

**Contact:**

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TO: Board of Directors
FROM: Ruth Floyd, Executive Director of Business Services
SUBJECT: Asset Preservation Program (APP) – Annual Facility Report
DATE: March 18, 2025
TYPE: Action Needed

The attached facility building condition assessment (BCA) reports are required by the Office of Superintendent of Public Instruction (OSPI) to be updated annually as a condition to receiving state matching funds on school replacements or renovations. Only facilities that were partially state funded and were constructed after 1993 are required to be reported under this system. Cedarhome Elementary, Elger Bay Elementary, Utsalady Elementary, Port Susan Middle School, Alternative Learning Center (Church Creek Campus), and Stanwood High School fit the reporting criteria.

The report rates various systems within each school to develop an overall condition score. Generally, the condition of these systems is potentially lowered each year due to aging and normal wear and tear. If improvements were made to the school during the past year, the condition rating could improve. Please review the attached rating forms for the six school sites and let me know if you have questions.

OSPI requires that we use a certified person to perform the BCA inspections every six years. Later this year, an external consultant will conduct a six-year Study and Survey which incorporates the required BCA, partially reimbursed by an OSPI Study and Survey grant. Some of our buildings are due this year and some next year, however OSPI is allowing district staff to perform the BCA inspections in-house for the April 2025 reporting, with the external consultant completing the required building assessments for the April 2026 reporting. This will put all six schools on the same six-year cycle.

Recommendation: It is recommended that the Board approve the 2025 Asset Preservation Program (APP) annual facility report.

Every student is empowered to learn in an inclusive setting
and is prepared for the future of their choice



School Facilities and Organization
INFORMATION AND CONDITION OF SCHOOLS
Asset Preservation Program (APP) Report by Building

STANWOOD-CAMANO
Board Report Present Date: 3/18/2025

-----2024-2025-----						
SITE	BUILDING	BUILDING BOARD ACCEPTANCE DATE	APP YEAR	BUILDING CONDITION ASSESSMENT %	ANNUAL REVIEW COMPLETED BY	NEXT CERTIFIED BCA DUE
Port Susan Middle School	Main Building	4/22/1998	26	85.20	District	2025
Elger Bay Elementary School	Main Building	8/28/2001	23	87.73	District	2025
Cedarhome Elementary School	Main Building	11/20/1998	26	84.05	District	2025
Utsalady Elementary School	Main Building	5/8/2001	23	81.56	District	2025
Alternative Learning Center (ALC)	Main Building	10/5/2021	3	100.00	District	2027
Stanwood High	Main Building	8/22/2023	1	98.33	District	2029



Alternative Learning Center (ALC) - Main Building

Building Details

PROFILE TYPE	K-12
NUMBER OF FLOORS	1
BOARD ACCEPTANCE DATE	10/5/2021
CHARACTERISTICS	Occupied
ANNUAL REVIEW COMPLETED BY	District
COMMENTS	SF shown is from D-7 Area Analysis and D-10. Confirm final SF at D-11/D-12.. Board Acceptance date confirmed 10/5/2021

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	3	100.00	District	3/18/2025
2023-2024	2	100.00	District	3/5/2024
2022-2023	1	100.00	District	3/7/2023
2021-2022	0	Not Reviewed	Incomplete	3/15/2022
2020-2021	0	Not Reviewed	Incomplete	3/16/2021

The next certified BCA is due: 2027

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
2020	All Areas	43,655	43,655	43,655	1/1/2021	10/5/2021
Building Totals		43,655	43,655	43,655		

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		100.00% Excellent
Exterior Vertical Enclosures	Exterior Walls	B2010		100.00% Excellent
	Exterior Windows	B2020		100.00% Excellent

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	Exterior Doors and Grilles	B2050		100.00% Excellent
	Exterior Louvers and Vents	B2070		100.00% Excellent
Exterior Horizontal Enclosures	Roofing	B3010		100.00% Excellent
	Comments:			
	Roof Appurtenances	B3020		100.00% Excellent
	Horizontal Openings	B3060		100.00% Excellent
	Overhead Exterior Enclosures	B3080		100.00% Excellent
Interior Construction	Interior Partitions	C1010		100.00% Excellent
	Interior Windows	C1020		100.00% Excellent
	Interior Doors	C1030		100.00% Excellent
	Interior Grilles and Gates	C1040		100.00% Excellent
	Suspended Ceiling Construction	C1070		100.00% Excellent
Interior Finishes	Wall Finishes	C2010		100.00% Excellent
	Interior Fabrications	C2020		100.00% Excellent
	Flooring	C2030		100.00% Excellent
	Ceiling Finishes	C2050		100.00% Excellent
Plumbing	Domestic Water Distribution	D2010		100.00% Excellent
	Sanitary Drainage	D2020		100.00% Excellent
	Building Support Plumbing Systems	D2030		100.00% Excellent
	General Service Compressed-Air	D2050		100.00% Excellent
HVAC	Facility Fuel Systems	D3010		100.00% Excellent
	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		100.00% Excellent
	Fire Protection Specialties	D4030		100.00% Excellent
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		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		100.00% Excellent
Equipment	Commercial Equipment	E1030		100.00% Excellent
	Institutional Equipment	E1040		100.00% Excellent
	Entertainment and Recreational Equipment	E1070		100.00% Excellent
Furnishings	Fixed Furnishings	E2010		100.00% Excellent
	Movable Furnishings	E2050		100.00% Excellent



Cedarhome Elementary School - Main Building

Building Details

PROFILE TYPE	Elementary School - Multi-Story
NUMBER OF FLOORS	2
BOARD ACCEPTANCE DATE	11/20/1998
CHARACTERISTICS	Occupied
ANNUAL REVIEW COMPLETED BY	District
COMMENTS	Exterior wall condition upgraded from fair to good upon further inspection.

