



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

SITE	BUILDING	BUILDING BOARD ACCEPTANCE DATE	APP YEAR	-----2025-2026-----		NEXT CERTIFIED BCA DUE
				BUILDING CONDITION ASSESSMENT %	ANNUAL REVIEW COMPLETED BY	
Pacific Cascade Middle School	Main Building	9/1/2005	20	74.81	Consultant	2032
Endeavour Elementary School	Main Building	3/12/1997	29	76.72	Consultant	2032
Creekside Elementary School	Main Building	12/14/2011	14	87.69	Consultant	2032
Creekside Elementary School	Covered Play - A	12/14/2011	14	90.00	Consultant	2032
Creekside Elementary School	Covered Play - B	12/14/2011	14	90.00	Consultant	2032
Beaver Lake Middle School	Main Building	9/25/1996	29	78.59	Consultant	2032
Skyline High School	Main Building	6/28/2000	25	57.48	Consultant	2032



**Pacific Cascade Middle School - Main Building**

**Building Details**

PROFILE TYPE	Middle/Junior High School - Multi-Story
NUMBER OF FLOORS	2
BOARD ACCEPTANCE DATE	9/1/2005
CHARACTERISTICS	Occupied
ANNUAL REVIEW COMPLETED BY	Consultant

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	20	74.81	Consultant	4/27/2026
2024-2025	19	74.81	Consultant	4/28/2025
2023-2024	18	74.81	Consultant	4/29/2024
2022-2023	17	85.71	District	4/27/2023
2021-2022	16	85.71	District	3/24/2022
2020-2021	15	87.08	District	3/25/2021

The next certified BCA is due: **2032**

**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	Main Area	103,286	103,286	103,286	9/1/2005	11/14/2006
2005	Covered Play - Attached	3,582	1,791	1,791	9/1/2005	11/14/2006
<b>Building Totals</b>		<b>106,868</b>	<b>105,077</b>	<b>105,077</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		62.00% Fair
	<i>Deficiencies:</i>	Minor Cracking, Other		



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Slabs on Grade	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: Linear slab cracks that extend good distances. Visible throughout, some VCT cracked. Grout cracks at staff toilet from slab crack. Corrective Actions: Repair floor finish cracks as required		
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
	<i>Deficiencies:</i>	Cracking, Peeling, Flaking, Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Location: Metal Wall panels & Soffit Vent Baffles Deficiency: Foam closure strips are loose Corrective Action: Repair/maintenance Location: CMU Walls Deficiency: Cracking at CMU and sealant joint failure Corrective Action: Install elastomeric coating over exposed CMU walls and replace failed exterior sealant joints using silicone sealant.		
Exterior Windows	Exterior Windows	B2020		30.00% Poor
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	<i>Comments:</i>	Location: Exterior IGUs Deficiency: Failed perimeter seal causing fogging between the glass panes Corrective Action: replacement		
	Exterior Doors and Grilles	B2050		90.00% Good
	Exterior Louvers and Vents	B2070		90.00% Good
Exterior Horizontal Enclosures	Roofing	B3010		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Cracks, Tears, Holes, and Breaks, Other, Surface Weathering		
	<i>Comments:</i>	Location: Asphalt shingle roofing (fair) Deficiency: general weathering and age Corrective Action: recommended replacement Location: Multi-ply modified membrane (poor) Deficiency: Significant granule loss and alligator-pattern cracking of the cap sheet Corrective Action: replacement		
Roof Appurtenances		B3020		30.00% Poor
	<i>Deficiencies:</i>	Fastening Failure, Gutters/Downspouts Not Draining, Leaking, Other		
	<i>Causes:</i>	Flashing Failure, Other, Standing Water		
	<i>Comments:</i>	Location: Gutters Deficiency: gutter sagging, leaking and corroded strap supports. Corrective Action: Repair/Replacement Location: Flashing Deficiency: Corrosion at fastener heads and organic growth on metal surfaces Corrective Action: Cleaning/Replacement		
	Horizontal Openings	B3060		30.00% Poor



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Horizontal Enclosures	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Flashing Failure		
	<i>Comments:</i>	Location: Vent pipes Deficiency: corroded vent pipe flashing Corrective Action: Replacement		
	Overhead Exterior Enclosures	B3080		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
Interior Construction	<i>Comments:</i>	Location: standing seam metal roof at entrance canopy Deficiency: Significant organic growth Corrective Action: clean all growth and debris		
	Interior Partitions	C1010		90.00% Good
	<i>Deficiencies:</i>	Cracks, Tears, Holes, Looseness		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Location: Gym Deficiency: minor cracking visible in CMU walls Corrective Action: Seal cracks		
	Interior Windows	C1020		90.00% Good
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Location: Hallways Deficiency: Several interior windwos have a compromised seal and have become "cloudy".		
	Interior Doors	C1030		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Interior Construction</b>	<i>Comments:</i>	Location: Hollow metal doors & frames Deficiency: chipped/scratched paint on metal surfaces Corrective Action: general maintenance painting		
	Interior Grilles and Gates	C1040		90.00% Good
	Suspended Ceiling Construction	C1070		90.00% Good
<b>Interior Finishes</b>	Wall Finishes	C2010		90.00% Good
	<i>Comments:</i>			
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		62.00% Fair
	<i>Deficiencies:</i>	Broken or Loose Tiles, Holes, Tears, Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Location: VCT flooring Deficiency: Cracking and some delamination issues Corrective Action: Repair or replacement Location: Library Deficiency: Carpet worn at library, can see cracking in concrete slab on grade telegraphing through. Causing some cracks in VCT. Grout cracks at staff toilet. Corrective Actions: Repair floor finish cracks as required.		
Stair Finishes	C2040		90.00% Good	
Ceiling Finishes	C2050		90.00% Good	
	<i>Deficiencies:</i>	Other, Surface Appearance		



