Preschool, before and after school child care, baseball and softball leagues, track and field, teen programs, including the Late Night program, adult classes, extensive senior programs, and special events, are among the varied offerings. The full kitchen and multi-purpose room allow for rentals.

Building Condition Assessment

Below is a summary of the building condition assessment done in 2007. The total assessment score was 90 out of 100. The main capital issue is that the windows may need to be replaced or repaired due to water intrusion and faulty sealants. Some of the windows and doors in the building do not close properly.

Building Condition Assessment

Building Element	Score	Comment
Foundation	10 out of 10	CMU/concrete.
Exterior Walls	10 out of 10	CMU/concrete/metal.
Windows/Doors	5 out of 10	Metal doors and windows. The south door interior locking bar jams and doesn't always close (security issue). The windows in the multi-purpose room, north side, don't shut properly and possible faulty sealant issue. West side windows have water intrusion.
Exterior Gutters/Trim	5 out of 5	
Site	5 out of 5	
Roof	10 out of 10	
Interior Floors	2 out of 2	The tile in the teen and art rooms scratches easily, and it is hard to maintain.
Walls/Ceiling	5 out of 5	Some cracks in ceiling by the skylight. Moisture intrusion in one panel of the skylight.
Lighting	5 out of 5	
Restrooms	5 out of 5	
Misc. Equipment	3 out of 3	
Emergency Regulations	5 out of 5	
ADA	5 out of 5	
Electrical	5 out of 10	Breakers trip a lot, especially when the kitchen and multi-purpose room are in use (e.g., coffee pot will trip)
Heating	5 out of 5	Notice that during spring and fall, heat is hard to regulate.
Plumbing	5 out of 5	
Other Issues		HVAC/Vents need cleaning
TOTAL SCORE	90	

Future CIP Needs

- HVAC duct cleaning
- Window replacement or repair.

General Comments:

The community center is in excellent condition. More storage is desired. The doors and windows should be fixed.

Building Assessment By: Kathleen Conner, Senior CIP Planner; Barb Wade, Rec. Center Coordinator; and Una Mulligan, Custodian.



Name of Facility: Delridge Community Center

Address: 4501 Delridge Way SW

Park Name: Delridge PF

Neighborhood: Delridge

Park District: Southwest

Current Use: Community Center

Construction Date: 1995

Size of Facility: 18,300 s.f.

Operating Hours: M 1-9; TTH 11-9; F 1-9; Sat 10-5; Sunday, closed.

Assessment Date: 2/8/07

Work Order History

Average annual work hours: 1,029

Average hours/square foot: .056/s.f.

Average annual top five Shops hours spent at the site: Floor: 256; Carpentry: 212; Paint: 177; Electrical: 148; and Special Support: 103.

General Description of Features

Delridge Community Center is located in a redeveloping and fast growing neighborhood of West Seattle. The community center has a gym, three showers, restrooms, a multi-purpose room, lobby, five activity rooms (including a computer lab), offices, and a weight room. The center is in a large park that has playfields, tennis courts, and a play area. There is parking on-site and the center is served by bus lines.

Recent Major Capital Projects

2006 - Exterior wall restoration (\$45K) (K732002)

2000 – Community Center Replacement (\$3.7m) (K73649)

Existing Asset Management Plan Identified Needs

None.

Other Condition Data/Reports Available

Parks Boiler Study (2006) – Boiler #3 priority (Age 1985, leaks)

Usability of Structure/Facility

The layout and condition of the building are good, offering flexibility for multi-uses in the building. The gym divider is difficult to close in the gym, which can affect space use. The divider in the multi-purpose room is difficult to operate. There are some ventilation issues in the computer lab (east side of the building), making it hot during the summer months and when the room is fully occupied.

Programming/Use

This center typically offers approximately 20 different classes per term for all ages, open gym, basketball leagues, drop-in children's play area, teen activities, Late Night programming, before and after school care, and special events.

Building Condition Assessment

Below is a summary of the building condition assessment done in 2007. The total assessment score was 84 out of 100. Although the community center was new in 2000, the boiler needs to be replaced. The outside doors should be repaired.

Building Condition Assessment

Building Element	Score	Comment
Foundation	10 out of 10	
Exterior Walls	10 out of 10	Exterior recently resealed.
Windows/Doors	1 out of 10	The multi-purpose room and gym push doors-the hydraulics don't work. There are gaps in the gym doors, allowing wind and rain in the south end of the gym. Gym floors get wet during storms.
Exterior Gutters/Trim	5 out of 5	
Site	5 out of 5	More exterior, perimeter lighting is needed.
Roof	10 out of 10	
Interior Floors	2 out of 2	Some baseboards need repair; space between floors and baseboards.
Walls/Ceiling	5 out of 5	Old stains in ceiling in the weight room (plumbing leaks, not roof).
Lighting	5 out of 5	The lobby lighting is low.
Restrooms	5 out of 5	There is white grout in the men's restroom floor, which is hard to keep clean.
Misc. Equipment	3 out of 3	Need electrical work to hook up new clothes washer.
Emergency Regulations	5 out of 5	
ADA	5 out of 5	
Electrical	5 out of 10	Electrical is a moderate issue. The breakers trip in the MP room when coffee makers are turned on.
Heating	3 out of 5	The boiler leaks. Some hot and cold spots in the building.
Plumbing	5 out of 5	
Other Issues		There is a generator in the building.
TOTAL SCORE	84	

Future CIP Needs

- New boiler
- Exterior door repairs
- Room Dividers

General Comments:

Besides the boiler, there are minor issues in the building. The electrical system should be evaluated.

Building Assessment By:

Kathleen Conner, Senior CIP Planner; Alice Greer, Rec. Center Coordinator; and Mary Jo Rossman, Maintenance Laborer



Name of Facility: Garfield Community Center

Address: 2233 East Cherry

Park Name: Garfield PF

Neighborhood: Central

Park District: Central East

Current Use: Community Center

Construction Date: 1994

Size of Facility: 19,500 square foot

Operating Hours: MWF 1-9; TTH 10-9; Sat 10-5; Sun 12-5

Assessment Date: 1/29/07

Work Order History

Average annual work hours: 876

Average hours/square foot: .045/square foot

Average annual top five Shops hours spent at the site: Carpentry: 219; Floor: 134; Special Support Services: 134; Plumbing: 134; and Electrical: 105.

General Description of Features

Garfield Community Center was built in 1994. The medium-sized, one story center includes a reception area, offices, gym, activity rooms, preschool rooms, multi-purpose room, fitness room, full kitchen, restrooms, and showers. There is parking on the site and is on a bus line.

Recent Major Capital Projects

2000 – Community Center Redevelopment (\$4.3m) (K73650)

Existing Asset Management Plan Identified Needs

None.

Other Condition Data/Reports Available

2006 Seattle Parks Boiler Study— #4 priority group. (1995 boiler, 30-35 year life expectancy)

Usability of Structure/Facility

The building can accommodate a variety of uses due to its size and configuration. The multi-purpose room is light and airy and is a popular rental facility.

Programming/Use

Over 40 activities and classes are offered for all age groups at the Garfield Community Center. Preschool, before and after school child care, teen, TechNet technology program, adult and lifelong recreation classes, basketball leagues, and special events are among the varied offerings.

Building Condition Assessment

Below is a summary of the building condition assessment done in 2007. The total assessment score was 100 out of 100. The building has worn well. There is evidence of some leaks on the west side of the day care room and in the gym, but they appear to be work-order magnitude issues.

Building Condition Assessment

Building Element	Score	Comment
Foundation	10 out of 10	Concrete.
Exterior Walls	10 out of 10	Concrete, metal, CMU
Windows/Doors	10 out of 10	Metal. The southwest side has garage-type rollup doors.
Exterior Gutters/Trim	5 out of 5	
Site	5 out of 5	Landscaped. Inviting entry.
Roof	10 out of 10	(See note below. The score of 10 reflects lack of leaking, but the problem identified by Mark Orth is different.)
Interior Floors	2 out of 2	
Walls/Ceiling	5 out of 5	West side of Kidspace has leak evidence. The west and south side of the gym has some white spots-possible leaks. (Shops w/o.)
Lighting	5 out of 5	
Restrooms	5 out of 5	
Misc. Equipment	3 out of 3	
Emergency Regulations	5 out of 5	
ADA	5 out of 5	
Electrical	10 out of 10	
Heating	5 out of 5	
Plumbing	5 out of 5	
Other Issues		Very high ceilings in some rooms makes heating expensive.
TOTAL SCORE	100	

Future CIP Needs

Note: Mark Orth, a Civil Engineer in Parks, has identified a roofing defect that needs to be addressed.

General Comments: The Garfield Community Center is in excellent shape.

Building Assessment By: Kathleen Conner, Senior CIP Planner; Mazvita Maraire, Recreation Coordinator (by phone); and Sarah Tama, Recreation Attendant



Name of Facility: Green Lake Community Center

Address: 7201 E. Green Lake Dr. N

Park Name: Green Lake

Neighborhood: Green Lake

Park District: Northwest

Current Use: Community Center

Construction Date: 1929

Size of Facility: 16,817 s.f.

Operating Hours: M-F 10-9; Sat 10-5; Sunday, closed.

Assessment Date: 1/17/07

Work Order History:

Average annual work hours: 1,027

Average hours/square foot: .06

Average annual top five Shops hours spent at the site: Carpentry: 232; Plumbing: 186; HVAC: 102; Paint Shop: 101; and Electrical: 100.

General Description of Features

Green Lake Community Center is centrally located, and is one of the busiest centers in the City. The building has a gym, pool (assessed in a separate report), pottery room, 3 activity rooms, game room, small kitchen, and restrooms/locker rooms with showers. The facility was constructed in 1929, and has been remodeled over the years. An elevator was added in 1996 for ADA access.

Recent Major Capital Projects

2007 - Community Center Floor Repair (\$42K) (K732318)

(Note: There is also a 2007 major in-house project to renovate the men's restroom.)

2001 - Fire Sprinkler System (\$284K) (K73114)

Existing Asset Management Plan Identified Needs

AMP #1786 – Green Lake CC ADA Access-Exterior Ramps Renovation

AMP #1479 – Green Lake CC Exterior Finishes

Other Condition Data/Reports Available

Parks Electrical Study (2006) - #2 priority (98% service used. All Breakers.)

Parks Boiler Study (2006) – Boiler #3 (Age 2001), # 5 priority group; Boiler #2 (Age 1955, past expected life), unrated standby boiler, but noted “would not keep up with building).

Usability of Structure/Facility

Some of the activity rooms are small and limit the class size and types of classes offered. The configuration of the men's restroom and locker room make security difficult. There are some building circulation and ADA issues. There is a lack of storage space in the facility.

