



**STANWOOD-CAMANO  
SCHOOL DISTRICT**

TO: BOARD OF DIRECTORS  
FROM: RUTH FLOYD, EXECUTIVE DIRECTOR OF BUSINESS SERVICES *R. Floyd*  
SUBJECT: ASSET PRESERVATION PROGRAM (APP) – ANNUAL FACILITY REPORT  
DATE: MARCH 7, 2023  
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. Cedarhome Elementary, Elger Bay Elementary, Utsalady Elementary and Port Susan Middle are the schools that fit the reporting criteria. The new Alternative Learning Center (Church Creek Campus) and new Stanwood High School also fit the reporting criteria. The Alternative Learning Center (Church Creek Campus) is included in this year's report and will be part of all future reports. The new Stanwood High School will be included in next year's report, once we receive final acceptance of the project. OSPI requires that this report be 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 five (5) schools and let me know if you have any questions.

Recommendation:

We recommend the board **move to approve the 2023 Asset Preservation Program (APP) annual facility report.**



**ELGER BAY ELEMENTARY SCHOOL - MAIN BUILDING**

Building Details

<b>PROFILE TYPE</b>	Administrative
<b>NUMBER OF FLOORS</b>	2
<b>BOARD ACCEPTANCE DATE</b>	8/28/2001
<b>CHARACTERISTICS</b>	Occupied
<b>ANNUAL REVIEW COMPLETED BY</b>	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
2022-2023	21	88.07	District	3/7/2023
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

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

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		
<b>Building Totals</b>		<b>49,693</b>	<b>49,693</b>	<b>48,043</b>		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Foundations</b>	Standard Foundation	A1010		90.00% Good
<b>Water and Gas Mitigation</b>	Building Subdrainage	A6010		90.00% Good



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**STANWOOD-CAMANO**

**88.07%**

**ELGER BAY ELEMENTARY SCHOOL - MAIN BUILDING**

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Superstructure</b>	Floor Construction	B1010		90.00% Good
	Roof Construction	B1020		90.00% Good
<b>Exterior Vertical Enclosures</b>	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
<b>Exterior Horizontal Enclosures</b>	Roofing	B3010		90.00% Good
	Roof Appurtenances	B3020		90.00% Good
	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		90.00% Good
<b>Interior Construction</b>	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
<b>Interior Finishes</b>	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		



**ELGER BAY ELEMENTARY SCHOOL - MAIN BUILDING**

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Interior Finishes</b>	<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.	
<b>Plumbing</b>	Ceiling Finishes	C2050		90.00% Good
	Domestic Water Distribution	D2010		90.00% Good
	Sanitary Drainage	D2020		90.00% Good
<b>HVAC</b>	Building Support Plumbing Systems	D2030		90.00% Good
	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		100.00% Excellent
	<i>Comments:</i>	Boilers replaced 2023		
	Facility HVAC Distribution Systems	D3050		90.00% Good
<b>Fire Protection</b>	Ventilation	D3060		90.00% Good
	Fire Suppression	D4010	High	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
<b>Electrical</b>	Electrical Services and Distribution	D5020		90.00% Good



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**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Electrical</b>	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.		
<b>Communications</b>	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.		
<b>Electronic Safety and Security</b>	Access Control and Intrusion Detection	D7010		90.00% Good
	Electronic Surveillance	D7030		90.00% Good
	Detection and Alarm	D7050	Medium	62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Panel and detection components outdated and replacement parts are increasingly unavailable. System is functioning.		



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**88.07%**

**ELGER BAY ELEMENTARY SCHOOL - MAIN BUILDING**

**Building Components**

<b>SUB-ASSEMBLY</b>	<b>COMPONENT</b>	<b>COMPONENT CODE</b>	<b>MAINTENANCE PRIORITY</b>	<b>CONDITION RATING</b>
<b>Integrated Automation</b>	Integrated Automation Facility Controls	D8010		90.00% Good
<b>Furnishings</b>	Fixed Furnishings	E2010		90.00% Good
	Movable Furnishings	E2050		90.00% Good



**Cedarhome Elementary School - Main Building**

**Building Details**

<b>PROFILE TYPE</b>	Elementary School - Multi-Story
<b>NUMBER OF FLOORS</b>	2
<b>BOARD ACCEPTANCE DATE</b>	11/20/1998
<b>CHARACTERISTICS</b>	Occupied
<b>ANNUAL REVIEW COMPLETED BY</b>	District
<b>COMMENTS</b>	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
2022-2023	24	82.80	District	3/7/2023
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

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

**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		
<b>Building Totals</b>		<b>48,967</b>	<b>48,967</b>	<b>47,439</b>		