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Interior Finishes</b>	<i>Causes:</i>	Other, Surface Damage		
	<i>Comments:</i>	Location: ACT Ceilings Deficiency: Miscellaneous stained ACT from previous leaks Corrective Actions: Replace discolored ceiling tiles		
<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		90.00% Good
<b>HVAC</b>	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		62.00% Fair
	<i>Deficiencies:</i>	System Inefficient		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Deficiency: Boilers are approaching end of life expectancy and inefficient.		
	Cooling Systems	D3030		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Chillers are at their life expectancy.		
	Facility HVAC Distribution Systems	D3050		90.00% Good
<i>Deficiencies:</i>	Other			
<i>Causes:</i>	Other			
<i>Comments:</i>	Corrective Actions: Re-attach duct insulation where it has fallen off (In mech. rooms).			
	Ventilation	D3060		90.00% Good



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Fire Protection</b>	Fire Suppression	D4010		90.00% Good
	Fire Protection Specialties	D4030		90.00% Good
<b>Electrical</b>	Facility Power Generation	D5010		90.00% Good
	<i>Year Installed/Replaced:</i>	2005		
	Electrical Services and Distribution	D5020		90.00% Good
	<i>Year Installed/Replaced:</i>	2005		
	<i>Life Span:</i>	35		
	General Purpose Electrical Power	D5030		90.00% Good
	<i>Year Installed/Replaced:</i>	2005		
	<i>Life Span:</i>	35		
<b>Communications</b>	Lighting	D5040		62.00% Fair
	<i>Deficiencies:</i>	Other, Uneven or Low light Levels		
	<i>Causes:</i>	Mismatched Lights, Other		
	<i>Comments:</i>	Location: Common spaces at ends of corridors & mechanical Deficiency: lights out or bulbs missing. Corrective Actions: Replace as required.		
		Existing LED upgrades in hallways and admin entry. Upgrade all remaining fluorescent fixtures to LED.		
	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Analog system		
Audio-Video Communications	D6030		62.00% Fair	
<i>Deficiencies:</i>	Other			



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Communications</b>	<i>Causes:</i>	Equipment Obsolescence, Other		
	<i>Comments:</i>	Classroom AV Systems - Existing classroom projectors and Lightspeed 955 sound system. Convert to interactive flat panels. Gym AV System: Existing sound system has loudspeaker cluster in the center of the room. Add two teaching monitors in Main Gym and one in Aux Gym. Add monitors in locker rooms. Add large LED screen. Commons AV System: Consider replacing screen and projector with new monitors or LED boards. Retain existing speakers. Music Rooms AV System: Existing system has old loudspeakers and the same projectors as classrooms. Convert to interactive flat panels and new speakers.		
	Distributed Communications and Monitoring	D6060		90.00% Good
	<i>Deficiencies:</i>	Other		
<b>Electronic Safety and Security</b>	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Analog system		
	Access Control and Intrusion Detection	D7010		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence, Other		
	<i>Comments:</i>	Older controller. Card readers are non-OSDP compliant.		
<b>Electronic Surveillance</b>	Electronic Surveillance	D7030		62.00% Fair
	<i>Deficiencies:</i>	Other		



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Electronic Safety and Security</b>	<i>Causes:</i>	Equipment Obsolescence, Other		
	<i>Comments:</i>	Upgrade cameras to current version and add new where needed.		
	Detection and Alarm	D7050		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
<b>Integrated Automation</b>	<i>Comments:</i>	existing Notifier 2020. Add DVC voice alarm.		
	Integrated Automation Facility Controls	D8010		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Existing building controls are approaching their life expectancy.		
<b>Equipment</b>	Commercial Equipment	E1030		90.00% Good
	Institutional Equipment	E1040		90.00% Good
	Entertainment and Recreational Equipment	E1070		90.00% Good
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Location: Auxillary Gym Outdoor court needs to be cleaned		
			Re-attach/replace as required. Remove or Replace	
	Other Equipment	E1090		90.00% Good
<b>Furnishings</b>	Fixed Furnishings	E2010		90.00% Good



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Furnishings</b>	<i>Comments:</i>	gyn bleachers functional, but do not serve capacity needs		90.00% Good
	Movable Furnishings			
	<i>Comments:</i>	cafeteria tables replacement		



### Endeavour 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>	3/12/1997
<b>CHARACTERISTICS</b>	Occupied
<b>ANNUAL REVIEW COMPLETED BY</b>	Consultant
<b>COMMENTS</b>	(3) covered play areas. Two are stand alone buildings. The third is part of the main building.. Square footage now includes 2019 addition.