Programming/Use

This center typically offers approximately 50 different classes per term for all ages, open gym, basketball and volleyball leagues, drop-in children's play area, pottery classes, and special events.

Building Condition Assessment

Below is a summary of the building condition assessment done in 2007. The total assessment score was 38 out of 100, which is the lowest score for all community centers. The building needs building envelope renovation (roof, exterior, and foundation work), restroom renovations, ADA improvements, and cosmetic finish renovation.

Building Condition Assessment

Building Element	Score	Comment
Foundation	1 out of 10	Earthquake damage evidence at foundation.
Exterior Walls	5 out of 10	Peeling paint on stucco.
Windows/Doors	1 out of 10	Some warped exterior doors. Few windows, and only some of them open.
Exterior Gutters/Trim	3 out of 5	
Site	5 out of 5	Not enough exterior lighting on building, especially the unlit southwest plaza
Roof	1 out of 10	Roof leaks.
Interior Floors	0 out of 2	Flooring is unlevel in the game room/lobby. There is a differential in the floor between lobby and game room (earlier addition).
Walls/Ceiling	3 out of 5	
Lighting	3 out of 5	Gym lighting is low, and dark in the south end.
Restrooms	0 out of 5	The men's restroom lacks ventilation, has peeling paint, low lighting, the exterior doors need replacement, and the partitions need to be reduced in size for security. (This restroom has been remodeled since this assessment.)
Misc. Equipment	1 out of 3	Access to 2 nd floor a problem. Ex: taking tables from the gym to the second floor requires going outside.
Emergency Regulations	5 out of 5	
ADA	1 out of 5	Bathrooms open to outside are not ADA from the exterior (stairs). Showers are not ADA in men's side. The elevator is small and when it breaks down, ADA access to the 2 nd floor is unavailable.
Electrical	1 out of 10	Electrical is an issue, esp. in gym. Need more outlets and capacity in the building. Consolidate panels.
Heating	3 out of 5	The standby boiler is old, and past its expected life. Heat control is an issue in the gym and the rest of the building.
Plumbing	5 out of 5	
Other Issues		<ul style="list-style-type: none">• There is no generator on the site (the elevator has power back up).• Storage is limited and more is needed (stage?).• Need crashbars in the gym, esp. the south door.
TOTAL SCORE	38	

Future CIP Needs

- Architectural and Engineering Study
- New roof/seismic
- Structural/foundation shoring
- ADA improvements
- Cosmetic finishes renovation

General Comments:

This building will need to be studied and have a major renovation or be replaced at some point.

Building Assessment By: Kathleen Conner, Senior CIP Planner; Jeff Skinner, Rec. Center Coordinator; and Mike Chapman, Custodian.



Name of Facility: Hiawatha Community Center
Address: 2700 California Ave. SW
Park Name: Hiawatha PF
Neighborhood: Admiral/West Seattle
Park District: Southwest
Current Use: Community Center
Construction Date: 1911, 1949 (gym addition and alterations)
Size of Facility: 17,546
Operating Hours: MT 11-9; WF 10-9; Sat 10-5; and Sun 12-5.
Assessment Date: 7/06

Work Order History

Average annual work hours: 648

Average hours/square foot: .037

Average annual top five Shops hours spent at the site: Carpentry: 206; Abatement: 195; Paint: 117; Electrical: 76; and Floor: 66

General Description of Features

Hiawatha Community Center was built in 1911, and the gym was added during a renovation project in 1949. The Hiawatha PF and CC were identified as projects in the 1908 Olmsted Brothers Supplemental Plan. The two story building has a brick and terra cotta facade, and large windows on the east and west sides of the building. There is a gym, multi-purpose rooms, teen room, game room, exercise room, and kitchen. Parking is available on-site, and the center is on a bus line.

Recent Major Capital Projects

2000 – ADA Elevator (\$324K) (K73310)

2000 – Gym Ceiling Asbestos Removal (\$120K) (K73320)

2000 – HVAC Controls (\$57K) (K73309)

2000 – Roof Replacement (\$283K) (K73298)

Existing Asset Management Plan Identified Needs

AMP #3784 - Hiawatha CC Service Road Paving (\$23K)

Other Condition Data/Reports Available

The electrical panel is at 75% capacity, per the Seattle Parks Electrical study (2006).

Usability of Structure/Facility

The center is medium-sized, with classroom/activity room spaces which allow concurrent classes. The rooms in the center are well-suited to their function. The gym is on the lower level of the building. It is light and airy in the building.

Programming/Use

Over 30 activities and classes are offered at Hiawatha Community Center. Out of school care, preschool program, performing arts and dance, aerobics and fitness, basketball and sports leagues, lifelong

recreation classes, and special events are among the varied offerings. This center also partners with Southwest (pool, classes), Alki, and High Point Community Centers to offer a larger range of activities

Building Condition Assessment

Below is a summary of the building condition assessment done in 2006. The total assessment score was 71 out of 100. There may be a settling issue south of the lobby area. There are some leaks in the multi-purpose room.

Building Condition Assessment

Building Element	Score	Comment
Foundation	5 out of 10	Concrete.
Exterior Walls	5 out of 10	Brick
Windows/Doors	5 out of 10	Metal windows. Windows not all properly installed (aesthetic issue).
Exterior Gutters/Trim	5 out of 5	
Site	5 out of 5	Landscaping near the building and on the site is excellent.
Roof	5 out of 10	There are leaks in the south multi-purpose room.
Interior Floors	0 out of 2	The dirt from the ballfield and track gets dragged into the building, causing it to wear. There is a settling issue, to the south of the lobby area.
Walls/Ceiling	3 out of 5	Some walls have cracks.
Lighting	1 out of 5	Need more lighting on the east side of the building for security. Also, some exterior lighting on the west side of the building is connected with the ballfield lighting, so both are on or off.
Restrooms	5 out of 5	
Misc. Equipment	2 out of 3	
Emergency Regulations	5 out of 5	
ADA	5 out of 5	
Electrical	5 out of 10	
Heating	5 out of 5	
Plumbing	5 out of 5	
Other Issues		
TOTAL SCORE	71	

Future CIP Needs

- Foundation assessment.
- Window assessment.
- Security lighting on the east side of the building.

General Comments: Hiawatha CC is an active community center with many classes and activities offered throughout the day and evening. Since it is a large center, it functions well, despite its age.

Building Assessment By: Kathleen Conner, Senior CIP Planner; Peter Dane, Planning Intern; and Cynthia Etelamaki, Community Center Coordinator.



Name of Facility: High Point Community Center

Address: 6920 34th Avenue SW

Park Name: High Point Playfield

Neighborhood: High Point/West Seattle

Park District: Southwest

Current Use: Community Center

Construction Date: 1982, renovated/expanded in 2004

Size of Facility: 8,860 s.f.

Operating Hours: M 1-9; T-F 11:30-9; Sat 10-5; Sun Closed.

Assessment Date: 2/13/07

Work Order History

Average annual work hours: 508

Average hours/square foot: .026/s.f.

Average annual top five Shops hours spent at the site: Carpentry: 108; Paint: 103; Special Support/Services: 102; Floor: 77; and Electrical: 56.

General Description of Features

High Point Community Center was recently expanded and renovated. It is a light-filled building with usable spaces. The old and new parts meld together nicely. There is a commercial-sized kitchen, child care room, multi-purpose rooms, a gym, offices and reception area, restrooms and showers, and computer room and resource center. Parking is plentiful and it is close to a bus line.

Recent Major Capital Projects/Remodel

2003 – Center renovation (\$3.6m) (K73485)

Existing Asset Management Plan Identified Needs

AMP # 1514 – High Point CC Roof Replacement

Other Condition Data/Reports Available

None.

Usability of Structure/Facility

The community center has a variety spaces for classes, the pre-school, and rentals. The layout of the facility works well.

Programming/Use

This center typically offers over 30 different activities per term for all ages, including open gym, basketball leagues, teen activities, Late Night programming, fitness classes, adult programs, and special events.

Building Condition Assessment

Below is a summary of the building condition assessment done in 2007. The total assessment score was 90 out of 100. Since it was recently renovated, there are no major issues. Improving the ventilation in the lobby is suggested.

Building Condition Assessment

Building Element	Score	Comment
Foundation	10 out of 10	Cement.
Exterior Walls	5 out of 10	CMU/metal/stucco. There is a big gap in the north gym wall and in other parts of the walls (need caulking).
Windows/Doors	10 out of 10	Metal doors and windows. The south side door has leaks under the door (game room and child care). Access to the upper windows in the MP room is nearly impossible, even on a ladder (very hot in the summer).
Exterior Gutters/Trim	5 out of 5	
Site	5 out of 5	Some light don't work on the south side (light poles).
Roof	5 out of 10	Some signs of leaks in the child care room and mechanical room.
Interior Floors	2 out of 2	
Walls/Ceiling	5 out of 5	Need paint. Wainscoting or coating for wall in the multi-purpose room to prevent scuffing.
Lighting	5 out of 5	Can be dark in the lobby area, but there is good natural light in the rest of the building.
Restrooms	5 out of 5	The vent in the game room restroom is not working.
Misc. Equipment	3 out of 3	
Emergency Regulations	5 out of 5	
ADA	5 out of 5	
Electrical	10 out of 10	Washer/dryer needs 220 service to be hooked up.
Heating	5 out of 5	
Plumbing	5 out of 5	
Other Issues		<ul style="list-style-type: none">• The ventilation in the lobby is poor.• Outdoor drainage issues on the south plaza
TOTAL SCORE	90	

Future CIP Needs

- Ventilation improvements
- Assess drainage issues on the south plaza

General Comments:

There is a need for more shelving and storage. Video monitoring for the gym is needed.

Building Assessment By: Kathleen Conner, Senior CIP Planner; Brian Judd, Rec. Center Coordinator; and Willie Mae Malbrough, Custodian



Name of Facility: International District
Chinatown Community Center
Address: 719 8th Avenue S
Park Name: N/A
Neighborhood: International District/Chinatown
Park District: Downtown
Current Use: Community Center
Construction Date: 2003
Size of Facility: 25,592 s.f.
Operating Hours: MWF 11-9; TTH 1-9; Sat 10-5;
 Sun closed.
Assessment Date: 1/19/07

Work Order History

Average annual work hours: 136

Average hours/square foot: .0047 hours/s.f.

Average annual top five Shops hours spent at the site: Special Support: 34; Carpentry: 28; Paint: 28; Repair/Installation: 26; Electrical: 18; and HVAC: 18.

General Description of Features

The International District/Chinatown Community Center was built in 2003. It is a condominium type ownership in a larger building, which also houses a library branch. The center is two stories, with a lobby, computer room, restrooms, multi-purpose room, and gym. A fitness room will be completed in the fall of 2007.

