

ASSET PRESERVATION PROGRAM

2023



Puyallup School District

2022-2023

Asset Preservation Program Annual Report

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Introduction

The following data is included in the 2022/2023 report of the current building condition of schools enrolled in the Asset Preservation Program:

- Summary sheet condition evaluation scoring.
 - Individual component scoring breakdown by school.
-
- **Stewart Elementary:** The standard building condition assessment score for a 18-year-old building is 78%. If a future capital levy passes, Stewart Elementary is projected to receive a new roof and if a future grant is awarded for an updated HVAC control system, once completed, this will raise the score at or above the standard 78%.
 - **Aylen Junior High:** The standard building condition assessment score for a 10-year-old building is 88%. If a future grant is awarded, Aylen Junior High is projected to receive a lighting upgrade and an updated HVAC control system. Once completed, this will raise the score at or above the standard 88%.
 - **Kalles Junior High:** The standard building condition assessment score for a 13-year-old building is 85%. If a future grant is awarded, Kalles Junior High is projected to receive a lighting upgrade and an updated HVAC control system. Once completed, this will raise the score at or above the standard 85%.

- **Carson Elementary:** The standard building condition assessment score for a 12-year-old building is 86%. If a future capital levy passes, Carson Elementary is projected to receive new exterior siding. Once completed, this will raise the score at or above the standard 86%.

Note: Firgrove, Northwood, Dessie F Evans, and Sunrise elementaries were implemented into the 2022/2023 Asset Preservation Program Report.

Footnote: The Asset Preservation Program evolved from a State Board of Education policy developed in 1992. The intent of the program is to ensure that taxpayer investment in state assisted construction of school facilities is protected through a system of building maintenance.

The Asset Preservation Program applies to school districts that received state assistance for new and school buildings accepted by local school board directors after December 31, 1993. Participation in the APP is one requirement of eligibility for future state assistance.

Asset Preservation Program

An asset preservation program ([WAC 392-347-023](#)(link is external)) is a systematic approach to ensure performance accountability; promote student health and safety by maintaining and operating building systems to their design capacity; maintain an encouraging learning environment; and extend building life, thus minimizing future capital needs.

The APP evolved from a State Board of Education policy developed in 1992. The intent of the program is to ensure that taxpayer investment in state assisted construction of school facilities is protected through a system of building maintenance.

The APP applies to school districts that received state assistance for new and school buildings accepted by local school board directors after December 31, 1993. Participation in the APP is one requirement of eligibility for future state assistance.

Building Condition Assessment Model

By April 1 of each year, report updated scores in ICOS **AND** to your school board. Date of board meeting is also reported in ICOS.

The Building Condition Assessment Model (BCAM) shows a simple linear depreciation trend between year 1 and year 30. It is intended to help determine if depreciation may be trending to a BCA score of less than 62 after 30 years.

Building Condition Assessment Model

By April 1 of each year, report updated scores in ICOS **AND** to your school board. Date of board meeting is also reported in ICOS.

The Building Condition Assessment Model (BCAM) shows a simple linear depreciation trend between year 1 and year 30. It is intended to help determine if depreciation may be trending to a BCA score of less than 62 after 30 years.

BUILDING CONDITION ASSESSMENT MODEL	
YEAR	EXAMPLE SCORE
1	100
2	98
3	97
4	95
5	94
6*	93
7	92
8	91
9	90
10	88
11	87
12*	86
13	85
14	83
15	81
16	80
17	79
18*	78
19	77
20	75
21	74
22	73
23	72
24*	71
25	69
26	68
27	67
28	66
29	65
30**	62

*Certified assessments are required every 6 years. **The score in year 30 is crucial for future state assistance.



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PUBLIC INSTRUCTION



School Facilities and Organization
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-----2022-2023-----						
SITE	BUILDING	BUILDING BOARD ACCEPTANCE DATE	APP YEAR	BUILDING CONDITION ASSESSMENT %	ANNUAL REVIEW COMPLETED BY	NEXT CERTIFIED BCA DUE
Sunrise Elementary	Main Building	6/7/2021	1	100.00	Consultant	2025
Sunrise Elementary	Detached Cover Play Shed	6/7/2021	1	100.00	Consultant	2025
Northwood Elementary	Main Building	1/10/2022	1	100.00	Consultant	2026
Northwood Elementary	Detached Covered Play Shed	1/10/2022	1	100.00	Consultant	2026
Stewart Elementary	Main Building	3/14/2005	18	74.13	District	2027
Edgerton Elementary School	Main Building	8/11/2008	14	88.10	District	2027
Aylen Junior High School	Main Building	7/9/2012	10	80.16	District	2027
Edward Zeiger Elementary School	Main Building	1/2/1997	26	77.33	District	2027
Puyallup High School	Career/Tech Ed. Building	12/13/2010	12	89.47	District	2027
Doris Stahl Junior High School	Main Building	3/13/1995	28	76.64	District	2027
Kalles Junior High School	Main Building	8/24/2009	13	83.19	District	2027
Edgemont Junior High School	Main Building	5/27/2003	19	82.07	District	2027
Woodland Elementary School	Main Building	2/25/1995	28	69.22	District	2027
Emma L Carson Elementary School	Main Building	8/9/2010	12	84.77	District	2027
Emerald Ridge High School	Main Building	9/27/2001	21	80.31	District	2027
Glacier View Junior High School	Main Building	2/28/2011	12	87.12	District	2027
Firgrove Elementary	Main Building	4/20/2020	2	100.00	District	2027
Dessie F Evans Elementary	Main Building	4/5/2021	1	100.00	District	2027



Stewart Elementary - Main Building

Building Details

PROFILE TYPE	Elementary School - Multi-Story
NUMBER OF FLOORS	2
BOARD ACCEPTANCE DATE	3/14/2005
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
2022-2023	18	74.13	District	Not Reported
2021-2022	17	74.13	Consultant	3/21/2022
2020-2021	16	74.79	District	3/15/2021
2019-2020	15	82.30	District	3/2/2020
2018-2019	14	84.73	Consultant	3/18/2019
2017-2018	13	89.52	District	3/5/2018

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
2002	11-01-100	31,155	21,155	31,154	9/1/2002	3/14/2005
2002	11-01-200	12,644	12,644	12,644	9/1/2002	3/14/2005
Building Totals		43,799	33,799	43,798		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
	Comments:	Foundations reported constructed over piles due to soil conditions. No issues observed.		



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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Slabs on Grade	Standard Slabs on Grade	A4010	High	90.00% Good
	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
	Deficiencies:	Other		
	Causes:	Inadequate Insulation		
	Comments:	Steel trusses with steel decking at gym and engineered wood trusses with wood decking over classroom wing. Insulation at underside of deck has fallen away in some places onto classroom ceilings. Maintenance to reinstall missing batts.		
	Stairs	B1080		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010	High	90.00% Good
	Comments:			
	Exterior Windows	B2020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Caulking/Weather Stripping, Material Condition		
	Comments:	Dual-glazed fixed and operable fiberglass windows in fair condition. It appears some window insulated glazing units replaced (2018) and others are original. Windows not recently replaced will be nearing end of life in five to ten years and remainder should be replaced.		
	Exterior Doors and Grilles	B2050		90.00% Good
	Exterior Louvers and Vents	B2070		90.00% Good



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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Horizontal Enclosures	Roofing	B3010		30.00% Poor
	<i>Deficiencies:</i>	Leaking, Other		
	<i>Causes:</i>	Flashing Failure, Other		
	<i>Comments:</i>	Composite shingles at sloped roof and membrane roofing at low slope areas. Roofing in general is failing with staff reporting ongoing patching to curtail leaks.		
	Roof Appurtenances	B3020		62.00% Fair
	<i>Deficiencies:</i>	Leaking		
	<i>Causes:</i>	Flashing Failure		
	<i>Comments:</i>			
	Horizontal Openings	B3060		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Mechanical Damage, Surface Weathering		
	<i>Comments:</i>	Metal roof hatch, doesn't latch easily. Hardware might be slightly damaged.		
Interior Construction	Overhead Exterior Enclosures	B3080		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Wood-framed shingle roof canopies around building on Steel Posts. Shingle roofing at end of life. See B3010 Roof Coverings deficiency.		
	Interior Partitions	C1010		62.00% Fair
	<i>Deficiencies:</i>	Cracks, Tears, Holes, Looseness		
	<i>Causes:</i>	Other		



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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Construction	<i>Comments:</i>	Operable wall partition at commons and at stage. Fabric on operable walls are damaged - recommend replacement, but otherwise no functional issues observed.		
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Material Condition		
	<i>Comments:</i>	Wood doors in hollow metal frames, with ADA-compliant hardware and some wired glass in relites/doors (Code/Safety/Liability issue).		
	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		62.00% Fair
	<i>Deficiencies:</i>	Irregular Surface, Stains, Discoloration		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Carpet 19 years old and some stains. Also stained grout in toilet, and scuffed wood base, and what looks like waves in sheet goods in kitchen		
	Stair Finishes	C2040		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Deterioration		



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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Finishes	<i>Comments:</i>	Components show their age but are functional.		
	Ceiling Finishes	C2050		90.00% Good
Conveying	Vertical Conveying Systems	D1010		90.00% Good
	<i>Deficiencies:</i>	Mechanical Noise		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Reportedly periodic "strange noises."		
Plumbing	Domestic Water Distribution	D2010		90.00% Good
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Too hot/cold complaints at fixtures.		
	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
HVAC	<i>Comments:</i>	Vaults filled with dirt or debris or flooding		
	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		30.00% Poor
	<i>Deficiencies:</i>	Other, System Inefficient		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Boilers increasingly problematic and nearing end of life.		
	Cooling Systems	D3030		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
HVAC	<i>Comments:</i>	Chiller reported as increasingly problematic, and nearing end of life.		
	Facility HVAC Distribution Systems	D3050		62.00% Fair
	<i>Deficiencies:</i>	Insufficient Air Flow, Uneven Zone Coverage		
	<i>Causes:</i>	Misadjusted Air Balancing, Misadjusted Controls, Other		
	<i>Comments:</i>	Reports of many comfort, air flow, and building pressurization issues.		
Fire Protection	Ventilation	D3060		90.00% Good
	Fire Suppression	D4010		90.00% Good
	Fire Protection Specialties	D4030		90.00% Good
Electrical	Electrical Services and Distribution	D5020		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Misc. electrical issues.		
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
Communications	<i>Comments:</i>	Mostly T8. Many failed corridor wall light fixtures; insufficient lighting at main stairwell to north.		
	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good
	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		62.00% Fair



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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Communications	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Failing clock system with many LED display segments failed.		
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		90.00% Good
	Electronic Surveillance	D7030		90.00% Good
	<i>Comments:</i>	Additional: Motion sensors only.		
	Detection and Alarm	D7050		90.00% Good
Integrated Automation	Integrated Automation Facility Controls	D8010		30.00% Poor
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence, Other, Programming Not Kept Up to Date		
	<i>Comments:</i>	Controls aging with increasing comfort complaints and energy use.		
Equipment	Commercial Equipment	E1030		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Age Deterioration		
	<i>Comments:</i>	Components show their age but are functional.		
	Institutional Equipment	E1040		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Components show their age but are functional.		
	Entertainment and Recreational Equipment	E1070		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		



Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Equipment	<i>Comments:</i>	Components show their age but are functional.		
	Other Equipment	E1090		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Components show their age but are functional.		
Furnishings	Fixed Furnishings	E2010		90.00% Good
	<i>Comments:</i>			
	Movable Furnishings	E2050		62.00% Fair
	<i>Deficiencies:</i>	Surface Deterioration		
	<i>Causes:</i>	Deterioration		
	<i>Comments:</i>	Components show their age but are functional.		