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	29	76.72	Consultant	4/27/2026
2024-2025	28	76.72	Consultant	4/28/2025
2023-2024	27	76.72	Consultant	4/29/2024
2022-2023	26	90.27	District	4/27/2023
2021-2022	25	88.55	District	3/24/2022
2020-2021	24	90.56	District	3/25/2021

The next certified BCA is due: **2032**

#### 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 Building	54,584	54,584	54,584	9/1/1996	3/12/1997
1996	Covered Play - Attached	3,856	1,928	1,928	9/1/1996	3/12/1997
2019	2019 Addition	14,267	14,267	14,267		
<b>Building Totals</b>		<b>72,707</b>	<b>70,779</b>	<b>70,779</b>		

#### Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		100.00% Excellent



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
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
	<i>Deficiencies:</i>	Other, Rot or Corrosion		
	<i>Causes:</i>	Moisture Intrusion, Other		
	<i>Comments:</i>	Location: Fiber cement siding at roof/wall transition. Deficiency: Insufficient clearance between lap siding above roof surfaces, resulting in significant siding deterioration at roof-to-wall interfaces from exposure to water flowing down roof surfaces. Sealant joints at brick, lap siding & windows is deteriorated or failed. Corrective Actions: Preventative maintenance, repair as needed.		
Exterior Windows	Exterior Windows	B2020		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Location: IGUs at original building Deficiency: Discoloration at interface between glass & IGU edge seals, suggesting IGUs with integral blinds are at the end of their useful service lives. Corrective Action: replacement		
	Exterior Doors and Grilles	B2050		90.00% Good
	Exterior Louvers and Vents	B2070		90.00% Good
	<i>Comments:</i>	Damage to vents on covered playground. Need to be replaced.		



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Horizontal Enclosures	Roofing	B3010		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Surface Weathering		
	<i>Comments:</i>	Location: Asphalt shingle roofing Deficiency: demonstrating aging weathering indicating near end of service life. No leaks reported. Corrective Action: recommended replacement		
	Roof Appurtenances	B3020		30.00% Poor
	<i>Deficiencies:</i>	Fastening Failure, Gutters/Downspouts Not Draining, Leaking, Other		
	<i>Causes:</i>	Cracks, Tears, Holes, and Breaks, Other, Standing Water		
	<i>Comments:</i>	Location: gutters & vent flashing at original building Deficiency: Gutters are holding standing water & leaking at seams and leader connections. Gutter strap supports are corroded. Vent stack flashing metal is corroded. Corrective Action: repair & replacement Location: Exterior roof soffits at original building Deficiency: Damage at soffit in multiple locations Corrective Action: maintenance repair		
Horizontal Openings	Horizontal Openings	B3060		30.00% Poor
	<i>Deficiencies:</i>	Fastening Failure, Leaking		
	<i>Causes:</i>	Flashing Failure, Surface Weathering		



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Horizontal Enclosures	<i>Comments:</i>	Location: Skylights Deficiency: Edges of interior GWB and wood sheathing visible under skylights with apparent moisture damage. Fastener heads at skylight frames showing signs of corrosion and surface applied sealants are deteriorating. Significant buildup of organic growth around skylights. Corrective Action: repair & replace		
	Overhead Exterior Enclosures	B3080		90.00% Good
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
Interior Construction	<i>Comments:</i>	Location: Covered Play Deficiency: Damage at vents at vaulted ceiling/roof. Corrective Actions: Replace and/or repair as required. Provide guards from play equipment as required.		
	Interior Partitions	C1010		90.00% Good
	<i>Deficiencies:</i>	Damaged or Missing Materials		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Location: Commons. Custodial Closet Deficiency: Wall damage from floor scrubber & other general damage Corrective Actions: Repair wall/wall finish.		
	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
<b>Interior Construction</b>	Suspended Ceiling Construction	C1070		90.00% Good
<b>Interior Finishes</b>	Wall Finishes	C2010		90.00% Good
	<i>Deficiencies:</i>	Other, Surface Appearance		
	<i>Causes:</i>	Other, Surface Damage		
	<i>Comments:</i>	Location: Commons Deficiency: Stains and normal wear patterns. Corrective Actions: Replace as required.		
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		90.00% Good
	<i>Deficiencies:</i>	Irregular Surface, Stains, Discoloration		
	<i>Causes:</i>	Deterioration, Other		
	<i>Comments:</i>	Location: Custodial Deficiency: Normal wear evident. Some adhesion issues. Corrective Actions: Repair Location: Art Classroom Deficiency: Stained carpet Corrective Action: Replacement		
	Ceiling Finishes	C2050		90.00% Good
	<i>Deficiencies:</i>	Cracking, Peeling, Flaking, Other, Surface Appearance		
	<i>Causes:</i>	Moisture, Other, Surface Damage		
	<i>Comments:</i>	Location: Various Locations Deficiency: ACT cracked or stained. Corrective Actions: Replace with same ACT pattern/finish		
<b>Plumbing</b>	Domestic Water Distribution	D2010		90.00% Good
	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	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Original construction equipment (heat pumps) are at their life expectancy. Equipment replaced and added in 2019 in good condition.		
	Cooling Systems	D3030		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Original construction equipment (heat pumps) are at their life expectancy. Equipment replaced and added in 2019 in good condition.		
	Facility HVAC Distribution Systems	D3050		90.00% Good
	<i>Comments:</i>			
	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
	<i>Year Installed/Replaced:</i>	1996		
	<i>Life Span:</i>	35		
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence, Other		
	<i>Comments:</i>	Original 1996 equipment is nearing the end of its life. No submetering.		