Recent Major Capital Projects

2007 – Fitness Room (\$130K) (K73482-03)

Existing Asset Management Plan Identified Needs

None.

Other Condition Data/Reports Available

None.

Usability of Structure/Facility

The center is relatively basic, and lacks small classroom/activity room spaces to have concurrent classes. The rooms that are available are well-suited to their function.

Programming/Use

Over 25 activities and classes are offered at the International District/Chinatown Community Center. Youth and teen programs, open gym, basketball league, open gym for table tennis, badminton, and basketball, and special events are among the varied offerings.

Building Condition Assessment

Below is a summary of the building condition assessment done in 2007. The total assessment score was 100 out of 100. Since it is a new center, there are no major issues.

Building Condition Assessment

Building Element	Score	Comment
Foundation	10 out of 10	Concrete.
Exterior Walls	10 out of 10	Stucco.
Windows/Doors	10 out of 10	Metal, inoperable.
Exterior Gutters/Trim	5 out of 5	
Site	5 out of 5	
Roof	10 out of 10	
Interior Floors	2 out of 2	
Walls/Ceiling	5 out of 5	
Lighting	5 out of 5	
Restrooms	5 out of 5	
Misc. Equipment	3 out of 3	No cupboard doors in the kitchen.
Emergency Regulations	5 out of 5	
ADA	5 out of 5	
Electrical	10 out of 10	Dimming problem in the computer area. Six year lightbulbs at gym are already blowing out. HVAC fuse keeps blowing out.
Heating	5 out of 5	
Plumbing	5 out of 5	
Other Issues		
TOTAL SCORE	100	

Future CIP Needs

- Possible electrical work.
- Cupboard doors in the kitchen

General Comments: The International District/Chinatown Community Center is a well-kept, active community center, especially after school and on weekends. The new fitness room will likely make the center even busier.

Building Assessment By: Kathleen Conner, Senior CIP Planner; Allen Chinn, Community Center Coordinator; and Mary Pat Byington, Asst. Recreation Center Coordinator



Name of Facility: Jefferson Community Center
Address: 3801 Beacon Avenue S
Park Name: Jefferson Park
Neighborhood: Beacon Hill
Park District: Southeast
Current Use: Community Center
Construction Date: 1929, Added 7,000 s.f. gym in 2004
Size of Facility: 16,023 s.f.
Operating Hours: MWF 1-9; TTH 10-9; Sat 10-5
Assessment Date: 1/29/07

Work Order History

Average annual work hours: 869

Average hours/square foot: .047/s.f.

Average annual top five Shops hours spent at the site: Carpentry: 221; Paint: 124; Special Support Services: 116; Electrical: 112; and Plumbing: 109.

General Description of Features

Jefferson Community Center was originally built in 1919, and a 7,000 s.f. gym was added in 2004 as part of the Parks Community Center Levy Program. The two story center includes a lobby area, offices, gym, meeting rooms, pottery room, preschool rooms, before and after school child care, and a multi-purpose room.

Recent Major Capital Projects

2004 - A major gym addition (\$2.5m) (K73483)

Existing Asset Management Plan Identified Needs

AMP # 1646 – CC Roof Replacement

AMP # 3447 – CC Seismic Improvements

Other Condition Data/Reports Available

2006 Seattle Parks Boiler Study— #2 priority group. Will have to be replaced at some point. (30-35 year life expectancy)

2006 Seattle Parks Electrical Study – Will need to be upgraded at some point. (100% capacity, breakers)

Usability of Structure/Facility

The building has limited space for a large variety of class offerings. One room is dedicated space for the child care program. The older part of the building is showing some signs of wear, but it is functional. A parking lot is located next to the building.

Programming/Use

Over 50 activities and classes are offered for all age groups at the Jefferson Community Center. Preschool, before and after school child care, basketball leagues, gymnastics, pottery, teen activities, adult and seniors classes, and special events are among the varied offerings.

Building Condition Assessment

Below is a summary of the building condition assessment done in 2007. The total assessment score was 89 out of 100. The main issues are related to aging major systems: leaking skylights; the electrical system at capacity, and a boiler that will need to be replaced.

Building Condition Assessment

Building Element	Score	Comment
Foundation	5 out of 10	Concrete.
Exterior Walls	10 out of 10	Brick/wood/cement. Gym: CMU/plywood/metal.
Windows/Doors	5 out of 10	Metal.
Exterior Gutters/Trim	5 out of 5	
Site	5 out of 5	
Roof	10 out of 10	Skylights in art room leak.
Interior Floors	1 out of 2	Hallway floors buckling and cracking (5 years old). Flooding in winter storm power outage (sump pump couldn't operate for 8 days) affected south ½ of the gym floor.
Walls/Ceiling	5 out of 5	
Lighting	5 out of 5	
Restrooms	5 out of 5	
Misc. Equipment	3 out of 3	
Emergency Regulations	5 out of 5	
ADA	5 out of 5	Basement showers and restroom not ADA.
Electrical	5 out of 10	Need more outlets in the computer room. At capacity
Heating	5 out of 5	Boiler motor replaced in the winter.
Plumbing	5 out of 5	
Other Issues		<ul style="list-style-type: none">• Storage needed in the gym• Gas kiln will need replacement.• Need window coverings in the north room (rental)• Remodeling possibilities for more functional space.
TOTAL SCORE	89	

Future CIP Needs

- Remodel multiple rooms to better accommodate today's needs
- Electrical
- New boiler
- Gas kiln replacement

General Comments: The Jefferson Community Center is a well-kept, active community center. Additional classes and activities could be offered with a remodel.

Building Assessment By:

Kathleen Conner, Senior CIP Planner; Randy Smith, Community Center Coordinator; and Michael Duncan, Facility Maintenance Laborer.



Name of Facility: Laurelhurst Community Center

Address: 4544 NE 41st Street

Park Name: Laurelhurst PF

Neighborhood: Laurelhurst

Park District: Northeast

Current Use: Community Center

Construction Date: 1934; 2007 Addition

Size of Facility: 9,383 s.f. (added 4,150 to existing center)

Operating Hours: MWF 1-9; T-TH 10-9; Sat 10-5; Sunday, closed

Assessment Date: 5/27/07

Work Order History

Average Annual work hours: 302 (before the addition)

Average hours/square foot: .0577/s.f.

Average annual top five Shops hours spent at the site: Carpentry: 88; Floor: 78; Plumbing: 48; Electrical: 39; and Special Service Support: 26.

General Description of Features

Laurelhurst CC is located on a large park site with ballfields, tennis courts, open lawns, and a play area. This 1930's vintage community center is one of the smaller centers, although a new addition has added a net square footage of 4,150 s.f. On the main floor, there is a lobby, a fireside room, a kitchen, restrooms, large multi-purpose room, and a seating area. The lower level has a large pottery room and seating areas, and restrooms. The gym for the community center is located across the street at Laurelhurst Elementary School (the gym was not assessed as it is owned by the School District).

Recent Major Capital Projects

2007 – Addition (\$2.9m) (K733098)

Existing Asset Management Plan Identified Needs

None.

Other Data/Reports Available

Parks Boiler Study (2006) – Boiler in the 3rd highest priority group. Note in the study to install new domestic water to boiler #3.

Usability of Structure/Facility

The layout and the condition of the building are good. There is a new elevator, which provides excellent ADA access. The addition and renovation of the space in the existing building will allow for better and greater use of the facility. The multi-purpose room has been scheduled for rentals all summer. It is a nice size and the large windows that have fantastic views to the west and south are factors that are likely to lead to continual use. There is limited parking on the site, and street parking around the perimeter of the large park site seems adequate for the demand.

Building Condition Assessment

Below is a summary of the building condition assessment done in 2007. The total assessment score was 100 out of 100. Even though most of the building was not renovated, it is still in good condition.

Building Condition Assessment

Building Element	Score	Comment
Foundation	10 out of 10	Concrete
Exterior Walls	10 out of 10	Brick, wood, concrete
Windows/Doors	10 out of 10	No screens for windows in the kitchen and elsewhere (bugs a big issue due to wooded site).
Exterior Gutters/Trim	5 out of 5	Pine needles from the large trees clog up gutters.
Site	5 out of 5	Nice entry and landscaping.
Roof	10 out of 10	No leaks.
Interior Floors	2 out of 2	Wood and laminate; poured concrete in new addition was not seal/coated.
Walls/Ceiling	5 out of 5	
Lighting	5 out of 5	The sensors go off quickly if folks aren't moving around (incl. in the lobby)
Restrooms	5 out of 5	Lower level restrooms have ADA accessories, and while they are serviceable, they were not updated during the center renovation.
Misc. Equipment	3 out of 3	
Emergency Regulations	5 out of 5	
ADA	5 out of 5	New elevator.
Electrical	10 out of 10	
Heating	5 out of 5	Heat vents in the multi-purpose room are low and folks tend to sit on them. Could be a long-term issue. Boiler to be replaced at some point per the Boiler Study.
Plumbing	5 out of 5	
Other Issues		<ul style="list-style-type: none">• There is little storage in the building which is a challenge.• The HVAC vents go off when the lights go out (Sensors)—hooked together?
TOTAL SCORE	100	

Future CIP Needs

- New boiler
- Renovate the lower level restrooms (in the old part of the building)

General Comment:

A new boiler will be needed sometime in the next 6-10 years.

Building Assessment By: Kathleen Conner, Senior CIP Planner; Dena Schuler, Community Center Coordinator; and Carlie Doss, Custodian.



Name of Facility: Loyal Heights Community Center
Address: 2101 NW 77th St.
Park Name: Loyal Heights PF
Neighborhood: Ballard/Loyal Heights
Park District: Northwest
Current Use: Community Center
Construction Date: 1950
Size of Facility: 26,500 s.f.
Operating Hours: MWF 1-9; TTH 10-9; Sat/Sun closed.
Assessment Date: 1/26/07

Work Order History

Average annual work hours: 1,139

Average hours/square foot: .042/s.f.

Average annual top five Shops hours spent at the site: Carpentry: 415; Plumbing: 144; Paint: 132; Floor: 131; and Electrical: 97.

General Description of Features

Loyal Heights Community Center was built in 1950. The large, two-story community center includes a reception area, offices, gym, meeting rooms, preschool rooms, weight room, restrooms, and showers. The building is on the north side of a large site that has a playfield to the south.

Recent Major Capital Projects

1998 - Elevator (\$250K) (K73317)

2000 - Roof Repair (\$72K) (K73317)

2003 - Fire Sprinkler System (\$492K) (K732043)

2007 - Boiler Replacement Program (\$300K, but one of three done under this program) (K732306)

Existing Asset Management Plan Identified Needs

None.

