



Stanwood Camano

School District

TO: BOARD OF DIRECTORS
FROM: LIZ JAMIESON, DIRECTOR OF CAPITAL PROJECTS *lj*
SUBJECT: ASSET PRESERVATION PROGRAM (APP) – ANNUAL FACILITY REPORT
DATE: MARCH 15, 2022
TYPE: ACTION NEEDED

The attached facility condition reports are required by the Office of Superintendent of Public Instruction (OSPI) to be updated annually as a condition to receiving state matching funds on school replacements or renovations. Only facilities that were partially State funded and were constructed after 1993 are required to be reported under this system. Port Susan Middle, Cedarhome Elementary, Elger Bay Elementary, and Utsalady Elementary are the schools that fit the reporting criteria. The new Alternative Learning Center (Church Creek Campus) and new Stanwood High School will be included in the report next year. OSPI requires that this report is provided annually to the school district board of directors in an open public meeting.

The report was updated for this year by district staff. Once every six (6) years the report must be completed by a certified facility evaluator. McGranahan Architects provided that service in 2019. The next certified building condition assessment (BCA) is due in 2025.

The report rates various systems within each school to develop an overall condition score. Generally, the condition of these systems is lowered each year due to aging and normal wear and tear. If improvements were made to the school during the past year, the condition rating could improve. Please take a look at the attached rating forms for all four (4) schools and let me know if you have any questions.

Recommendation:

We recommend the board **move to approve the 2022 Asset Preservation Program (APP) annual facility report.**



ICOS

School Facilities and Organization
INFORMATION AND CONDITION OF SCHOOLS
Asset Preservation Program Annual Board Report (Stanwood-Camano School District)

-----2021-2022-----

SITE	BUILDING	BUILDING BOARD ACCEPTANCE DATE	APP YEAR	BUILDING CONDITION ASSESSMENT %	ANNUAL REVIEW COMPLETED BY	NEXT CERTIFIED BCA DUE
Port Susan Middle School	Main Building	4/22/1998	23	84.81	District	2025
Elger Bay Elementary School	Main Building	8/28/2001	20	80.71	District	2025
Cedarhome Elementary School	Main Building	11/20/1998	23	80.34	District	2025
Utsalady Elementary School	Main Building	5/8/2001	20	87.22	District	2025



School Facilities and Organization
 INFORMATION AND CONDITION OF SCHOOLS
 Detailed Condition Assessment by Building
 Reporting Year 2021-2022

Stanwood-Camano

84.81

Port Susan Middle School - Main Building

Building Details

PROFILE TYPE	Middle/Junior High School - Multi-Story
NUMBER OF FLOORS	2
BOARD ACCEPTANCE DATE	4/22/1998
CHARACTERISTICS	Occupied
ANNUAL REVIEW COMPLETED BY	District
COMMENTS	confirm if mech at gym is mech penthouse or not

This building is required to comply with the Asset Preservation Program

REPORTING YEAR	APP YEAR	BUILDING CONDITION ASSESSMENT	ANNUAL REVIEW COMPLETED BY	BOARD REPORT PRESENT DATE
2021-2022	23	84.81	District	3/15/2022
2020-2021	22	86.23	District	3/16/2021
2019-2020	21	Not Reviewed	Incomplete	4/21/2020
2018-2019	20	86.16	Consultant	4/2/2019
2017-2018	19	85.94	Consultant	3/6/2018
2016-2017	18	83.99	Consultant	4/18/2017

The next certified BCA is due: 2025

Note: The 2019-2020 reporting was submitted by the District but not recorded by OSPI due to a glitch in their system. Their system does not allow retroactive correction. This was acceptable with OSPI, per John McLaren, NW WA Regional Coordinator 02/25/21.