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Electrical</b>	General Purpose Electrical Power	D5030		62.00% Fair
	<i>Deficiencies:</i> <i>Causes:</i> <i>Comments:</i>	Other Equipment Obsolescence, Other Original 1996 equipment is nearing the end of its life.		
	Lighting	D5040		62.00% Fair
	<i>Deficiencies:</i> <i>Causes:</i> <i>Comments:</i>	Uneven or Low light Levels Mismatched Lights Location: Various Locations Staff Restroom Deficiency: Lights cool/warm colored T8's and lights flickering in some classrooms. Light diffuser broken. Corrective Actions: Change bulbs as required. Repair/replace. Mostly fluorescent fixtures. Only the admin area has LED fixtures from 2019 renovation.		
<b>Communications</b>	Data Communications	D6010		62.00% Fair
	<i>Deficiencies:</i> <i>Causes:</i> <i>Comments:</i>	Other Equipment Obsolescence Some CAT 5e cabling		
	Voice Communications	D6020		62.00% Fair
	<i>Deficiencies:</i> <i>Causes:</i> <i>Comments:</i>	Other Equipment Obsolescence A mix of analog and digital devices.		
	Audio-Video Communications	D6030		62.00% Fair
	<i>Deficiencies:</i>	Other		



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Communications</b>	<i>Causes:</i>	Equipment Obsolescence, Other		
	<i>Comments:</i>	Old projector and screen in classrooms.		
	Distributed Communications and Monitoring	D6060		62.00% Fair
	<i>Deficiencies:</i>	Other		
<b>Electronic Safety and Security</b>	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	A mix of analog and digital devices.		
	Access Control and Intrusion Detection	D7010		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence, Other		
	<i>Comments:</i>	Older controller. Card readers are non-OSDP compliant.		
	Electronic Surveillance	D7030		62.00% Fair
	<i>Deficiencies:</i>	Other		
<i>Causes:</i>	Equipment Obsolescence, Other			
<i>Comments:</i>	Deficiency: Cameras currently being installed. Older cameras.			
<b>Integrated Automation</b>	Detection and Alarm	D7050		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence, Other		
	<i>Comments:</i>	Fire alarm panel is not current district standard. No voice alarm.		
<b>Integrated Automation</b>	Integrated Automation Facility Controls	D8010		90.00% Good
<b>Equipment</b>	Commercial Equipment	E1030		90.00% Good
	Institutional Equipment	E1040		90.00% Good



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Equipment</b>	Entertainment and Recreational Equipment	E1070		90.00% Good
	Other Equipment	E1090		90.00% Good
<b>Furnishings</b>	Fixed Furnishings	E2010		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Location: Gymnasium Deficiency: Current acoustical treatment is perforated cmu, another acoustical treatment is needed to dampen sound. Corrective Actions: Review acoustics.		
	Movable Furnishings	E2050		62.00% Fair
	<i>Deficiencies:</i>	Surface Deterioration		
	<i>Causes:</i>	Deterioration		



**Creekside Elementary School - Main Building**

**Building Details**

PROFILE TYPE	Elementary School - Multi-Story
NUMBER OF FLOORS	2
BOARD ACCEPTANCE DATE	12/14/2011
CHARACTERISTICS	Occupied
ANNUAL REVIEW COMPLETED BY	Consultant

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	87.69	Consultant	4/27/2026
2024-2025	13	87.69	Consultant	4/28/2025
2023-2024	12	87.69	Consultant	4/29/2024
2022-2023	11	90.22	District	4/27/2023
2021-2022	10	90.22	District	3/24/2022
2020-2021	9	91.59	District	3/25/2021

The next certified BCA is due: **2032**

**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
2010	Main Building	70,518	70,518	70,518	9/1/2010	11/9/2011
<b>Building Totals</b>		<b>70,518</b>	<b>70,518</b>	<b>70,518</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
	Pits and Bases	A4040		100.00% Excellent
Water and Gas Mitigation	Building Subdrainage	A6010		100.00% Excellent