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	26	84.05	District	3/18/2025
2023-2024	25	84.05	District	3/5/2024
2022-2023	24	82.80	District	3/7/2023
2021-2022	23	80.34	District	3/15/2022
2020-2021	22	80.64	District	3/16/2021
2019-2020	21	Not Reviewed	Incomplete	4/21/2020

The next certified BCA is due: 2025

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
1997	Main Bldg - 1st Flr	34,341	34,341	34,341		12/16/1997
1997	Main Bldg - 2nd Flr	11,570	11,570	11,570		
1997	Cov Play - Area 18	3,056	3,056	1,528		
Building Totals		48,967	48,967	47,439		

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

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		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
	Deficiencies:	Cracking, Peeling, Flaking, Damaged Masonry		
	Causes:	Structural and Frame Movement		
	Comments:	Location: Deficiency only at covered play area. Deficiency: Stress cracking in the masonry and mortar joints. Corrective Actions: Large cracks should be caulked to prevent water intrusion.		
	Exterior Windows	B2020		90.00% Good
	Exterior Doors and Grilles	B2050		90.00% Good
	Exterior Louvers and Vents	B2070		90.00% Good
	Roofing	B3010	High	30.00% Poor
	Deficiencies:	Other		
Exterior Horizontal Enclosures	Causes:	Surface Weathering		
	Comments:	Roof replacement was on the failed 2023-2026 levy. Roof needs replacement in 2-4 years. Roof being replaced summer 2025. Garland Inc. will be doing the replacement.		
	Roof Appurtenances	B3020		62.00% Fair
	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 Doors	C1030		90.00% Good
	Interior Grilles and Gates	C1040		90.00% Good
Interior Construction	Raised Floor Construction	C1060		90.00% Good
	Suspended Ceiling Construction	C1070		90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Finishes	Wall Finishes	C2010		62.00% Fair
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030	Low	62.00% Fair
	Deficiencies:	Holes, Tears, Irregular Surface, Stains, Discoloration		
	Causes:	Moisture		
	Comments:	Location: On both first and second levels, mainly in the corridors. VCT cracking and gapping.		
	Stair Finishes	C2040		90.00% Good
	Ceiling Finishes	C2050	Low	62.00% Fair
	Comments:			
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
HVAC	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020	Low	100.00% Excellent
	Comments:	No deficiencies in HVAC heating, boilers replaced Summer 2023 via McKinstry.		
	Facility HVAC Distribution Systems	D3050	Medium	90.00% Good
	Ventilation	D3060		90.00% Good
Fire Protection	Fire Suppression	D4010		90.00% Good
	Fire Protection Specialties	D4030		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Fire Alarm system is functional but obsolete and difficult to find replacement parts for. Replacing entire system summer 2024.		
		Not replacing system yet; the system remains functional (updated 02-20-25)		
Electrical	Electrical Services and Distribution	D5020		90.00% Good

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
	Deficiencies:	Other		
	Causes:	Bad Ballasts, Other		
	Comments:	Location: Mainly corridors Deficiency: Lights flickering Site HIDs are not programmed to turn "on" at night or lamps are out. Fluorescent and HID throughout, no LED upgrades. Lighting in Gym was upgraded in summer 2017.		
Communications	Data Communications	D6010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Cabling is CAT5.		
	Voice Communications	D6020		62.00% Fair
	Audio-Video Communications	D6030		30.00% Poor
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence, Other		
	Comments:	In-school television distribution system no longer functions.		
Electronic Safety and Security	Distributed Communications and Monitoring	D6060		30.00% Poor
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Difficult to find parts to maintain aging equipment.		
	Access Control and Intrusion Detection	D7010		90.00% Good
Electronic Safety and Security	Electronic Surveillance	D7030		90.00% Good
	Detection and Alarm	D7050		90.00% Good
	Comments:	System in a zoned fire alarm system.		
	Integrated Automation Facility Controls	D8010		90.00% Good
Equipment	Commercial Equipment	E1030		90.00% Good
	Institutional Equipment	E1040		90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Equipment	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



Elger Bay Elementary School - Main Building

Building Details

PROFILE TYPE	Elementary School - Multi-Story
NUMBER OF FLOORS	2
BOARD ACCEPTANCE DATE	8/28/2001
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
2024-2025	23	87.73	District	3/18/2025
2023-2024	22	86.91	District	3/5/2024
2022-2023	21	86.91	District	3/7/2023
2021-2022	20	80.71	District	3/15/2022
2020-2021	19	88.15	District	3/16/2021
2019-2020	18	Not Reviewed	Incomplete	4/21/2020

The next certified BCA is due: 2025

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
2000	Main Bldg - 1st Flr	34,819	34,819	34,819		8/28/2001
2000	Main Bldg - 2nd Flr	11,574	11,574	11,574		
2000	Cov Play - Area 11	3,300	3,300	1,650		
Building Totals		49,693	49,693	48,043		

