



ABERDEEN
SCHOOL DISTRICT #5

MAINTENANCE DEPARTMENT

FACILITIES

Board Report
March 4, 2025
Michael Pauley

2024 PROJECTS

- Robert Gray
 - Playground Replacement
- McDermoth
 - Replacement of the Inclined Stair Lift (Grant Funded)
 - Hot Water Heater replacement
- AHS
 - Tennis Court Slide Repair
- Central Park
 - Thrive Program Modifications
- Miller JH
 - Bathroom Divider Replacements

- JM Weatherwax (AHS)
 - Roof Repairs
- District Wide
 - Classroom Painting
 - Gym Floor Resealing
 - Gym Equipment Inspections
 - Alarm/Ext./Hood Tests
 - Filter Replacements
 - Playground Inspections
 - Radio System Improvements

Not a complete list but some highlights!

We ask buildings to submit “essential building” repairs for our summer work request!

2025 SUMMER WORK LIST

2024 AHS - Tennis Court Slide Repair



- Stewart
 - GMAX Testing Field
- District Wide
 - Boiler Service
 - Gym Inspections/Repairs
 - Fire/Hood Inspections
 - Fire Department Inspections
 - Gym Refinishing

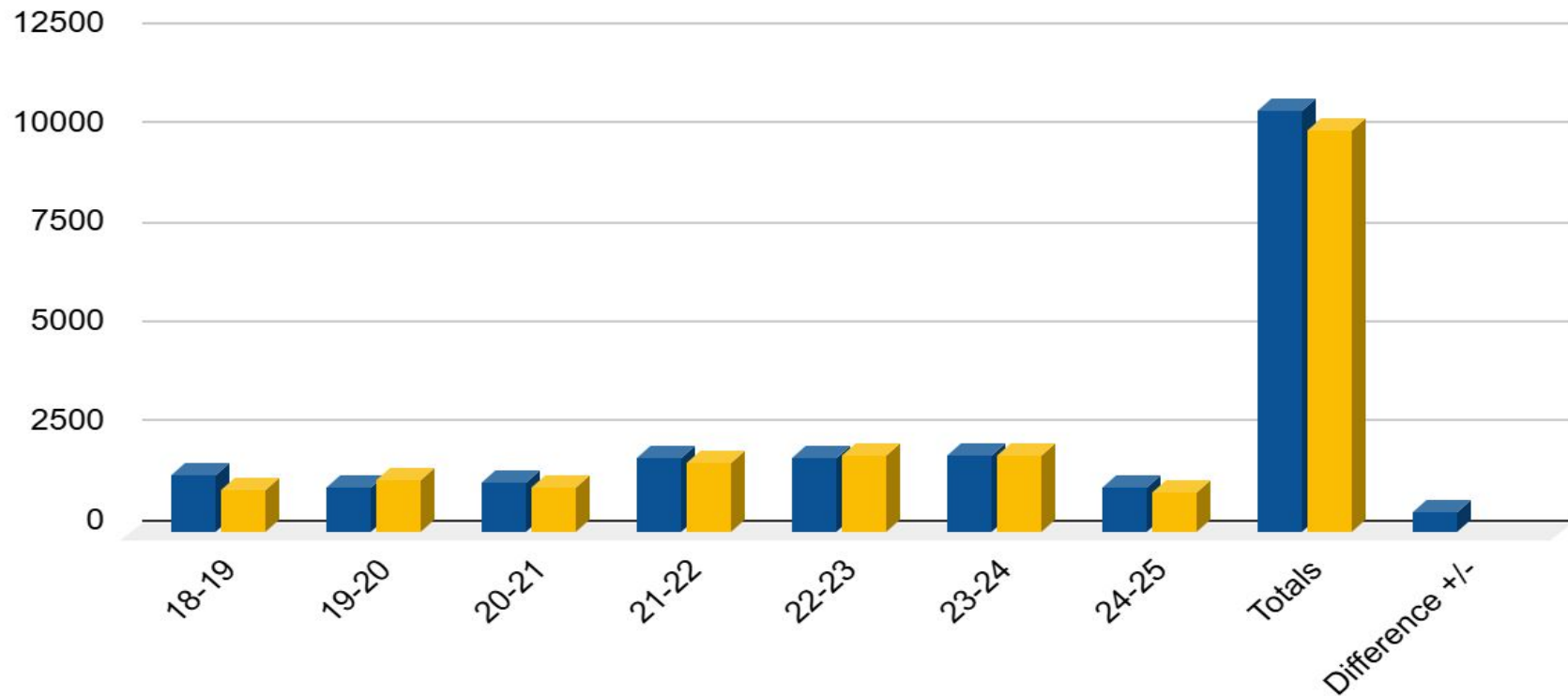
We are currently asking building administrators to provide an essential repairs list for this summer from buildings!

Grant or Scholarship Funding Sources

- Department Of Commerce
 - Clean Buildings Performance Grant -
 - Submitted January 28th
 - Award Announcements February 2025
 - Expected time period for this grant work is from March 12, 2025 – June 30, 2025
 - We are working with MacDonald-Miller Facility Solutions on this grant and DES Energy Program staff.
- WAMOA Grants/Scholarships
 - 2 Attendee Grants funded for the Fall Conference in October (\$1,300.00 Conference, Meals, & Hotel)
 - 1 Attendee Grant funded for the Spring Leadership seminar (\$300.00 Seminar, meals & Hotel)
 - WAMOA Grants totaled around \$1,600.00
 - We also applied for a \$1,000.00 grant to offset cost for the BOC II Certification Program

Annual Maintenance Request

Submitted Completed



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



APP Year
22



ICOS

School Facilities and Organization
 INFORMATION AND CONDITION OF SCHOOLS
 Detailed Condition Assessment by Building
 Reporting Year 2024-2025

ABERDEEN

84.00%

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 located 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
2024-2025	22	84.00	District	Not Reported
2023-2024	21	88.39	District	3/19/2024
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

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

J. M. Weatherwax HS
Accepted by the Board
Sam Benn Gym December 1964 / Aberdeen HS September 2008



APP Year
16



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
2024-2025	16	85.57	District	Not Reported
2023-2024	15	88.57	District	3/19/2024
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

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 within our facilities.

We are completing this work with eight (8) maintenance staff and twenty-one (21) 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 our 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 52 years. With the newest being the Miller annex at 4 years old.