



**Anderson Island Elementary School - Multipurpose Building**

**Building Details**

<b>PROFILE TYPE</b>	Administrative
<b>NUMBER OF FLOORS</b>	1
<b>CHARACTERISTICS</b>	Leased From Others, Occupied
<b>COMMENTS</b>	Land is leased from Anderson Island Park district. . Survey star rating comment: Building is in need of significant 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
<b>Building Totals</b>		<b>2,741</b>	<b>2,741</b>	<b>2,741</b>		

**Building Components**

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

**Building Components**

<b>SUB-ASSEMBLY</b>	<b>COMPONENT</b>	<b>COMPONENT CODE</b>	<b>MAINTENANCE PRIORITY</b>	<b>CONDITION RATING</b>
<b>Exterior Horizontal Enclosures</b>	Roof Appurtenances	B3020		90.00% Good
	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		100.00% Excellent
<b>Interior Construction</b>	Interior Partitions	C1010		100.00% Excellent
	Interior Doors	C1030		90.00% Good
	Interior Grilles and Gates	C1040		100.00% Excellent
<b>Interior Finishes</b>	Wall Finishes	C2010		100.00% Excellent
	Interior Fabrications	C2020		100.00% Excellent
	Flooring	C2030		90.00% Good
	<i>Deficiencies:</i>	Broken or Loose Tiles		
	Ceiling Finishes	C2050		90.00% Good
<b>Plumbing</b>	Domestic Water Distribution	D2010		90.00% Good
	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		90.00% Good
<b>HVAC</b>	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		90.00% Good
	Cooling Systems	D3030		90.00% Good
	Facility HVAC Distribution Systems	D3050		100.00% Excellent
	Ventilation	D3060		100.00% Excellent
<b>Fire Protection</b>	Fire Protection Specialties	D4030		100.00% Excellent
<b>Electrical</b>	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		100.00% Excellent
<b>Communications</b>	Data Communications	D6010		100.00% Excellent
	Voice Communications	D6020		100.00% Excellent
	Distributed Communications and Monitoring	D6060		100.00% Excellent
<b>Electronic Safety and Security</b>	Access Control and Intrusion Detection	D7010		90.00% Good
	Detection and Alarm	D7050		100.00% Excellent

**Building Components**

<b>SUB-ASSEMBLY</b>	<b>COMPONENT</b>	<b>COMPONENT CODE</b>	<b>MAINTENANCE PRIORITY</b>	<b>CONDITION RATING</b>
<b>Integrated Automation</b>	Integrated Automation Facility Controls	D8010		90.00% Good
<b>Furnishings</b>	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 2025-2026**

**Steilacoom Hist.**

**91.41**

**Anderson Island Elementary School - Playshed**

**Building Details**

<b>PROFILE TYPE</b>	Covered Play
<b>NUMBER OF FLOORS</b>	1
<b>CHARACTERISTICS</b>	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		
<b>Building Totals</b>		<b>2,400</b>	<b>2,400</b>	<b>1,200</b>		

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Foundations</b>	Standard Foundation	A1010		90.00% Good
<b>Slabs on Grade</b>	Standard Slabs on Grade	A4010		90.00% Good
<b>Superstructure</b>	Roof Construction	B1020		90.00% Good
<b>Exterior Vertical Enclosures</b>	Exterior Walls	B2010		90.00% Good
<b>Exterior Horizontal Enclosures</b>	Roofing	B3010	Medium	100.00% Excellent
	Roof Appurtenances	B3020		90.00% Good
	Overhead Exterior Enclosures	B3080		90.00% Good
<b>Interior Finishes</b>	Wall Finishes	C2010		90.00% Good
	Ceiling Finishes	C2050		90.00% Good
<b>Electrical</b>	Lighting	D5040		90.00% Good
<b>Equipment</b>	Entertainment and Recreational Equipment	E1070		90.00% Good



**Cherrydale Primary School - Main Building**

**Building Details**

<b>PROFILE TYPE</b>	Elementary School - Single Story
<b>NUMBER OF FLOORS</b>	1
<b>CHARACTERISTICS</b>	Occupied
<b>COMMENTS</b>	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
<b>Building Totals</b>		<b>38,483</b>	<b>38,483</b>	<b>38,483</b>		

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Foundations</b>	Standard Foundation	A1010		100.00% Excellent
<b>Slabs on Grade</b>	Standard Slabs on Grade	A4010		90.00% Good
<b>Water and Gas Mitigation</b>	Building Subdrainage	A6010		90.00% Good
<b>Superstructure</b>	Roof Construction	B1020		90.00% Good
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Moisture Intrusion		
	<i>Comments:</i>	Deficiency: Some soffits showing old water damage from leaking downspouts.		
<b>Exterior Vertical Enclosures</b>	Exterior Walls	B2010		90.00% Good