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Superstructure</b>	Floor Construction	B1010		100.00% Excellent
	Roof Construction	B1020		100.00% Excellent
	Stairs	B1080		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Location: Exterior Stairs Deficiency: Rust at hand/guradrails, spalling at concrete at guardrail posts. Corrective Actions: Repair of spalling required.		
<b>Exterior Vertical Enclosures</b>	Exterior Walls	B2010		90.00% Good
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: Some worn expansion joints due to weather/age. Moss growth on concrete base walls Corrective Actions: re-caulk expansion joints. Approx. 5% need re-caulking. Clean moss on siding adjacent to mechanical room.		
	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
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Exterior Horizontal Enclosures</b>	<i>Comments:</i>	Location: Low slope roof over building Deficiency: Ponding, bubbling of roof material, soft spots. Corrective Actions: Check warranty and repair/replace Regular maintenance		
	Roof Appurtenances	B3020		90.00% Good
	<i>Comments:</i>			
	Horizontal Openings	B3060		90.00% Good
	<i>Comments:</i>			
	Overhead Exterior Enclosures	B3080		62.00% Fair
	<i>Deficiencies:</i>	Other		
<i>Causes:</i>	Other			
<i>Comments:</i>	Location - Entry canopies metal roof Deficiency: Moss and debris on metal roof clog gutter and downspout Corrective Actions: Regular maintenance			
<b>Interior Construction</b>	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		90.00% Good
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: Sound transfer at doors between classrooms.		
	Interior Grilles and Gates	C1040		90.00% Good
	Raised Floor Construction	C1060		90.00% Good
Suspended Ceiling Construction	C1070		90.00% Good	
<b>Interior Finishes</b>	Wall Finishes	C2010		90.00% Good



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Interior Finishes</b>	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
	<i>Year Installed/Replaced:</i>	2010		
	<i>Life Span:</i>	15		
	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
	<i>Quantity:</i>	2.00 Lot		
	<i>Year Installed/Replaced:</i>	2010		
	<i>Life Span:</i>	20		
	<i>Comments:</i>			
	Cooling Systems	D3030		90.00% Good
	<i>Quantity:</i>	1.00 Lot		
	<i>Year Installed/Replaced:</i>	2010		
	<i>Life Span:</i>	20		
Facility HVAC Distribution Systems	D3050		90.00% Good	
<i>Year Installed/Replaced:</i>	2010			
<i>Life Span:</i>	20			
Ventilation	D3060		90.00% Good	



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<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
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	No submetering.		
	General Purpose Electrical Power	D5030		90.00% Good
	<i>Year Installed/Replaced:</i>	2010		
	<i>Life Span:</i>	35		
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	No existing generator		
<b>Lighting</b>	Lighting	D5040		62.00% Fair
	<i>Deficiencies:</i>	Uneven or Low light Levels		
	<i>Causes:</i>	Mismatched Lights		
	<i>Comments:</i>	Deficiency: Lighting at hallways mismatched warm/cool. Corrective Actions: Replace as needed to provide uniform appearance. Some fluorescent fixtures.		
<b>Communications</b>	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good
	Audio-Video Communications	D6030		90.00% Good
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Communications</b>	<i>Comments:</i>	Gym: Existing has a limited audio system and no permanent video solution. Existing speakers to be relocated, new wireless mics and AV rack with DSP to be provided. Lightspeed assisted listening system with teaching monitor to be provided. Provide new projector/screen or LED display board.		
	Distributed Communications and Monitoring	D6060		90.00% Good
<b>Electronic Safety and Security</b>	Access Control and Intrusion Detection	D7010		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence, Other		
	<i>Comments:</i>	In the process of adding a vestibule and electronic locks. 2018 Older controller. Card readers are non-OSDP compliant.		
	Electronic Surveillance	D7030		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence, Other		
	<i>Comments:</i>	Older cameras.		
	Detection and Alarm	D7050		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	No voice alarm		
<b>Integrated Automation</b>	Integrated Automation Facility Controls	D8010		90.00% Good
<b>Equipment</b>	Commercial Equipment	E1030		90.00% Good
	Institutional Equipment	E1040		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>Equipment</b>	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



**Beaver Lake Middle School - Main Building**

**Building Details**

<b>PROFILE TYPE</b>	Middle/Junior High School - Multi-Story
<b>NUMBER OF FLOORS</b>	2
<b>BOARD ACCEPTANCE DATE</b>	9/25/1996
<b>CHARACTERISTICS</b>	Occupied
<b>ANNUAL REVIEW COMPLETED BY</b>	Consultant
<b>COMMENTS</b>	2016 Bond includes addition and some degree of modernization. This building is fully age-eligible per 20/30 exception.

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	29	78.59	Consultant	4/27/2026
2024-2025	28	78.59	Consultant	4/28/2025
2023-2024	27	78.59	Consultant	4/29/2024
2022-2023	26	85.90	District	4/27/2023
2021-2022	25	83.02	District	3/24/2022
2020-2021	24	82.58	District	3/25/2021

The next certified BCA is due: **2032**

**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
1995	School	103,984	103,984	103,984	9/1/1994	9/25/1996
2021	Music Storage Addition	823	823	823		
<b>Building Totals</b>		<b>104,807</b>	<b>104,807</b>	<b>104,807</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
	Pits and Bases	A4040		90.00% Good