**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
<b>Water and Gas Mitigation</b>	Building Subdrainage	A6010		90.00% Good
<b>Superstructure</b>	Floor Construction	B1010		90.00% Good
	Roof Construction	B1020		90.00% Good
	Stairs	B1080		90.00% Good
<b>Exterior Vertical Enclosures</b>	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
	<b>Exterior Horizontal Enclosures</b>	Roofing	B3010	High
<i>Deficiencies:</i>		Other		
<i>Causes:</i>		Surface Weathering		
<i>Comments:</i>		Roof replacement was on the failed 2023-2026 levy. Roof needs replacement in 2-4 years.		
Roof Appurtenances		B3020		90.00% Good
Horizontal Openings		B3060		90.00% Good
Overhead Exterior Enclosures		B3080		90.00% Good
<b>Interior Construction</b>	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
<b>Interior Finishes</b>	Wall Finishes	C2010		90.00% Good
	Interior Fabrications	C2020		90.00% Good



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Interior Finishes</b>	Flooring	C2030	Low	62.00% Fair
	<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. VCT cracking and gapping.		
	Stair Finishes	C2040		90.00% Good
	Ceiling Finishes	C2050	Low	62.00% Fair
	<i>Comments:</i>			
<b>Conveying</b>	Vertical Conveying Systems	D1010		90.00% Good
<b>Plumbing</b>	Domestic Water Distribution	D2010		90.00% Good
	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		90.00% Good
<b>HVAC</b>	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020	Medium	62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Boilers have reached the end of their lives and are slated for replacement Summer 2023.		
		Facility HVAC Distribution Systems	D3050	
	Ventilation	D3060		90.00% Good
<b>Fire Protection</b>	Fire Suppression	D4010		90.00% Good
	Fire Protection Specialties	D4030		90.00% Good
<b>Electrical</b>	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
<b>Electrical</b>	<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.		
<b>Communications</b>	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.		
<b>Electronic Safety and Security</b>	Access Control and Intrusion Detection	D7010		90.00% Good
	Electronic Surveillance	D7030		90.00% Good
	Detection and Alarm	D7050		90.00% Good
	<i>Comments:</i>	System in a zoned fire alarm system.		
<b>Integrated Automation</b>	Integrated Automation Facility Controls	D8010		90.00% Good
<b>Equipment</b>	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
<b>Furnishings</b>	Fixed Furnishings	E2010		90.00% Good

**Building Components**

<b>SUB-ASSEMBLY</b>	<b>COMPONENT</b>	<b>COMPONENT CODE</b>	<b>MAINTENANCE PRIORITY</b>	<b>CONDITION RATING</b>
<b>Furnishings</b>	Movable Furnishings	E2050		90.00% Good



**UTSALADY ELEMENTARY SCHOOL - MAIN BUILDING**

**Building Details**

<b>PROFILE TYPE</b>	Elementary School - Multi-Story
<b>NUMBER OF FLOORS</b>	2
<b>BOARD ACCEPTANCE DATE</b>	5/8/2001
<b>CHARACTERISTICS</b>	Occupied
<b>ANNUAL REVIEW COMPLETED BY</b>	District
<b>COMMENTS</b>	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
2022-2023	21	86.14	District	3/7/2023
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

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

**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		
<b>Building Totals</b>		<b>51,691</b>	<b>51,691</b>	<b>50,030</b>		

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Foundations</b>	Standard Foundation	A1010		90.00% Good
<b>Slabs on Grade</b>	Standard Slabs on Grade	A4010		90.00% Good



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**STANWOOD-CAMANO**

**86.14%**

**UTSALADY ELEMENTARY SCHOOL - MAIN BUILDING**

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Slabs on Grade</b>	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<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
<b>Water and Gas Mitigation</b>	Building Subdrainage	A6010		90.00% Good
<b>Superstructure</b>	Floor Construction	B1010		90.00% Good
	Roof Construction	B1020		90.00% Good
	Stairs	B1080		90.00% Good
<b>Exterior Vertical Enclosures</b>	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
<b>Exterior Horizontal Enclosures</b>	Roofing	B3010	Medium	62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Surface Weathering		



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**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Exterior Horizontal Enclosures</b>	<i>Comments:</i>	Roof is reaching the end of its functional life and will need replacing in the next 3-5 years.		
	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
<b>Interior Construction</b>	<i>Comments:</i>			
	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
	Interior Grilles and Gates	C1040		90.00% Good
	Raised Floor Construction	C1060		90.00% Good
Suspended Ceiling Construction	C1070		90.00% Good	
<b>Interior Finishes</b>	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



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**UTSALADY ELEMENTARY SCHOOL - MAIN BUILDING**

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Conveying</b>	Vertical Conveying Systems	D1010		90.00% Good
<b>Plumbing</b>	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.		
<b>HVAC</b>	Building Support Plumbing Systems	D2030		90.00% Good
	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
<b>Fire Protection</b>	Fire Suppression	D4010	Medium	62.00% Fair
	<i>Deficiencies:</i>	Corrosion		
	<i>Causes:</i>	Pipe Deterioration		
	<i>Comments:</i>	Issues with dry sprinkler system only.		
	Fire Protection Specialties	D4030	Medium	62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		