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1996	Main Bldg - 1st Flr	52,564	52,564	52,564		4/22/1998
1996	Main Bldg - 2nd Flr	26,340	26,340	26,340		
1996	Mech at Gym 2nd Flr	472	0	0		
Building Totals		79,376	78,904	78,904		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Slabs on Grade	Standard Slabs on Grade	A4010		90.00% Good
	Pits and Bases	A4040		90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good
Superstructure	Floor Construction	B1010		90.00% Good
	Roof Construction	B1020		90.00% Good
	Stairs	B1080		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Gym wall has leaks at parapet CIP cap. Will be addressed summer of 2022 when reroof takes place. All other buildings in good condition.		
	Exterior Windows	B2020		90.00% Good
	Exterior Doors and Grilles	B2050		90.00% Good
	Exterior Louvers and Vents	B2070		90.00% Good
Exterior Horizontal Enclosures	Roofing	B3010	High	30.00% Poor
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Roof has reached end of useful life. Roof replacement scheduled for Summer 2022.		
	Roof Appurtenances	B3020	Medium	62.00% Fair
	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		90.00% Good
	<i>Deficiencies:</i>	Peeling Paint, Rusted Metal Finishes/Components		
<i>Causes:</i>	Surface Damage			
<i>Comments:</i>	Deficiency: Paint peeling and surface rust Corrective Actions: Remove paint, treat rust areas, repaint. Update 2019: Corrective measures have been taken on the items noted above.			
Interior Construction	Interior Partitions	C1010		90.00% Good
	<i>Deficiencies:</i>	Cracks, Tears, Holes, Looseness		
	<i>Causes:</i>	Settlement		
	Interior Windows	C1020		90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Construction	Interior Doors	C1030		90.00% Good
	Interior Grilles and Gates	C1040		90.00% Good
	Suspended Ceiling Construction	C1070		90.00% Good
Interior Finishes	Wall Finishes	C2010		90.00% Good
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030	Medium	62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Deterioration		
	<i>Comments:</i>	VCT is showing cracks and gaps. Carpet is in good shape.		
	Stair Finishes	C2040		90.00% Good
Ceiling Finishes	C2050		90.00% Good	
Conveying	Vertical Conveying Systems	D1010		90.00% Good
Plumbing	Domestic Water Distribution	D2010		90.00% Good
	<i>Comments:</i>	Water heaters were replaced in 2016.		
	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		90.00% Good
HVAC	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		90.00% Good
	Facility HVAC Distribution Systems	D3050		90.00% Good
	Ventilation	D3060		90.00% Good
Fire Protection	Fire Suppression	D4010		90.00% Good
	Fire Protection Specialties	D4030	Medium	62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	System is obsolete. NAC panel no longer available and had to be replaced with a rebuilt one in 2021. As of Feb. 2022, smoke and heat detector replacements are no longer available.		
Electrical	Electrical Services and Distribution	D5020		90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electrical	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		90.00% Good
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Aging HID fixtures on the site and occupancy sensors limited to classrooms throughout. 2017 - LED lights were installed in Commons/Cafeteria and Entry Foyer.		
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good
	<i>Comments:</i>			
	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Headend and electronics are outdated and obsolete.		
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		90.00% Good
	Electronic Surveillance	D7030		90.00% Good
	Detection and Alarm	D7050		90.00% Good
Integrated Automation	Integrated Automation Facility Controls	D8010		90.00% Good
Equipment	Commercial Equipment	E1030		90.00% Good
	Institutional Equipment	E1040		90.00% Good
	Entertainment and Recreational Equipment	E1070		90.00% Good
	Other Equipment	E1090		90.00% Good
Furnishings	Fixed Furnishings	E2010	Low	62.00% Fair
	<i>Deficiencies:</i>	Unightly		
	<i>Causes:</i>	Physical Damage		
	<i>Comments:</i>	Laminate breakage, chipping and peeling on casework. Countertops and edges primarily.		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Furnishings	Movable Furnishings	E2050		90.00% Good



School Facilities and Organization
 INFORMATION AND CONDITION OF SCHOOLS
 Detailed Condition Assessment by Building
 Reporting Year 2021-2022

Stanwood-Camano

80.34

Cedarhome Elementary School - Main Building

Building Details

PROFILE TYPE	Elementary School - Multi-Story
NUMBER OF FLOORS	2
BOARD ACCEPTANCE DATE	11/20/1998
CHARACTERISTICS	Occupied
ANNUAL REVIEW COMPLETED BY	District
COMMENTS	Exterior wall condition upgraded from fair to good upon further inspection.

