



ABERDEEN
SCHOOL DISTRICT #5

MAINTENANCE DEPARTMENT

FACILITIES

Board Report
March 2023

2022 SUMMER PROJECTS

- Stewart Field Projects
 - Turf Replacement
 - Support Building
- Stevens Elementary
 - Painting
 - Rot Repairs
- Stewart Building
 - Roof replacement
 - Roof Resealing
- Harbor Learning Center
 - Window Replacement
- Maintenance Building
 - Roof Replacement
- Aberdeen High School
 - Boiler Replacement
- Miller Junior High
 - Athletic Field Scoreboard
- District Wide
 - Classroom Painting
 - Gym Floor Resealing
 - Alarm/Ext./Hood Tests
 - Filter Replacement

STEWART FIELD COMPLEX

Turf Replacement Project

Project Start
June 17, 2022

Completed Project
September 15, 2022



New Support Building Project

Project Start
July 16, 2022



Completed Project



Interior Finish



STEVENS ELEMENTARY

Exterior Paint and Structural Repairs



2023 SUMMER WORK LIST

- Administration Building
 - Window Replacement
- District Wide
 - Continue HVAC PM's
 - Building painting
 - Carpeting
 - Gym floor refinish
 - Grass field maintenance

We are currently asking building administrators to provide an essential repairs list for this summer