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

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
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Roof is generally in good condition, so the rating didn't change. It is wearing out, and will need to be replaced in the next 4-7 years. De-granulation of some tiles is taking place, but pliability is good. there are no ongoing leaks.		
Exterior Vertical Enclosures	Stairs	B1080		90.00% Good
	Exterior Walls	B2010		90.00% Good
	Comments:	Exterior was painted in summer 2017.		
	Exterior Windows	B2020		90.00% Good
	Exterior Doors and Grilles	B2050		90.00% Good
Exterior Horizontal Enclosures	Exterior Louvers and Vents	B2070		90.00% Good
	Roofing	B3010		90.00% Good
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Roof is generally in good condition, so the rating didn't change. It is wearing out, and will need to be replaced in the next 4-7 years. De-granulation of some tiles is taking place, but pliability is good. there are no ongoing leaks.		
Interior Construction	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 Doors	C1030		90.00% Good
	Interior Grilles and Gates	C1040		90.00% Good
	Raised Floor Construction	C1060		90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Construction	Suspended Ceiling Construction	C1070		90.00% Good
Interior Finishes	Wall Finishes	C2010		90.00% Good
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		62.00% Fair
	Deficiencies:	Broken or Loose Tiles, Other		
	Causes:	Other, Settlement		
	Comments:	In the restrooms there is a section of floor that has a hollow sound under it. This also corresponds to areas that are showing cracking. It is likely that there is a small area of floor that does not have concrete under it and the tile was installed over an underlay.		
		The rubber stair treads are starting to come off in some areas just under the nosing.		
	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
HVAC	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		100.00% Excellent
	Comments:	Boilers replaced 2023		
	Facility HVAC Distribution Systems	D3050		90.00% Good
	Ventilation	D3060		90.00% Good
Fire Protection	Fire Suppression	D4010	Low	90.00% Good
	Deficiencies:	Corrosion		
	Causes:	Pipe Deterioration		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Fire Protection	Comments:	Issues with dry system only. Dry system deteriorated piping replaced in the summer, 2024. Vapor Shield added to both Dry systems to prevent further deterioration. Air leaks have significantly been reduced.		
	Fire Protection Specialties	D4030		62.00% Fair
Electrical	Facility Power Generation	D5010		90.00% Good
	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		90.00% Good
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Gym lighting was upgraded in summer 2017. T8 fluorescent lights were replaced throughout the school with LED lights in 2018.		
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good
	Audio-Video Communications	D6030		62.00% Fair
	Distributed Communications and Monitoring	D6060		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	PA system is old and obsolete. Parts no longer available for repair through the manufacturer.		
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		90.00% Good
	Electronic Surveillance	D7030		90.00% Good
	Detection and Alarm	D7050	Medium	62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Panel and detection components outdated and replacement parts are increasingly unavailable. System is functioning.		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Integrated Automation	Integrated Automation Facility Controls	D8010		90.00% Good
Equipment	Commercial Equipment	E1030		62.00% Fair
	Institutional Equipment	E1040		62.00% Fair
	Entertainment and Recreational Equipment	E1070		90.00% Good
	Other Equipment	E1090		90.00% Good
Furnishings	Fixed Furnishings	E2010		90.00% Good
	Deficiencies:	Other		
	Causes:	Deterioration, Other		
	Comments:	Window Blinds are needing to be replaced. Some are non-operational, and all have cords.		
	Movable Furnishings	E2050		90.00% Good



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

Stanwood-Camano

85.20

Port Susan Middle School - Main Building

Building Details

PROFILE TYPE	Middle/Junior High School - Multi-Story
NUMBER OF FLOORS	2
BOARD ACCEPTANCE DATE	4/22/1998
CHARACTERISTICS	Occupied
ANNUAL REVIEW COMPLETED BY	District
COMMENTS	confirm if mech at gym is mech penthouse or not

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	26	85.20	District	3/18/2025
2023-2024	25	85.83	District	3/5/2024
2022-2023	24	83.44	District	3/7/2023
2021-2022	23	84.81	District	3/15/2022
2020-2021	22	86.23	District	3/16/2021
2019-2020	21	Not Reviewed	Incomplete	4/21/2020

The next certified BCA is due: 2025

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
1996	Main Bldg - 1st Flr	52,564	52,564	52,564		4/22/1998
1996	Main Bldg - 2nd Flr	26,340	26,340	26,340		
1996	Mech at Gym 2nd Flr	472	0	0		
Building Totals		79,376	78,904	78,904		