This building is required to comply with the Asset Preservation Program

REPORTING YEAR	APP YEAR	BUILDING CONDITION ASSESSMENT	ANNUAL REVIEW COMPLETED BY	BOARD REPORT PRESENT DATE
2021-2022	23	80.34	District	3/15/2022
2020-2021	22	80.64	District	3/16/2021
2019-2020	21	Not Reviewed	Incomplete	4/21/2020
2018-2019	20	80.56	Consultant	4/2/2019
2017-2018	19	80.56	Consultant	3/6/2018
2016-2017	18	78.09	Consultant	4/18/2017

The next certified BCA is due: 2025

Note: The 2019-2020 reporting was submitted by the District but not recorded by OSPI due to a glitch in their system. Their system does not allow retroactive correction. This was acceptable with OSPI, per John McLaren, NW WA Regional Coordinator 02/25/21.

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1997	Main Bldg - 1st Flr	34,341	34,341	34,341		12/16/1997
1997	Main Bldg - 2nd Flr	11,570	11,570	11,570		
1997	Cov Play - Area 18	3,056	3,056	1,528		
Building Totals		48,967	48,967	47,439		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Slabs on Grade	Standard Slabs on Grade	A4010		90.00% Good
	Pits and Bases	A4040		90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING	
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good	
Superstructure	Floor Construction	B1010		90.00% Good	
	Roof Construction	B1020		90.00% Good	
	Stairs	B1080		90.00% Good	
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good	
	<i>Deficiencies:</i>	Cracking, Peeling, Flaking, Damaged Masonry			
	<i>Causes:</i>	Structural and Frame Movement			
	<i>Comments:</i>	Location: Deficiency only at covered play area. Deficiency: Stress cracking in the masonry and mortar joints. Corrective Actions: Large cracks should be caulked to prevent water intrusion.			
	Exterior Windows	B2020		90.00% Good	
	Exterior Doors and Grilles	B2050		90.00% Good	
	Exterior Louvers and Vents	B2070		90.00% Good	
	Exterior Horizontal Enclosures	Roofing	B3010		30.00% Poor
		<i>Deficiencies:</i>	Other		
		<i>Causes:</i>	Surface Weathering		
<i>Comments:</i>		This roof is nearing the end of its useful life and will need replacing in the next 3-5 years.			
Roof Appurtenances		B3020		90.00% Good	
Interior Construction	Horizontal Openings	B3060		90.00% Good	
	Overhead Exterior Enclosures	B3080		90.00% Good	
	Interior Partitions	C1010		90.00% Good	
	Interior Windows	C1020		90.00% Good	
	Interior Doors	C1030		90.00% Good	
	Interior Grilles and Gates	C1040		90.00% Good	
	Raised Floor Construction	C1060		90.00% Good	
	Suspended Ceiling Construction	C1070		90.00% Good	
Interior Finishes	Wall Finishes	C2010		90.00% Good	
	Interior Fabrications	C2020		90.00% Good	

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Finishes	Flooring	C2030	Medium	30.00% Poor
	<i>Deficiencies:</i>	Holes, Tears, Irregular Surface, Stains, Discoloration		
	<i>Causes:</i>	Moisture		
	<i>Comments:</i>	Location: On both first and second levels, mainly in the corridors. Deficiency: Flooring is beginning to bubble and peel. Rubber floor tiles are starting to separate creating gaps in the floor. Corrective Actions: Replace flooring. Check moisture level in concrete floor to ensure proper levels prior to installing the new floor. 2017 - flooring in office and work room was replaced.		
	Stair Finishes	C2040		90.00% Good
	Ceiling Finishes	C2050	Low	62.00% Fair
	<i>Comments:</i>			
Conveying	Vertical Conveying Systems	D1010		90.00% Good
Plumbing	Domestic Water Distribution	D2010		90.00% Good
	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		90.00% Good
HVAC	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		62.00% Fair
	<i>Comments:</i>			
	Facility HVAC Distribution Systems	D3050		90.00% Good
	Ventilation	D3060		90.00% Good
Fire Protection	Fire Suppression	D4010		90.00% Good
	Fire Protection Specialties	D4030		100.00% Excellent
Electrical	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		90.00% Good
	<i>Deficiencies:</i>	Other		
<i>Causes:</i>	Bad Ballasts, Other			