Other Condition Data/Reports Available

2006 Seattle Parks Electrical Study—Needs more capacity at some point. (85% capacity; breakers).

2006 Seattle Parks Boiler Study—Needs Replacement.

Usability of Structure/Facility

The building can accommodate a variety of uses due to its size and configuration of different sized rooms. Some features are older, but still functional. On-street parking is on the perimeter of the site.

Programming/Use

Over 50 activities and classes are offered for all age groups at the Loyal Heights Community Center. Preschool, before and after school child care, teen, adult and life long recreation classes, basketball, softball, and track sports leagues, gymnastics, and special events are among the varied offerings.

Building Condition Assessment

Below is a summary of the building condition assessment done in 2007. The total assessment score was 74 out of 100. The boiler is being replaced in 2007, so the main issues are the electrical system, possible window failure, ventilation, and door hardware replacement.

Building Condition Assessment

Building Element	Score	Comment
Foundation	10 out of 10	Concrete.
Exterior Walls	10 out of 10	Brick/metal.
Windows/Doors	1 out of 10	Metal. Windows on east side of building- 1/3 have failed (seal deteriorated?). ADA front door often opens automatically (w/o anyone near it).
Exterior Gutters/Trim	5 out of 5	
Site	3 out of 5	Some landscaping. Entry pavement needs crack repair and sealing. Exterior light needed on the south side of the building.
Roof	10 out of 10	Some leaking in kitchen, covered skylight,
Interior Floors	2 out of 2	Floor “bubbling,” possible earthquake/structural damage?
Walls/Ceiling	3 out of 5	South walls in basement and by stairs leaks, 2 nd floor leaks by fireplace
Lighting	3 out of 5	Gym lighting low.
Restrooms	3 out of 5	Vapors in floor drains in men’s (1 st fl). Urinals on floor (per design), but hard to clean.
Misc. Equipment	3 out of 3	Air compressor for workout equipment is loud and temperamental.
Emergency Regulations	5 out of 5	
ADA	5 out of 5	
Electrical	5 out of 10	Fuses blow. Elevator electrical is often out. Need additional outlets for workout room (for huge community pancake breakfast).
Heating	1 out of 5	Poor condition—will be replaced in 2008
Plumbing	5 out of 5	
Other Issues		<ul style="list-style-type: none">• Interior door hardware is old and doesn’t always work.• Lacking storage upstairs.
TOTAL SCORE	74	

Future CIP Needs

- Electrical upgrade
- Entry Flooring (check structural)
- Window replacement (selected)
- Camera security in the gym
- Hardware replacement

General Comments: The Loyal Heights facility is older, but in good condition for its age. Replacing some of the major systems will keep it in good operating order for some time.

Building Assessment By: Kathleen Conner, Senior CIP Planner; Tim Ewings, Recreation Coordinator; Chris Easterday, Assistant Recreation Coordinator; and Chaley Hinson, Custodian



Name of Facility: Magnolia Community Center

Address: 2550 34th Avenue West

Park Name: Magnolia PF

Neighborhood: Magnolia

Park District: Central West

Current Use: Community Center

Construction Date: 1953, 1979 Gym Addition

Size of Facility: 14,940 s.f.

Operating Hours: M,T,F 1-9; W-TH 10-9; Sat. 10-5; Sun closed.

Assessment Date: 1/25/07

Work Order History

Average annual work hours: 856

Average hours/square foot: .057/s.f.

Average annual top five Shops hours spent at the site: Carpentry: 208; Special Support: 143; Electrical: 141; Floor: 110; and Paint: 89.

General Description of Features

Magnolia Community Center was built in 1953 and a gym was added in 1979. The community center is attached at the south end of Catherine Blaine K-8 School. The center has a lobby, reception area, offices, small kitchen, dance room, pre-school room, multi-purpose room, pottery room, restrooms, and gym. There are high ceilings and clerestory windows in the lobby/reception area.

Recent Major Capital Projects

1979 - Gym addition

2008 - Magnolia CC Repairs (\$939K) (K732280) (Note: Includes the roof and clerestory.)

Existing Asset Management Plan Identified Needs

AMP #2950 - Magnolia CC ADA Restroom Rehabilitation

Other Condition Data/Reports Available

2006 Seattle Parks Electrical Study – #1 priority group (100% capacity; breakers and fuses)

2002- MAKERS Report on the Roof and Clerestory

Usability of Structure/Facility

The community center is small, but well-used. The room sizes allow for varied programming. Parking is good.

Programming/Use

Over 25 activities and classes are offered for all age groups at the Magnolia Community Center. Preschool, before and after school child care, ballet, dance classes, teen programs, pottery, exercise classes, open gym, adult classes, and special events, are among the varied offerings.

Building Condition Assessment

Below is a summary of the building condition assessment done in 2007. The total assessment score was 59 out of 100. The major issues are the electrical system, heating system (currently shared with the School District), and the roof/ceiling in the gym.

Building Condition Assessment

Building Element	Score	Comment
Foundation	10 out of 10	CMU/concrete.
Exterior Walls	10 out of 10	Painted CMU/concrete/metal.
Windows/Doors	1 out of 10	The clerestory windows have failed. The windows on the west, between the gym and building are hard to reach and operate.
Exterior Gutters/Trim	5 out of 5	
Site	1 out of 5	Limited landscaping (some grass and 2 shrubs in planters). Some cracks in the entry concrete.
Roof	0 out of 10	Flat roof/clerestory has failed. Leaks in building.
Interior Floors	1 out of 2	The 2 year old entry carpet is not commercial grade and is worn out and not stain resistant.
Walls/Ceiling	5 out of 5	Some damaged ceiling tiles in gym, preschool, and ballet rooms and hall. Some signs on rain intrusion in SW corner of the gym.
Lighting	5 out of 5	
Restrooms	5 out of 5	No floor drains, making maintenance more difficult.
Misc. Equipment	3 out of 3	
Emergency Regulations	5 out of 5	
ADA	1 out of 5	School elevator or outside path from front to the back gym entrance for ADA. Bathrooms have grab bars, but turnaround space is limited.
Electrical	1 out of 10	Electrical breakers trip and electrical off with appliances.
Heating	1 out of 5	Shared boiler with school; under school control until the CIP project is complete. Space heaters to supplement.
Plumbing	5 out of 5	
Other Issues		Cosmetic need for Formica replacement in the kitchen and facings on the wood at the reception desk.
TOTAL SCORE	59	

Future CIP Needs

- Heating/HVAC replacement
- Gym roof/ceiling replacement
- Furnishings renovation

General Comments:

The community center will be improved with the CIP project, although some work such as a new HVAC system will be done in the future. Separating the boiler from the school in the future should result in cost savings for the center. While this center scored relatively low compared to other sites, the major problems with leaks and heating issues will be addressed in recently funded projects.

Building Assessment By:

Kathleen Conner, Senior CIP Planner; Jeremy Doane, Rec. Center Coordinator (via phone); and Lin Kwong, Custodian.



Name of Facility: Magnuson Community Center

Address: 7110 62nd Avenue NE

Park Name: Magnuson Park

Neighborhood: Sand Point

Park District: Northeast

Current Use: Community Center

Construction Date: 1941, renovated in 2003

Size of Facility: 50,060 s.f.

Operating Hours: M-W 1-9; Th-F 10-9; Sat 10-5, Sun closed.

Assessment Date: 2/13/07

Work Order History

Average annual work hours: 196

Average hours/square foot: .0039/s.f.

Average annual top five Shops hours spent at the site: Carpentry: 59; Electrical: 42; HVAC: 40; Plumbing: 27; and Sewer: 19

General Description of Features

Magnuson Community Center is a large community center in a regional park. The building (#47) is old and in the historic district, and there are enough original features to make it charming in appearance. There is a lobby, offices, theater, gym, racquetball courts, dance room, and restrooms in the building. The pool and the west side of the building weren't renovated in 2003, so there are some unused parts of the building. The theater also was not renovated, but is still in use. A second building is part of the Community Center (the Brig, #406), and it is used for meetings and classes. It will be evaluated separately.

Recent Major Capital Projects

The center was renovated in 2003.

Existing Asset Management Plan Identified Needs

None

Other Condition Data/Reports Available

None

Usability of Structure/Facility

Offices are limited near the lobby and reception desk, and there are only a few usable classrooms/multi-purpose rooms in Building 47. The staff is located at one end of the building, and the activities are happening elsewhere, so security can be an issue at times. There is some parking adjacent to the building and nearby there is plenty of parking.

Programming/Use

This center typically offers over 70 different activities per term for all ages at the Magnuson CC, including open gym, drop in basketball, volleyball, sports leagues, drop-in children's play area, teen

activities, gymnastics, Arena Sports, pre-school, Civic Light Opera's home, Green Stage Shakespeare performances, home school enrichment classes, and special events.

Building Condition Assessment

Building Element	Score	Comment
Foundation	5 out of 10	Painted concrete.
Exterior Walls	10 out of 10	Brick/concrete/Metal
Windows/Doors	5 out of 10	Metal doors and windows. Front lobby doors are not aligned and don't close properly.
Exterior Gutters/Trim	5 out of 5	
Site	5 out of 5	
Roof	10 out of 10	Multi-level roof. SW side of roof, over the gym, has clogged drains and water accumulation. "Waterfall" at times from drainage pipe.
Interior Floors	2 out of 2	Gym floor-group wants a "centerpiece" in the middle. Some cracks in men's room floor.
Walls/Ceiling	5 out of 5	Need paint. Wainscoting or coating for wall in the multi-purpose room to prevent scuffing.
Lighting	5 out of 5	
Restrooms	5 out of 5	First floor restrooms are new, but the 2 nd floor restrooms are in fair condition.
Misc. Equipment	3 out of 3	
Emergency Regulations	5 out of 5	
ADA	5 out of 5	
Electrical	1 out of 10	Electrical is an issue. The breakers trip frequently, especially in the office, during CLO's performances, and when using coffee pots.
Heating	1 out of 5	There are cold spots, especially near the main office. Need a door at the top of the stairs to the unheated south part of the building.
Plumbing	5 out of 5	The upstairs restrooms have some plumbing issues.
Other Issues		<ul style="list-style-type: none"> • The motorized gym divider doesn't work. • Offices are needed for the growing CC staff.
TOTAL SCORE	78	

Future CIP Needs

- Upgrade or replace the heating system
- Electrical upgrade
- Finish building renovation, including the southwest corner and the kitchen
- Improve the security system
- Replace the motorized gym divider

General Comments:

Improve the comfort level (heating, draftiness) and the security. Since the building is used by multiple users, install a better entry/lockup security system.