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**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Fire Protection</b>	<i>Comments:</i>	System is functioning but out of date. Manufacture parts no longer available.		
<b>Electrical</b>	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.		
<b>Communications</b>	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.		
<b>Electronic Safety and Security</b>	Access Control and Intrusion Detection	D7010		90.00% Good
	Detection and Alarm	D7050		90.00% Good
<b>Integrated Automation</b>	Integrated Automation Facility Controls	D8010		90.00% Good
<b>Equipment</b>	Commercial Equipment	E1030		90.00% Good





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**UTSALADY ELEMENTARY SCHOOL - MAIN BUILDING**

**Building Components**

<b>SUB-ASSEMBLY</b>	<b>COMPONENT</b>	<b>COMPONENT CODE</b>	<b>MAINTENANCE PRIORITY</b>	<b>CONDITION RATING</b>
<b>Equipment</b>	Institutional Equipment	E1040		90.00% Good
	Entertainment and Recreational Equipment	E1070		90.00% Good
	Other Equipment	E1090		90.00% Good
<b>Furnishings</b>	Fixed Furnishings	E2010		90.00% Good
	Movable Furnishings	E2050		90.00% Good



**Port Susan Middle School - Main Building**

**Building Details**

<b>PROFILE TYPE</b>	Middle/Junior High School - Multi-Story
<b>NUMBER OF FLOORS</b>	2
<b>BOARD ACCEPTANCE DATE</b>	4/22/1998
<b>CHARACTERISTICS</b>	Occupied
<b>ANNUAL REVIEW COMPLETED BY</b>	District
<b>COMMENTS</b>	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
2022-2023	24	83.44	District	3/7/2023
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

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

**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		
<b>Building Totals</b>		<b>79,376</b>	<b>78,904</b>	<b>78,904</b>		

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Foundations</b>	Standard Foundation	A1010		90.00% Good
<b>Slabs on Grade</b>	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
<b>Water and Gas Mitigation</b>	Building Subdrainage	A6010		90.00% Good
<b>Superstructure</b>	Floor Construction	B1010		90.00% Good
	Roof Construction	B1020		90.00% Good
	Stairs	B1080		90.00% Good
<b>Exterior Vertical Enclosures</b>	Exterior Walls	B2010		62.00% Fair
	<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. Update: The leaks have been addressed but as a result of the leak, the mortar joints have deteriorated and the condition of the wall is in fair condition.		
	Exterior Windows	B2020		90.00% Good
	Exterior Doors and Grilles	B2050		90.00% Good
	Exterior Louvers and Vents	B2070		90.00% Good
<b>Exterior Horizontal Enclosures</b>	Roofing	B3010	Low	100.00% Excellent
	<i>Comments:</i>	Roof and gutters were replaced Summer 2022.		
	Roof Appurtenances	B3020	Low	90.00% Good
	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		90.00% Good
	<i>Comments:</i>			
<b>Interior Construction</b>	Interior Partitions	C1010		90.00% Good
	<i>Deficiencies:</i>	Cracks, Tears, Holes, Looseness		
	<i>Causes:</i>	Settlement		
	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
<b>Interior Finishes</b>	Wall Finishes	C2010		90.00% Good
	Interior Fabrications	C2020		90.00% Good

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Interior Finishes</b>	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
<b>Conveying</b>	Vertical Conveying Systems	D1010		90.00% Good
<b>Plumbing</b>	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
<b>HVAC</b>	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020	High	62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Boilers have been requiring significant maintenance to keep up and running.		
	Facility HVAC Distribution Systems	D3050		90.00% Good
	Ventilation	D3060		90.00% Good
<b>Fire Protection</b>	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 replacemetns are no longer available.		
<b>Electrical</b>	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		90.00% Good

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Electrical</b>	<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.		
<b>Communications</b>	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.			
<b>Electronic Safety and Security</b>	Access Control and Intrusion Detection	D7010		90.00% Good
	Electronic Surveillance	D7030		90.00% Good
	Detection and Alarm	D7050		90.00% Good
<b>Integrated Automation</b>	Integrated Automation Facility Controls	D8010		90.00% Good
<b>Equipment</b>	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
<b>Furnishings</b>	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.		
	Movable Furnishings	E2050		90.00% Good



**ALTERNATIVE LEARNING CENTER (ALC) - MAIN BUILDING**

**Building Details**

<b>PROFILE TYPE</b>	K-12
<b>NUMBER OF FLOORS</b>	1
<b>BOARD ACCEPTANCE DATE</b>	10/5/2021
<b>CHARACTERISTICS</b>	Occupied
<b>ANNUAL REVIEW COMPLETED BY</b>	District
<b>COMMENTS</b>	SF shown is from D-7 Area Analysis and D-10. Confirm final SF at D-11/D-12.. Board Acceptance date confirmed 10/5/2021