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Exterior Vertical Enclosures</b>	Exterior Windows	B2020		90.00% Good
	Exterior Doors and Grilles	B2050		90.00% Good
	Exterior Louvers and Vents	B2070		90.00% Good
<b>Exterior Horizontal Enclosures</b>	Roofing	B3010		62.00% Fair
	Roof Appurtenances	B3020		62.00% Fair
	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		90.00% Good
<b>Interior Construction</b>	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
<b>Interior Finishes</b>	Wall Finishes	C2010		90.00% Good
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		90.00% Good
	Ceiling Finishes	C2050		90.00% Good
<b>Plumbing</b>	Domestic Water Distribution	D2010		100.00% Excellent
	<i>Deficiencies:</i>	Mineral Build Up in Pipes, Water Leaking		
	<i>Causes:</i>	Excessive Wear		
	<i>Comments:</i>	Deficiency: Faucets replacement parts are obsolete. Additional: Sinks and counters are damaged in many rooms from drinking fountains.		
	Sanitary Drainage	D2020		62.00% Fair
	<i>Deficiencies:</i>	Slow Draining		
	<i>Causes:</i>	Defective Pipes		
Building Support Plumbing Systems	D2030		62.00% Fair	
<i>Deficiencies:</i>	Other			
<i>Causes:</i>	Other			

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Plumbing</b>	<i>Comments:</i>	Deficiency: Sewer line from building to street clogs easily and needs replacement. Dates from 1960		
<b>HVAC</b>	Facility Fuel Systems	D3010		100.00% Excellent
	Heating Systems	D3020		100.00% Excellent
	Cooling Systems	D3030		100.00% Excellent
	Facility HVAC Distribution Systems	D3050		90.00% Good
	Ventilation	D3060		90.00% Good
<b>Fire Protection</b>	Fire Suppression	D4010		90.00% Good
	Fire Protection Specialties	D4030		90.00% Good
<b>Electrical</b>	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		90.00% Good
<b>Communications</b>	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
	<i>Comments:</i>	Additional: No intercom speakers in multipurpose room		
<b>Electronic Safety and Security</b>	Access Control and Intrusion Detection	D7010		90.00% Good
	Electronic Surveillance	D7030		90.00% Good
	Detection and Alarm	D7050		100.00% Excellent
<b>Integrated Automation</b>	Integrated Automation Facility Controls	D8010		100.00% Excellent
<b>Equipment</b>	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
<b>Furnishings</b>	Fixed Furnishings	E2010		90.00% Good
	Movable Furnishings	E2050		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
<b>Building Totals</b>		<b>3,600</b>	<b>3,600</b>	<b>1,800</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
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



**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
<b>Building Totals</b>		<b>59,333</b>	<b>59,333</b>	<b>58,366</b>		

**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		62.00% Fair
	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
<b>Exterior Horizontal Enclosures</b>	Roofing	B3010		90.00% Good
	Roof Appurtenances	B3020		90.00% Good
	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		90.00% Good
<b>Interior Construction</b>	Interior Partitions	C1010		100.00% Excellent
	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
<b>Interior Finishes</b>	Wall Finishes	C2010		90.00% Good
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		90.00% Good
	<i>Deficiencies:</i>	Stains, Discoloration		
	<i>Causes:</i>	Deterioration		
	<i>Comments:</i>	Carpet Replacement should be scheduled		
	Ceiling Finishes	C2050		90.00% Good
<b>Plumbing</b>	Domestic Water Distribution	D2010		90.00% Good
	Sanitary Drainage	D2020		100.00% Excellent
	Building Support Plumbing Systems	D2030		90.00% Good
<b>HVAC</b>	Facility Fuel Systems	D3010		100.00% Excellent
	Heating Systems	D3020		100.00% Excellent
	Cooling Systems	D3030		100.00% Excellent
	Facility HVAC Distribution Systems	D3050		90.00% Good
	Ventilation	D3060		90.00% Good
<b>Fire Protection</b>	Fire Suppression	D4010		90.00% Good
	Fire Protection Specialties	D4030		90.00% Good
<b>Electrical</b>	Electrical Services and Distribution	D5020		100.00% Excellent

