



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	Incomplete

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
2025-2026	14	Not Reviewed	Incomplete	Not Reported
2024-2025	13	92.48	District	3/7/2025
2023-2024	12	94.63	District	3/15/2024
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

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



School Facilities and Organization
 INFORMATION AND CONDITION OF SCHOOLS
Detailed Condition Assessment by Building
 Reporting Year 2025-2026

STEILACOOM HIST.

92.91%

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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Superstructure	Roof Construction	B1020		90.00% Good
	Stairs	B1080		100.00% Excellent
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
	<i>Deficiencies:</i>	Cracking, Peeling, Flaking, Efflorescence and Staining		
	<i>Causes:</i>	Moisture Penetration, Other		
	<i>Comments:</i>	Deficiency: Building metal facia starting to peel, masonry has minor staining. Both due to weather.		
	Exterior Windows	B2020		90.00% Good
	<i>Comments:</i>			
	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		100.00% Excellent
	Overhead Exterior Enclosures	B3080		90.00% Good
Interior Construction	Interior Partitions	C1010		90.00% Good
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	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
	<i>Deficiencies:</i>	Other		



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Interior Construction	<i>Causes:</i>	Need to Replace Components		
	<i>Comments:</i>	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
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		90.00% Good
HVAC	Facility Fuel Systems	D3010		100.00% Excellent
	Heating Systems	D3020		90.00% Good
	Facility HVAC Distribution Systems	D3050		90.00% Good
	Ventilation	D3060		100.00% Excellent
Fire Protection	Fire Suppression	D4010		90.00% Good
	Fire Protection Specialties	D4030		100.00% Excellent
Electrical	Facility Power Generation	D5010		90.00% Good
	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		90.00% Good



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SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Communications	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
Furnishings	Fixed Furnishings	E2010		90.00% Good
	Movable Furnishings	E2050		90.00% Good