Building Assessment By:

Kathleen Conner, Senior CIP Planner
 Karla Withrow, Rec. Center Coordinator



Name of Facility: Meadowbrook Community Center
Address: 10515 35th Avenue NE
Park Name: Meadowbrook PF
Neighborhood: Meadowbrook
Park District: Northeast
Current Use: Community Center
Construction Date: 1996
Size of Facility: 23,000 s.f.
Operating Hours: MWF 1-9; TTH 10-9; Sat 10-5; Sun closed.
Assessment Date: 2/8/07

Work Order History

Average annual work hours: 679

Average hours/square foot: .029/s.f.

Average annual top five Shops hours spent at the site: Floor: 249; Paint: 105; Carpentry: 96;

Special Support: 91; Electrical: 81

General Description of Features

Meadowbrook CC is located on a site with a pool, playfield, and a teen center. It is adjacent to Nathan Hale High School. This large community center is ten years old and is in excellent condition. On the first floor, there is a gym, restrooms and showers, five activity rooms (including child care and weight rooms), a multi-purpose room, lobby, and offices. The second floor was previously rented to a non-profit. It has a meeting room, family room, reception area, storage, and mechanical space. (The Teen Center and the Pool will be evaluated in a separate report.)

Recent Major Capital Projects

None.

Existing Asset Management Plan Identified Needs

None

Other Condition Data/Reports Available

Parks Boiler Study (2006) – Boiler #1 priority (Age 1975), shared with pool. Retubed in 2001 by Siemens.

Parks Electrical Study (2006) - #1 priority. Breakers and fuses: 90% capacity.

Usability of Structure/Facility

The layout and condition of the building are good, offering flexibility for multi-uses in the building. There are high ceilings in the lobby, and good natural lighting, making the center pleasant to be in. The multi-purpose room is large, and has windows overlooking a landscaped area and there is a full size kitchen, making it good for rentals. Parking seems good.

Programming/Use

This center typically offers over 60 different classes per term for all ages, including open gym, drop in basketball, volleyball, and badminton leagues, drop-in children's play area, teen activities, Late Night programming, before and after school care, pre-school, and special events.

Building Condition Assessment

Building Element	Score	Comment
Foundation	10 out of 10	CMU block and cement.
Exterior Walls	10 out of 10	Some graffiti. Needs sealant to protect the building.
Windows/Doors	5 out of 10	Metal doors and windows. Upper kitchen windows don't work. Scratched glass on doors. West front door slams and doesn't close properly (security issue).
Exterior Gutters/Trim	5 out of 5	
Site	5 out of 5	
Roof	10 out of 10	Multi-level roof. SW side of roof, over the gym, has clogged drains and water accumulation. "Waterfall" at times from drainage pipe.
Interior Floors	2 out of 2	Poured concrete and carpet. Needs caulking and sealing. Carpet needs replacement.
Walls/Ceiling	3 out of 5	Need paint. Wainscoting or coating for wall in the multi-purpose room to prevent scuffing.
Lighting	5 out of 5	The gym lighting is low.
Restrooms	5 out of 5	There is white grout in the men's restroom floor, which is hard to keep clean. The porcelain sinks are in poor condition.
Misc. Equipment	3 out of 3	
Emergency Regulations	5 out of 5	
ADA	5 out of 5	
Electrical	5 out of 10	Electrical is a moderate issue. The breakers trip when lights under the counters turned on.
Heating	3 out of 5	There are hot and cold spots—extreme differences. Upstairs is really hot.
Plumbing	5 out of 5	
Other Issues		<ul style="list-style-type: none"> • There is a generator in the building. • There is still construction dirt in the ventilation system, so the building can be dusty and it is hard to clean public art.
TOTAL SCORE	84	

Future CIP Needs

- New boiler
- Electrical upgrade

General Comments:

There are minor issues in the building. The only major maintenance on the building in the past ten years has been the floor refinishing, the facility is ready for paint and some minor repairs, along with the CIP needs identified above. There are high ceilings and handling art that make cleaning more difficult.

Building Assessment By:

Kathleen Conner, Senior CIP Planner
 Terri Burns, Rec. Center Coordinator
 Marlene Oliver, Custodian



Name of Facility: Miller Community Center

Address: 330 19th Ave. E

Park Name: Miller PF

Neighborhood: Central District

Park District: Central East

Current Use: Community Center

Construction Date: 1998

Size of Facility: 25,977 s.f.

Operating Hours: MWF 1-9; TTH 10-9; Sat 10-5; and Sun 12-5.

Assessment Date: 1/19/07

Work Order History

Average annual work hours: 607

Average hours/square foot: .0023 hours/s.f.

Average annual top five Shops hours spent at the site: Carpentry: 147; Special Support: 89;

Electrical: 76; **Floor:** 67; and **Paint:** 67.

General Description of Features

The Miller Community Center was built in 1998 with Community Center Levy funding. The two story building has a brick and stucco facade, and large windows on the east and west sides of the building. It is light and airy in the building. Parking is available in an on-site lot, and the center is on a bus line.

The Community Center annex, which is attached to Meany Middle School, was built in 1962. It will be assessed in a separate report. Miller Community Center is a designated Emergency Shelter.

Recent Major Capital Projects

1998 - Miller CC Replacement (\$5.2M) (K73866) (K73866)

2001 - Miller CC Campus Infrastructure (\$189K) (K73387)

2002 - Miller CC Parking Lot (\$57K) (K73637)

2006 -T-Mobile did a service project to renovate the teen room (\$10K, plus time)

Existing Asset Management Plan Identified Needs

#3785- Miller CC Service Road Paving (\$15K)

Other Condition Data/Reports Available

The electrical panel is at 100% capacity, per the Seattle Parks Electrical study (2006). It is in the 2nd highest priority group for replacement.

The 2006 Seattle Parks Boiler Study indicated that nearly half of the boiler's parts have been replaced. It is the #12 priority for replacement.

Usability of Structure/Facility

The center is large with classroom/activity room spaces which allow concurrent classes. The rooms in the center are well-suited to their function. Monitoring security in the two-level, multi-entry building is a challenge at times.

Programming/Use

Over 50 activities and classes are offered at the Miller Community Center. After school care, preschool program, indoor playground in the gym, teen programs, basketball and sports leagues, adult drop-in sports, art and fitness classes, lifelong recreation classes, and special events are among the varied offerings.

Building Condition Assessment

Building Element	Score	Comment
Foundation	10 out of 10	Concrete.
Exterior Walls	10 out of 10	Brick, stucco, and CMU.
Windows/Doors	10 out of 10	Metal windows. The only window that is operable in the whole building is in the kitchen. There is high pressure in the gym and it sometimes causes the doors to pop open.
Exterior Gutters/Trim	5 out of 5	
Site	5 out of 5	Landscaping near the building and on the site is nice.
Roof	5 out of 10	There are leaks in the south multi-purpose room.
Interior Floors	1 out of 2	The type of flooring selected for the building is not wearing well.
Walls/Ceiling	5 out of 5	
Lighting	5 out of 5	Need more lighting on the west side of the building to deter vandalism. Path lights?
Restrooms	5 out of 5	Two more restrooms accessed from outside the center.
Misc. Equipment	3 out of 3	Heavy usage of equipment and kitchen. Showing signs of wear and tear.
Emergency Regulations	5 out of 5	There are no sprinklers, so there is no day care. Security system.
ADA	5 out of 5	
Electrical	10 out of 10	
Heating	5 out of 5	Boiler.
Plumbing	5 out of 5	
Other Issues		The window blinds are in poor condition. Long term interest in switching out carpet with tile or linoleum.
TOTAL SCORE	94	

Future CIP Needs

- Expanded security monitoring system
- Operable windows in selected places

General Comments: Miller CC is an active community center with many classes and activities offered throughout the day and evening.

Building Assessment By:

Kathleen Conner, Senior CIP Planner

Thavy Pen, Community Center Coordinator

Robert Valencia, Building Maintenance



Name of Facility: Montlake Community Center

Address: 1618 E. Calhoun St.

Park Name: Montlake PF

Neighborhood: Montlake

Park District: Downtown

Current Use: Community Center

Construction Date: 1949, 2006 addition

Size of Facility: 12,088 s.f. (including the 7,000 s.f. addition)

Operating Hours: MWF 11-9; TTH 1-9; Sat 10-5; Sun closed.

Assessment Date: 1/22/07

Work Order History

Average annual work hours: 385

Average hours/square foot: .032 hours/s.f.

Average annual top five Shops hours spent at the site: Electrical: 90; Sewer: 59; Floor: 59; Carpentry: 58; and Special Support: 51.

General Description of Features

Montlake Community Center was built in 1949 and an addition was constructed in 2006. Originally a small, one story center with a gym, restroom, and lobby area, the new building includes offices, meeting/activity rooms, youth room, and a new lobby area. The historic Tudor Building, which is part of the community center, will be evaluated in a separate report.

Recent Major Capital Projects

2006 - Roof replacement (\$44K) (K73086) (The roof was replaced on the gym/old part of the building as part of the addition).

2006 – Addition (\$3.4 million) (K733102) under the Pro Parks Levy

Existing Asset Management Plan Identified Needs

AMP #1464 – Montlake CC Gym HID Fixture Renovation

Other Condition Data/Reports Available

None.

Usability of Structure/Facility

The layout and number of rooms in the building allows for additional and varied programming. A parking lot is located south of the building.

Programming/Use

Over 50 activities and classes are offered for all age groups at the Montlake Community Center. Before and after school child care, tot gym, basketball, softball, ultimate Frisbee, and track and field sports leagues, arts classes, exercise classes, adult and lifelong recreation classes, pottery, and special events are among the varied offerings.

Building Condition Assessment

Building Element	Score	Comment
Foundation	10 out of 10	CMU.
Exterior Walls	10 out of 10	Brick.
Windows/Doors	10 out of 10	Metal, operable. Solar panels on roof too.
Exterior Gutters/Trim	5 out of 5	
Site	5 out of 5	Sometimes lights in the south don't work.
Roof	10 out of 10	New roof on the gym too (metal and asphalt shingles).
Interior Floors	2 out of 2	
Walls/Ceiling	5 out of 5	
Lighting	5 out of 5	Low lighting in the old restrooms
Restrooms	5 out of 5	Waterless urinals in men's
Misc. Equipment	3 out of 3	
Emergency Regulations	5 out of 5	
ADA	5 out of 5	.
Electrical	10 out of 10	
Heating	5 out of 5	Boiler.
Plumbing	5 out of 5	
Other Issues		<ul style="list-style-type: none"> • The budget didn't include window blinds for the multi-purpose room.
TOTAL SCORE	100	

Future CIP Needs

- Window coverings in the new part of the center.

General Comments: The Montlake Community Center is a well-kept, active community center. The new addition will likely make the center even busier.