**Building Components**

<b>SUB-ASSEMBLY</b>	<b>COMPONENT</b>	<b>COMPONENT CODE</b>	<b>MAINTENANCE PRIORITY</b>	<b>CONDITION RATING</b>
<b>Electrical</b>	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		100.00% Excellent
<b>Communications</b>	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
<b>Electronic Safety and Security</b>	Access Control and Intrusion Detection	D7010		100.00% Excellent
	Electronic Surveillance	D7030		90.00% Good
	Detection and Alarm	D7050		90.00% Good
<b>Integrated Automation</b>	Integrated Automation Facility Controls	D8010		100.00% Excellent
<b>Equipment</b>	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
<b>Furnishings</b>	Fixed Furnishings	E2010		90.00% Good
	Movable Furnishings	E2050		90.00% Good



**Pioneer Middle School - Main Building**

**Building Details**

<b>PROFILE TYPE</b>	Classroom Building - Multi-Story
<b>NUMBER OF FLOORS</b>	2
<b>BOARD ACCEPTANCE DATE</b>	5/25/2011
<b>CHARACTERISTICS</b>	Occupied
<b>ANNUAL REVIEW COMPLETED BY</b>	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
<b>Building Totals</b>		<b>103,128</b>	<b>103,128</b>	<b>103,128</b>		

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Foundations</b>	Standard Foundation	A1010		90.00% Good
<b>Subgrade Enclosures</b>	Walls for Subgrade Enclosures	A2010		90.00% Good
<b>Water and Gas Mitigation</b>	Building Subdrainage	A6010		100.00% Excellent
<b>Superstructure</b>	Floor Construction	B1010		90.00% Good
	Roof Construction	B1020		90.00% Good

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Superstructure</b>	Stairs	B1080		100.00% Excellent
<b>Exterior Vertical Enclosures</b>	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
<b>Exterior Horizontal Enclosures</b>	Roofing	B3010		90.00% Good
	Roof Appurtenances	B3020		90.00% Good
	Horizontal Openings	B3060		100.00% Excellent
	Overhead Exterior Enclosures	B3080		90.00% Good
<b>Interior Construction</b>	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		
	<i>Causes:</i>	Need to Replace Components		
	<i>Comments:</i>	A few locations of stained or damaged ceiling tiles to be replaced.		
<b>Interior Finishes</b>	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**

<b>SUB-ASSEMBLY</b>	<b>COMPONENT</b>	<b>COMPONENT CODE</b>	<b>MAINTENANCE PRIORITY</b>	<b>CONDITION RATING</b>
<b>Conveying</b>	Vertical Conveying Systems	D1010		100.00% Excellent
<b>Plumbing</b>	Domestic Water Distribution	D2010		90.00% Good
	Sanitary Drainage	D2020		100.00% Excellent
	Building Support Plumbing Systems	D2030		90.00% Good
<b>HVAC</b>	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
<b>Fire Protection</b>	Fire Suppression	D4010		90.00% Good
	Fire Protection Specialties	D4030		100.00% Excellent
<b>Electrical</b>	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
<b>Communications</b>	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		100.00% Excellent
	Audio-Video Communications	D6030		100.00% Excellent
	Distributed Communications and Monitoring	D6060		100.00% Excellent
<b>Electronic Safety and Security</b>	Access Control and Intrusion Detection	D7010		100.00% Excellent
	Electronic Surveillance	D7030		100.00% Excellent
	Detection and Alarm	D7050		100.00% Excellent
<b>Integrated Automation</b>	Integrated Automation Facility Controls	D8010		100.00% Excellent
<b>Furnishings</b>	Fixed Furnishings	E2010		90.00% Good
	Movable Furnishings	E2050		90.00% Good



**Saltars Point Elementary School - Main Building**

**Building Details**

<b>PROFILE TYPE</b>	Elementary School - Single Story
<b>NUMBER OF FLOORS</b>	1
<b>BOARD ACCEPTANCE DATE</b>	3/22/2000
<b>CHARACTERISTICS</b>	Occupied
<b>ANNUAL REVIEW COMPLETED BY</b>	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	26	Not Reviewed	Incomplete	Not Reported
2024-2025	25	92.45	District	3/7/2025
2023-2024	24	92.45	District	3/15/2024
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

**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
<b>Building Totals</b>		<b>53,135</b>	<b>53,135</b>	<b>51,329</b>		

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Foundations</b>	Standard Foundation	A1010		100.00% Excellent
<b>Slabs on Grade</b>	Standard Slabs on Grade	A4010		90.00% Good
<b>Water and Gas Mitigation</b>	Building Subdrainage	A6010		100.00% Excellent

