



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

ABERDEEN

88.56%

J. M. WEATHERWAX HIGH SCHOOL - MAIN BUILDING

Building Details

PROFILE TYPE	High School - Multi-Story
NUMBER OF FLOORS	3
BOARD ACCEPTANCE DATE	8/19/2008
CHARACTERISTICS	Occupied
ANNUAL REVIEW COMPLETED BY	District
COMMENTS	Main Building

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	88.56	District	Not Reported
2021-2022	13	88.56	Consultant	3/22/2022
2020-2021	12	89.85	District	3/2/2021
2019-2020	11	89.85	District	3/3/2020
2018-2019	10	89.99	District	3/29/2019
2017-2018	9	89.85	Consultant	2/6/2018

The next certified BCA is due: **2028**

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
1964	Sam Benn Gym	27,409	27,409	27,409	9/1/1964	12/15/1964
2007	JM Weatherwax	173,011	173,011	173,011	9/4/2007	8/19/2008
Building Totals		200,420	200,420	200,420		

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	Low	62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	tactile strips continue to fail (2022)		
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
	Exterior Windows	B2020	Medium	62.00% Fair
	<i>Deficiencies:</i>	Deficient Hardware/Operating Parts		
	<i>Causes:</i>	Caulking/Weather Stripping, Frame/Molding Condition		
	<i>Comments:</i>	Condensation visible from exterior on multiple windows (south and west facing faces) possible window failure		
	Exterior Doors and Grilles	B2050		90.00% Good
	Exterior Louvers and Vents	B2070	Medium	62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Material Condition, Other		
	<i>Comments:</i>	rusty soffit vents		
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



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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Construction	Interior Doors	C1030		90.00% Good
	Interior Grilles and Gates	C1040		90.00% Good
	Suspended Ceiling Construction	C1070		90.00% Good
Interior Finishes	Wall Finishes	C2010		90.00% Good
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		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
	General Service Compressed-Air	D2050		90.00% Good
HVAC	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
Electrical	Facility Power Generation	D5010		90.00% Good
	Electrical Services and Distribution	D5020		90.00% Good



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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
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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Aberdeen

85.96

Robert Gray Elementary School - Main Building

Building Details

PROFILE TYPE	Elementary School - Multi-Story
NUMBER OF FLOORS	2
BOARD ACCEPTANCE DATE	9/25/2002
CHARACTERISTICS	Occupied
ANNUAL REVIEW COMPLETED BY	District
COMMENTS	Has elevator loacted by adminstration office

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	20	85.96	District	Not Reported
2021-2022	19	85.96	Consultant	3/22/2022
2020-2021	18	89.47	District	3/2/2021
2019-2020	17	89.47	District	3/3/2020
2018-2019	16	89.47	District	3/29/2019
2017-2018	15	84.69	Consultant	2/6/2018

The next certified BCA is due: 2028

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	Main Bldg Floor 1&2	41,907	41,907	41,907		11/18/2003
2002	covered play	4,908	4,908	2,454		11/18/2003
Building Totals		46,815	46,815	44,361		

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
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good
Superstructure	Floor Construction	B1010		90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Superstructure	Roof Construction	B1020		90.00% Good
	Stairs	B1080		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		62.00% Fair
	Deficiencies:	Cracking, Peeling, Flaking		
	Causes:	Loose, Cracked, Warped or Broken Boards/Panels, Moisture Penetration		
	Comments:	Exterior siding appears to be weathering and in need of new paint		
	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:	Leaking		
	Causes:	Surface Weathering		
	Comments:	Minor repairs have occurred over the last few years, Roof is nearing overall end of life		
	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 Windows	C1020		90.00% Good
Interior Construction	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
	Wall Finishes	C2010		90.00% Good
	Deficiencies:	Cracking, Peeling, Flaking		
	Causes:	Other		
	Comments:	Rating commensurate with age		
Interior Finishes	Interior Fabrications	C2020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Finishes	<i>Comments:</i>	Rating commensurate with age		
	Flooring	C2030		90.00% Good
	<i>Deficiencies:</i>	Broken or Loose Tiles, Stains, Discoloration		
	<i>Causes:</i>	Other, Settlement		
	<i>Comments:</i>	Floor cracking observed in classroom 217 across multiple tiles		
	Stair Finishes	C2040		90.00% Good
	Ceiling Finishes	C2050		90.00% Good
	<i>Deficiencies:</i>	Efflorescence and Staining		
	<i>Causes:</i>	Moisture		
	<i>Comments:</i>	A few stained ceiling tiles observed in 2nd floor classroom corridor		
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
	Heating Systems	D3020		90.00% Good
HVAC	<i>Year Installed/Replaced:</i>	2018		
	Cooling Systems	D3030		90.00% Good
	Facility HVAC Distribution Systems	D3050		90.00% Good
	<i>Comments:</i>			
	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
	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

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Communications	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
Equipment	Commercial Equipment	E1030		90.00% Good
	Institutional Equipment	E1040		90.00% Good
	Entertainment and Recreational Equipment	E1070	High	62.00% Fair
	Deficiencies:	Unightly		
	Causes:	Equipment Obsolescence		
	Other Equipment	E1090		90.00% Good
	Fixed Furnishings	E2010		62.00% Fair
Furnishings	Deficiencies:	Surface Deterioration		
	Causes:	Deterioration		
	Movable Furnishings	E2050		90.00% Good