Building Assessment By:

Kathleen Conner, Senior CIP Planner

Charles Humphrie, Community Center Coordinator

Jim Bautista, Maintenance Laborer



Name of Facility: Northgate Community Center

Address: 10510 5th Avenue NE

Park Name: Northgate Park

Neighborhood: Northgate

Park District: Northeast

Current Use: Community Center

Construction Date: 2006

Size of Facility: 20,000 s.f.

Operating Hours: MWF 1-9; TTH 10-9; Sat and Sunday, closed.

Assessment Date: 2/6/07

Work Order History

Average annual work hours: 110

Average hours/square foot: .026/s.f.

Average annual top five Shops hours spent at the site: Repair/Install: 81; Carpentry: 25; HVAC: 24; Electrical: 18; and Plumbing: 13

General Description of Features

The Northgate Community Center is a new facility that was constructed with Community Center Levy Program funds. It is a “Northwest” design on the exterior, including the landscaping. The interior layout is well thought out. There is a commercial-sized kitchen, weight room, child care room, a teen room, multi-purpose rooms, a gym, offices and reception area, and restrooms and showers. Parking is shared with the Northgate Library and it is limited. Bus service to the center is excellent as it is close to a transit station.

Recent Major Capital Projects

New in 2006.

Existing Asset Management Plan Identified Needs

None.

Other Condition Data/Reports Available

None.

Usability of Structure/Facility

The community center has excellent spaces for classes, the pre-school, and rentals. The rooms seem to be appropriately sized. The reception area is in the heart of the building and seems to work well for the operation of the building.

Programming/Use

Although the center recently opened, it offers over 70 different activities and classes for all ages, including drop-in gym, weight room, cards, and pre-school gym activities, basketball, youth programs, teen programs, adult programs, and special events.

Building Condition Assessment

Building Element	Score	Comment
Foundation	10 out of 10	Cement.
Exterior Walls	5 out of 10	CMU (looks like red brick)/metal
Windows/Doors	10 out of 10	Metal doors and windows. Some operable skylights.
Exterior Gutters/Trim	5 out of 5	
Site	5 out of 5	
Roof	10 out of 10	
Interior Floors	2 out of 2	Some cracks in the poured concrete floor (contractor calls it "instant patina"). The tile in the teen room scratches easily.
Walls/Ceiling	5 out of 5	
Lighting	5 out of 5	
Restrooms	5 out of 5	The waterless urinals in the men's room are working ok, so far.
Misc. Equipment	3 out of 3	
Emergency Regulations	5 out of 5	
ADA	5 out of 5	
Electrical	10 out of 10	
Heating	5 out of 5	New boiler shared with the library.
Plumbing	5 out of 5	
Other Issues		<ul style="list-style-type: none"> • South side bank of windows can't be washed without a special lift, due to topography. • Water faucets run a long time and there are complaints (meets Health Dept. codes). • No splash surround by deep sink in the Janitor's closet.
TOTAL SCORE	100	

Future CIP Needs

None

General Comments:

None.

Building Assessment By:

Kathleen Conner, Senior CIP Planner
Pati Maxwell, Rec. Center Coordinator
Sue Hare, Custodian



Name of Facility: Queen Anne Community Center
Address: 1949
Park Name: West Queen Anne PF
Neighborhood: Queen Anne
Park District: Central West
Current Use: Community Center
Construction Date: 1950
Size of Facility: 27,247 s.f.
Operating Hours: MTF 1-9; WTH 10-9; Sat 10-5; Sun closed.
Assessment Date: 1/25/07

Work Order History

Average annual work hours: 1,330

Average hours/square foot: .049/s.f.

Average annual top five Shops hours spent at the site: Carpentry: 45; Paint: 240; Plumbing: 162; Electrical: 142; and Floor: 95

General Description of Features

Queen Anne Community Center was built in 1949. The large, two story center includes a reception area, offices, gym, meeting rooms, preschool rooms, weight room, pottery room, restrooms, and showers. The Center is adjacent to McClure Middle School and West Queen Anne Playfield. It is across the street from the Queen Anne Pool.

Recent Major Capital Projects

1999 - Elevator (\$258K) (K73311)

2000 - Roof Repair (\$133K) (K73577)

1999 - Gym/Game Room Renovation (\$24K) (K73634)

2001 - Fire Sprinkler System (K731096C)

2007/08 - Boiler Replacement Program (K732306)

Existing Asset Management Plan Identified Needs

AMP# 3456 – Queen Anne CC Seismic Improvements (Proposed for 2008 funding)

Other Condition Data/Reports Available

2006 Seattle Parks Electrical Study –#1 priority group. Needs replacement (fuses).

2006 Seattle Parks Boiler Study—Needs Replacement.

Usability of Structure/Facility

The building can accommodate a variety of uses due to its size and configuration of different sized rooms. Some features are older, but are still functional. Parking is shared with McClure Middle School.

Programming/Use

Over 50 activities and classes are offered for all age groups at the Queen Anne Community Center. Preschool, before and after school child care, teen, adult and senior classes, basketball sports leagues, open gym, pottery, and special events are among the varied offerings.

Building Condition Assessment

Building Element	Score	Comment
Foundation	10 out of 10	Concrete.
Exterior Walls	10 out of 10	Brick/concrete. South side needs tuckpointing.
Windows/Doors	5 out of 10	Metal. Some windows are sealed and bolted shut to deal with windows leaking air on the south side of the building.
Exterior Gutters/Trim	5 out of 5	
Site	3 out of 5	Some landscaping. West side lighting upgrade needed with motion detector for security.
Roof	5 out of 10	Some leaks in southeast corner of building, custodial closet, hallway,
Interior Floors	1 out of 2	Entry wood floors need refinishing. Water damage in the floor of the senior room (west side of the building).
Walls/Ceiling	3 out of 5	Some peeling paint/plaster crumbling throughout the building.
Lighting	5 out of 5	
Restrooms	1 out of 5	
Misc. Equipment	3 out of 3	
Emergency Regulations	5 out of 5	
ADA	5 out of 5	
Electrical	0 out of 10	
Heating	0 out of 5	Poor condition—boiler will be replaced in 2007
Plumbing	1 out of 5	Plumbing backups regularly.
Other Issues		<ul style="list-style-type: none"> • Facility has a generator • Furnishings such as carpeting, drapes, and blinds need replacement
TOTAL SCORE	62	

Future CIP Needs

- Architectural and Engineering Assessment
- Plumbing and electrical renovation
- Windows repair or selected replacement
- Seismic improvement

General Comments: The Queen Anne facility is older and it has some basic infrastructure issues. Replacing the boiler, upgrading the electrical system, and renovating the plumbing, and replacing windows will keep the facility operating smoothly in the years to come. A full architectural and engineering study is warranted.

Building Assessment By:

Kathleen Conner, Senior CIP Planner
 Gina Saxby, Recreation Coordinator
 David Strouthers, Custodian



Name of Facility: Rainier Beach Community Center
Address: 8825 Rainier Avenue S.
Park Name: Rainier Beach PF
Neighborhood: Rainier Valley
Park District: Southeast
Current Use: Community Center
Construction Date: 1971, with an entrance renovation in 1994
Size of Facility: 6,340 s.f.
Operating Hours: M 1-9; TF 11:30-9; Sat 10-5; Sun 12-5
Assessment Date: 1/22/07

Work Order History

Average annual work hours: 706

Average hours/square foot: .011/s.f.

Average annual top five Shops hours spent at the site: Floor: 160; Carpentry: 159; Paint: 126; Electrical: 111; and Special Support: 80.

General Description of Features

Rainier Beach Community Center was built in 1971, and the entry was renovated in 1994. It is connected to the New School, a Seattle public school, and to the Rainier Beach Pool. The center itself is small, including a reception area, offices, and two multi-purpose rooms. The gym and the restrooms are the School Districts, but we share them. The long building is sited parallel to Rainier Ave. S, and it is fairly nondescript. The community center entry is toward the south end of the building, and is not obvious from the street or parking lot. NOTE: This community center had a special facility assessment in August, 2007. The document name is "Rainier Beach Community Center Facility Assessment" by ARC Architects.

Recent Major Capital Projects

2000 - Kitchen renovation (\$12K) (K73508-24)

1999 - Floor Renovation (\$164K) (K73321)

2007/08 - Rainier Beach CC Redevelopment (\$300K) (K732337)

Existing Asset Management Plan Identified Needs

K732337 - Facility Reuse Study – 2007

Other Condition Data/Reports Available

2006 Seattle Parks Electrical Study – Needs more capacity at some point. (90% capacity; breakers).

Usability of Structure/Facility

The center space is limited. Parking is good.

Programming/Use

Over 35 activities and classes are offered for all age groups at the Rainier Beach Community Center. Preschool, before and after school child care, teen, adult and senior adult classes, Technet computer programs, Late Night recreation programs, Family Center programs, and basketball, softball, and track sports leagues.

Building Condition Assessment

Building Element	Score	Comment
Foundation	10 out of 10	CMU/concrete.
Exterior Walls	10 out of 10	Wood siding.
Windows/Doors	10 out of 10	Metal. The windows don't open in the building (by design). The front door closing mechanism doesn't always work and there is an air gap.
Exterior Gutters/Trim	5 out of 5	
Site	3 out of 5	Some landscaping. The span of the building with no windows is uninviting. Lighting is fair.
Roof	10 out of 10	Some leaks in activity room.
Interior Floors	0 out of 2	Activity room – floor is buckled and warps ("soft" floor)
Walls/Ceiling	5 out of 5	
Lighting	1 out of 5	Lobby lights don't turn off (energy usage)
Restrooms	5 out of 5	
Misc. Equipment	3 out of 3	
Emergency Regulations	5 out of 5	
ADA	5 out of 5	
Electrical	1 out of 10	AT capacity. Blows fuses. Not all the light switches work.
Heating	1 out of 5	Shared boiler with Schools, which controls heat. Offices are too hot in summer and cold in the winter. Very high ceilings (energy drain).
Plumbing	1 out of 5	
Other Issues		<ul style="list-style-type: none">• Ventilation is poor• Lacking storage.
TOTAL SCORE	77	NOTE: These scores are for comparison purposes only. The Arch. And Eng. Study is the definitive source for condition assessment.

Future CIP Needs

- To be determined.
- Separate the boiler from the School District
- Replace windows with operable windows, which will help with ventilation in the building.

General Comments: The proposed design funding that may be funded for 2008 will delve into the School District/City usage and future building needs and schematic design. Refer to the 2007 Architectural and Engineering Study by ARC as the primary source for the building condition assessment.

