



Anderson Island Elementary School - Multipurpose Building

Building Details

PROFILE TYPE	Administrative
NUMBER OF FLOORS	1
CHARACTERISTICS	Leased From Others, Occupied
COMMENTS	Land is leased from Anderson Island Park district. . Survey star rating comment: Building is in need of signicficant improvements both internal and external.

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
1981	Area 1	2,741	2,741	2,741	9/1/1981	12/9/1981
Building Totals		2,741	2,741	2,741		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		100.00% Excellent
Water and Gas Mitigation	Building Subdrainage	A6010		100.00% Excellent
Superstructure	Floor Construction	B1010		100.00% Excellent
	Roof Construction	B1020		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		100.00% Excellent
	Exterior Windows	B2020		90.00% Good
	Exterior Doors and Grilles	B2050		100.00% Excellent
	Exterior Louvers and Vents	B2070		100.00% Excellent
Exterior Horizontal Enclosures	Roofing	B3010		90.00% Good

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Horizontal Enclosures	Roof Appurtenances	B3020		90.00% Good
	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		100.00% Excellent
Interior Construction	Interior Partitions	C1010		100.00% Excellent
	Interior Doors	C1030		90.00% Good
	Interior Grilles and Gates	C1040		100.00% Excellent
Interior Finishes	Wall Finishes	C2010		100.00% Excellent
	Interior Fabrications	C2020		100.00% Excellent
	Flooring	C2030		90.00% Good
	Deficiencies:	Broken or Loose Tiles		
	Ceiling Finishes	C2050		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		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 Protection Specialties	D4030		100.00% Excellent
Electrical	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		90.00% Good
Communications	Data Communications	D6010		100.00% Excellent
	Voice Communications	D6020		100.00% Excellent
	Distributed Communications and Monitoring	D6060		100.00% Excellent
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		90.00% Good

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electronic Safety and Security	Detection and Alarm	D7050		100.00% Excellent
Integrated Automation	Integrated Automation Facility Controls	D8010		100.00% Excellent
Furnishings	Fixed Furnishings	E2010		100.00% Excellent
	Movable Furnishings	E2050		90.00% Good



School Facilities and Organization  
INFORMATION AND CONDITION OF SCHOOLS  
**Detailed Condition Assessment by Building**  
**Reporting Year 2023-2024**

**Steilacoom Hist.**

**91.41**

**Anderson Island Elementary School - Playshed**

<b>Building Details</b>	
PROFILE TYPE	Covered Play
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied

**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
1981	Playshed	2,400	2,400	1,200		
	Building Totals	2,400	2,400	1,200		

**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
Superstructure	Roof Construction	B1020		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
Exterior Horizontal Enclosures	Roofing	B3010	Medium	100.00% Excellent
	Roof Appurtenances	B3020		90.00% Good
	Overhead Exterior Enclosures	B3080		90.00% Good
Interior Finishes	Wall Finishes	C2010		90.00% Good
	Ceiling Finishes	C2050		90.00% Good
Electrical	Lighting	D5040		90.00% Good
Equipment	Entertainment and Recreational Equipment	E1070		90.00% Good



Cherrydale Primary School - Playshed

Building Details

PROFILE TYPE	Covered Play
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied

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
1961	Area 1	3,600	3,600	1,800	9/1/1961	12/1/1961
Building Totals		3,600	3,600	1,800		

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
Superstructure	Roof Construction	B1020		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
Exterior Horizontal Enclosures	Roofing	B3010		90.00% Good
	Roof Appurtenances	B3020		90.00% Good
	Overhead Exterior Enclosures	B3080		90.00% Good
Interior Finishes	Wall Finishes	C2010		90.00% Good
	Ceiling Finishes	C2050		90.00% Good
Electrical	Lighting	D5040		90.00% Good



Cherrydale Primary School - Main Building

Building Details

PROFILE TYPE	Elementary School - Single Story
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied
COMMENTS	Addition in 1966 and modernization in 1999