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electrical	<i>Comments:</i>	Location: Mainly corridors Deficiency: Lights flickering Site HIDs are not programmed to turn "on" at night or lamps are out. Fluorescent and HID throughout, no LED upgrades. Lighting in Gym was upgraded in summer 2017.		
Communications	Data Communications	D6010		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Cabling is CAT5.		
	Voice Communications	D6020		62.00% Fair
	Audio-Video Communications	D6030		30.00% Poor
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence, Other		
	<i>Comments:</i>	In-school television distribution system no longer functions.		
	Distributed Communications and Monitoring	D6060		30.00% Poor
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Difficult to find parts to maintain aging equipment.		
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		90.00% Good
	Electronic Surveillance	D7030		90.00% Good
	Detection and Alarm	D7050		100.00% Excellent
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	System in a zoned fire alarm system.		
Integrated Automation	Integrated Automation Facility Controls	D8010		90.00% Good
Equipment	Commercial Equipment	E1030		90.00% Good
	Institutional Equipment	E1040		90.00% Good
	Entertainment and Recreational Equipment	E1070		90.00% Good
	Other Equipment	E1090		90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Furnishings	Fixed Furnishings	E2010		90.00% Good
	Movable Furnishings	E2050		90.00% Good



School Facilities and Organization
 INFORMATION AND CONDITION OF SCHOOLS
 Detailed Condition Assessment by Building
 Reporting Year 2021-2022

Stanwood-Camano

80.71

Elger Bay Elementary School - Main Building

Building Details

PROFILE TYPE	Administrative
NUMBER OF FLOORS	2
BOARD ACCEPTANCE DATE	8/28/2001
CHARACTERISTICS	Occupied
ANNUAL REVIEW COMPLETED BY	District

This building is required to comply with the Asset Preservation Program

REPORTING YEAR	APP YEAR	BUILDING CONDITION ASSESSMENT	ANNUAL REVIEW COMPLETED BY	BOARD REPORT PRESENT DATE
2021-2022	20	80.71	District	3/15/2022
2020-2021	19	88.15	District	3/16/2021
2019-2020	18	Not Reviewed	Incomplete	4/21/2020
2018-2019	17	88.15	Consultant	4/2/2019
2017-2018	16	88.15	Consultant	3/6/2018
2016-2017	15	85.40	Consultant	4/18/2017

The next certified BCA is due: **2025**

Note: The 2019-2020 reporting was submitted by the District but not recorded by OSPI due to a glitch in their system. Their system does not allow retroactive correction. This was acceptable with OSPI, per John McLaren, NW WA Regional Coordinator 02/25/21.

