



**ABERDEEN**  
SCHOOL DISTRICT #5

MAINTENANCE DEPARTMENT

# FACILITIES

**Board Report**  
**March 19, 2024**  
**Michael Pauley**

# 2023 SUMMER PROJECTS

- Harbor Learning Center
  - Classroom Carpet
  - Cafeteria Flooring
- Administration
  - Windows/Door
  - Blinds
- Miller Junior High
  - Music Room Sound Panels
  - Center Court Yard work
- McDermoth
  - Playground Equipment
  - Hot Water Heater replacement
- AJ West Elementary School
  - Hallway Floor Covering
- Stewart Bldg/Robert Gray
  - Exterior Paint
- JM Weatherwax (AHS)
  - Roof Repairs
- District Wide
  - Classroom Painting
  - Gym Floor Resealing
  - Alarm/Ext./Hood Tests
  - Filter Replacements
  - Playground Inspections

***Not a complete list but some highlights!***

# 2024 SUMMER WORK LIST

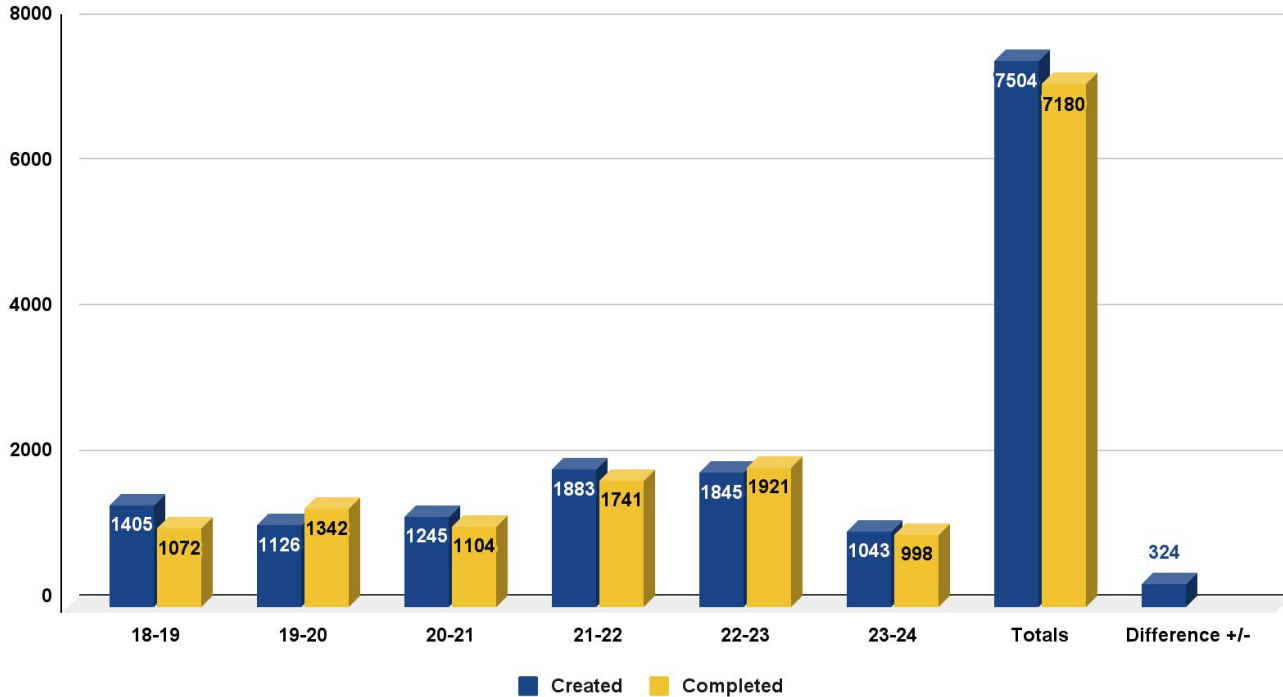
- Administration Building
    - Pressure wash/Seal Exterior
  - Miller JH
    - Pressure wash/Paint Exterior
  - McDermoth
    - Moss/Gutter Cleaning
    - ADA Stairwell lift
  - JM Weatherwax (AHS)
    - Sam Benn exterior wall
  - Miller JH
    - Pressure wash/Paint Exterior
  - Stewart
    - GMAX Testing Field
  - District Wide
    - Boiler Service
    - Gym Inspections/Repairs
    - Fire/Hood Inspections
    - Fire Department Inspections
    - Bathroom Dividers
- We are currently asking building administrators to provide an essential repairs list for this summer

# Grant / Scholarship Funding Sources

- Robert Gray
  - Healthy Kids Grant (OSPI)
- McDermoth
  - ADA Access for Schools (OSPI)
- BPA-WAMOA Energy Project Management Pilot
  - Energy Management
  - Clean Buildings Performance Standards
- WAMOA Leadership Seminar
  - 2 Attendees funded for the seminar (Tim, Skeeter)
  - Raffle Drawing Funding 1 attendee for the seminar (Mike)

# Annual Work Order Requests

## 6 Year Work Order Report



# **ICOS REPORT**

## **Asset Presentation Program**

**An asset preservation program (WAC 392-347-023) 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. Review the Asset Preservation Program (APP) Qualifications to determine buildings that should participate in the program. Participation in the APP is one requirement of eligibility for future state assistance.**

Robert Gray Elementary  
Accepted by the Board December 2003



21 yrs old



# ICOS

School Facilities and Organization  
 INFORMATION AND CONDITION OF SCHOOLS  
 Asset Preservation Program Annual Board Report (Aberdeen School District)

## 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 administration 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
2023-2024	21	88.39	District	Not Reported
2022-2023	20	85.96	District	3/7/2023
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

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
<b>Building Totals</b>		<b>46,815</b>	<b>46,815</b>	<b>44,361</b>		

### Building Components

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



J. M. Weatherwax HS  
Accepted by the Board

Sam Benn Gym December 1964 / Aberdeen HS September 2008



15 yrs old



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## 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
2023-2024	15	88.57	District	Not Reported
2022-2023	14	88.56	District	3/7/2023
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

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
<b>Building Totals</b>		<b>200,420</b>	<b>200,420</b>	<b>200,420</b>		

### Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		90.00% Good
Slabs on Grade	Standard Slabs on Grade	A4010		90.00% Good
	Pits and Bases	A4040		90.00% Good

## Facilities Report

I want to express my gratitude to our Maintenance and Custodial Staff for their ongoing work within our facilities.

We complete this work with eight (8) maintenance staff and twenty-two (22) custodians, the major part of their work takes place over the summer between summer school and before fall athletics in mid-August.

The work they do is an essential part of the educational process! We couldn't provide a quality education without them.

I would also like to thank the board and district administration for their leadership, support and guidance, as well as the Citizens who support the maintenance and repair of the facilities.

**Thank you for your time!**

# Facilities 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
- JM Weatherwax HS (AHS)
  - Sam Benn 1964
  - Modernization 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 59 years old. With the administration building being the oldest at 107 years old.

The Educational Buildings average age is just shy of 51 years. With the newest being the Miller annex at 3 years old.