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
2022-2023	1	100.00	District	3/7/2023
2021-2022	0	Not Reviewed	Incomplete	3/15/2022
2020-2021	0	Not Reviewed	Incomplete	3/16/2021

The next certified BCA is due: **2027**

**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
2020	All Areas	43,655	43,655	43,655	10/5/2021	
<b>Building Totals</b>		<b>43,655</b>	<b>43,655</b>	<b>43,655</b>		

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		100.00% Excellent
Slabs on Grade	Standard Slabs on Grade	A4010		100.00% Excellent
Water and Gas Mitigation	Building Subdrainage	A6010		100.00% Excellent
Superstructure	Roof Construction	B1020		100.00% Excellent
Exterior Vertical Enclosures	Exterior Walls	B2010		100.00% Excellent
	Exterior Windows	B2020		100.00% Excellent



**ALTERNATIVE LEARNING CENTER (ALC) - MAIN BUILDING**

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Exterior Vertical Enclosures</b>	Exterior Doors and Grilles	B2050		100.00% Excellent
	Exterior Louvers and Vents	B2070		100.00% Excellent
<b>Exterior Horizontal Enclosures</b>	Roofing	B3010		100.00% Excellent
	Roof Appurtenances	B3020		100.00% Excellent
	Horizontal Openings	B3060		100.00% Excellent
	Overhead Exterior Enclosures	B3080		100.00% Excellent
<b>Interior Construction</b>	Interior Partitions	C1010		100.00% Excellent
	Interior Windows	C1020		100.00% Excellent
	Interior Doors	C1030		100.00% Excellent
	Interior Grilles and Gates	C1040		100.00% Excellent
	Suspended Ceiling Construction	C1070		100.00% Excellent
<b>Interior Finishes</b>	Wall Finishes	C2010		100.00% Excellent
	Interior Fabrications	C2020		100.00% Excellent
	Flooring	C2030		100.00% Excellent
	Ceiling Finishes	C2050		100.00% Excellent
<b>Plumbing</b>	Domestic Water Distribution	D2010		100.00% Excellent
	Sanitary Drainage	D2020		100.00% Excellent
	Building Support Plumbing Systems	D2030		100.00% Excellent
	General Service Compressed-Air	D2050		100.00% Excellent
<b>HVAC</b>	Facility Fuel Systems	D3010		100.00% Excellent
	Heating Systems	D3020		100.00% Excellent
	Cooling Systems	D3030		100.00% Excellent



School Facilities and Organization  
 INFORMATION AND CONDITION OF SCHOOLS  
**Detailed Condition Assessment by Building**  
 Reporting Year 2022-2023

**STANWOOD-CAMANO**

**100.00%**

**ALTERNATIVE LEARNING CENTER (ALC) - MAIN BUILDING**

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>HVAC</b>	Facility HVAC Distribution Systems	D3050		100.00% Excellent
	Ventilation	D3060		100.00% Excellent
<b>Fire Protection</b>	Fire Suppression	D4010		100.00% Excellent
	Fire Protection Specialties	D4030		100.00% Excellent
<b>Electrical</b>	Electrical Services and Distribution	D5020		100.00% Excellent
	General Purpose Electrical Power	D5030		100.00% Excellent
	Lighting	D5040		100.00% Excellent
<b>Communications</b>	Data Communications	D6010		100.00% Excellent
	Voice Communications	D6020		100.00% Excellent
	Audio-Video Communications	D6030		100.00% Excellent
	Distributed Communications and Monitoring	D6060		100.00% Excellent
<b>Electronic Safety and Security</b>	Access Control and Intrusion Detection	D7010		100.00% Excellent
	Electronic Surveillance	D7030		100.00% Excellent
	Detection and Alarm	D7050		100.00% Excellent
<b>Integrated Automation</b>	Integrated Automation Facility Controls	D8010		100.00% Excellent
<b>Equipment</b>	Commercial Equipment	E1030		100.00% Excellent
	Institutional Equipment	E1040		100.00% Excellent
	Entertainment and Recreational Equipment	E1070		100.00% Excellent
<b>Furnishings</b>	Fixed Furnishings	E2010		100.00% Excellent
	Movable Furnishings	E2050		100.00% Excellent





School Facilities and Organization  
INFORMATION AND CONDITION OF SCHOOLS  
**Detailed Condition Assessment by Building**  
Reporting Year 2022-2023

**STANWOOD-CAMANO**

**100.00%**

**ALTERNATIVE LEARNING CENTER (ALC) - MAIN BUILDING**