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

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		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Gym wall has leaks at parapet CIP cap. Will be addressed summer of 2022 when reroof takes place. All other buildings in good condition. Update: The leaks have been addressed but as a result of the leak, the mortar joints have deteriorated and the condition of the wall is in fair condition.		
	Exterior Windows	B2020		90.00% Good
	Exterior Doors and Grilles	B2050		90.00% Good
	Exterior Louvers and Vents	B2070		90.00% Good
	Roofing	B3010	Low	100.00% Excellent
	Comments:	Roof and gutters were replaced Summer 2022.		
Exterior Horizontal Enclosures	Roof Appurtenances	B3020	Low	100.00% Excellent
	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		90.00% Good
	Comments:			
	Interior Partitions	C1010		90.00% Good
	Deficiencies:	Cracks, Tears, Holes, Looseness		
	Causes:	Settlement		
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		90.00% Good
	Interior Grilles and Gates	C1040		90.00% Good
Interior Construction	Suspended Ceiling Construction	C1070		90.00% Good
Interior Finishes	Wall Finishes	C2010		90.00% Good
	Interior Fabrications	C2020		90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Finishes	Flooring	C2030	Medium	62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Deterioration		
	<i>Comments:</i>	VCT is showing cracks and gaps. Carpet is in good shape.		
	Stair Finishes	C2040		90.00% Good
Conveying	Ceiling Finishes	C2050		90.00% Good
	Vertical Conveying Systems	D1010		90.00% Good
	Domestic Water Distribution	D2010		90.00% Good
Plumbing	<i>Comments:</i>	Water heaters were replaced in 2016.		
	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		90.00% Good
	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020	High	90.00% Good
HVAC	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Boilers have been requiring significant maintenance to keep up and running. Boilers were replaced with KN16 high efficiency, summer 2023 Boilers are operational, but there have been ongoing problems since installation with error codes and system resets needed. We are closely monitoring this daily.		
	Facility HVAC Distribution Systems	D3050		90.00% Good
	Ventilation	D3060		90.00% Good
	Fire Suppression	D4010		90.00% Good
	Fire Protection Specialties	D4030	High	30.00% Poor
Fire Protection	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Fire Protection	<i>Comments:</i>	System is obsolete. NAC panel no longer available and had to be replaced with a rebuilt one in 2021. As of Feb. 2022, smoke and heat detector replacements are no longer available. Fire Alarm system to be replaced between summer 24 and summer 25. supply chain issues will determine timing of installation. Fire Alarm is operational but on it's last leg. Everon (formerly ADT) has been contracted to upgrade the system summer 2025.		
Electrical	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		90.00% Good
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Aging HID fixtures on the site and occupancy sensors limited to classrooms throughout. 2017 - LED lights were installed in Commons/Cafeteria and Entry Foyer.		
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good
	<i>Comments:</i>			
	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		62.00% Fair
	<i>Deficiencies:</i>	Other		
Electronic Safety and Security	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Headend and electronics are outdated and obsolete.		
	Access Control and Intrusion Detection	D7010		90.00% Good
	Electronic Surveillance	D7030		90.00% Good
	Detection and Alarm	D7050		90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
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	Low	62.00% Fair
	<i>Deficiencies:</i>	Unsightly		
	<i>Causes:</i>	Physical Damage		
	<i>Comments:</i>	Laminate breakage, chipping and peeling on casework. Countertops and edges primarily.		
	Movable Furnishings	E2050		90.00% Good



Stanwood 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
1956	Main Area	44,538	44,538	44,538		
1956	Covered Play	3,406	3,406	1,703		
1996	1996 Addition	5,626	5,626	5,626		
Building Totals		53,570	53,570	51,867		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
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
Exterior Vertical Enclosures	Exterior Walls	B2010		62.00% Fair
	Deficiencies:	Damaged Masonry		
	Causes:	Inadequate Insulation, Moisture Intrusion		
	Comments:	There is a large crack in the masonry joints at the Library. There are several locations with uninsulated masonry walls which does not meet current energy codes.		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	Exterior Windows	B2020		62.00% Fair
	Deficiencies:	Excessive Heat Loss		
	Causes:	U-Value		
	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:	Other		
	Causes:	Surface Weathering		
	Comments:	3 tab Roof above multipurpose room needs replacement with architectural shingles. Main roof is showing wear with granular loss. Coring was performed in multiple areas showing moisture present in top layer of roofing material along eaves. Monitor.		
	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
	Interior Doors	C1030		90.00% Good
	Interior Grilles and Gates	C1040		90.00% Good
	Raised Floor Construction	C1060		90.00% Good
Interior Finishes	Suspended Ceiling Construction	C1070		90.00% Good
	Wall Finishes	C2010		62.00% Fair
	Deficiencies:	Cracking, Peeling, Flaking		
	Causes:	Surface Damage		
	Comments:	Location: Bathroom Deficiency: Some tiles are cracked. Corrective Actions: District plans to replace tiles and add wainscoting to protect them		
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		62.00% Fair
	Deficiencies:	Stains, Discoloration		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Finishes	<i>Causes:</i>	Excessive Water		
	<i>Comments:</i>	Floors at sinks and drinking fountains show signs of minor water damage.		
	Ceiling Finishes	C2050		62.00% Fair
	<i>Deficiencies:</i>	Surface Appearance		
	<i>Causes:</i>	Surface Damage		
	<i>Comments:</i>	Some ceiling tiles are stained.		
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		90.00% Good
	<i>Deficiencies:</i>	Insufficient Air Flow, Other, System Inefficient		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Location: Mechanical room Deficiency: Boiler burners were described as "rotted" and combustion fan as poorly operating. Combustion air louvers are partially blocked. Many intake louvers and supply diffusers are damaged. Corrective Actions: Plans to replace boiler this summer. Unblock combustion air louvers. Repair damaged louvers and diffusers. Boilers were replaced in 2016 (According to Kevin Cruse). System is in good condition now.		
	Facility HVAC Distribution Systems	D3050		90.00% Good
	Ventilation	D3060		90.00% Good
	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		62.00% Fair
Electrical	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electrical	Comments:	Deficiency: Plastic lenses on light fixtures are old and brittle so break when replacing lamps Corrective Actions: Plans to replace summer 2016 Occupancy sensors are not present in most of the spaces. HID throughout the site.		
Communications	Data Communications	D6010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Wireless Insufficient		
	Comments:	Reports of poor and spotty WIFI service throughout.		
	Voice Communications	D6020		90.00% Good
	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		90.00% Good
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Speakers in some of the classrooms have had issues in the past. We are looking to replace all the speakers and perhaps the clocks for next summer's project. Speaker and clock replacement project ongoing; slated for summer 2024. Wiring and system was inspected on February 7th, and the wiring is adequate for clock and speaker replacement. Awaiting bid via KCDA to proceed with replacement. New Speakers and Clocks were installed in 2024 using the old wiring and head unit. Most of the issues were resolved.		
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		90.00% Good
	Detection and Alarm	D7050		90.00% Good
	Deficiencies:	Call Out Not Working, Other		
	Causes:	Equipment Obsolescence, Other		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electronic Safety and Security	Comments:	System is reported to produce error messages that are inaccurate. System is a zoned system in lieu of addressable. Fire System converted to Silent knight in 2019. System is functioning normally.		
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 2024-2025