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
1961	Areas 1-6	31,526	31,526	31,526	9/1/1961	12/1/1961
1999	Areas 7-10	5,889	5,889	5,889	9/1/1999	11/22/1999
1999	Area 11	1,068	1,068	1,068	9/1/1999	11/22/1999
Building Totals		38,483	38,483	38,483		

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		90.00% Good
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good
Superstructure	Roof Construction	B1020		90.00% Good
	Deficiencies:	Other		
	Causes:	Moisture Intrusion		
	Comments:	Deficiency: Some soffits showing old water damage from leaking downspouts.		
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good

**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		90.00% Good
Exterior Horizontal Enclosures	Roofing	B3010		62.00% Fair
	Roof Appurtenances	B3020		62.00% Fair
	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		90.00% Good
Interior Construction	Interior Partitions	C1010		90.00% Good
	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		90.00% Good
	Interior Fabrications	C2020		100.00% Excellent
	Flooring	C2030		90.00% Good
	Ceiling Finishes	C2050		100.00% Excellent
Plumbing	Domestic Water Distribution	D2010		100.00% Excellent
	Deficiencies:	Mineral Build Up in Pipes, Water Leaking		
	Causes:	Excessive Wear		
	Comments:	Deficiency: Faucets replacement parts are obsolete. Additional: Sinks and counters are damaged in many rooms from drinking fountains.		
	Sanitary Drainage	D2020		62.00% Fair
	Deficiencies:	Slow Draining		
	Causes:	Defective Pipes		
	Building Support Plumbing Systems	D2030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Plumbing	Comments:	Deficiency: Sewer line from building to street clogs easily and needs replacement. Dates from 1960		
HVAC	Facility Fuel Systems	D3010		100.00% Excellent
	Heating Systems	D3020		62.00% Fair
	Cooling Systems	D3030		62.00% Fair
	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
	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		100.00% Excellent
	Distributed Communications and Monitoring	D6060		90.00% Good
	Comments:	Additional: No intercom speakers in multipurpose room		
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		62.00% Fair
Equipment	Commercial Equipment	E1030		90.00% Good
	Institutional Equipment	E1040		90.00% Good
	Entertainment and Recreational Equipment	E1070		90.00% Good
	Other Equipment	E1090		90.00% Good
Furnishings	Fixed Furnishings	E2010		90.00% Good

**Building Components**

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



Chloe Clark Elementary School - Main Building

Building Details

PROFILE TYPE	Elementary School - Single Story
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied

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	Areas 1-13	25,176	25,176	25,176	9/1/2000	12/1/2000
2006	Areas 14-30	29,688	29,688	29,688	9/1/2006	12/1/2006
2006	Area 31	1,935	1,935	968	9/1/2006	12/1/2006
2007	Areas 32-33	2,534	2,534	2,534	9/1/2006	12/1/2006
Building Totals		59,333	59,333	58,366		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		100.00% Excellent
Slabs on Grade	Standard Slabs on Grade	A4010		100.00% Excellent
Water and Gas Mitigation	Building Subdrainage	A6010		100.00% Excellent
Superstructure	Roof Construction	B1020		90.00% Good
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		100.00% Excellent

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
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		100.00% Excellent
	Interior Doors	C1030		90.00% Good
	Interior Grilles and Gates	C1040		100.00% Excellent
	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
	Deficiencies:	Stains, Discoloration		
	Causes:	Deterioration		
	Comments:	Carpet Replacement should be scheduled		
Plumbing	Ceiling Finishes	C2050		100.00% Excellent
	Domestic Water Distribution	D2010		90.00% Good
	Sanitary Drainage	D2020		100.00% Excellent
	Building Support Plumbing Systems	D2030		90.00% Good
HVAC	Facility Fuel Systems	D3010		100.00% Excellent
	Heating Systems	D3020		62.00% Fair
	Cooling Systems	D3030		62.00% Fair
	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		100.00% Excellent