Building Assessment By:

Kathleen Conner, Senior CIP Planner, Jeff Hodges, Assistant Recreation Coordinator and LaRita Wilkinson, Custodian



Name of Facility: Rainier Community Center
Address: 4600 38th Avenue S
Park Name: Rainier PF
Neighborhood: Rainier Valley
Park District: Southeast
Current Use: Community Center
Construction Date: 1985, Renovated in 1998
Size of Facility: 27,142 s.f.
Operating Hours: M & F 1-9; T-Th 11-9; Sat 10-5; Sun closed.
Assessment Date: 2/6/07

Work Order History

Average annual work hours: 1,346

Average hours/square foot: .0495/s.f.

Average annual top five Shops hours spent at the site: Floor: 372; Carpentry: 234; Electrical: 177; Paint: 176; and Plumbing: 163.

General Description of Features

The Rainier Community Center is a facility that was renovated nearly 10 years ago. Some space is rented out to the Rainier Vista Boys and Girls Club. A unique feature of this center is that it has two gyms. Parking is good.

Recent Major Capital Projects/Remodel

1998 – Building renovation (\$5.2 million) (K73652)

Existing Asset Management Plan Identified Needs

None.

Other Condition Data/Reports Available

2006 Seattle Parks Boiler Study - #5 priority group. The boiler is ok.

Usability of Structure/Facility

The community center has two gyms and two spaces for programming, and another rooms is leased to outside organizations. The reception area and offices are in the heart of the building and seem to work well for the operation of the building.

Programming/Use

Over 40 activities and classes are offered at the Rainier Community Center. Before and after school day care, basketball and softball leagues, track and field, Rec-Tech (computer training) program, teen programs, including the Late Night program, adult programs, and special events, are among the varied offerings.

Building Condition Assessment

Building Element	Score	Comment
Foundation	10 out of 10	Cement.
Exterior Walls	10 out of 10	CMU/brick. Some cracks in the west gym wall foundation.
Windows/Doors	10 out of 10	Metal doors and windows. Some seepage on the south side of the gym through the windows.
Exterior Gutters/Trim	5 out of 5	
Site	5 out of 5	
Roof	10 out of 10	
Interior Floors	1 out of 2	The tile in the teen room scratches easily, and it is hard to maintain.
Walls/Ceiling	5 out of 5	Some evidence of leaks in the multi-purpose room.
Lighting	5 out of 5	
Restrooms	5 out of 5	
Misc. Equipment	3 out of 3	Pool, futsal, and ping pong are available
Emergency Regulations	5 out of 5	
ADA	5 out of 5	
Electrical	10 out of 10	
Heating	5 out of 5	
Plumbing	5 out of 5	
Other Issues		<ul style="list-style-type: none"> • There is no generator on the site. • Vents need cleaning
TOTAL SCORE	94	•

Future CIP Needs

None.

General Comments:

The community center is in excellent condition.

Building Assessment By:

Kathleen Conner, Senior CIP Planner
 James Bush, Rec. Center Coordinator
 Michelle Parker, Maintenance Laborer



Name: Ravenna-Eckstein Community Center
Address: 6535 Ravenna NE
Park Name: Ravenna-Eckstein CC
Neighborhood: Ravenna
Park District: Northeast
Current Use: Community Center
Construction Date: 1986
Size of Facility: 13,678 s.f.
Operating Hours: MW 10-9; TTHF 1-9; Sat/Sun closed.
Assessment Date: 1/17/07

Work Order History

Average annual work hours: 598

Average hours/square foot: .0044 hours/s.f.

Average annual top five Shops hours spent at the site: **Floor:** 134; **Paint:** 134; **Carpentry:** 132; **Special Support:** 67; and **Electrical:** 54.

General Description of Features

The Ravenna Eckstein Community Center was built in 1986. It is attached to the old Ravenna School that was converted to senior housing. The building has a brick facade, and large windows on the east and west sides of the building. It is light and airy in the building. The CC is one of the larger centers in Seattle. There are spaces to hold concurrent classes. Parking is limited on and near the site, but it is close to a bus line.

Recent Major Capital Projects

1998 - Ravenna-Eckstein CC Tennis Court Renovation (\$23K) (K73341)

2001 - Ravenna-Eckstein CC BB Court Renovation (\$5K) (K73619)

2002 - Ravenna-Eckstein CC Landscape Restoration (\$23K) (K732047)

2007 - Ravenna-Eckstein Park Play Area Renovation (\$300K) (K732323)

Existing Asset Management Plan Identified Needs

None.

Other Condition Data/Reports Available

The electrical panel is at 100% capacity, per the Seattle Parks Electrical study (2006).

Usability of Structure/Facility

The center is large with classroom/activity room spaces which allow concurrent classes. The rooms that are available are well-suited to their function.

Programming/Use

Over 60 activities and classes are offered at the Ravenna-Eckstein Community Center. Before and after school care, preschool program, indoor playtime in the gym, teen programs, basketball and sports

leagues, art classes, fitness, senior adult recreation classes, and special events are among the varied offerings.

Building Condition Assessment

Building Element	Score	Comment
Foundation	10 out of 10	Concrete.
Exterior Walls	10 out of 10	Brick, concrete, tile.
Windows/Doors	5 out of 10	The window glass at the east and west entries are extremely scratched. Also, some of the crank windows have broken latches. Exterior doors are hard to lock.
Exterior Gutters/Trim	5 out of 5	
Site	5 out of 5	Landscaping near the building is nice.
Roof	5 out of 10	There is a leak in the roof where the CC meets the housing (old school), near the west entry. During heavy rain, there is a “waterfall” cascading down. Some leaks in gym and in the lobby. (Roof replaced last two years?)
Interior Floors	2 out of 2	Ballet room floor was damaged with sewer/water backup (Hsg. Authority will pay for the repair.)
Walls/Ceiling	5 out of 5	
Lighting	5 out of 5	Need more lighting on the west side of the building to deter vandalism. Path lights?
Restrooms	5 out of 5	
Misc. Equipment	3 out of 3	Heavy usage of equipment and kitchen. Showing signs of wear and tear.
Emergency Regulations	5 out of 5	There are no sprinklers, so there is no day care.
ADA	5 out of 5	
Electrical	10 out of 10	Works well, but at capacity.
Heating	5 out of 5	Day and evening temperature to save \$.
Plumbing	5 out of 5	
Other Issues		Additional storage is needed. Graffiti is a big issue at the center.
TOTAL SCORE	90	

Future CIP Needs

- Fix leak affecting wall between school/housing and CC.
- Upgrade Electrical capacity
- Door locks and window latch repairs, roof repair, painting lobby and the rest of the building.

General Comments: The Ravenna-Eckstein CC is an active community center with many classes and activities offered throughout the day and evening.

Building Assessment By:

Kathleen Conner, Senior CIP Planner
Trevor Gregg, Community Center Coordinator
Thao Huynh, Building Maintenance



Name of Facility: South Park Community Center
Address: 8319 8th Avenue S.
Park Name: South Park PG
Neighborhood: South Park
Park District: Southwest
Current Use: Community Center
Construction Date: 1989
Size of Facility: 13,920 s.f.
Operating Hours: M-Th 9-9; F 9-9; Sat 10-5; Sun 12-5
Assessment Date: 1/25/07

Work Order History

Average annual work hours: 697

Average hours/square foot: .049/s.f.

Average annual top five Shops hours spent at the site: Paint: 183; Carpentry: 167; Floor: 94; Special Support Services: 93; and Plumbing: 66

General Description of Features

South Park Community Center was built in 1989. It replaced an older facility that had been built in 1912. The small, one story center includes a reception area, offices, gym, social rooms, computer lab, kids room, restrooms, and showers. There is a teen meeting space in a trailer on the site. The building is light-filled and the entry landscaping is very inviting.

Recent Major Capital Projects

2004 - Earthquake Repair (K732167) - 2004

2004 - Major remodel

Existing Asset Management Plan Identified Needs

None.

Other Condition Data/Reports Available

2006 Seattle Parks Boiler Study— #3 priority group. (1997 boiler, 30-35 year life expectancy)

2006 Seattle Parks Electrical Study – Will need to be upgraded at some point. (100% capacity, breakers)

Usability of Structure/Facility

The building has limited space for a huge variety of class offerings. The kids room is dedicated space for the child care program. A small parking lot is located south of the building.

Programming/Use

This center works in conjunction with Delridge, High Point, and Southwest Community Centers to provide a full range of class offerings. Nearly 20 activities and classes are offered for all age groups at the South Park Community Center. Preschool, before and after school child care, tot gym, teen, TechNet technology program, adult and lifelong recreation classes, basketball leagues, and special events are among the varied offerings.

Building Condition Assessment

Building Element	Score	Comment
Foundation	5 out of 10	Concrete.
Exterior Walls	5 out of 10	Stucco. Cracks in the walls on the south side.
Windows/Doors	5 out of 10	Metal. The windows don't open in the lobby.
Exterior Gutters/Trim	5 out of 5	
Site	5 out of 5	Landscaped. Inviting entry. Lack of lighting between the CC and trailer.
Roof	10 out of 10	
Interior Floors	2 out of 2	
Walls/Ceiling	5 out of 5	Game room/teen room ceiling tiles in poor condition.
Lighting	5 out of 5	
Restrooms	5 out of 5	
Misc. Equipment	3 out of 3	
Emergency Regulations	5 out of 5	
ADA	5 out of 5	
Electrical	5 out of 10	Need more outlets in the computer room.
Heating	5 out of 5	Gas heat.
Plumbing	5 out of 5	
Other Issues		<ul style="list-style-type: none"> • Space is an issue. • Improved security system, including the trailer. • More parking is needed—dead end alley on east side of the building is a possible location. • Finishes and furnishings are worn.
TOTAL SCORE	87	

Future CIP Needs

- Evaluate future space needs at this busy center.
- Improvements to the trailer, including lighting, security, phone, cable hookup.
- Additional on-site parking.
- Better security monitoring system
- Exterior stucco repair/sealant.
- Renovate and replace finishes and furnishings.

General Comments: The South Park Community Center is in good condition overall, but is showing signs of wear and tear.

Building Assessment By:

Kathleen Conner, Senior CIP Planner
Carmen Martinez, Teen Leader

Ron Davis, Community Center Coordinator
Eric Bondeson, Recreation Attendant



Name of Facility: Southwest Community Center

Address: 2801 SW Thistle

Park Name: Southwest CC and Pool

Neighborhood: West Seattle

Park District: Southwest

Current Use: Community Center

Construction Date: 1974, Renovated in 2004

Size of Facility: 11,216 s.f.

Operating Hours: M&W 10-9; T-F 1-9; Sat 10-5; Sun closed.

Assessment Date: 1/24/07

Work Order History

Average annual work hours: 661

Average hours/square foot: .036/s.f.