Stanwood-Camano

98.33

Stanwood High - Main Building

Building Details

PROFILE TYPE	High School - Multi-Story
NUMBER OF FLOORS	3
BOARD ACCEPTANCE DATE	8/22/2023
CHARACTERISTICS	Occupied
ANNUAL REVIEW COMPLETED BY	District
COMMENTS	SF shown is from D-7 Area Analysis and D-9. Includes accepted alternate of 2,816 SF. Confirm final SF at D-11/D-12. Occupied 1/1/2021

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	1	98.33	District	3/18/2025
2023-2024	0	98.72	District	3/5/2024
2022-2023	0	Not Reviewed	Incomplete	3/7/2023
2021-2022	0	Not Reviewed	Incomplete	3/15/2022
2020-2021	0	Not Reviewed	Incomplete	3/16/2021

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
2020	All Areas	227,987	227,987	227,987	1/1/2021	
	Building Totals	227,987	227,987	227,987		

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		100.00% Excellent
Superstructure	Floor Construction	B1010		100.00% Excellent
	Roof Construction	B1020		100.00% Excellent

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Superstructure	Stairs	B1080		100.00% Excellent
Exterior Vertical Enclosures	Exterior Walls	B2010		100.00% Excellent
	Exterior Windows	B2020		100.00% Excellent
	Exterior Doors and Grilles	B2050		100.00% Excellent
	Exterior Louvers and Vents	B2070		100.00% Excellent
	Roofing	B3010		90.00% Good
Exterior Horizontal Enclosures	Deficiencies:	Fastening Failure		
	Causes:	Cracks, Tears, Holes, and Breaks, Other		
	Comments:	Faulty installation of some of the induction welded tie down points are under warranty and will be repaired Spring, 2024. Some cuts and a bullet hole were observed, marked, sealed and patched.		
	Roof Appurtenances	B3020		100.00% Excellent
	Horizontal Openings	B3060		100.00% Excellent
	Overhead Exterior Enclosures	B3080		100.00% Excellent
	Interior Partitions	C1010		100.00% Excellent
	Interior Windows	C1020		100.00% Excellent
	Interior Doors	C1030		100.00% Excellent
	Interior Grilles and Gates	C1040		100.00% Excellent
Interior Construction	Suspended Ceiling Construction	C1070		100.00% Excellent
	Wall Finishes	C2010		100.00% Excellent
	Interior Fabrications	C2020		100.00% Excellent
	Flooring	C2030		100.00% Excellent
	Stair Finishes	C2040		100.00% Excellent
Interior Finishes	Ceiling Finishes	C2050		100.00% Excellent
	Vertical Conveying Systems	D1010		100.00% Excellent
	Domestic Water Distribution	D2010		100.00% Excellent
	Sanitary Drainage	D2020		100.00% Excellent
	Building Support Plumbing Systems	D2030		100.00% Excellent

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Plumbing	General Service Compressed-Air	D2050		100.00% Excellent
HVAC	Facility Fuel Systems	D3010		100.00% Excellent
	Heating Systems	D3020		100.00% Excellent
	Cooling Systems	D3030		90.00% Good
	Deficiencies:	Insufficient Cooling		
	Causes:	Other		
	Comments:	ongoing issues with the DOAS systems providing enough cooling. System appears to be undersized.		
	Facility HVAC Distribution Systems	D3050		100.00% Excellent
Fire Protection	Ventilation	D3060		100.00% Excellent
	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		100.00% Excellent
Equipment	Vehicle and Pedestrian Equipment	E1010		100.00% Excellent
	Commercial Equipment	E1030		100.00% Excellent
	Institutional Equipment	E1040		100.00% Excellent

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Equipment	Entertainment and Recreational Equipment	E1070		100.00% Excellent
	Other Equipment	E1090		100.00% Excellent
Furnishings	Fixed Furnishings	E2010		100.00% Excellent
	Movable Furnishings	E2050		100.00% Excellent



Stanwood Middle School - Building 3 - Music (Band and Choir)

Building Details

PROFILE TYPE	Music
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
1957	Main Area	2,839	2,839	4,766		
1992	Addition	1,926	1,926	0		
Building Totals		4,765	4,765	4,766		

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		62.00% Fair
	Deficiencies:	Inadequate Flow		
	Causes:	Other		
	Comments:	Deficiency: Clogged		
		Corrective Actions: Dig up and clear clog.		
Superstructure	Roof Construction	B1020		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
	Deficiencies:	Cracking, Peeling, Flaking		
	Causes:	Surface Damage		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	<i>Comments:</i>	Deficiency: Some cracking on the stucco but no interior moisture damage yet.		
	Exterior Windows	B2020		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Frame/Molding Condition		
	<i>Comments:</i>	Deficiency: Some windows single-pane and on some double-pane windows the seals have broken, causing moisture condensation between the panes, but no leaks so functional. Corrective Actions: Plans to replace single-pane and fogged up windows in summer 2016		
	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		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
	Interior Doors	C1030		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
	Ceiling Finishes	C2050		90.00% Good
Plumbing	Domestic Water Distribution	D2010		62.00% Fair
	<i>Deficiencies:</i>	Mineral Build Up in Pipes, Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Some of the domestic piping system is old galvanized pipe.		
	Sanitary Drainage	D2020		90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Plumbing	Building Support Plumbing Systems	D2030		90.00% Good
HVAC	Heating Systems	D3020		62.00% Fair
	Deficiencies:	Excessive Heat Fluctuation, Inoperable Devices, Insufficient Air Flow		
	Causes:	Equipment Obsolescence, Misadjusted Controls		
	Comments:	Much of the equipment parts are getting hard to obtain. The building appeared to by under-ventilated. Controls may need to be re-commissioned to reduce overheating issues. Ductboard passed its service life, but is currently in good shape. Band room Storage is the only space in this building exhibiting insufficient air flow.		
	Facility HVAC Distribution Systems	D3050		62.00% Fair
	Deficiencies:	Inoperable Devices		
	Causes:	Equipment Obsolescence		
	Comments:	Storage room is the only space exhibiting poor circulation.		
	Ventilation	D3060		62.00% Fair
	Deficiencies:	Stuffy Areas		
	Causes:	Equipment Obsolescence		
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		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
	Detection and Alarm	D7050		90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Integrated Automation	Integrated Automation Facility Controls	D8010		90.00% Good
Equipment	Institutional Equipment	E1040		90.00% Good
	Entertainment and Recreational Equipment	E1070		90.00% Good
Furnishings	Fixed Furnishings	E2010		90.00% Good
	Movable Furnishings	E2050		90.00% Good