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electrical	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		100.00% Excellent
Communications	Data Communications	D6010		100.00% Excellent
	Voice Communications	D6020		90.00% Good
	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		100.00% Excellent
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		100.00% Excellent
	Electronic Surveillance	D7030		90.00% Good
	Detection and Alarm	D7050		90.00% Good
Integrated Automation	Integrated Automation Facility Controls	D8010		62.00% Fair
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



School Facilities and Organization  
INFORMATION AND CONDITION OF SCHOOLS  
Detailed Condition Assessment by Building  
Reporting Year 2023-2024

Steilacoom Hist.

92.45

Saltars Point Elementary School - Main Building

Building Details

PROFILE TYPE	Elementary School - Single Story
NUMBER OF FLOORS	1
BOARD ACCEPTANCE DATE	3/22/2000
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
2023-2024	24	92.45	District	Not Reported
2022-2023	23	92.45	Consultant	3/15/2023
2021-2022	22	92.41	District	3/23/2022
2020-2021	21	86.22	District	3/24/2021
2019-2020	20	86.19	District	2/26/2020
2018-2019	19	86.19	District	3/27/2019

The next certified BCA is due: 2029

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1999	Areas 1-8, 10-23	37,233	37,233	37,233	9/1/1999	3/22/2000
1999	Area 9	12,290	12,290	12,290	9/1/1999	3/22/2000
1999	Area 24	3,612	3,612	1,806	9/1/1999	3/22/2000
Building Totals		53,135	53,135	51,329		

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		90.00% Good
Water and Gas Mitigation	Building Subdrainage	A6010		100.00% Excellent

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Superstructure	Roof Construction	B1020		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
	Exterior Windows	B2020		90.00% Good
	Exterior Doors and Grilles	B2050		90.00% Good
	Exterior Louvers and Vents	B2070		90.00% Good
Exterior Horizontal Enclosures	Roofing	B3010		90.00% Good
	Roof Appurtenances	B3020		100.00% Excellent
	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		90.00% Good
Interior Construction	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		100.00% Excellent
	Interior Doors	C1030		90.00% Good
	Interior Grilles and Gates	C1040		100.00% Excellent
	Raised Floor Construction	C1060		100.00% Excellent
	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
	Ceiling Finishes	C2050		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		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		90.00% Good

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Fire Protection	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		100.00% Excellent
	Voice Communications	D6020		100.00% Excellent
	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		100.00% Excellent
	Electronic Surveillance	D7030		100.00% Excellent
	Comments:	Systems have been upgraded		
	Detection and Alarm	D7050		90.00% Good
Integrated Automation	Integrated Automation Facility Controls	D8010		100.00% Excellent
	Comments:	Additional: Programing needed to prevent unneeded shutdowns. Backup power need to preserve programming during power outages.		
Equipment	Commercial Equipment	E1030		100.00% Excellent
	Causes:	Age Deterioration		
	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





School Facilities and Organization  
INFORMATION AND CONDITION OF SCHOOLS  
Detailed Condition Assessment by Building  
Reporting Year 2023-2024

Steilacoom Hist.

94.63

Pioneer Middle School - Main Building

Building Details

PROFILE TYPE	Classroom Building - Multi-Story
NUMBER OF FLOORS	2
BOARD ACCEPTANCE DATE	5/25/2011
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
2023-2024	12	94.63	District	Not Reported
2022-2023	11	95.26	Consultant	3/15/2023
2021-2022	10	94.04	District	3/23/2022
2020-2021	9	93.64	District	3/24/2021
2019-2020	8	94.27	District	2/26/2020
2018-2019	7	94.13	District	3/27/2019

The next certified BCA is due: 2029

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	Main Building	103,128	103,128	103,128	9/1/2008	5/25/2011
Building Totals		103,128	103,128	103,128		