Edgerton Elementary School - Main Building

Building Details

PROFILE TYPE	Elementary School - Multi-Story
NUMBER OF FLOORS	2
BOARD ACCEPTANCE DATE	8/11/2008
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
2022-2023	14	88.10	District	Not Reported
2021-2022	13	88.07	Consultant	3/21/2022
2020-2021	12	91.87	District	3/15/2021
2019-2020	11	91.87	District	3/2/2020
2018-2019	10	92.30	Consultant	3/18/2019
2017-2018	9	98.57	District	3/5/2018

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
2007	22-01-100	48,799	48,799	48,799	9/1/2007	8/11/2008
2007	22-01-200	22,601	22,601	22,601	9/1/2007	8/11/2008
Building Totals		71,400	71,400	71,400		

Building Components

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



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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	<i>Comments:</i>	Standard concrete foundation, observed exterior wall operable windows with issues opening/closing (see B2020 deficiency), possibly attributable to settlement.		
Slabs on Grade	Standard Slabs on Grade	A4010		62.00% Fair
	<i>Deficiencies:</i>	Minor Cracking, Settlement		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Concrete slab on grade, observed some stress cracking of interior floor finishes possibly attributable to settlement.		
	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>	Upper wall areas on north side organic matter visible growing on cladding - minor maintenance to clean mildew/algae/moss from building facades.		
	Exterior Windows	B2020		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Material Condition		



Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	<i>Comments:</i>	Operable classroom windows stuck in the closed position. Staff reported many other instances of operable window difficulties. A possible factor is settling of structure has warped window frames. Prior survey notes: Window locks have been replaced at the first floor. Second floor window locks are hard to operate and will break prematurely if used a lot.		
	Exterior Doors and Grilles	B2050		90.00% Good
	Exterior Louvers and Vents	B2070		90.00% Good
Exterior Horizontal Enclosures	Roofing	B3010		90.00% Good
	<i>Comments:</i>			
	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
	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



Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Finishes	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
	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		90.00% Good
	Deficiencies:	Other		
	Causes:	Other, Underground Leaks		
	Comments:	Irrigation pump is leaking and rusting. Expansion tank leak on irrigation pump system was replaced and in good working order.		
HVAC	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		90.00% Good
	Cooling Systems	D3030		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		90.00% Good
	Deficiencies:	Extinguishers Missing		
	Causes:	Other		
	Comments:	Possibly inadequate coverage.		
Electrical	Facility Power Generation	D5010		90.00% Good
	Electrical Services and Distribution	D5020		90.00% Good



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Electrical	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		90.00% Good
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good
	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		90.00% Good
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	False alarm issues with perimeter monitoring and intrusion detection system.		
	Electronic Surveillance	D7030		90.00% Good
	Detection and Alarm	D7050		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Reportedly problematic fire alarm system with trouble alarms unable to clear and continuous beeping at main entry annunciator.		
Integrated Automation	Integrated Automation Facility Controls	D8010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Aging control system with increasing too hot/too cold complaints		
Equipment	Commercial Equipment	E1030		90.00% Good



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



Aylen Junior High School - Main Building

Building Details

PROFILE TYPE	Middle/Junior High School - Multi-Story
NUMBER OF FLOORS	2
BOARD ACCEPTANCE DATE	7/9/2012
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
2022-2023	10	80.16	District	Not Reported
2021-2022	9	81.56	Consultant	3/21/2022
2020-2021	8	91.43	District	3/15/2021
2019-2020	7	93.13	District	3/2/2020
2018-2019	6	93.25	Consultant	3/18/2019
2017-2018	5	96.71	District	3/5/2018

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
2008	31-01-100	74,887	74,887	74,887	9/5/2008	7/9/2012
2008	31-01-200	25,709	25,709	25,709	9/5/2008	7/9/2012
Building Totals		100,596	100,596	100,596		

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



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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		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Main stairs to second floor, concrete is cracked in most treads - maintenance to repair cracks from potential further moisture infiltration.		
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
	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		62.00% Fair
	Deficiencies:	Other		
	Causes:	Surface Weathering		
	Comments:	Observed dirt, debris, and moss accumulation on roofing which is potentially shortening lifespan and lowering (reducing) the nature of the white roof's solar reflective index (SRI). Gutters appear to be leaking in various locations at lap joints.		
	Roof Appurtenances	B3020		90.00% Good
	Horizontal Openings	B3060		90.00% Good
Interior Construction	Overhead Exterior Enclosures	B3080		90.00% Good
	Interior Partitions	C1010		62.00% Fair



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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Construction	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Operable partition walls from commons to stage and stage to classroom. Staff noted difficulty in operating partition wall although not clear if it was repaired at some point or if difficulty is a result of lack of training in operating equipment. Wall appeared to deploy as expected on-site however finishes on wall are worn and damaged.		
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		90.00% Good
Interior Finishes	Interior Grilles and Gates	C1040		90.00% Good
	Suspended Ceiling Construction	C1070		100.00% Excellent
	Wall Finishes	C2010		90.00% Good
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		90.00% Good
Conveying	Stair Finishes	C2040		90.00% Good
	Ceiling Finishes	C2050		100.00% Excellent
	Vertical Conveying Systems	D1010		90.00% Good
Plumbing	Domestic Water Distribution	D2010		62.00% Fair
	<i>Deficiencies:</i>	Discolored Fixtures, Mineral Build Up in Pipes, Water Leaking		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Have had leaks in several water heaters. Reported hard City water staining fixtures and building-up inside piping.		
	Sanitary Drainage	D2020		90.00% Good



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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		90.00% Good
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Clean-up and replace shaft seals as needed.		
	Cooling Systems	D3030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	There is dirt and debris under the chiller packages and some of the protective panels are removed. Chillers experiencing faults and inconsistent operations.		
	Facility HVAC Distribution Systems	D3050		62.00% Fair
	Deficiencies:	Other		
	Causes:	Corrosion, Mineral Deposits, Electrolysis, Cracks, Tears, Holes, and Breaks		
	Comments:	Rusting, corroding, and leaking four-pipe hydronic system hooks-ups to air handling equipment coils throughout, especially the heating hot water portion.		
	Ventilation	D3060		90.00% Good
Fire Protection	Fire Suppression	D4010		90.00% Good
	Fire Protection Specialties	D4030		90.00% Good
Electrical	Facility Power Generation	D5010		90.00% Good



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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electrical	Electrical Services and Distribution	D5020		90.00% Good
	Deficiencies:	Unsecured Access		
	Causes:	Loose Connections		
	Comments:	Deficiency: Building steel not bonded to the building grounding system.		
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		30.00% Poor
	Deficiencies:	Other		
Communications				
Electronic Safety and Security	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good
	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		90.00% Good
	Access Control and Intrusion Detection	D7010		90.00% Good
Integrated Automation	Electronic Surveillance	D7030		90.00% Good
	Detection and Alarm	D7050		90.00% Good
	Integrated Automation Facility Controls	D8010		30.00% Poor
	Deficiencies:	Other		
	Causes:	Other, Programming Not Kept Up to Date		



Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Integrated Automation	<i>Comments:</i>	Many occupant too hot/too cold complaints with high energy use.		
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
	Movable Furnishings	E2050		90.00% Good



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Edward Zeiger Elementary School - Main Building

Building Details

PROFILE TYPE	Elementary School - Single Story
NUMBER OF FLOORS	1
BOARD ACCEPTANCE DATE	1/2/1997
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
2022-2023	26	77.33	District	Not Reported
2021-2022	25	77.33	Consultant	3/21/2022
2020-2021	24	77.31	District	3/15/2021
2019-2020	23	86.34	District	3/2/2020
2018-2019	22	86.34	Consultant	3/18/2019
2017-2018	21	89.99	District	3/5/2018

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
1996	21-01-100	47,066	47,066	47,731	9/1/1996	1/2/1997
Building Totals		47,066	47,066	47,731		

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		



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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Slabs on Grade	<i>Comments:</i>	Deficiency: Indications are that some ground water has migrated up through the slab past the vapor barrier and has caused carpeting "bobbing" in some areas.		
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: Some minor moisture infiltration through below-slab membrane.		
Superstructure	Roof Construction	B1020		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Wood-framed roof system supported by wood posts in fair to good condition due to age.		
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
	Exterior Windows	B2020		90.00% Good
	Exterior Doors and Grilles	B2050		62.00% Fair
	<i>Deficiencies:</i>	Peeling Paint or Delamination		
	<i>Causes:</i>	Material Condition		
	<i>Comments:</i>	Components show their age but are functional.		
	Exterior Louvers and Vents	B2070		62.00% Fair
	<i>Deficiencies:</i>	Faulty Material		
	<i>Causes:</i>	Material Condition		
	<i>Comments:</i>	Deficiency: Soffit vents are rusting and should be cleaned & painted arrest deterioration.		