Stanwood Middle School - Building 4 - Art and Vocational (wood shop)

Building Details

PROFILE TYPE	Art
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
1957	Main Area	8,067	8,067	8,066		
	Building Totals	8,067	8,067	8,066		

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	Roof Construction	B1020		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		62.00% Fair
	Deficiencies:	Cracking, Peeling, Flaking		
	Causes:	Surface Damage		
	Comments:	Deficiency: Cracking in some areas of stucco, but no internal moisture damage yet. Corrective Actions: Plan to treat summer 2016		
	Exterior Windows	B2020		62.00% Fair

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	<i>Deficiencies:</i>	Excessive Heat Loss, Other		
	<i>Causes:</i>	Frame/Molding Condition, U-Value		
	<i>Comments:</i>	Deficiency: Some windows single-pane and some with double-pane have broken seals so have fogged up. Corrective Actions: Replace windows as needed, which is planned for summer 2016.		
	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
	<i>Comments:</i>	Deficiency: Some roof drains (scuppers) were cakes with sludge so not draining well. Corrective Actions: Clean roof drains.		
Interior Construction	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		90.00% Good
	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		62.00% Fair
Interior Finishes	Interior Doors	C1030		90.00% Good
	Suspended Ceiling Construction	C1070		90.00% Good
	Wall Finishes	C2010		90.00% Good
	Interior Fabrications	C2020		90.00% Good
Plumbing	Flooring	C2030		90.00% Good
	Ceiling Finishes	C2050		90.00% Good
	Domestic Water Distribution	D2010		62.00% Fair
	<i>Deficiencies:</i>	Mineral Build Up in Pipes		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Some of the domestic water pipe is old galvanized pipe.		
	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
HVAC	Heating Systems	D3020		90.00% Good
	<i>Deficiencies:</i>	Inoperable Devices, Insufficient Air Flow		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	System is now operating correctly. rebalanced woodshop HVAC system		
	Facility HVAC Distribution Systems	D3050		90.00% Good
	<i>Deficiencies:</i>	Inoperable Devices, Insufficient Air Flow		
	<i>Causes:</i>	Equipment Obsolescence, Other		
	<i>Comments:</i>	It is hard to obtain parts for the HVAC equipment. Ductboard is passed its service life, but is in good shape.		
	Ventilation	D3060		90.00% Good
	<i>Comments:</i>	Resolved.		
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		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
	Detection and Alarm	D7050		90.00% Good
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		90.00% Good



Stanwood Middle School - Main Building (Building 1)

Building Details

PROFILE TYPE	Middle/Junior High School - Multi-Story
NUMBER OF FLOORS	1
CHARACTERISTICS	Occupied
COMMENTS	Confirm constr dates - all bldgs

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
1937	Main Bldg - 1st Flr	22,746	22,746	38,641		
1937	Main Bldg - 2nd Flr	8,938	8,938	15,842		
1989	Main Bldg - Gym Add	31,241	31,241	22,862		
1989	Clsrc Add - 1st Flr	7,517	7,517	0		
1989	Clsrc Add - 2nd Flr	6,905	6,905	0		
Building Totals		77,347	77,347	77,345		