Scoreboard at Miller JH Athletic Field

Geotech Agreement

Landslide near Tennis Courts

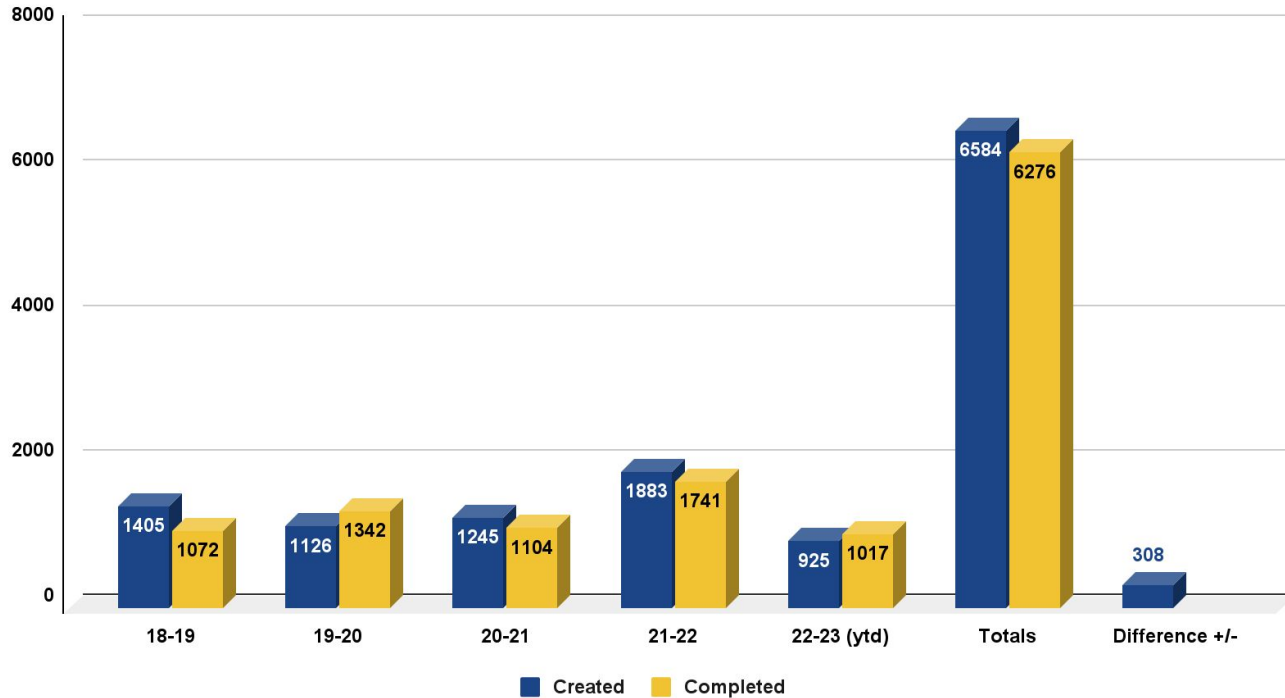


Stewart Field Retaining Wall



Annual Work Order Requests

5 Year Work Order Report



Fun Building Facts

- Central park
 - Built 1956
 - Modernized 1966 & 1993
- Robert Gray
 - Built 2002
- McDermoth
 - Built 1926
 - Modernized 1998
- Stevens
 - Built 1955
 - Modernized 1976
- AJ West
 - Built 1952
 - Modernized 1966 & 1994
- Miller
 - 1979
 - Annex 2019
- Aberdeen High School
 - 2007
- Harbor/Hopkins
 - 1956

Fun Building Facts

- Stewart Bld
 - Built 1950
 - Modernized 2002
 - Roof 2022
- District Office
 - Built 1916
- Maintenance
 - Built 1955
 - Roof 2022

- Stewart Field
 - Acquired 1920s from the Stewart Family
 - Modernized 2010; 17; 22

[Stewart Field Video 1928-29](#)

The average age of all of our buildings is just shy of 58 years old. With the administration building being the oldest at 106 years old.

Our [Educational Buildings](#) average age is just shy of 50 years of age. With the newest being the Miller annex at 3 years old.

ROOF CONDITION REPORT

The Garland Company, Inc.

Roof Asset Management Program



Aberdeen School District Roof Reports

Year: 2023					
AJ West Elementary School	Roof Section	Main Roof Section	Restore	\$595,000.00	20 Year(s)
Central Park School	Roof Section	Main Building	Replace	\$895,000.00	30 Year(s)
Harbor High School	Roof Section	Main Roof Section	Replace	\$2,500,000.00	30 Year(s)
Total for 2023:				\$3,990,000.00	

Year: 2024					
Central Park School	Roof Section	Play Shed and Classroom Wing	Restore	\$228,000.00	15 Year(s)
Stevens Elementary	Roof Section	Stevens Elementary Roof - Entire Roof	Restore	\$900,000.00	20 Year(s)
Stewart Field	Roof Section	North & West Bandbox Roof Sections	Restore	\$255,000.00	20 Year(s)
Total for 2024:				\$1,383,000.00	

Year: 2025					
Aberdeen High School	Roof Section	Aberdeen High School Roof	Restore	\$2,575,000.00	20 Year(s)
McDermoth Elementary	Roof Section	McDermoth Elementary Roof	Maintenance	\$20,000.00	5 Year(s)
Miller Junior High School	Roof Section	Miller Junior High Roof	Maintenance	\$40,000.00	10 Year(s)
Total for 2025:				\$2,635,000.00	

Year: 2026					
Robert Gray Elementary	Roof Section	Robert Gray Elementary Roof	Replace	\$587,500.00	30 Year(s)
Total for 2026:				\$587,500.00	

ICOS REPORTING

Information and Condition of Schools

Asset Preservation Program (APP)

To receive state matching funds for school construction projects you must participate in the APP. This requires annual assessment of buildings that have received state matching funds for the construction of the project. Every 6th year a “certified consultant” must perform the assessment.

The 2022 assessment was completed by a certified consultant.

These results need to be presented to the Board annually prior to the 1st of April.

Robert Gray Elementary

Built 2002



20 yrs old



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

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

Aberdeen High School

Built 2007



15 yrs old



ICOS

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

Facilities Report

I want to express my gratitude to our Maintenance and Custodial Staff for their ongoing work with our facilities.
We couldn't do this work without them.

We complete the majority of this work with nine (9) maintenance staff and twenty-two (22) custodians

The work they do is essential to the educational process and most of the time the significant work takes place over the summer in-between summer school and before fall athletics start in mid-August.

Thank you for your time!

Facilities Report