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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Horizontal Enclosures	Roofing	B3010		90.00% Good
	<i>Comments:</i>			
	Roof Appurtenances	B3020		62.00% Fair
	<i>Deficiencies:</i>	Leaking		
	<i>Causes:</i>	Other, Surface Weathering		
	<i>Comments:</i>	Gutter leaks have persisted according to staff reports. Gutters were not replaced during 2018 reroof.		
	Horizontal Openings	B3060		90.00% Good
Interior Construction	<i>Comments:</i>			
	Overhead Exterior Enclosures	B3080		90.00% Good
	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Frame/Molding Condition		
	<i>Comments:</i>	Components show their age but are functional.		
	Interior Doors	C1030		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Material Condition		
	<i>Comments:</i>	Components show their age but are functional. Mostly wood doors in hollow metal frames, many in corridors contain wired glass (Code/Safety/Liability issue).		
	Interior Grilles and Gates	C1040		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Material Condition		



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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Construction	<i>Comments:</i>	Stainless overhead coiling counter shutter at kitchen. Components show their age but are functional.		
	Raised Floor Construction	C1060		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Plywood over wood and engineered joist framing with wood columns in fair condition due to wear and tear on decking at mechanical mezzanines.		
	Suspended Ceiling Construction	C1070		90.00% Good
Interior Finishes	Wall Finishes	C2010		90.00% Good
	<i>Comments:</i>			
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		62.00% Fair
	<i>Deficiencies:</i>	Stains, Discoloration		
	<i>Causes:</i>	Deterioration		
	<i>Comments:</i>	Walk-off mats and carpet in administration are worn and need replacing. Ceramic tile at restrooms show wear and tear in fair condition. Generally carpet in classrooms, VCT in corridors/gym, and sheet vinyl at ramps and special bathrooms are well maintained.		
	Ceiling Finishes	C2050		90.00% Good
Plumbing	<i>Comments:</i>			
	Domestic Water Distribution	D2010		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		



Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Plumbing	<i>Comments:</i>	Aging standard efficiency DHW heaters.		
	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>Deficiencies:</i>	Other, System Inefficient		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Minor repairs needed to keep boilers functioning until replacement. Failing flue piping, with potentially dangerous carbon monoxide gases escaping direct into the boiler room.		
	Cooling Systems	D3030		30.00% Poor
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Aged cooling tower with horizontal discharge into parking lot creates a public nuisance and potentially a hazard. The current mitigation by placing a large trash dumpster in front of the tower which reduces the tower's effectiveness and soaks trash with moisture.		
	Facility HVAC Distribution Systems	D3050		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Distribution piping is freezing and failing in far perimeter ceiling space.		
	Ventilation	D3060		30.00% Poor



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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
HVAC	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Water-source heat pumps approaching end of life.		
Fire Protection	Fire Suppression	D4010		90.00% Good
	<i>Deficiencies:</i>	Corrosion		
	<i>Causes:</i>	Other, Pipe Deterioration		
	<i>Comments:</i>	Riser leak and rust, minor maintenance required.		
	Fire Protection Specialties	D4030		90.00% Good
Electrical	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		90.00% Good
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Mix of older and newer.		
	Audio-Video Communications	D6030		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Mix of older and newer.		
	Distributed Communications and Monitoring	D6060		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		



Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Communications	<i>Comments:</i>	Aging PA and non-standard clock system.		
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		30.00% Poor
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence, Programming Not Kept Up to Date		
	<i>Comments:</i>	DDC controls at end of life with increasing comfort complaints throughout.		
Equipment	Commercial Equipment	E1030		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Age Deterioration		
	<i>Comments:</i>	Components show their age but are functional.		
	Institutional Equipment	E1040		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Components show their age but are functional.		
	Entertainment and Recreational Equipment	E1070		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Components show their age but are functional.		



Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Equipment	Other Equipment	E1090		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Components show their age but are functional.		
Furnishings	Fixed Furnishings	E2010		90.00% Good
	<i>Comments:</i>			
	Movable Furnishings	E2050		62.00% Fair
	<i>Deficiencies:</i>	Surface Deterioration		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Components show their age but are functional.		



**Puyallup High School - Career/Tech Ed.
 Building**

Building Details

PROFILE TYPE	Classroom Building - Multi-Story
NUMBER OF FLOORS	1
BOARD ACCEPTANCE DATE	12/13/2010
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
2022-2023	12	89.47	District	Not Reported
2021-2022	11	89.47	Consultant	3/21/2022
2020-2021	10	89.47	District	3/15/2021
2019-2020	9	90.20	District	3/2/2020
2018-2019	8	92.28	Consultant	3/18/2019
2017-2018	7	100.00	District	3/5/2018

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
2008	50-04-100	23,676	23,676	23,676	9/1/2008	12/13/2010
Building Totals		23,676	23,676	23,676		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Subgrade Enclosures	Walls for Subgrade Enclosures	A2010		90.00% Good
	Comments:	Additional: Elevator Pit		
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good



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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Superstructure	Floor Construction	B1010		90.00% Good
	Roof Construction	B1020		90.00% Good
	Stairs	B1080		90.00% Good
	<i>Comments:</i>	Location: Exterior metal-grate stair only that accesses mechanical room.		
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
	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		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Surface Weathering		
	<i>Comments:</i>	Membrane roofing over rigid insulation sloped to conductor heads. Membrane is in need of maintenance and cleaning. Small portion of standing seam metal roof over curved floor below in good condition		
	Roof Appurtenances	B3020		90.00% Good
	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		90.00% Good
	Interior Partitions	C1010		90.00% Good
Interior Construction	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		90.00% Good
	Suspended Ceiling Construction	C1070		90.00% Good
	Wall Finishes	C2010		90.00% Good



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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Finishes	Interior Fabrications	C2020		90.00% Good
	<i>Comments:</i>	Additional: None.		
	Flooring	C2030		90.00% Good
	Stair Finishes	C2040		90.00% Good
	<i>Comments:</i>	Additional: Stairs to be added with 2nd and 3rd floor addition.		
	Ceiling Finishes	C2050		90.00% Good
Conveying	Vertical Conveying Systems	D1010		90.00% Good
	<i>Comments:</i>	Additional: System to be completed with 2nd and 3rd floor addition.		
Plumbing	Domestic Water Distribution	D2010		90.00% Good
	<i>Comments:</i>	3/4" domestic water line has and continues to have leaks in different areas.		
	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		90.00% Good
	<i>Comments:</i>	Several vaults are partially flooded.		
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		90.00% Good
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
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good
	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		90.00% Good
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
Furnishings	Fixed Furnishings	E2010		90.00% Good
	Movable Furnishings	E2050		90.00% Good



Doris Stahl Junior High School - Main Building

Building Details

PROFILE TYPE	Middle/Junior High School - Multi-Story
NUMBER OF FLOORS	2
BOARD ACCEPTANCE DATE	3/13/1995
CHARACTERISTICS	Occupied
ANNUAL REVIEW COMPLETED BY	District
COMMENTS	SCAP recognized is higher than the instructional because district received state assistance in 1995 for 92,830sf, but 2016 Study update has a slightly lower sf.

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	28	76.64	District	Not Reported
2021-2022	27	79.39	Consultant	3/21/2022
2020-2021	26	80.19	District	3/15/2021
2019-2020	25	76.23	District	3/2/2020
2018-2019	24	76.23	Consultant	3/18/2019
2017-2018	23	79.99	District	3/5/2018

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
1993	36-01-100	70,895	70,895	70,895	9/1/1993	3/13/1995
1993	36-01-200	21,626	21,626	21,935	9/1/1993	3/13/1995
Building Totals		92,521	92,521	92,830		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		62.00% Fair
	Deficiencies:	Cracking		
	Causes:	Soils		



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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	<i>Comments:</i>	Standard concrete foundation, some minor cracking observed at masonry walls.		
Slabs on Grade	Standard Slabs on Grade	A4010		62.00% Fair
	<i>Deficiencies:</i>	Minor Cracking, Settlement		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	tandard concrete slab on grade, some minor cracking of finishes noted possibly due to slab movement.		
	Pits and Bases	A4040		90.00% Good
	<i>Comments:</i>	Note: Detached loading dock at side of building in dilapidated condition. Appears unused.		
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		62.00% Fair
	<i>Deficiencies:</i>	Cracking, Peeling, Flaking, Damaged Masonry		
	<i>Causes:</i>	Other, Structural and Frame Movement, Surface Damage		



Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	<i>Comments:</i>	Cracks observed in west and east brick pilasters - maintenance to monitor crack width/length and determine best method for sealing. Should be repaired to prevent water intrusion. West side soffit panels damaged by balls - maintenance to review detail of soffit and make necessary repairs/modification so it matches remainder at building. Control joint sealants are at end of life and should be removed and replaced to prevent water intrusion. Some masonry mortar should be tuck pointed to fill in voids. There is a lack of weep holes in some masonry areas.		
	Exterior Windows	B2020		62.00% Fair
	<i>Deficiencies:</i>	Frame/Molding Warped, Other		
	<i>Causes:</i>	Caulking/Weather Stripping, Material Condition, Other, Screens, U-Value		
Exterior Doors and Grilles	<i>Comments:</i>	Aluminum windows with dual-glazed insulated glass units with some operable units (no screens installed). Glazing units appear to be a mixture of newer (2017) and original with older units at end of life and some observed beginning to fail, at end of life. Translucent wall panels nearing end of life. Kalwall system showing UV deterioration.		
	Exterior Doors and Grilles	B2050		62.00% Fair
	<i>Deficiencies:</i>	Other, Peeling Paint or Delamination		
	<i>Causes:</i>	Material Condition		



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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	<i>Comments:</i>	Doors facing sportsfield are damaged/dented and most finishes are worn out. Most hollow metal doors in hollow metal frames in fair condition from wear/tear and age, finish showing signs of fading/peeling. Sectional aluminum door at Art in excellent condition.		
	Exterior Louvers and Vents	B2070		90.00% Good
Exterior Horizontal Enclosures	Roofing	B3010		90.00% Good
	<i>Comments:</i>	New roof in 2017 or 2018.		
	Roof Appurtenances	B3020		90.00% Good
	<i>Comments:</i>			
	Horizontal Openings	B3060		100.00% Excellent
	<i>Comments:</i>	New 2020 Skylights at Art room		
	Overhead Exterior Enclosures	B3080		62.00% Fair
Interior Construction	<i>Deficiencies:</i>	Peeling Paint, Rot or Corrosion, Warped/Delaminating Finishes		
	<i>Causes:</i>	Loose, Cracked, Warped or Broken Boards/Panels, Surface Damage		
	<i>Comments:</i>	Steel trusses supported by concrete columns with shingle roof. Exposed steel finishes deteriorating with steel beginning to oxidize. Prior survey note: Wood awning at the Shop area has deteriorated and should be replaced.		
	Interior Partitions	C1010		90.00% Good
	<i>Deficiencies:</i>	Damaged or Missing Materials		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Plastic laminate restroom partitions are worn and damaged from abuse.		