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		100.00% Excellent
Water and Gas Mitigation	Building Subdrainage	A6010		100.00% Excellent
Superstructure	Floor Construction	B1010		90.00% Good
	Roof Construction	B1020		90.00% Good

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Superstructure	Stairs	B1080		100.00% Excellent
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
	Deficiencies:	Cracking, Peeling, Flaking, Efflorescence and Staining		
	Causes:	Moisture Penetration, Other		
	Comments:	Deficiency: Building metal facia starting to peel, masonry has minor staining. Both due to weather.		
	Exterior Windows	B2020		90.00% Good
	Comments:			
	Exterior Doors and Grilles	B2050		90.00% Good
Exterior Horizontal Enclosures	Exterior Louvers and Vents	B2070		90.00% Good
	Roofing	B3010		90.00% Good
	Roof Appurtenances	B3020		90.00% Good
	Horizontal Openings	B3060		100.00% Excellent
	Overhead Exterior Enclosures	B3080		90.00% Good
Interior Construction	Interior Partitions	C1010		100.00% Excellent
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Vandalism and normal wear and tear from the occupants.		
	Interior Windows	C1020		100.00% Excellent
	Interior Doors	C1030		90.00% Good
	Suspended Ceiling Construction	C1070		90.00% Good
	Deficiencies:	Other		
	Causes:	Need to Replace Components		
	Comments:	A few locations of stained or damaged ceiling tiles to be replaced.		
Interior Finishes	Wall Finishes	C2010		90.00% Good
	Interior Fabrications	C2020		100.00% Excellent
	Flooring	C2030		90.00% Good
	Stair Finishes	C2040		90.00% Good
	Ceiling Finishes	C2050		90.00% Good

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Conveying	Vertical Conveying Systems	D1010		100.00% Excellent
Plumbing	Domestic Water Distribution	D2010		90.00% Good
	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
	Facility HVAC Distribution Systems	D3050		90.00% Good
	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
Integrated Automation	Integrated Automation Facility Controls	D8010		62.00% Fair
Furnishings	Fixed Furnishings	E2010		90.00% Good
	Movable Furnishings	E2050		90.00% Good



Steilacoom High School - Main Building

Building Details

PROFILE TYPE	High School - Multi-Story
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied

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
1981	Areas A-E	55,402	55,402	55,402	9/1/1981	12/2/1981
1981	Areas L-M	23,297	23,297	23,297	9/1/1981	12/2/1981
1981	Areas R-T	19,370	19,370	19,370	9/1/1981	12/2/1981
1999	Area U	3,689	3,689	3,689	9/7/1999	
2007	Areas F-K	13,566	13,566	13,566	9/4/2007	7/1/2007
2007	Areas N-Q	8,981	8,981	8,981	9/4/2007	7/1/2007
2007	Area V	8,109	8,109	8,109	9/4/2007	7/1/2007
Building Totals		132,414	132,414	132,414		

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		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
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: Roof design load limited.		
	Stairs	B1080		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		62.00% Fair
	<i>Deficiencies:</i>	Cracking, Peeling, Flaking, Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Misc. Repair required.		
	Exterior Windows	B2020		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Caulking/Weather Stripping, U-Value		
	<i>Comments:</i>	Window replacements required over time		
	Exterior Doors and Grilles	B2050		62.00% Fair
	<i>Deficiencies:</i>	Deficient Hardware/Operating Parts		
	<i>Causes:</i>	Frame/Molding Condition		
	<i>Comments:</i>	Gym Foyer locker room and entry/exit doors worn and damaged from abuse		
	Exterior Louvers and Vents	B2070		90.00% Good
Exterior Horizontal Enclosures	Roofing	B3010		62.00% Fair
	Roof Appurtenances	B3020		90.00% Good
	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		90.00% Good
Interior Construction	Interior Partitions	C1010		100.00% Excellent
	Interior Windows	C1020		100.00% Excellent
	Interior Doors	C1030		90.00% Good
	<i>Deficiencies:</i>	Not ADA Compliant		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: Non ADA hardware on some support spaces: 3 interior doors into storage areas.		
	Interior Grilles and Gates	C1040		100.00% Excellent