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
2000	Main Bldg - 1st Flr	34,819	34,819	34,819		8/28/2001
2000	Main Bldg - 2nd Flr	11,574	11,574	11,574		
2000	Cov Play - Area 11	3,300	3,300	1,650		
Building Totals		49,693	49,693	48,043		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good
Superstructure	Floor Construction	B1010		90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Superstructure	Roof Construction	B1020		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
	<i>Comments:</i>	Exterior was painted in summer 2017.		
	Exterior Windows	B2020		90.00% Good
	Exterior Doors and Grilles	B2050		90.00% Good
	Exterior Louvers and Vents	B2070		90.00% Good
Exterior Horizontal Enclosures	Roofing	B3010		90.00% Good
	Roof Appurtenances	B3020		90.00% Good
	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		90.00% Good
Interior Construction	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		90.00% Good
	Interior Grilles and Gates	C1040		90.00% Good
	Suspended Ceiling Construction	C1070		90.00% Good
Interior Finishes	Wall Finishes	C2010		90.00% Good
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		62.00% Fair
	<i>Deficiencies:</i>	Broken or Loose Tiles, Other		
	<i>Causes:</i>	Other, Settlement		
	<i>Comments:</i>	In the restrooms there is a section of floor that has a hollow sound under it. This also corresponds to areas that are showing cracking. It is likely that there is a small area of floor that does not have concrete under it and the tile was installed over an underlay.		
		The rubber stair treads are starting to come off in some areas just under the nosing.		
	Ceiling Finishes	C2050		90.00% Good
Plumbing	Domestic Water Distribution	D2010		90.00% Good
	Sanitary Drainage	D2020		90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Plumbing	Building Support Plumbing Systems	D2030		90.00% Good
HVAC	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		30.00% Poor
	<i>Deficiencies:</i>	System Inefficient		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Boilers are at the end of their useful life and require increased maintenance intervention to keep functioning.		
	Facility HVAC Distribution Systems	D3050		90.00% Good
	Ventilation	D3060		90.00% Good
Fire Protection	Fire Suppression	D4010		62.00% Fair
	<i>Deficiencies:</i>	Corrosion		
	<i>Causes:</i>	Pipe Deterioration		
	<i>Comments:</i>	Issues with dry system only.		
	Fire Protection Specialties	D4030		62.00% Fair
Electrical	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		90.00% Good
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Gym lighting was upgraded in summer 2017. T8 fluorescent lights were replaced throughout the school with LED lights in 2018.		
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good
	Audio-Video Communications	D6030		62.00% Fair
	Distributed Communications and Monitoring	D6060		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	PA system is old and obsolete. Parts no longer available for repair through the manufacturer.		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		90.00% Good
	Electronic Surveillance	D7030		90.00% Good
	Detection and Alarm	D7050		62.00% Fair
	<i>Comments:</i>			
Integrated Automation	Integrated Automation Facility Controls	D8010		90.00% Good
Furnishings	Fixed Furnishings	E2010		90.00% Good
	Movable Furnishings	E2050		90.00% Good



School Facilities and Organization
 INFORMATION AND CONDITION OF SCHOOLS
 Detailed Condition Assessment by Building
 Reporting Year 2021-2022

Stanwood-Camano

87.22

Utsalady Elementary School - Main Building

Building Details

PROFILE TYPE	Elementary School - Multi-Story
NUMBER OF FLOORS	2
BOARD ACCEPTANCE DATE	5/8/2001
CHARACTERISTICS	Occupied
ANNUAL REVIEW COMPLETED BY	District
COMMENTS	Update: Boiler replacements in 2020.

This building is required to comply with the Asset Preservation Program

REPORTING YEAR	APP YEAR	BUILDING CONDITION ASSESSMENT	ANNUAL REVIEW COMPLETED BY	BOARD REPORT PRESENT DATE
2021-2022	20	87.22	District	3/15/2022
2020-2021	19	89.78	District	3/16/2021
2019-2020	18	Not Reviewed	Incomplete	4/21/2020
2018-2019	17	88.27	Consultant	4/2/2019
2017-2018	16	87.53	Consultant	3/6/2018
2016-2017	15	82.60	Consultant	4/18/2017

The next certified BCA is due: **2025**

Note: The 2019-2020 reporting was submitted by the District but not recorded by OSPI due to a glitch in their system. Their system does not allow retroactive correction. This was acceptable with OSPI, per John McLaren, NW WA Regional Coordinator 02/25/21.