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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Construction	Interior Windows	C1020		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Material Condition		
	<i>Comments:</i>	Wire glass interior windows (code/safety/liability issues)		
	Interior Doors	C1030		62.00% Fair
	<i>Deficiencies:</i>	Other, Peeling Paint or Delamination		
	<i>Causes:</i>	Material Condition		
	<i>Comments:</i>	Wired glass in relites and doors not code-compliant (code/safety/liability issues). Wood doors in hollow metal frames showing age and wear/tear. Newer hardware noted, have worn finishes with some signs of door panel discoloration, and should be refinished. Doors below Platform are heavily worn. Hollow metal doors in good condition. 2020 doors below platform were replaced with new.		
	Interior Grilles and Gates	C1040		90.00% Good
	Suspended Ceiling Construction	C1070		90.00% Good
Interior Finishes	Wall Finishes	C2010		90.00% Good
	<i>Deficiencies:</i>	Cracking, Peeling, Flaking, Surface Appearance		
	<i>Causes:</i>	Surface Damage		
	<i>Comments:</i>	Prior surveyor notes: Painted CMU is excellent. Painted GWB is in good condition. Wall coverings have wear and tear. Inadequate wall protection at wet areas, with some damage at Kitchen.		



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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Finishes	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		62.00% Fair
	<i>Deficiencies:</i>	Holes, Tears, Stains, Discoloration		
	<i>Causes:</i>	Deterioration, Other		
	<i>Comments:</i>	Carpeting throughout facility is aged and worn as is sheet vinyl areas i.e. kitchen and restrooms. VCT fair to good in commons with seams exposed at aux. gym and recommend replacing in five years, finished wood floor in fair condition at gym appears recent maintenance occurred, carpet in administration offices, music, and other classrooms is worn, polished concrete at new art/shop classrooms, rubber flooring at weight room is in good condition.		
	Stair Finishes	C2040		62.00% Fair
	<i>Deficiencies:</i>	Stains, Discoloration		
	<i>Causes:</i>	Deterioration		
	<i>Comments:</i>	Rubber tread and riser system at stairs to second floor is worn but functional.		
	Ceiling Finishes	C2050		90.00% Good
	<i>Deficiencies:</i>	Efflorescence and Staining, Surface Appearance		
	<i>Causes:</i>	Other, Surface Damage		
	<i>Comments:</i>	Some discoloration of ceiling tiles. Kitchen ceiling are heavily discolored appear unsanitary and should be replaced.		
Conveying	Vertical Conveying Systems	D1010		90.00% Good
	<i>Causes:</i>	Other		



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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Conveying	<i>Comments:</i>	Components are showing their age but remain functional.		
Plumbing	Domestic Water Distribution	D2010		90.00% Good
	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		90.00% Good
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
HVAC	<i>Comments:</i>	Components are showing their age but remain functional.		
	General Service Compressed-Air	D2050		90.00% Good
	Facility Fuel Systems	D3010		62.00% Fair
	Heating Systems	D3020		62.00% Fair
	<i>Comments:</i>			
	Cooling Systems	D3030		90.00% Good
	<i>Comments:</i>			
	Facility HVAC Distribution Systems	D3050		62.00% Fair
	<i>Deficiencies:</i>	System Inefficient		
	<i>Causes:</i>	Cracks, Tears, Holes, and Breaks, Dirty Ducts or Plenums, Equipment Obsolescence		
	<i>Comments:</i>	Temperature controls are the old pneumatic type and should be upgraded to modern "DDC" controls. Leaks in both ductwork and hydronic system piping.		
	Ventilation	D3060		30.00% Poor
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		



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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
HVAC	<i>Comments:</i>	Actuators are failing. Water-source heat pumps near end of life.		
Fire Protection	Fire Suppression	D4010		90.00% Good
	Fire Protection Specialties	D4030		90.00% Good
Electrical	Electrical Services and Distribution	D5020		62.00% Fair
	<i>Deficiencies:</i>	Access Hazards, Other		
	<i>Causes:</i>	Access Blocked, Other		
	<i>Comments:</i>	Code-required second means of egress from main elec room is now blocked by emergency responder.		
	General Purpose Electrical Power	D5030		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Components are showing their age but remain functional. Clearances at main electrical panels do not meet current code.		
	Lighting	D5040		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Lighting is with T8 lamps. Lighting control through standard line voltage. Minimal occupancy, daylight sensors, or dimming capability.		
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good
	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		62.00% Fair



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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Communications	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Mix of older and newer.		
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		90.00% Good
	Electronic Surveillance	D7030		90.00% Good
	<i>Comments:</i>	Additional: Recently Added		
	Detection and Alarm	D7050		90.00% Good
Integrated Automation	Integrated Automation Facility Controls	D8010		62.00% Fair
	<i>Deficiencies:</i>	System Not working to Capacity		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	BAS controls are obsolete and failing. Some control devices are exposed and not protected.		
Equipment	Commercial Equipment	E1030		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Use Deterioration		
	<i>Comments:</i>	Components are showing their age but remain functional.		
	Institutional Equipment	E1040		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Components are showing their age but remain functional.		
	Entertainment and Recreational Equipment	E1070		90.00% Good
	Other Equipment	E1090		90.00% Good
Furnishings	Fixed Furnishings	E2010		62.00% Fair



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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Furnishings	<i>Deficiencies:</i>	Surface Deterioration		
	<i>Causes:</i>	Deterioration		
	<i>Comments:</i>	Components are showing their age but remain functional.		
	Movable Furnishings	E2050		62.00% Fair
	<i>Deficiencies:</i>	Surface Deterioration		
	<i>Causes:</i>	Deterioration		
	<i>Comments:</i>	Components are showing their age but remain functional.		



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Kalles Junior High School - Main Building

Building Details

PROFILE TYPE	Middle/Junior High School - Multi-Story
NUMBER OF FLOORS	2
BOARD ACCEPTANCE DATE	8/24/2009
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
2022-2023	13	83.19	District	Not Reported
2021-2022	12	83.19	Consultant	3/21/2022
2020-2021	11	91.86	District	3/15/2021
2019-2020	10	91.86	District	3/2/2020
2018-2019	9	91.86	Consultant	3/18/2019
2017-2018	8	98.90	District	3/5/2018

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
2007	34-01-200	74,888	74,888	74,888	9/5/2007	8/24/2009
2007	34-01-100	25,710	25,710	25,710	9/5/2007	8/24/2009
Building Totals		100,598	100,598	100,598		

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



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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		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Broom finished concrete filled pans. Main stairs to second floor, concrete is cracked in most treads - maintenance to repair/seal cracks.		
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
	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		62.00% Fair
	Deficiencies:	Other		
	Causes:	Surface Weathering		
	Comments:	Single-ply membrane roofing/flashing system that appears mechanically fastened. Observed dirt, debris, and moss accumulation on roofing which is potentially shortening lifespan and lowering (reducing) the nature of the white roof's solar reflective index (SRI).		
	Roof Appurtenances	B3020		90.00% Good
	Horizontal Openings	B3060		90.00% Good
Interior Construction	Overhead Exterior Enclosures	B3080		90.00% Good
	Interior Partitions	C1010		90.00% Good



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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Construction	<i>Comments:</i>	Finishes on wall (at stage) appeared worn and damaged in some instances.		
	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		90.00% Good
	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
	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>Deficiencies:</i>	Other		
	<i>Causes:</i>	Corrosion, Mineral Deposits, Electrolysis, Other		
	<i>Comments:</i>	Aging 2007 boilers with reports of increasing problems. Recirc pumps show signs of leakage and corrosion.		
	Cooling Systems	D3030		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
HVAC	<i>Comments:</i>	Petra air-cooled chiller CH-2 is failed and reportedly has been for several years; chiller CH-1 is aging.		
	Facility HVAC Distribution Systems	D3050		90.00% Good
	<i>Deficiencies:</i>	Excessive Particulates, Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Excessive STEAM/CTE shop dust is returning up to the middle classroom wing penthouse air plenum space; additionally lower floor science room burner operation quickly results in combustion odor at upper level science rooms.		
	Ventilation	D3060		90.00% Good
	Fire Protection	D4010		90.00% Good
	Fire Protection Specialties	D4030		90.00% Good
Electrical	Facility Power Generation	D5010		90.00% Good
	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Bad Ballasts, Other		
	<i>Comments:</i>	Many too hot complaints; marginal function of occupancy sensors; failing lamps and ballasts.		
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good



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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Communications	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		90.00% Good
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		30.00% Poor
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other, Programming Not Kept Up to Date		
	<i>Comments:</i>	Many occupant too hot/too cold complaints; long-term staff report the HVAC control system has never worked well.		
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
	Movable Furnishings	E2050		90.00% Good



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Edgemont Junior High School - Main Building

Building Details

PROFILE TYPE	Middle/Junior High School - Multi-Story
NUMBER OF FLOORS	2
BOARD ACCEPTANCE DATE	5/27/2003
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
2022-2023	19	82.07	District	Not Reported
2021-2022	18	82.07	Consultant	3/21/2022
2020-2021	17	85.52	District	3/15/2021
2019-2020	16	85.75	District	3/2/2020
2018-2019	15	83.50	Consultant	3/18/2019
2017-2018	14	89.85	District	3/5/2018

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
2001	33-01-100	47,723	47,723	51,395	9/1/2001	5/27/2003
2001	33-01-200	24,852	24,852	24,852	9/1/2001	5/27/2003
2001	33-01-000	5,994	5,994	5,994	9/1/2001	5/27/2003
Building Totals		78,569	78,569	82,241		

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



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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Slabs on Grade	Pits and Bases	A4040		90.00% Good
	<i>Comments:</i>			
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good
	<i>Comments:</i>			
Superstructure	Floor Construction	B1010		90.00% Good
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Crawlspace was observed to be humid and dank. No observable cross venting detected for health of crawlspace.		
	Roof Construction	B1020		90.00% Good
	Stairs	B1080		90.00% Good
Exterior Vertical Enclosures	<i>Comments:</i>			
	Exterior Walls	B2010		90.00% Good
	Exterior Windows	B2020		62.00% Fair
	<i>Deficiencies:</i>	Deficient Hardware/Operating Parts		
	<i>Causes:</i>	Material Condition		
	<i>Comments:</i>	Mix of dual-glazed in aluminum frames and fiberglass window systems. Mostly fixed with a few small operable windows. Windows are showing age. From prior data: It was noted that the operable sash vinyl windows (typical at all classrooms) have broken latch hardware, making for a loose closure condition allowing infiltration of air.		
	Exterior Doors and Grilles	B2050		62.00% Fair
	<i>Deficiencies:</i>	Peeling Paint or Delamination		