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Construction	Suspended Ceiling Construction	C1070		100.00% Excellent
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		62.00% Fair
	General Service Compressed-Air	D2050		100.00% Excellent
	Facility Fuel Systems	D3010		90.00% Good
HVAC	Heating Systems	D3020		90.00% Good
	Cooling Systems	D3030		100.00% Excellent
	Deficiencies:	Insufficient Cooling		
	Causes:	Equipment Obsolescence		
	Comments:	Chiller replacement scheduled 4/2019::UPDATE: Replacement Completed		
	Facility HVAC Distribution Systems	D3050		90.00% Good
	Ventilation	D3060		90.00% Good
	Fire Suppression	D4010		90.00% Good
Fire Protection	Fire Protection Specialties	D4030		100.00% Excellent
Electrical	Facility Power Generation	D5010		90.00% Good
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Electrical panels at capasity building wide. District main server needs to be hooked up to generator.		
	Electrical Services and Distribution	D5020		90.00% Good
	Deficiencies:	Other		

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electrical	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Equipment replace plan to be created.		
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		62.00% Fair
	<i>Deficiencies:</i>	Other, Uneven or Low light Levels		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: Outdated.		
Communications	Data Communications	D6010		90.00% Good
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Server room needs to be backed up with generator		
	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		100.00% Excellent
	Electronic Surveillance	D7030		90.00% Good
	Detection and Alarm	D7050		90.00% Good
Integrated Automation	Integrated Automation Facility Controls	D8010		62.00% Fair
Equipment	Vehicle and Pedestrian Equipment	E1010		90.00% Good
	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



Steilacoom High School - Greenhouse

Building Details

PROFILE TYPE	Greenhouse
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied

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
2005	Greenhouse	960	960	960	9/1/2006	12/6/2006
Building Totals		960	960	960		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		62.00% Fair
Slabs on Grade	Standard Slabs on Grade	A4010		90.00% Good
Superstructure	Roof Construction	B1020		62.00% Fair
Exterior Vertical Enclosures	Exterior Walls	B2010		62.00% Fair
	Exterior Windows	B2020		62.00% Fair
	Exterior Doors and Grilles	B2050		30.00% Poor
	Deficiencies:	Deficient Hardware/Operating Parts, Not ADA Compliant, Peeling Paint or Delamination		
	Causes:	Other		
Exterior Horizontal Enclosures	Comments:	Deficiency: Non ADA hardware. One door knob missing.		
	Exterior Louvers and Vents	B2070		62.00% Fair
	Roofing	B3010		62.00% Fair



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Horizontal Enclosures	Horizontal Openings	B3060		90.00% Good
Plumbing	Domestic Water Distribution	D2010		30.00% Poor
	Deficiencies:	Discolored Fixtures, Lack of Water Flow, Pressure Loss, Water Leaking		
	Causes:	Defective Back Flow Device, Defective Valves		
	Comments:	In process of making repairs		
	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		90.00% Good
HVAC	Facility Fuel Systems	D3010		62.00% Fair
	Heating Systems	D3020		62.00% Fair
	Ventilation	D3060		90.00% Good
Fire Protection	Fire Suppression	D4010		90.00% Good
	Fire Protection Specialties	D4030		90.00% Good
Electrical	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		90.00% Good
Communications	Distributed Communications and Monitoring	D6060		90.00% Good
Electronic Safety and Security	Detection and Alarm	D7050		62.00% Fair
Integrated Automation	Integrated Automation Facility Controls	D8010		90.00% Good
Equipment	Institutional Equipment	E1040		90.00% Good
Furnishings	Fixed Furnishings	E2010		90.00% Good
	Movable Furnishings	E2050		100.00% Excellent