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
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good
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		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		62.00% Fair
	Deficiencies:	Cracking, Peeling, Flaking		
	Causes:	Surface Damage		
	Comments:	Location: A few adjacent offices including the principal's. Deficiency: Stucco is cracked in places. On windy, rainy days water leaks into some offices. Pain is worn. Corrective Actions: Fix cracks and repaint, which are planned for summer 2016. Diagnose and repair leak, which is happening this week.		
	Exterior Windows	B2020		90.00% Good
	Deficiencies:	Excessive Heat Loss		
	Causes:	Frame/Molding Condition, U-Value		
	Comments:	Location:Main Entry and other Areas Deficiency: Some windows are single-pane and some others are double-pane with failed seals so fogged up. Windows at main entry are leaking. Corrective Actions: Replace deficient windows. Most of the windows have been replaced with triple pane.		
	Exterior Doors and Grilles	B2050		90.00% Good
	Exterior Louvers and Vents	B2070		90.00% Good
Exterior Horizontal Enclosures	Roofing	B3010		90.00% Good
	Comments:	Roofing was overlaid in summer 2016.		
	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
	Interior Doors	C1030		90.00% Good
	Interior Grilles and Gates	C1040		90.00% Good
	Suspended Ceiling Construction	C1070		90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Finishes	Wall Finishes	C2010		90.00% Good
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		62.00% Fair
	Deficiencies:	Broken or Loose Tiles, Stains, Discoloration		
	Causes:	Deterioration		
	Comments:	Deficiency: Stained carpet. Cracked and seperating tiles. Corrective Action: Regualr maintenance Carpet replaced 2019..		
	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		62.00% Fair
	Deficiencies:	Mineral Build Up in Pipes		
	Causes:	Other		
	Comments:	Some of the water distribution is galvanized piping which has a rust buildup. The cold water, dishwasher, and disposer does not have any backflow preventor device.		
	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		90.00% Good
	Deficiencies:	Excessive Heat Fluctuation, Other		
	Causes:	Equipment Obsolescence		
	Comments:	One classroom wing has unit ventilators that are getting hard to get parts. There are heating complaints that seem to be controls related. The controls should be recommissioned. issues have been resolved with new unit ventilators.		
	Cooling Systems	D3030		90.00% Good
	Facility HVAC Distribution Systems	D3050		90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
HVAC	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		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Older switchboard with fusing and no main breaker.		
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	HID lighting throughout the site. Occupancy sensors are not installed in smaller rooms.		
Communications	Data Communications	D6010		62.00% Fair
	Deficiencies:	Other, Server Room Too Hot		
	Causes:	Equipment Obsolescence, Other, Wireless Insufficient		
	Comments:	IDFs are located in uncontrolled areas. Wireless in limited in some locations. CAT 5 cabling.		
	Voice Communications	D6020		90.00% Good
	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		62.00% Fair
	Deficiencies:	Weak or Intermittent Com		
	Causes:	Equipment Obsolescence		
	Comments:	Equipment has some troubles functioning. Intercom cannot be heard in some areas.		
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		90.00% Good
	Detection and Alarm	D7050		90.00% Good
Integrated Automation	Integrated Automation Facility Controls	D8010		90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
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



Twin City Elementary School - Main Building

Building Details

PROFILE TYPE	Elementary School - Multi-Story
NUMBER OF FLOORS	2
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
1988	Main Area	40,211	40,211	40,211		
1988	Cov Play - Area 13	3,227	3,227	1,613		
1988	Cov Play - Area 12 ?	524	524	0		
Building Totals		43,962	43,962	41,824		

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
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		62.00% Fair
	Deficiencies:	Not ADA Complaint		
	Causes:	Other		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Superstructure	Comments:	The handrails at the stairs appear to be to low to meet current code.		
Exterior Vertical Enclosures	Exterior Walls	B2010		62.00% Fair
	Deficiencies:	Cracking, Peeling, Flaking, Damaged Masonry		
	Causes:	Surface Damage		
	Comments:	Location: Library wall. Deficiency: Cracking of stucco with mildew but no interior moisture damage yet. There are areas where the joint material is missing in the masonry control joints. Corrective Actions: Masonry control joints should hve old material removed and replaced to prevent future water intrusion.		
	Exterior Windows	B2020		90.00% Good
Exterior Horizontal Enclosures	Exterior Doors and Grilles	B2050		90.00% Good
	Exterior Louvers and Vents	B2070		90.00% Good
	Roofing	B3010		90.00% Good
	Roof Appurtenances	B3020		90.00% Good
	Horizontal Openings	B3060		90.00% Good
Interior Construction	Overhead Exterior Enclosures	B3080		90.00% Good
	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		90.00% Good
	Interior Grilles and Gates	C1040		90.00% Good
Interior Finishes	Raised Floor Construction	C1060		90.00% Good
	Suspended Ceiling Construction	C1070		90.00% Good
	Wall Finishes	C2010		90.00% Good
	Deficiencies:	Cracking, Peeling, Flaking		
	Comments:	Location: Bathrooms Deficiency: vinyl is cracked. Corrective Actions: Plan to replace with tile summer of 2016.		
	Interior Fabrications	C2020		90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Finishes	Flooring	C2030		62.00% Fair
	Deficiencies:	Stains, Discoloration		
	Causes:	Excessive Water		
	Comments:	Deficiency: Carpeting is well worn and stained, gym floor is worn. Corrective Actions: Plans to replace carpeting and refinish gym floor summer 2016.		
	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
	Deficiencies:	Water Leaking		
	Causes:	Excessive Wear		
	Comments:	Water heaters are showing signs of leaking. Nearing their servicable lifespan.		
	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		90.00% Good
	Deficiencies:	Excessive Heat Fluctuation, Other		
	Causes:	Misadjusted Controls		
	Comments:	Heat fluctuations seems to be controls related. May need to recommission the controls. Combustion air louvers may be inadequate. Also, heating supply water is set to 140 degrees which will force the boilers to condense, but they are not made for it. Data room is too hot. Recommend increasing heating water supply to 160 degrees minimum. Recommend providing spot cooling for data room.		
	Facility HVAC Distribution Systems	D3050		90.00% Good
	Ventilation	D3060		90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
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		100.00% Excellent
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	HID in site lighting. No occupancy sensors throughout.		
Communications	Data Communications	D6010		90.00% Good
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Wireless Insufficient		
	<i>Comments:</i>	WIFI is "intermittent". Aruba wi-fi routers installed. Wi-fi is stable.		
	Voice Communications	D6020		90.00% Good
	Audio-Video Communications	D6030		90.00% Good
Electronic Safety and Security	Distributed Communications and Monitoring	D6060		90.00% Good
	Access Control and Intrusion Detection	D7010		90.00% Good
	Detection and Alarm	D7050		90.00% Good
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Deficiency: Fire alarm control panel is starting to malfunction. Corrective Actions: Replace fire alarm panel. Fire Alarm System replaced with silent knight devices. System is fully functional. 2019		
Integrated Automation	Integrated Automation Facility Controls	D8010		100.00% Excellent
Equipment	Commercial Equipment	E1030		90.00% Good
	Institutional Equipment	E1040		90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Equipment	Entertainment and Recreational Equipment	E1070		90.00% Good
	Other Equipment	E1090		90.00% Good
Furnishings	Fixed Furnishings	E2010		62.00% Fair
	Deficiencies:	Other		
	Causes:	Deterioration, Looseness of Fasteners, Physical Damage		
	Comments:	Built in desks and countertops are showing their age. Damage is cosmetic.		
	Movable Furnishings	E2050		100.00% Excellent