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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	<i>Causes:</i>	Material Condition		
	<i>Comments:</i>	Hollow metal doors in hollow metal frames, with main entry areas with aluminum storefront systems. Some doors with finishes faded.		
	Exterior Louvers and Vents	B2070		90.00% Good
Exterior Horizontal Enclosures	Roofing	B3010		30.00% Poor
	<i>Deficiencies:</i>	Faulty Material, Leaking, Other		
	<i>Causes:</i>	Other, Surface Weathering		
	<i>Comments:</i>	The original roofing asphalt shingles appear to be a light-duty residential grade shingle. There has been wind-blown loss of shingle pieces and shingles are moss-covered in many areas. Leaks noted at some low roof to high wall transitions. Shingles near end of useful life.		
	Roof Appurtenances	B3020		62.00% Fair
	<i>Deficiencies:</i>	Blisters/Wrinkles		
	<i>Causes:</i>	Surface Weathering		
	<i>Comments:</i>	Gutter finish is blistered and peeling.		
	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Surface Damage		
	<i>Comments:</i>	CMU column, wood beam, and framed covered walk with shingle roofing. (see B3010 for Roofing nearing end of useful life)		
Interior Construction	Interior Partitions	C1010		90.00% Good



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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Construction	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Material Condition, Other		
	<i>Comments:</i>	Wired glass at relites/doors in corridors is not code-compliant and poses a safety and liability risk.		
	Interior Grilles and Gates	C1040		90.00% Good
Interior Finishes	Suspended Ceiling Construction	C1070		90.00% Good
	Wall Finishes	C2010		90.00% Good
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		62.00% Fair
	<i>Deficiencies:</i>	Other, Stains, Discoloration		
	<i>Causes:</i>	Deterioration		
	<i>Comments:</i>	Components are showing their age but remain functional. VCT generally in fair to good condition but requires maintenance. Walk-off mats are worn at the main entry areas		
	Stair Finishes	C2040		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Deterioration		
	<i>Comments:</i>	Exposed concrete riser with VCT treads. Finishes show age, VCT in need of maintenance		
	Ceiling Finishes	C2050		90.00% Good
Conveying	Vertical Conveying Systems	D1010		90.00% Good
Plumbing	Domestic Water Distribution	D2010		90.00% Good



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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Plumbing	<i>Comments:</i>	Aging domestic hot water heater.		
	Sanitary Drainage	D2020		90.00% Good
	<i>Deficiencies:</i>	Other, Slow Draining		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Septic pumps have had functional issues. School hooked up to sewer in 2019.		
	Building Support Plumbing Systems	D2030		90.00% Good
HVAC	<i>Comments:</i>	Observed vaults are flooding.		
	General Service Compressed-Air	D2050		90.00% Good
	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		90.00% Good
	<i>Deficiencies:</i>	Insufficient Heat, Other, System Inefficient		
	<i>Causes:</i>	Equipment Obsolescence, Other		
	<i>Comments:</i>	Boilers have frequent heat exchanger problems. Equipment near end of life. One boiler was replaced with new in 2019. One boiler, all flues serving both boilers and water tanks are being replaced in 2021. In 2021, reported poorly drafting boilers with ongoing combustion issues, despite new flues. Louvers and mechanical room entry doors are blocked-off.		
	Cooling Systems	D3030		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Cooling system requires frequent maintenance.Near end of life.		



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SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
HVAC	Facility HVAC Distribution Systems	D3050		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Aging heat and vent air handling units.		
	Ventilation	D3060		30.00% Poor
	Deficiencies:	Other		
Fire Protection	Fire Suppression	D4010		90.00% Good
	Fire Protection Specialties	D4030		90.00% Good
	Electrical Services and Distribution	D5020		90.00% Good
Electrical	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		90.00% Good
	Causes:	Emergency Lighting Not Working		
	Comments:			
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good
	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		90.00% Good
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



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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Integrated Automation	Integrated Automation Facility Controls	D8010		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence, Other		
	<i>Comments:</i>	Aged control system with increasing comfort complaints, damaged thermostats and other devices.		
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
	<i>Comments:</i>	Components are showing their age but remain functional.		
	Movable Furnishings	E2050		90.00% Good
	<i>Comments:</i>	Components are showing their age but remain functional.		



Woodland Elementary School - Main Building

Building Details

PROFILE TYPE	Elementary School - Single Story
NUMBER OF FLOORS	1
BOARD ACCEPTANCE DATE	2/25/1995
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
2022-2023	28	69.22	District	Not Reported
2021-2022	27	69.35	Consultant	3/21/2022
2020-2021	26	74.94	District	3/15/2021
2019-2020	25	82.31	District	3/2/2020
2018-2019	24	82.31	Consultant	3/18/2019
2017-2018	23	85.27	District	3/5/2018

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
1993	15-01-100	46,731	46,731	46,731	2/5/1994	2/25/1995
Building Totals		46,731	46,731	46,731		

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		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		



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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Slabs on Grade	<i>Comments:</i>	Standard concrete slab on grade, fair due to age and unevenness noted in flooring finish.		
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good
Superstructure	Roof Construction	B1020		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		62.00% Fair
	<i>Deficiencies:</i>	Efflorescence and Staining		
	<i>Causes:</i>	Surface Damage		
	<i>Comments:</i>	Mainly full-height brick veneer walls with lap siding at upper mechanical penthouse roof structures. Masonry generally in good condition except north end moss growth on walls and efflorescence needs some maintenance cleaning and sealing, while upper lap siding in need of cleaning and new paint.		
	Exterior Windows	B2020		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Caulking/Weather Stripping		
	<i>Comments:</i>	Aluminum window seals are failing. Some windows noted with condensation. Dual-glazed aluminum window system and translucent wall panels at gym/multi-purpose and library clerestory. Windows are nearing end of life within five years with some beginning to fail.		
	Exterior Doors and Grilles	B2050		62.00% Fair
	<i>Comments:</i>			
	Exterior Louvers and Vents	B2070		90.00% Good



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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	<i>Comments:</i>			
Exterior Horizontal Enclosures	Roofing	B3010		90.00% Good
	<i>Comments:</i>	2017 Composition Shingle		
	Roof Appurtenances	B3020		90.00% Good
	<i>Comments:</i>			
	Horizontal Openings	B3060		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Surface Weathering		
	<i>Comments:</i>	Translucent panel skylights over main and east entryway roof overhangs are fair due to age. Skylights approaching end of life in five to ten years depending on maintenance.		
	Overhead Exterior Enclosures	B3080		90.00% Good
Interior Construction	Interior Partitions	C1010		90.00% Good
	<i>Comments:</i>			
	Interior Windows	C1020		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Hazardous Materials, Other		
	<i>Comments:</i>	corridor windows contain wired glass (Code/Safety/Liability issue).		
	Interior Doors	C1030		62.00% Fair
	<i>Deficiencies:</i>	Peeling Paint or Delamination		
	<i>Causes:</i>	Frame/Molding Condition, Material Condition		



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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Construction	<i>Comments:</i>	Mostly wood doors in hollow metal frames show wear and tear from age, many in corridors contain wired glass (Code/Safety/Liability issue). Stainless overhead coiling door and counter shutter at kitchen are in fair to good condition.		
	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
	<i>Comments:</i>			
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		62.00% Fair
	<i>Deficiencies:</i>	Holes, Tears, Stains, Discoloration		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Cracking of VCT reported at perimeter of large spaces i.e. multi-purpose spaces that have periodically been spot repaired. Sheet vinyl in kitchen in poor condition with seams separating should be replaced. Other VCT appears in fair condition due to deferred maintenance which may have premature aged tiling requiring stripping and multiple new layers of waxing. Carpeting is in good condition.		
	Ceiling Finishes	C2050		62.00% Fair
	<i>Deficiencies:</i>	Efflorescence and Staining, Surface Appearance		
	<i>Causes:</i>	Surface Damage		



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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Finishes	<i>Comments:</i>	Suspended acoustic ceiling tiles throughout spaces in fair condition due to age and exhibiting discontinuity of type at multi-purpose space, some water stains. Recommend the ceiling in gym be replaced in the future with durable surface to resist sports ball impacts to reduce maintenance costs.		
Plumbing	Domestic Water Distribution	D2010		90.00% Good
	Sanitary Drainage	D2020		62.00% Fair
	<i>Deficiencies:</i>	Other, Slow Draining		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Some fixtures slow to drain, some floor drains failed.		
	Building Support Plumbing Systems	D2030		62.00% Fair
HVAC	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Components show their age but are functional.		
	Heating Systems	D3020		30.00% Poor
	<i>Deficiencies:</i>	Other, System Inefficient		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	The old, inefficient electric boilers are inadequately sized to heat the building during very cold weather. Ongoing leakage issues.		
	Cooling Systems	D3030		30.00% Poor
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		



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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
HVAC	<i>Comments:</i>	The cooling tower is approaching the end of useful life.		
	Facility HVAC Distribution Systems	D3050		62.00% Fair
	<i>Deficiencies:</i>	Insufficient Air Flow, System Inefficient		
	<i>Causes:</i>	Cracks, Tears, Holes, and Breaks, Dirty Ducts or Plenums		
	<i>Comments:</i>	All of the ductwork is fiberglass duckboard that shows signs of joint failure in several locations. Loose condenser water piping support in several locations in attic and mechanical mezzanine space. Signs of past and recent pipe leakage. Aged and dirty ductwork with minor damage in some locations - reportedly insufficient heat is some support areas. including ceiling space areas where pipes have frozen in the past.		
	Ventilation	D3060		30.00% Poor
Fire Protection	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Heat pumps nearing end of life.		
	Fire Suppression	D4010		90.00% Good
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	The dry sprinkler heads at outdoor overhangs and canopies have a history of freezing and failing during periods of very cold weather.		
	Fire Protection Specialties	D4030		90.00% Good
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		



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SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Fire Protection	<i>Comments:</i>	Aging cabinets.		
Electrical	Electrical Services and Distribution	D5020		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Components show their age but are functional.		
	General Purpose Electrical Power	D5030		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Components show their age but are functional.		
	Lighting	D5040		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Aging fluorescent lighting with manual control. Inefficient.		
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good
	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		90.00% Good
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		90.00% Good
	<i>Comments:</i>			
	Electronic Surveillance	D7030		90.00% Good
	Detection and Alarm	D7050		90.00% Good
Integrated Automation	Integrated Automation Facility Controls	D8010		30.00% Poor



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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Integrated Automation	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Controls aging and near end of life.		
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
	<i>Comments:</i>			
	Movable Furnishings	E2050		62.00% Fair
	<i>Deficiencies:</i>	Surface Deterioration		
	<i>Causes:</i>	Deterioration		
	<i>Comments:</i>	Components show their age but are functional.		