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Water and Gas Mitigation</b>	Building Subdrainage	A6010		90.00% Good
<b>Superstructure</b>	Floor Construction	B1010		90.00% Good
	Roof Construction	B1020		90.00% Good
	Stairs	B1080		90.00% Good
<b>Exterior Vertical Enclosures</b>	Exterior Walls	B2010		90.00% Good
	<i>Comments:</i>	Note: previous facade deficiencies addressed in 2021 exterior wall maintenance and painting project.		
	Exterior Windows	B2020		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Location: Exterior IGU windows Deficiency: IGUs are date stamped 1994 and have exceeded their expected service life. No instances of fogging have been observed, but it should be expected that these glass units will begin to fail in the near term. Corrective Action: monitor for replacement		
	Exterior Doors and Grilles	B2050		90.00% Good
<b>Exterior Horizontal Enclosures</b>	Exterior Louvers and Vents	B2070		90.00% Good
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Location: Exterior vent screens at soffit Corrective Actions: Remove paper & tape over screen		
<b>Exterior Horizontal Enclosures</b>	Roofing	B3010		90.00% Good
	<i>Comments:</i>	Roof replaced summer 2018		



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Horizontal Enclosures	Roof Appurtenances	B3020		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Flashing Failure, Surface Weathering		
	<i>Comments:</i>	Location: flashing and sealant joints Deficiency: discontinuous seals at counterflashing at roof level Corrective action: replacement of approximately 10% of sealant joints at roof level with silicone		
	Horizontal Openings	B3060		30.00% Poor
	<i>Deficiencies:</i>	Leaking		
	<i>Causes:</i>	Flashing Failure, Surface Weathering		
	<i>Comments:</i>	Location: Skylights Deficiency: Skylights are weathered and exhibit seal & finish failures. Isolated water leak events have been addressed. Corrective Actions: Replace skylights that were not replaced in 2018 reroof project.		
	Overhead Exterior Enclosures	B3080		90.00% Good
Interior Construction	Interior Partitions	C1010		62.00% Fair
	<i>Deficiencies:</i>	Acoustical Transference, Cracks, Tears, Holes, Looseness		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Location: Classroom Deficiency: Ineffective for noise reduction. Older partitions are not fitting as well as new ones. Corrective Actions: Replacement/Removal		



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Interior Construction</b>	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		62.00% Fair
	<i>Deficiencies:</i>	Deficient Hardware/Operating Parts		
	<i>Causes:</i>	Material Condition		
	<i>Comments:</i>	Deficiency: Mis-adjusted hardware. Minor failures due to age. Corrective Actions: Maintain and correct as required. Additional: Normal amount of maintenance/repairs.		
	Interior Grilles and Gates	C1040		90.00% Good
	Suspended Ceiling Construction	C1070		90.00% Good
	<i>Comments:</i>			
<b>Interior Finishes</b>	Wall Finishes	C2010		90.00% Good
	<i>Deficiencies:</i>	Surface Appearance		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Location: Wall covering Deficiency: Fraying of wall covering in select locations Corrective Action: none General maintenance		
	Interior Fabrications	C2020		90.00% Good
	<i>Comments:</i>			
	Flooring	C2030		90.00% Good
	<i>Comments:</i>	Deficiency: Interior vinyl floor is newer.		
Stair Finishes	C2040		90.00% Good	
Ceiling Finishes	C2050		62.00% Fair	
<i>Deficiencies:</i>	Efflorescence and Staining, Other, Surface Appearance			
<i>Causes:</i>	Moisture, Other, Surface Damage			



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Finishes	<i>Comments:</i>	Location: Hallway Deficiency: Stained ACT from previous leak Corrective Actions: Replace		
Conveying	Vertical Conveying Systems	D1010		90.00% Good
Plumbing	Domestic Water Distribution	D2010		62.00% Fair
	<i>Quantity:</i>	1.00 Lot		
	<i>Year Installed/Replaced:</i>	1995		
	<i>Life Span:</i>	20		
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Water heater is approximately 30 years old, past its useful life.		
	Sanitary Drainage	D2020		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
<i>Comments:</i>	Plumbing systems are original, at useful life.			
HVAC	Building Support Plumbing Systems	D2030		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Plumbing systems are original, at useful life.		
	Heating Systems	D3020		62.00% Fair
<i>Quantity:</i>	1.00 Lot			
<i>Year Installed/Replaced:</i>	1995			
<i>Life Span:</i>	20			
<i>Deficiencies:</i>	Other			



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
HVAC	<i>Causes:</i>	Other		
	<i>Comments:</i>	Boiler plant and pumps are approximately 30 years old, past its useful life.		
	Cooling Systems	D3030		62.00% Fair
	<i>Quantity:</i>	1.00 Lot		
	<i>Year Installed/Replaced:</i>	2009		
	<i>Life Span:</i>	20		
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Fluid cooler is 15 years old. Air to water heat pump is failed with frozen heat exchanger and not operational.		
	Facility HVAC Distribution Systems	D3050		90.00% Good
<i>Quantity:</i>	1.00 Lot			
<i>Year Installed/Replaced:</i>	2021			
<i>Life Span:</i>	20			
<i>Deficiencies:</i>	Other			
<i>Causes:</i>	Other			
<i>Comments:</i>	Heat pumps were replaced in 2021, ductwork distribution is from 1995 construction.			
Ventilation	D3060		90.00% Good	
<i>Deficiencies:</i>	Other			
<i>Causes:</i>	Other			
<i>Comments:</i>	Heat pumps were replaced in 2021, ductwork distribution is from 1995 construction.			
Fire Protection	Fire Suppression	D4010		90.00% Good