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

Stanwood-Camano

81.56

Utsalady Elementary School - Main Building

Building Details

PROFILE TYPE	Elementary School - Multi-Story
NUMBER OF FLOORS	2
BOARD ACCEPTANCE DATE	5/8/2001
CHARACTERISTICS	Occupied
ANNUAL REVIEW COMPLETED BY	District
COMMENTS	Update: Boiler replacements in 2020.

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	23	81.56	District	3/18/2025
2023-2024	22	84.07	District	3/5/2024
2022-2023	21	86.14	District	3/7/2023
2021-2022	20	87.22	District	3/15/2022
2020-2021	19	89.78	District	3/16/2021
2019-2020	18	Not Reviewed	Incomplete	4/21/2020

The next certified BCA is due: 2025

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	Main Bldg - 1st Flr	35,051	35,051	35,051		5/8/2001
1999	Main Bldg - 2nd Flr	13,318	13,318	13,318		
1999	Cov Play	3,322	3,322	1,661		
Building Totals		51,691	51,691	50,030		

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
	Deficiencies:	Other		
	Causes:	Other		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Slabs on Grade	Comments:	Some areas have moisture coming up through slab. 2017 - All VCT in the corridors and several classrooms on the main floor was replaced with marmoleum and a water/vapor/ barrier type adhesive.		
	Pits and Bases	A4040		90.00% Good
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		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010	High	62.00% Fair
	Deficiencies:	Excessive Heat Loss		
	Causes:	Inadequate Insulation		
	Comments:	Exterior paint was done in summer 2017. Due to another pipe freezing event in 2024, Wetherholt engineer consultants issued a report where it shows inadequate insulation in various systems. These are being addressed summer 2025.		
	Exterior Windows	B2020		62.00% Fair
	Deficiencies:	Other		
	Causes:	Caulking/Weather Stripping, Frame/Molding Condition		
	Comments:	Failing sealant and water intrusion. Library glass unit failure.		
	Exterior Doors and Grilles	B2050		90.00% Good
	Exterior Louvers and Vents	B2070		90.00% Good
Exterior Horizontal Enclosures	Roofing	B3010	High	62.00% Fair
	Deficiencies:	Other		
	Causes:	Surface Weathering		

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Horizontal Enclosures	Comments:	Roof is reaching the end of its functional life and will need replacing in the next 2-4 years. ventilation and insulations issues are occurring throughout building, initial mitigation of blocked venting and addressing insulation issues to take place summer 2025.		
	Roof Appurtenances	B3020		62.00% Fair
	Deficiencies:	Leaking		
	Causes:	Standing Water		
	Comments:	Gutters in poor condition. All other appurtances in good condition.		
	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		90.00% Good
	Comments:			
	Interior Partitions	C1010		90.00% Good
	Comments:	The gym divider wall was fixed in 2016.		
Interior Construction	Interior Windows	C1020		90.00% Good
	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
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		62.00% Fair
Interior Finishes	Deficiencies:	Other		
	Causes:	Sealing		
	Comments:	VCT and Entry mats on the main floor were replaced summer 2017. VCT requires a special cleaner that we don't have, resulting in a dirty finish. The tile itself is intact and in good condition, but cleanliness is an issue with this tile.		
	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		90.00% Good
Plumbing	Domestic Water Distribution	D2010		90.00% Good
	Sanitary Drainage	D2020	Medium	62.00% Fair
	<i>Deficiencies:</i>	Slow Draining		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Some of the classroom sinks drain slow and sometime emit odor. Waste is roughed-in too high for proper drainage. Cleanout below waste may be used for waste or rough-in needs to be lowered involving wall board repair.		
	Building Support Plumbing Systems	D2030		90.00% Good
HVAC	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020	Low	90.00% Good
	<i>Comments:</i>			
	Cooling Systems	D3030		90.00% Good
	Facility HVAC Distribution Systems	D3050	High	62.00% Fair
	<i>Deficiencies:</i>	Insufficient Air Flow		
	<i>Causes:</i>	Misadjusted Air Balancing, Misadjusted Controls		
	<i>Comments:</i>	Re-commissioning of the HVAC system to take place summer 2025.		
	Ventilation	D3060		90.00% Good
Fire Protection	Fire Suppression	D4010	Medium	62.00% Fair
	<i>Deficiencies:</i>	Corrosion		
	<i>Causes:</i>	Pipe Deterioration		
	<i>Comments:</i>	Issues with dry sprinkler system only.		
	Fire Protection Specialties	D4030	Medium	62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	System is functioning but out of date. Manufacture parts no longer available.		
Electrical	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electrical	Lighting	D5040		90.00% Good
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Lighting in gym was updated in summer 2017. T8 fluorescent lights were replaced throughout the school with LED lights in 2018.		
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good
	Audio-Video Communications	D6030		62.00% Fair
	Comments:			
	Distributed Communications and Monitoring	D6060		62.00% Fair
	Deficiencies:	Other		
	Causes:	Equipment Obsolescence		
	Comments:	Mix of analog and digital. Equipment is old and obsolete.		
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		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