Emma L Carson Elementary School - Main Building

Building Details

PROFILE TYPE	Elementary School - Multi-Story
NUMBER OF FLOORS	2
BOARD ACCEPTANCE DATE	8/9/2010
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
2022-2023	12	84.77	District	Not Reported
2021-2022	11	84.77	Consultant	3/21/2022
2020-2021	10	91.20	District	3/15/2021
2019-2020	9	91.64	District	3/2/2020
2018-2019	8	92.88	Consultant	3/18/2019
2017-2018	7	96.30	District	3/5/2018

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
2007	23-01-100	48,799	48,799	48,799	9/1/2007	8/9/2010
2007	23-01-200	22,601	22,601	22,601	9/1/2007	8/9/2010
Building Totals		71,400	71,400	71,400		

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:	Minor Cracking, Settlement		



Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Slabs on Grade	<i>Causes:</i>	Other		
	<i>Comments:</i>	Concrete slab on grade, some minor cracking of interior finishes noted possibly due to settlement.		
Water and Gas Mitigation Superstructure	Pits and Bases	A4040		90.00% Good
	Building Subdrainage	A6010		90.00% Good
	Floor Construction	B1010		90.00% Good
	Roof Construction	B1020		90.00% Good
Exterior Vertical Enclosures	Stairs	B1080		90.00% Good
	Exterior Walls	B2010		30.00% Poor
	<i>Deficiencies:</i>	Cracking, Peeling, Flaking, Other, Warped/Delaminating Finishes		
	<i>Causes:</i>	Loose, Cracked, Warped or Broken Boards/Panels, Other, Surface Damage		



Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	<i>Comments:</i>	Exterior cladding is cracking and falling off on various areas of building facade allowing potentially for extended periods of time for moisture to infiltrate walls (note from prior survey note: "Exterior Hardie siding is deteriorating. On an agenda item for revision.") Painted cement board lap siding over CMU wainscot with precast sills. Some areas with brick veneer over CMU. Upper wall areas on north side organic matter visible growing on cladding where gutters have overflowed; minor maintenance to clean off moss from building facades. Also noted in particular on south, large painted cement panels exhibiting patterned staining (possibly due to telegraphing of studs and insulation pockets where cold/warm effect causing moisture and dust accumulation).		
	Exterior Windows	B2020		90.00% Good
	<i>Deficiencies:</i>	Deficient Hardware/Operating Parts, Other		
	<i>Causes:</i>	Caulking/Weather Stripping, Other		
	<i>Comments:</i>	Seals in some windows have begun to fail. Observed windows that are foggy. Staff reported difficulty in many instances of operable window opening/closing. Maintenance to investigate reasons behind operating windows. Seals in some windows have begun to fail. Prior survey note: Windows are fiberglass and are difficult to open (STRONG springs!)		



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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	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
	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
	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
	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		90.00% Good
	Deficiencies:	Other		
	Causes:	Other		



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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Plumbing	<i>Comments:</i>	Standing water and signs of pipe rust or corrosion in one vault.		
HVAC	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		90.00% Good
	<i>Comments:</i>	Deficiency: One of the boilers is being repaired. Looks to be from internal condensation. The other boiler should be checked for similar issues. Corrective Actions: Cole Industrial adjusted burner controls. Boiler is operating correctly at this time		
	Cooling Systems	D3030		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		90.00% Good
Electrical	Facility Power Generation	D5010		90.00% Good
	Electrical Services and Distribution	D5020		90.00% Good
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Reportedly the main switchboard and/or its breakers are obsolete with replacement parts difficult or impossible to obtain.		
	General Purpose Electrical Power	D5030		90.00% Good
Communications	Lighting	D5040		90.00% Good
	Data Communications	D6010		90.00% Good



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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Communications	Voice Communications	D6020		90.00% Good
	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		90.00% Good
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		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Aging control system with increasing too hot/too cold complaints		
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
	Movable Furnishings	E2050		90.00% Good



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Emerald Ridge High School - Main Building

Building Details

PROFILE TYPE	High School - Multi-Story
NUMBER OF FLOORS	3
BOARD ACCEPTANCE DATE	9/27/2001
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
2022-2023	21	80.31	District	Not Reported
2021-2022	20	80.20	Consultant	3/21/2022
2020-2021	19	84.63	District	3/15/2021
2019-2020	18	84.63	District	3/2/2020
2018-2019	17	84.63	Consultant	3/18/2019
2017-2018	16	91.38	District	3/5/2018

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
2000	52-01-100	117,733	117,733	119,025	9/1/2001	9/27/2001
2000	52-01-200	54,995	54,995	54,995	9/1/2001	9/27/2001
2000	52-01-000	30,391	30,391	30,391	9/1/2001	9/27/2001
Building Totals		203,119	203,119	204,411		

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



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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Slabs on Grade	Pits and Bases	A4040		90.00% Good
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good
Superstructure	Floor Construction	B1010		90.00% Good
	<i>Comments:</i>	Upstairs weight room floor deterioration.		
	Roof Construction	B1020		90.00% Good
	Stairs	B1080		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
	<i>Comments:</i>	Expansion joint sealant failing and should be replaced to thwart moisture and insect infiltration.		
	Exterior Windows	B2020		62.00% Fair
	<i>Deficiencies:</i>	Deficient Hardware/Operating Parts		
	<i>Causes:</i>	Material Condition		
	<i>Comments:</i>	Staff had noted that many hand cranks at the operable units were beginning to fail. Maintenance to investigate further and repair or replace mechanisms as necessary.		
	Exterior Doors and Grilles	B2050		90.00% Good
	Exterior Louvers and Vents	B2070		90.00% Good
Exterior Horizontal Enclosures	Roofing	B3010		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Cracks, Tears, Holes, and Breaks		



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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Horizontal Enclosures	<i>Comments:</i>	Roof is sloped with white membrane with reported repairs made (2018) although extent is unknown and staff have reported periodic repairs made due to leaking over the years. Observed most portions of roofing appears maintained and cleaned off however visible rust staining of roof (from rusty gutters) can be seen blemishing surfaces. Roof membrane may be reaching end of life within ten years.		
	Roof Appurtenances	B3020		90.00% Good
	<i>Comments:</i>	Additional: Gutters and flashings were re-installed when new roofing was completed.		
	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		90.00% Good
Interior Construction	Interior Partitions	C1010		62.00% Fair
	<i>Deficiencies:</i>	Acoustical Transference, Cracks, Tears, Holes, Looseness, Other		
	<i>Causes:</i>	Defective Material, Settlement		
	<i>Comments:</i>	Operable walls sticking in multiple locations at project rooms, require maintenance to investigate and possibly raise undercut preventing from catching on resilient floor transitions. Plastic Laminate toilet partition laminate faces delaminating and chipped.		
	Interior Windows	C1020		30.00% Poor
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Material Condition		



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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Construction	<i>Comments:</i>	Some interior windows contain wire-glass: no longer code compliant and a safety/liability issue.		
	Interior Doors	C1030		62.00% Fair
	<i>Deficiencies:</i>	Deficient Hardware/Operating Parts, Peeling Paint or Delamination		
	<i>Causes:</i>	Material Condition		
	<i>Comments:</i>	Door closer arms failing and no longer lock open. Wired glass in door lites and corridor relites not code-compliant (safety and liability issues). Hollow metal door frames are chipped and dinged in many locations and should be touched-up or re-painted. Components show their age but are functional.		
Interior Finishes	Interior Grilles and Gates	C1040		90.00% Good
	Suspended Ceiling Construction	C1070		90.00% Good
	Wall Finishes	C2010		62.00% Fair
	<i>Deficiencies:</i>	Surface Appearance		
	<i>Causes:</i>	Surface Damage		
	<i>Comments:</i>	Components show their age but are functional.		
	Interior Fabrications	C2020		62.00% Fair
	<i>Deficiencies:</i>	Surface Appearance		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Components show their age but are functional.		
	Flooring	C2030		62.00% Fair
	<i>Deficiencies:</i>	Broken or Loose Tiles, Holes, Tears, Other, Stains, Discoloration		
	<i>Causes:</i>	Deterioration, Missing Material		



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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Finishes	<i>Comments:</i>	VCT and rubber tread/riser system. Stair finishes (VCT and nosings) failing in several locations - recommend repair or replace as necessary. Resilient floor reducer strips failing at auditorium carpeting causing edges to curl up in walking paths posing a hazard. Mostly VCT throughout facility in fair condition with staff reporting flooring cracked and failing in several locations but well maintained - repair/replace as necessary. Walk-off mats and carpeting are worn but functional. Rubber flooring mats in weight room are aged and show wear and tear but functional. Ceramic tile at restrooms is aged and in some spaces is cracking. Polished concrete floors in shop/art areas. Sheet vinyl at kitchen seams are beginning to separate and previous repair attempts noted - suggest replacing within two years. Wood athletic flooring at gym and auxiliary gym in good condition.		
	Stair Finishes	C2040		90.00% Good
	<i>Deficiencies:</i>	Stains, Discoloration		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Components show their age but are functional. 20222 stair bullnose tread replaced with new.		
Ceiling Finishes		C2050		62.00% Fair
	<i>Deficiencies:</i>	Surface Appearance		
	<i>Causes:</i>	Other		



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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Finishes	<i>Comments:</i>	Components show their age but are functional.		
Conveying	Vertical Conveying Systems	D1010		90.00% Good
Plumbing	Domestic Water Distribution	D2010		90.00% Good
	Sanitary Drainage	D2020		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Failed piping in south center section of the academic wing, with multiple fixtures and restroom spaces closed.		
	Building Support Plumbing Systems	D2030		90.00% Good
	General Service Compressed-Air	D2050		90.00% Good
HVAC	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		90.00% Good
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Boilers are having frequent operational problems and need frequent repair/maintenance. Budget to replace around 2025.		
	Cooling Systems	D3030		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		90.00% Good



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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electrical	Facility Power Generation	D5010		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Rust and corrosion. Exposed engine exhaust muffler should be cleaned and preserved.		
	Electrical Services and Distribution	D5020		90.00% Good
Communications	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		90.00% Good
	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence, Other		
	<i>Comments:</i>	Aging public address (PA) system with features no longer meeting the need of a modern high school, such as inability to broadcast high-quality sound throughout the school.		
	Audio-Video Communications	D6030		62.00% Fair
	<i>Deficiencies:</i>	Other, Video Breaking Up		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Displays failed in commons.		
	Distributed Communications and Monitoring	D6060		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		