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1999	Main Bldg - 1st Flr	35,051	35,051	35,051		5/8/2001
1999	Main Bldg - 2nd Flr	13,318	13,318	13,318		
1999	Cov Play	3,322	3,322	1,661		
Building Totals		51,691	51,691	50,030		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Slabs on Grade	Standard Slabs on Grade	A4010		90.00% Good
	Deficiencies:	Other		
	Causes:	Other		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Slabs on Grade	<i>Comments:</i>	Some areas have moisture coming up through slab. 2017 - All VCT in the corridors and several classrooms on the main floor was replaced with marmoleum and a water/vapor/ barrier type adhesive.		
	Pits and Bases	A4040		90.00% Good
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good
Superstructure	Floor Construction	B1010		90.00% Good
	Roof Construction	B1020		90.00% Good
	Stairs	B1080		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
	<i>Comments:</i>	Exterior paint was done in summer 2017.		
	Exterior Windows	B2020		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Caulking/Weather Stripping, Frame/Molding Condition		
	<i>Comments:</i>	Failing sealant and water intrusion. Library glass unit failure.		
	Exterior Doors and Grilles	B2050		90.00% Good
	Exterior Louvers and Vents	B2070		90.00% Good
Exterior Horizontal Enclosures	Roofing	B3010		90.00% Good
	Roof Appurtenances	B3020		62.00% Fair
	<i>Deficiencies:</i>	Leaking		
	<i>Causes:</i>	Standing Water		
	<i>Comments:</i>	Gutters in poor condition. All other appurtances in good condition.		
	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		90.00% Good
	<i>Comments:</i>			
Interior Construction	Interior Partitions	C1010		90.00% Good
	<i>Comments:</i>	The gym divider wall was fixed in 2016.		
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Construction	Interior Grilles and Gates	C1040		90.00% Good
	Raised Floor Construction	C1060		90.00% Good
	Suspended Ceiling Construction	C1070		90.00% Good
Interior Finishes	Wall Finishes	C2010		90.00% Good
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		90.00% Good
	<i>Comments:</i>	VCT and Entry mats on the main floor were replaced summer 2017.		
	Stair Finishes	C2040		90.00% Good
	Ceiling Finishes	C2050		90.00% Good
	Conveying	Vertical Conveying Systems	D1010	
Plumbing	Domestic Water Distribution	D2010		90.00% Good
	Sanitary Drainage	D2020	Medium	62.00% Fair
	<i>Deficiencies:</i>	Slow Draining		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Some of the classroom sinks drain slow and sometime emit odor. Waste is roughed-in too high for proper drainage. Cleanout below waste may be used for waste or rough-in needs to be lowered involving wall board repair.		
	Building Support Plumbing Systems	D2030		90.00% Good
HVAC	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020	Low	90.00% Good
	<i>Comments:</i>			
	Cooling Systems	D3030		90.00% Good
	Facility HVAC Distribution Systems	D3050		90.00% Good
	Ventilation	D3060		90.00% Good
Fire Protection	Fire Suppression	D4010		62.00% Fair
	<i>Deficiencies:</i>	Corrosion		
	<i>Causes:</i>	Pipe Deterioration		
	<i>Comments:</i>	Issues with dry sprinkler system only.		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Fire Protection	Fire Protection Specialties	D4030		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	System is functioning but out of date. Manufacture parts no longer available.		
Electrical	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		90.00% Good
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Lighting in gym was updated in summer 2017. T8 fluorescent lights were replaced throughout the school with LED lights in 2018.		
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good
	Audio-Video Communications	D6030		62.00% Fair
	<i>Comments:</i>			
	Distributed Communications and Monitoring	D6060		62.00% Fair
	<i>Deficiencies:</i>	Other		
<i>Causes:</i>	Equipment Obsolescence			
<i>Comments:</i>	Mix of analog and digital. Equipment is old and obsolete.			
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		90.00% Good
	Detection and Alarm	D7050		90.00% Good
Integrated Automation	Integrated Automation Facility Controls	D8010		90.00% Good
Equipment	Commercial Equipment	E1030		90.00% Good
	Institutional Equipment	E1040		90.00% Good
	Entertainment and Recreational Equipment	E1070		90.00% Good
	Other Equipment	E1090		90.00% Good
Furnishings	Fixed Furnishings	E2010		90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Furnishings	Movable Furnishings	E2050		90.00% Good