**Building Components**

<b>SUB-ASSEMBLY</b>	<b>COMPONENT</b>	<b>COMPONENT CODE</b>	<b>MAINTENANCE PRIORITY</b>	<b>CONDITION RATING</b>
<b>Superstructure</b>	Roof Construction	B1020		90.00% Good
<b>Exterior Vertical Enclosures</b>	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
<b>Exterior Horizontal Enclosures</b>	Roofing	B3010		62.00% Fair
	Roof Appurtenances	B3020		100.00% Excellent
	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		90.00% Good
<b>Interior Construction</b>	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
<b>Interior Finishes</b>	Wall Finishes	C2010		90.00% Good
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		90.00% Good
	Ceiling Finishes	C2050		90.00% Good
<b>Plumbing</b>	Domestic Water Distribution	D2010		90.00% Good
	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		90.00% Good
<b>HVAC</b>	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
<b>Fire Protection</b>	Fire Suppression	D4010		90.00% Good
	Fire Protection Specialties	D4030		90.00% Good

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Electrical</b>	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		100.00% Excellent
<b>Communications</b>	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
<b>Electronic Safety and Security</b>	Access Control and Intrusion Detection	D7010		100.00% Excellent
	Electronic Surveillance	D7030		100.00% Excellent
	<i>Comments:</i>	Systems have been upgraded		
	Detection and Alarm	D7050		90.00% Good
<b>Integrated Automation</b>	Integrated Automation Facility Controls	D8010		100.00% Excellent
	<i>Comments:</i>	Additional: Programing needed to prevent unneeded shutdowns. Backup power need to preserve programming during power outages.		
<b>Equipment</b>	Commercial Equipment	E1030		100.00% Excellent
	<i>Causes:</i>	Age Deterioration		
	Institutional Equipment	E1040		90.00% Good
	Entertainment and Recreational Equipment	E1070		90.00% Good
	Other Equipment	E1090		90.00% Good
<b>Furnishings</b>	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
<b>Building Totals</b>		<b>960</b>	<b>960</b>	<b>960</b>		

**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		62.00% Fair
	<i>Deficiencies:</i>	Deficient Hardware/Operating Parts, Not ADA Compliant, Peeling Paint or Delamination		
<i>Causes:</i>	Other			
<i>Comments:</i>	Deficiency: Non ADA hardware. One door knob missing.			
	Exterior Louvers and Vents	B2070		62.00% Fair
Exterior Horizontal Enclosures	Roofing	B3010		62.00% Fair

**Building Components**

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



**Steilacoom High School - Main Building**

**Building Details**

PROFILE TYPE	High School - Multi-Story
NUMBER OF FLOORS	3
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
<b>Building Totals</b>		<b>132,414</b>	<b>132,414</b>	<b>132,414</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
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
<b>Superstructure</b>	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
<b>Exterior Vertical Enclosures</b>	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		90.00% Good
	<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
<b>Exterior Horizontal Enclosures</b>	Roofing	B3010		62.00% Fair
	Roof Appurtenances	B3020		90.00% Good
	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		90.00% Good
	<b>Interior Construction</b>	Interior Partitions	C1010	
	Interior Windows	C1020		90.00% Good
	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		90.00% Good

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Interior Construction</b>	Suspended Ceiling Construction	C1070		100.00% Excellent
<b>Interior Finishes</b>	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
<b>Conveying</b>	Vertical Conveying Systems	D1010		90.00% Good
<b>Plumbing</b>	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		90.00% Good
<b>HVAC</b>	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		90.00% Good
	Cooling Systems	D3030		100.00% Excellent
	<i>Deficiencies:</i>	Insufficient Cooling		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Chiller replacement scheduled 4/2019::UPDATE: Replacement Completed		
	Facility HVAC Distribution Systems	D3050		90.00% Good
	Ventilation	D3060		90.00% Good
<b>Fire Protection</b>	Fire Suppression	D4010		90.00% Good
	Fire Protection Specialties	D4030		100.00% Excellent
<b>Electrical</b>	Facility Power Generation	D5010		90.00% Good
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Electrical panels at capacity building wide. District main server needs to be hooked up to generator.		
	Electrical Services and Distribution	D5020		90.00% Good
	<i>Deficiencies:</i>	Other		

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Electrical</b>	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Equipment replace plan to be created.		
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		100.00% Excellent
	<i>Deficiencies:</i>	Other, Uneven or Low light Levels		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: Outdated.		
<b>Communications</b>	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
<b>Electronic Safety and Security</b>	Access Control and Intrusion Detection	D7010		100.00% Excellent
	Electronic Surveillance	D7030		90.00% Good
	Detection and Alarm	D7050		90.00% Good
<b>Integrated Automation</b>	Integrated Automation Facility Controls	D8010		100.00% Excellent
<b>Equipment</b>	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		62.00% Fair
	Other Equipment	E1090		90.00% Good
<b>Furnishings</b>	Fixed Furnishings	E2010		90.00% Good
	Movable Furnishings	E2050		90.00% Good