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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Communications	<i>Comments:</i>	Aging and increasingly obsolete original (2000) clock and bell system.		
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Many concerns reported by full-time security and other school staff including insufficient card-key access points, reportedly sometimes difficult to set intrusion detection system.		
	Electronic Surveillance	D7030		62.00% Fair
Integrated Automation	<i>Deficiencies:</i>	Blind Zones		
	<i>Causes:</i>	Insufficient Equipment		
	Detection and Alarm	D7050		90.00% Good
	Integrated Automation Facility Controls	D8010		30.00% Poor
	<i>Deficiencies:</i>	Other		
Equipment	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	HVAC unit digital controllers unavailable. Upgraded a portion of HVAC digital controllers in 2018. Aging controls with increasing occupant complaints		
	Vehicle and Pedestrian Equipment	E1010		90.00% Good
	Commercial Equipment	E1030		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Age Deterioration		



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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Equipment	<i>Comments:</i>	Components show their age but are functional.		
	Institutional Equipment	E1040		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Components show their age but are functional.		
	Entertainment and Recreational Equipment	E1070		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Components show their age but are functional.		
	Other Equipment	E1090		62.00% Fair
Furnishings	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Components show their age but are functional.		
	Fixed Furnishings	E2010		62.00% Fair
	<i>Deficiencies:</i>	Other, Surface Deterioration		
	<i>Causes:</i>	Deterioration, Physical Damage		
	<i>Comments:</i>	Horizontal metal blinds at interior relites and exterior windows noted are aged with some bent blades. Casework Counter tops are chipped and p-lam edge facing is delaminating. Components show their age but are functional.		
	Movable Furnishings	E2050		62.00% Fair
	<i>Deficiencies:</i>	Surface Deterioration		



Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Furnishings	<i>Causes:</i>	Deterioration, Other		
	<i>Comments:</i>	Components show their age but are functional.		



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Glacier View Junior High School - Main Building

Building Details

PROFILE TYPE	Middle/Junior High School - Multi-Story
NUMBER OF FLOORS	2
BOARD ACCEPTANCE DATE	2/28/2011
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
2022-2023	12	87.12	District	Not Reported
2021-2022	11	87.12	Consultant	3/21/2022
2020-2021	10	92.57	District	3/15/2021
2019-2020	9	92.77	District	3/2/2020
2018-2019	8	92.92	Consultant	3/18/2019
2017-2018	7	98.54	District	3/5/2018

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
2007	37-01-100	70,713	70,713	70,713	9/1/2007	2/28/2011
2007	37-01-200	31,587	31,587	31,587	9/1/2007	2/28/2011
Building Totals		102,300	102,300	102,300		

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		



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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Slabs on Grade	<i>Causes:</i>	Leakage		
	<i>Comments:</i>	A few areas in the Gym have water intrusion coming up through the foundation.		
	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
	Exterior Windows	B2020		90.00% Good
	<i>Deficiencies:</i>	Frame/Molding Warped		
	<i>Causes:</i>	Frame/Molding Condition		
	<i>Comments:</i>	Aluminum storefront infill (brake shapes) pieces damaged around entry points to building.		
	Exterior Doors and Grilles	B2050		62.00% Fair
	<i>Deficiencies:</i>	Peeling Paint or Delamination		
	<i>Causes:</i>	Material Condition		
	<i>Comments:</i>	Many doors are showing either wear and tear from use or weatherization from UV damage. Recommend refinishing doors to prevent oxidation of metals.		
	Exterior Louvers and Vents	B2070		90.00% Good
Exterior Horizontal Enclosures	Roofing	B3010		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
Exterior Horizontal Enclosures	<i>Comments:</i>	Membrane roof covered with dirt and some mold. Roof repairs were reportedly made in 2013 over leaks at commons area. Staff reported that during heavy rainfall various conductor heads overflowed, which upon inspection appears to be due to overflow outlet being positioned low. Recommend evaluating areas of concern and modify conductor heads as necessary to prevent premature water from overflowing.		
	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
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Material Condition		
	<i>Comments:</i>	Deficiency: Paint chips and dings on hollow metal doors in heavy use areas.		
	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		90.00% Good
	Stair Finishes	C2040		90.00% Good
	Ceiling Finishes	C2050		90.00% Good



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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
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
	General Service Compressed-Air	D2050		90.00% Good
HVAC	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		62.00% Fair
	<i>Deficiencies:</i>	Other, System Inefficient		
	<i>Causes:</i>	Corrosion, Mineral Deposits, Electrolysis, Other		
	<i>Comments:</i>	Boiler pump seals appear to be leaking, corroding pump casings, and potentially damaging boiler support piping and venting below.		
	Cooling Systems	D3030		90.00% Good
	<i>Deficiencies:</i>	Inoperable Devices		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Both HVAC chillers have had numerous alarms and other operation related issues.		
	Facility HVAC Distribution Systems	D3050		90.00% Good
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		



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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
HVAC	<i>Comments:</i>	Mechanical room pumps and controls have had occasional operation issues. Clean and remove non-sanitary materials from mezzanine open plenum space, especially at the large, extensive academic wing mezzanine.		
	Ventilation	D3060		90.00% Good
Fire Protection	Fire Suppression	D4010		90.00% Good
	Fire Protection Specialties	D4030		90.00% Good
Electrical	Facility Power Generation	D5010		90.00% Good
	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		90.00% Good
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good
	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		90.00% Good
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		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
Integrated Automation	<i>Comments:</i>	Original controls with increasing complaints and high energy use.		
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
	Movable Furnishings	E2050		90.00% Good



Firgrove Elementary - Main Building

Building Details

PROFILE TYPE	Elementary School - Multi-Story
NUMBER OF FLOORS	2
BOARD ACCEPTANCE DATE	4/20/2020
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
2022-2023	2	100.00	District	Not Reported
2021-2022	1	100.00	Consultant	3/21/2022
2020-2021	0	100.00	District	3/15/2021

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
2019	Main Building	97,856	94,625	0	8/26/2019	4/20/2020
2019	Covered Play	6,462	6,462	0	8/26/2019	4/20/2020
Building Totals		104,318	101,087	0		

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
	Pits and Bases	A4040		100.00% Excellent
Water and Gas Mitigation	Building Subdrainage	A6010		100.00% Excellent
Superstructure	Floor Construction	B1010		100.00% Excellent
	Roof Construction	B1020		100.00% Excellent



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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Superstructure	Stairs	B1080		100.00% Excellent
Exterior Vertical Enclosures	Exterior Walls	B2010		100.00% Excellent
	Exterior Windows	B2020		100.00% Excellent
	Exterior Doors and Grilles	B2050		100.00% Excellent
	Exterior Louvers and Vents	B2070		100.00% Excellent
	Roofing	B3010		100.00% Excellent
Exterior Horizontal Enclosures	Roof Appurtenances	B3020		100.00% Excellent
	Horizontal Openings	B3060		100.00% Excellent
	Overhead Exterior Enclosures	B3080		100.00% Excellent
	Interior Partitions	C1010		100.00% Excellent
Interior Construction	Interior Windows	C1020		100.00% Excellent
	Interior Doors	C1030		100.00% Excellent
	Interior Grilles and Gates	C1040		100.00% Excellent
	Raised Floor Construction	C1060		100.00% Excellent
	Suspended Ceiling Construction	C1070		100.00% Excellent
	Wall Finishes	C2010		100.00% Excellent
Interior Finishes	Interior Fabrications	C2020		100.00% Excellent
	Flooring	C2030		100.00% Excellent
	Stair Finishes	C2040		100.00% Excellent
	Ceiling Finishes	C2050		100.00% Excellent
	Vertical Conveying Systems	D1010		100.00% Excellent
Conveying				
Plumbing	Domestic Water Distribution	D2010		100.00% Excellent
	Sanitary Drainage	D2020		100.00% Excellent



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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Plumbing	Building Support Plumbing Systems	D2030		100.00% Excellent
HVAC	Facility Fuel Systems	D3010		100.00% Excellent
	Heating Systems	D3020		100.00% Excellent
	Cooling Systems	D3030		100.00% Excellent
	Facility HVAC Distribution Systems	D3050		100.00% Excellent
	Ventilation	D3060		100.00% Excellent
Fire Protection	Fire Suppression	D4010		100.00% Excellent
	Fire Protection Specialties	D4030		100.00% Excellent
Electrical	Facility Power Generation	D5010		100.00% Excellent
	<i>Comments:</i>	Roof solar panels were installed on this project.		
	Electrical Services and Distribution	D5020		100.00% Excellent
	General Purpose Electrical Power	D5030		100.00% Excellent
	Lighting	D5040		100.00% Excellent
Communications	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
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		100.00% Excellent
	Electronic Surveillance	D7030		100.00% Excellent
	Detection and Alarm	D7050		100.00% Excellent



Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Integrated Automation	Integrated Automation Facility Controls	D8010		100.00% Excellent
Equipment	Commercial Equipment	E1030		100.00% Excellent
	Institutional Equipment	E1040		100.00% Excellent
	Entertainment and Recreational Equipment	E1070		100.00% Excellent
	Other Equipment	E1090		100.00% Excellent
Furnishings	Fixed Furnishings	E2010		100.00% Excellent
	Movable Furnishings	E2050		100.00% Excellent



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Dessie F Evans Elementary - Main Building

Building Details

PROFILE TYPE	Elementary School - Single Story
NUMBER OF FLOORS	2
BOARD ACCEPTANCE DATE	4/5/2021
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
2022-2023	1	100.00	District	Not Reported
2021-2022	0	100.00	Consultant	3/21/2022

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
2019	Classrooms - First Floor	37,603	0	0		6/6/2022
2019	Gymnasium / Commons / Administration	28,296	0	0		6/6/2022
2019	Covered Play	3,103	0	0		6/6/2022
2019	Classrooms - Second Floor	36,651	0	0		6/6/2022
2019	Library / Staff / Mechanical	11,072	0	0		6/6/2022
2019	Mechanical	3,383	0	0		6/6/2022
Building Totals		120,108	0	0		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		100.00% Excellent



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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
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
	Exterior Doors and Grilles	B2050		100.00% Excellent
	Exterior Louvers and Vents	B2070		100.00% Excellent
Exterior Horizontal Enclosures	Roofing	B3010		100.00% Excellent
	Roof Appurtenances	B3020		100.00% Excellent
	Horizontal Openings	B3060		100.00% Excellent
	Overhead Exterior Enclosures	B3080		100.00% Excellent
Interior Construction	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
	Raised Floor Construction	C1060		100.00% Excellent
	Suspended Ceiling Construction	C1070		100.00% Excellent
Interior Finishes	Wall Finishes	C2010		100.00% Excellent
	Interior Fabrications	C2020		100.00% Excellent
	Flooring	C2030		100.00% Excellent
	Comments:	Water stain spot in Commons, Gap under door seal allowing some water into the building. Contractor contacted to repair.		
	Ceiling Finishes	C2050		100.00% Excellent