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Fire Protection</b>	Fire Protection Specialties	D4030		90.00% Good
<b>Electrical</b>	Electrical Services and Distribution	D5020		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence, Other		
	<i>Comments:</i>	Original equipment is nearing the end of its life. No submetering.		
	General Purpose Electrical Power	D5030		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Original 1995 equipment is nearing the end of its life.		
	Lighting	D5040		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Location: Soffit lights in hallway & library lights Deficiency: Warm/Cold lights Corrective Actions: Change to one color. Fluorescent fixtures.		
<b>Communications</b>	Data Communications	D6010		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Existing cabling is a mix of Category 5E and Category 6 and fiber is OM3. Existing WAPs are Category 6A. Existing Category 5E cabling will be replaced.		
	Voice Communications	D6020		62.00% Fair
	<i>Deficiencies:</i>	Other		



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Communications</b>	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Analog system.		
	Audio-Video Communications	D6030		62.00% Fair
	<i>Deficiencies:</i>	Other		
<b>Electronic Safety and Security</b>	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Classroom AV Systems - Existing classroom interactive projectors and Front Row sound system. Convert to interactive flat panels and upgraded sound systems. Gym AV System: Existing sound system to be upgraded with DSP and new wireless microphones. Add 2 teaching monitors at Main Gym and 1 at Aux Gym. Commons AV System: Replace existing system with new laser projector, new 16 x 10 screen and video control system. Or replace existing projector with an LED display. Retain existing speakers.		
	Distributed Communications and Monitoring	D6060		62.00% Fair
	<i>Deficiencies:</i>	Other		
<b>Electronic Safety and Security</b>	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Analog system.		
	Access Control and Intrusion Detection	D7010		62.00% Fair
	<i>Deficiencies:</i>	Other		
<b>Electronic Safety and Security</b>	<i>Causes:</i>	Equipment Obsolescence, Other		
	<i>Comments:</i>	Older controller. Card readers are non-OSDP compliant.		



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Electronic Safety and Security</b>	Electronic Surveillance	D7030		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence, Other		
	<i>Comments:</i>	Need to upgrade cameras to current version and add new where needed.		
	Detection and Alarm	D7050		90.00% Good
	<i>Comments:</i>	Currently being replaced with a new fire alarm with voice system/		
<b>Integrated Automation</b>	Integrated Automation Facility Controls	D8010		90.00% Good
	<i>Quantity:</i>	1.00 Lot		
	<i>Year Installed/Replaced:</i>	2013		
	<i>Life Span:</i>	20		
<b>Equipment</b>	Commercial Equipment	E1030		90.00% Good
	Institutional Equipment	E1040		90.00% Good
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: Library furniture is dated. Half of the chairs are new.		
	Entertainment and Recreational Equipment	E1070		90.00% Good
<b>Furnishings</b>	Other Equipment	E1090		90.00% Good
	Fixed Furnishings	E2010		90.00% Good
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Furnishings	<i>Comments:</i>	Location: Casework in hallways Casework in art room Deficiency: Countertop laminate chipping at single level lockers One handle broken Corrective Actions: None Repair		90.00% Good
	Movable Furnishings	E2050		



**Skyline High School - Main Building**

**Building Details**

<b>PROFILE TYPE</b>	High School - Multi-Story
<b>NUMBER OF FLOORS</b>	3
<b>BOARD ACCEPTANCE DATE</b>	6/28/2000
<b>CHARACTERISTICS</b>	Occupied
<b>ANNUAL REVIEW COMPLETED BY</b>	Consultant
<b>COMMENTS</b>	School Board Acceptance Date: 10/12/2011

**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	25	57.48	Consultant	4/27/2026
2024-2025	24	69.15	Consultant	4/28/2025
2023-2024	23	69.15	Consultant	4/29/2024
2022-2023	22	81.60	District	4/27/2023
2021-2022	21	81.60	District	3/24/2022
2020-2021	20	81.88	District	3/25/2021

**The next certified BCA is due: 2032**

**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	Second (Main) Floor - Performing Arts	33,008	33,008	33,008		10/12/2011
1997	Second (Main) Floor - Commons	8,695	8,695	8,695		10/12/2011
1997	Second (Main) Floor - Classroom/Library	37,462	37,462	37,462		10/12/2011
1997	First Floor Classrooms	40,200	40,200	40,200	9/1/1997	10/12/2011
1997	Second (Main) Floor - Main Gym/Lockers/Support	45,664	45,664	45,664		10/12/2011