Average annual top five Shops hours spent at the site: Paint: 170; Carpentry: 142; Electrical: 129; Floor: 96; and Special Support Services: 56

General Description of Features

Southwest Community Center was originally built in 1975, and a gym, teen center, and restrooms/showers were added in 2004 as part of the Parks Community Center Levy and Pro Parks Levy programs. The two story center includes a reception area, offices, gym, meeting/activity rooms, preschool and child care rooms, teen room, computer lab, kitchen, and a multi-purpose room. The center and the rooms have good light, making the center very inviting. The Southwest Pool is attached to the community center, and the lobby area is shared by both.

Recent Major Capital Projects

2005 - Addition and renovation (\$3.1 million) (K733121, K73480, K732096)- Includes gym, teen ctr.)

2005 - Fire Sprinkler System (\$314K) (K32225)

Existing Asset Management Plan Identified Needs

AMP # 1646 – CC Roof Replacement

AMP # 3447 – CC Seismic Improvements

Note: There is a pool HVAC and roof replacement project that is funded in 2007/08.

Other Condition Data/Reports Available

2006 Seattle Parks Electrical Study – Will need to be upgraded at some point. (95% capacity, breakers)

2007 – Infrared Roof Survey done by Building Envelope Technology & Research. (Additional funding is proposed to replace the entire roof; only the pool roof is funded.)

Usability of Structure/Facility

With the addition of the gym and new rooms, the space in the building allows varied programming. The elevator was added in 2004 and has improved ADA access. A parking lot is located south and east of the building.

Programming/Use

Over 25 activities and classes are offered for all age groups at the Southwest Community Center. Preschool, before and after school child care, basketball leagues, computer lab, TechNet program, teen activities, including the Late Night program, adult and seniors classes, and special events are among the varied offerings.

Building Condition Assessment

Building Element	Score	Comment
Foundation	10 out of 10	CMU.
Exterior Walls	10 out of 10	CMU
Windows/Doors	5 out of 10	Metal. Main door on south side are broken weekly. The mechanisms are poorly designed and affect the locking mechanism. No operable windows in the kitchen (by design).
Exterior Gutters/Trim	5 out of 5	
Site	3 out of 5	North entry not obvious from the east parking lot. Exterior lighting on the south end is low. Need extra light near gym.
Roof	5 out of 10	The roof is 22 years old. An infrared roof survey done in 2007. There is a leak on the wall in the Teen Center.
Interior Floors	2 out of 2	The gym floor flooded during the winter storm due to a blocked drain. The aggregate floor in the lobby is difficult to keep clean.
Walls/Ceiling	5 out of 5	
Lighting	5 out of 5	
Restrooms	5 out of 5	White grout looks dirty despite cleaning efforts.
Misc. Equipment	3 out of 3	The kitchen sink gets backed up as the grease trap is small.
Emergency Regulations	5 out of 5	
ADA	5 out of 5	.
Electrical	5 out of 10	Need circuits separate from the microwave in the teen café. Have to turn off breakers in the staff office to turn off lights. No light switches in the Social Rooms, only dimmers (energy issues).
Heating	5 out of 5	Ventilation is an issue in the computer room (hot and stuffy)—affects the HVAC.
Plumbing	5 out of 5	
Other Issues		• Storage needed in the building
TOTAL SCORE	83	

Future CIP Needs

- Electrical renovations to address the light switches and need for capacity.
- Repair or replace the doors for security and energy efficiency use.
- Add emergency door to the old game room to use for a child care space.

General Comments: The Southwest Community Center is a well-kept, active community center. The location across from Chief Sealth H.S. makes the teen programming especially popular.

Building Assessment By:

Kathleen Conner, Senior CIP Planner

Naseri (Junior) Kitiona, Community Center Coordinator

Dick Lemier, Custodian



Name of Facility: Van Asselt Community Center
Address: 2820 S. Myrtle
Park Name: Van Asselt PF
Neighborhood: Beacon Hill
Park District: Southeast
Current Use: Community Center
Construction Date: 1938; 2007 Addition
Size of Facility: 8,600 s.f.
Operating Hours: MF 1-9; T to TH 11-9; Sat 10-5; Sunday, closed

Assessment Date: 5/27/07

Work Order History

Average Annual work hours: 464 (before the addition)

Average hours/square foot: .0539/s.f.

Average annual top five Shops hours spent at the site: Carpentry: 95; Paint: 86; Floor: 80; Electrical: 65; and Special Service Support: 77.

General Description of Features

Van Asselt CC is located on a large park site with ballfields, basketball courts, open lawns, wading pool, and a play area. This one story community center is one of the smaller centers, but the new building has reconfigured it to make it a much more usable space. The existing gym is located on a lower level. There is a lobby, staff office, game room, multi-purpose room, kitchen, child care, restrooms, teen room, storage/mechanical, and a Janitor's closet. The multi-purpose room opens up to the play area and wading pool area of the site.

Recent Major Capital Projects

2007 – Center Replacement - \$3.9 million Pro Parks Levy-funded (K73486).

Existing Asset Management Plan Identified Needs

#3786 – Replace gym (\$2.4m)

#1909-Replace gym room (\$261K)

Other Data/Reports Available

N/A

Usability of Structure/Facility

The layout and the condition of the new building are good. The existing gym is undersized, and while attached to the building, the connection between the two does not flow well. However, there is an elevator, which provides excellent ADA access. Although the replacement did not add much new square footage, it will allow for better and greater use of the facility. The multi-purpose room has been scheduled for rentals. There is adequate parking on the site which is supplemented by street parking around the perimeter of the large park site, which seems sufficient.

Programming/Use

This center offers over 30 different classes and programs per term for all ages, including special events, day care, out of school care, performing arts and dance, organized sports leagues such as football and tee-ball, adult programs, and teen programs. Class offerings are varied and appeal to all ages.

Building Condition Assessment

Building Element	Score	Comment
Foundation	10 out of 10	Concrete
Exterior Walls	10 out of 10	Brick, CMU, metal
Windows/Doors	10 out of 10	Metal. Windows in the rooms are low and easy to climb in/out of. No screens.
Exterior Gutters/Trim	5 out of 5	
Site	5 out of 5	Nice entry and landscaping.
Roof	10 out of 10	
Interior Floors	2 out of 2	
Walls/Ceiling	5 out of 5	Plywood wainscoting is only glued on and not screwed on. Buckling and popping from wall.
Lighting	5 out of 5	Four types of lighting switches in the building, plus none in the bathroom.
Restrooms	5 out of 5	
Misc. Equipment	3 out of 3	Game room equipped, but no pool table due to windows. Powered blinds bind up.
Emergency Regulations	5 out of 5	
ADA	5 out of 5	Elevator.
Electrical	10 out of 10	
Heating	5 out of 5	
Plumbing	5 out of 5	Water runs for along time per health code—seems wasteful.
Other Issues		<ul style="list-style-type: none">• There is little storage in the building.• Hall lighting stays on at night (shared circuit)? And entry is very bright—separate.• Additional security cameras desired for outside and to reach all areas of the gym.
TOTAL SCORE	100	

Future CIP Needs

- New boiler
- Gym replacement

General Comments:

The gym should be considered for eventual replacement with a standard size gym. There will be more programming in the upcoming year as the center just re-opened in the summer of 2007.

Building Assessment By: Kathleen Conner, Senior CIP Planner, Randy Smith, Community Center Coordinator, Brenda Brown, Custodian



Address: 917 E. Yesler Way
Park Name: Yesler PF
Neighborhood: Downtown
Park District: Downtown
Current Use: Community Center
Construction Date: 2003
Size of Facility: 23,000 s.f.
Operating Hours: MWF 1-9; TTH 10-9; Sat 10-5; Sun closed.
Assessment Date: 1/22/07

Work Order History

Average annual work hours: 189

Average hours/square foot: .0082/s.f.

Average annual top five Shops hours spent at the site: **Repair/Install:** 86; **HVAC:** 45; **Electrical:** 37; **Install/Maintenance:** 11; and **Plumbing:** 10.

General Description of Features

Yesler Community Center was built in 2003. Its award winning design also captured the “silver” level LEED standard rating for sustainable, green design. The one story, light-filled building with natural ventilation, has a lobby in the heart of the building. There is a gym, restrooms with showers, computer lab, weight room, child care rooms, and meeting/activity rooms. The use of natural materials makes it a very inviting building.

Recent Major Capital Projects

The old community center was replaced in 2003.

Existing Asset Management Plan Identified Needs

None.

Other Condition Data/Reports Available

None.

Usability of Structure/Facility

The lobby/reception area is centrally located. The layout and number of rooms in the building allows for varied programming. A parking lot and garage are located south of the building. There is an elevator for ADA access from the south.

Programming/Use

Over 40 activities and classes are offered for all age groups at the Yesler Community Center. After school child care, tot gym, basketball, softball, and track and field, computer lab, teen activities, adult and lifelong recreation classes, ESL, and special events are among the varied offerings.

Building Condition Assessment

Building Element	Score	Comment
Foundation	10 out of 10	CMU.
Exterior Walls	10 out of 10	Brick/Metal/CMU
Windows/Doors	10 out of 10	Metal, some operable. Powder substance on some of the windows. Skylight in the fitness room and computer rooms don't operate as they should. Window lighting on south side of lobby shines brightly on the reception desk, "blinding" the staff.
Exterior Gutters/Trim	5 out of 5	
Site	5 out of 5	Sometimes lights in the south don't work.
Roof	10 out of 10	Some leaks in the gym, south side.
Interior Floors	1 out of 2	Lobby and teen center have poured concrete floors which have cracks in them (already caulked as a repair). Linoleum is hard to clean.
Walls/Ceiling	5 out of 5	
Lighting	5 out of 5	
Restrooms	5 out of 5	No hose bib in the restrooms, making it harder to clean. Ventilation an issue in the shower room.
Misc. Equipment	3 out of 3	
Emergency Regulations	5 out of 5	
ADA	5 out of 5	.
Electrical	10 out of 10	
Heating	5 out of 5	The heating was hard to regulate at first. Weekend rentals initially a problem, wanted to adjust the heat. Training has worked. Gym HVAC blowing cold air in and sucking in exhaust from the street.
Plumbing	5 out of 5	
Other Issues		<ul style="list-style-type: none"> •No internal access to the roof (only by a ladder). •Investigate the powder-like substance on the windows
TOTAL SCORE	99	

Future CIP Needs

- None, although the staff should keep an eye on the concrete floors to make sure the cracks don't become a tripping hazard.

General Comments: The Yesler Community Center is a well-kept, active community center. The building is under warranty, so the gym roof leak and the window issue should be investigated.

Building Assessment By:

Kathleen Conner, Senior CIP Planner

Shari Watts, Community Center Coordinator

Billy McKinlon, Maintenance Laborer