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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Plumbing	Domestic Water Distribution	D2010		100.00% Excellent
	Sanitary Drainage	D2020		100.00% Excellent
	Building Support Plumbing Systems	D2030		100.00% Excellent
HVAC	Facility Fuel Systems	D3010		100.00% Excellent
	Heating Systems	D3020		100.00% Excellent
	Cooling Systems	D3030		100.00% Excellent
	Facility HVAC Distribution Systems	D3050		100.00% Excellent
	Ventilation	D3060		100.00% Excellent
Fire Protection	Fire Suppression	D4010		100.00% Excellent
	Fire Protection Specialties	D4030		100.00% Excellent
Electrical	Facility Power Generation	D5010		100.00% Excellent
	Electrical Services and Distribution	D5020		100.00% Excellent
	General Purpose Electrical Power	D5030		100.00% Excellent
	Lighting	D5040		100.00% Excellent
Communications	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
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		100.00% Excellent
	Electronic Surveillance	D7030		100.00% Excellent
	Detection and Alarm	D7050		100.00% Excellent



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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Integrated Automation	Integrated Automation Facility Controls	D8010		100.00% Excellent
Equipment	Commercial Equipment	E1030		100.00% Excellent
	Institutional Equipment	E1040		100.00% Excellent
	Entertainment and Recreational Equipment	E1070		100.00% Excellent
	Other Equipment	E1090		100.00% Excellent
Furnishings	Fixed Furnishings	E2010		100.00% Excellent
	Movable Furnishings	E2050		100.00% Excellent



Sunrise Elementary - Main Building

Building Details

PROFILE TYPE	Elementary School - Multi-Story
NUMBER OF FLOORS	3
BOARD ACCEPTANCE DATE	6/7/2021
CHARACTERISTICS	Occupied
ANNUAL REVIEW COMPLETED BY	Consultant

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	Consultant	Not Reported

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
2019	Main Building	80,316	0	0	9/2/2019	2/14/2022
Building Totals		80,316	0	0		

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
	Pits and Bases	A4040		100.00% Excellent
Water and Gas Mitigation	Building Subdrainage	A6010		100.00% Excellent
Superstructure	Floor Construction	B1010		100.00% Excellent
	Roof Construction	B1020		100.00% Excellent
	Stairs	B1080		100.00% Excellent
Exterior Vertical Enclosures	Exterior Walls	B2010		100.00% Excellent



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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	Exterior Windows	B2020		100.00% Excellent
	Exterior Doors and Grilles	B2050		100.00% Excellent
	Exterior Louvers and Vents	B2070		100.00% Excellent
Exterior Horizontal Enclosures	Roofing	B3010		100.00% Excellent
	Roof Appurtenances	B3020		100.00% Excellent
	Horizontal Openings	B3060		100.00% Excellent
	Overhead Exterior Enclosures	B3080		100.00% Excellent
Interior Construction	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
	Raised Floor Construction	C1060		100.00% Excellent
	Suspended Ceiling Construction	C1070		100.00% Excellent
Interior Finishes	Wall Finishes	C2010		100.00% Excellent
	Interior Fabrications	C2020		100.00% Excellent
	Flooring	C2030		100.00% Excellent
	Stair Finishes	C2040		100.00% Excellent
	Ceiling Finishes	C2050		100.00% Excellent
Conveying	Vertical Conveying Systems	D1010		100.00% Excellent
Plumbing	Domestic Water Distribution	D2010		100.00% Excellent
	Sanitary Drainage	D2020		100.00% Excellent
	Building Support Plumbing Systems	D2030		100.00% Excellent
	Facility Fuel Systems	D3010		100.00% Excellent



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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
HVAC	Heating Systems	D3020		100.00% Excellent
	Cooling Systems	D3030		100.00% Excellent
	Facility HVAC Distribution Systems	D3050		100.00% Excellent
	Ventilation	D3060		100.00% Excellent
Fire Protection	Fire Suppression	D4010		100.00% Excellent
	Fire Protection Specialties	D4030		100.00% Excellent
Electrical	Electrical Services and Distribution	D5020		100.00% Excellent
	General Purpose Electrical Power	D5030		100.00% Excellent
	Lighting	D5040		100.00% Excellent
Communications	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
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		100.00% Excellent
	Electronic Surveillance	D7030		100.00% Excellent
	Detection and Alarm	D7050		100.00% Excellent
Integrated Automation	Integrated Automation Facility Controls	D8010		100.00% Excellent
Equipment	Commercial Equipment	E1030		100.00% Excellent
	Institutional Equipment	E1040		100.00% Excellent
	Entertainment and Recreational Equipment	E1070		100.00% Excellent
	Other Equipment	E1090		100.00% Excellent



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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Furnishings	Fixed Furnishings	E2010		100.00% Excellent
	Movable Furnishings	E2050		100.00% Excellent



Northwood Elementary - Main Building

Building Details

PROFILE TYPE	Elementary School - Multi-Story
NUMBER OF FLOORS	2
BOARD ACCEPTANCE DATE	1/10/2022
CHARACTERISTICS	Occupied
ANNUAL REVIEW COMPLETED BY	Consultant

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	Consultant	Not Reported

The next certified BCA is due: 2026

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
2019	Main Building	83,389	0	83,389	9/2/2019	1/10/2022
	Building Totals	83,389	0	83,389		

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
	Pits and Bases	A4040		100.00% Excellent
Water and Gas Mitigation	Building Subdrainage	A6010		100.00% Excellent
Superstructure	Floor Construction	B1010		100.00% Excellent
	Roof Construction	B1020		100.00% Excellent
	Stairs	B1080		100.00% Excellent
Exterior Vertical Enclosures	Exterior Walls	B2010		100.00% Excellent



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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	Exterior Windows	B2020		100.00% Excellent
	Exterior Doors and Grilles	B2050		100.00% Excellent
	Exterior Louvers and Vents	B2070		100.00% Excellent
Exterior Horizontal Enclosures	Roofing	B3010		100.00% Excellent
	Roof Appurtenances	B3020		100.00% Excellent
	Horizontal Openings	B3060		100.00% Excellent
	Overhead Exterior Enclosures	B3080		100.00% Excellent
Interior Construction	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
	Raised Floor Construction	C1060		100.00% Excellent
	Suspended Ceiling Construction	C1070		100.00% Excellent
Interior Finishes	Wall Finishes	C2010		100.00% Excellent
	Interior Fabrications	C2020		100.00% Excellent
	Flooring	C2030		100.00% Excellent
	Stair Finishes	C2040		100.00% Excellent
	Ceiling Finishes	C2050		100.00% Excellent
Conveying	Vertical Conveying Systems	D1010		100.00% Excellent
Plumbing	Domestic Water Distribution	D2010		100.00% Excellent
	Sanitary Drainage	D2020		100.00% Excellent
	Building Support Plumbing Systems	D2030		100.00% Excellent
	Facility Fuel Systems	D3010		100.00% Excellent
HVAC				



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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
HVAC	Heating Systems	D3020		100.00% Excellent
	Cooling Systems	D3030		100.00% Excellent
	Facility HVAC Distribution Systems	D3050		100.00% Excellent
	Ventilation	D3060		100.00% Excellent
Fire Protection	Fire Suppression	D4010		100.00% Excellent
	Fire Protection Specialties	D4030		100.00% Excellent
Electrical	Electrical Services and Distribution	D5020		100.00% Excellent
	General Purpose Electrical Power	D5030		100.00% Excellent
	Lighting	D5040		100.00% Excellent
Communications	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
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		100.00% Excellent
	Electronic Surveillance	D7030		100.00% Excellent
	Detection and Alarm	D7050		100.00% Excellent
Integrated Automation	Integrated Automation Facility Controls	D8010		100.00% Excellent
Equipment	Commercial Equipment	E1030		100.00% Excellent
	Institutional Equipment	E1040		100.00% Excellent
	Entertainment and Recreational Equipment	E1070		100.00% Excellent
	Other Equipment	E1090		100.00% Excellent



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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Furnishings	Fixed Furnishings	E2010		100.00% Excellent
	Movable Furnishings	E2050		100.00% Excellent



Sunrise Elementary - Detached Cover Play Shed

Building Details

PROFILE TYPE	Covered Play
NUMBER OF FLOORS	1
BOARD ACCEPTANCE DATE	6/7/2021
CHARACTERISTICS	Occupied
ANNUAL REVIEW COMPLETED BY	Consultant

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	Consultant	Not Reported

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
2019	Covered Play	3,100	0	0	9/4/2019	
	Building Totals	3,100	0	0		

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
Superstructure	Roof Construction	B1020		100.00% Excellent
Exterior Vertical Enclosures	Exterior Walls	B2010		100.00% Excellent
Exterior Horizontal Enclosures	Roofing	B3010		100.00% Excellent
	Roof Appurtenances	B3020		100.00% Excellent
Interior Finishes	Wall Finishes	C2010		100.00% Excellent



Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Finishes	Ceiling Finishes	C2050		100.00% Excellent
Electrical	General Purpose Electrical Power	D5030		100.00% Excellent
	Lighting	D5040		100.00% Excellent
Equipment	Entertainment and Recreational Equipment	E1070		100.00% Excellent



Northwood Elementary - Detached Covered Play Shed

Building Details

PROFILE TYPE	Covered Play
NUMBER OF FLOORS	1
BOARD ACCEPTANCE DATE	1/10/2022
CHARACTERISTICS	Occupied
ANNUAL REVIEW COMPLETED BY	Consultant

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	Consultant	Not Reported

The next certified BCA is due: 2026

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
2019	Covered Play Shed	3,566	0	1,783	9/4/2019	1/10/2022
Building Totals		3,566	0	1,783		

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
Superstructure	Roof Construction	B1020		100.00% Excellent
Exterior Vertical Enclosures	Exterior Walls	B2010		100.00% Excellent
Exterior Horizontal Enclosures	Roofing	B3010		100.00% Excellent
	Roof Appurtenances	B3020		100.00% Excellent
Interior Finishes	Wall Finishes	C2010		100.00% Excellent



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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Finishes	Ceiling Finishes	C2050		100.00% Excellent
Electrical	General Purpose Electrical Power	D5030		100.00% Excellent
	Lighting	D5040		100.00% Excellent
Equipment	Entertainment and Recreational Equipment	E1070		100.00% Excellent