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

1997	Third Floor Commons/Food Service	21,382	21,382	21,382	10/12/2011
2000	First Floor Classroom Addition	5,193	5,193	5,193	10/12/2011
2000	Second (Main) Floor - Library Addition	2,187	2,187	2,187	10/12/2011
2009	Second (Main) Floor - Classroom/Admin/Commons Add	20,128	20,128	20,128	10/12/2011
2009	Second (Main) Floor - Gym/Weight Room Addition	21,481	21,481	21,481	10/12/2011
2009	Second (Main) Floor - Locker Rooms Addition	2,195	2,195	2,195	10/12/2011
2009	First Floor Classroom / Administration Addition	18,155	18,155	18,155	10/12/2011
2009	Third Floor Classroom Addition	15,171	15,171	15,171	10/12/2011
<b>Building Totals</b>		<b>270,921</b>	<b>270,921</b>	<b>270,921</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
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Location: Exterior railings concrete base Deficiency: Spalling & water intrusion at entry railing walkway. - Still an issues		
	Pits and Bases	A4040		90.00% Good



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Water and Gas Mitigation</b>	Building Subdrainage	A6010		90.00% Good
<b>Superstructure</b>	Floor Construction	B1010		62.00% Fair
	<i>Deficiencies:</i>	Rot or Corrosion		
	<i>Causes:</i>	Moisture Intrusion		
	<i>Comments:</i>			
	Roof Construction	B1020		90.00% Good
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Location: Exterior covered kiln area adjacent rooms 2501 & 2503 Deficiency: Steel rusting Corrective Actions: Clean and coat with rust preventing paint per MPI.		
	Stairs	B1080		90.00% Good
<b>Exterior Vertical Enclosures</b>	Exterior Walls	B2010		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Location: Sealant at brick & around 1998 windows Deficiency: Deteriorated and failed sealant Corrective Action: replacement with proper surface preparation		
	Exterior Windows	B2020		30.00% Poor
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Vertical Enclosures	<i>Comments:</i>	Location: IGUs Deficiency: Failed perimeter seal causing fogging between panes of glass at numerous locations Corrective Action: replacement Location: IGUs with blinds Deficiency: Discoloration at edge of perimeter seal likely indicating seals are deteriorated and system has exceeded its useful service life. Corrective Action: replacement		
	Exterior Doors and Grilles	B2050		62.00% Fair
	<i>Deficiencies:</i>	Peeling Paint or Delamination		
	<i>Causes:</i>	Other		
Exterior Horizontal Enclosures	<i>Comments:</i>	Deficiency: Exterior doors paint finishes needs to be completed/re-done at door hardware.		
	Exterior Louvers and Vents	B2070		90.00% Good
	Roofing	B3010		30.00% Poor
	<i>Deficiencies:</i>	Leaking		
	<i>Causes:</i>	Flashing Failure, Other, Surface Weathering		



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Horizontal Enclosures	<i>Comments:</i>	Location: Single-ply roofing (poor) Deficiency: Several ongoing leaks at various locations Corrective Action: Repair/replacement Location: Multi-ply roofing (fair) Deficiency: Isolated regions of blistering and delamination and locations where foil facer at roofing base flashing is deteriorated and peeling away. Corrective Action: repair Location: Metal panel roof (fair) Deficiency: Organic growth and discoloration Corrective Action: Cleaning and maintenance		
	Roof Appurtenances	B3020		30.00% Poor
	<i>Deficiencies:</i>	Gutters/Downspouts Not Draining, Leaking		
	<i>Causes:</i>	Flashing Failure, Other, Standing Water		
Horizontal Openings	<i>Comments:</i>	Location: Gutters & leaders Deficiency: Disconnected leaders, leaking seams & standing water. Lack of diverters and adequate seals at end of gutter/flashing causes concentrated runoff and proliferation or organic growth. Corrective Action: repair/replacement		
	Horizontal Openings	B3060		30.00% Poor
	<i>Deficiencies:</i>	Leaking, Other		
	<i>Causes:</i>	Flashing Failure, Other, Surface Weathering		



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Exterior Horizontal Enclosures	<i>Comments:</i>	Location: skylights Deficiency: Fiberglass skylights are reaching end of their useful service lives, exhibiting failed coatings at aluminum frames, corrosion, and multiple leaks. Organic growth and staining at skylight curb and frame. Corrective Action: Replacement		
	Overhead Exterior Enclosures	B3080		62.00% Fair
	<i>Deficiencies:</i>	Peeling Paint, Rusted Metal Finishes/Components		
	<i>Causes:</i>	Surface Damage		
Interior Construction	<i>Comments:</i>	Location: Metal canopy support Deficiency: failed coating and rust Corrective Actions: Repair		
	Interior Partitions	C1010		62.00% Fair
	<i>Deficiencies:</i>	Cracks, Tears, Holes, Looseness		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Location:GWB walls Deficiency: Chipped and damaged GWB in multiple areas Corrective Actions: Repair as needed.		
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		62.00% Fair
	<i>Deficiencies:</i>	Other, Peeling Paint or Delamination		
<i>Causes:</i>	Other			
<i>Comments:</i>	Some doors are delaminating in the 1300 wing. Location: Classroom Doors Deficiency: Locks to not allow for desired security Corrective Action: replacement			
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		90.00% Good
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: ACT water damage at entry/exit vestibules adjacent room 1421. ACT broken, damaged various locatoin. 10% of tiles throughout in hallways do not match. ACT damaged at Gyms 2701 & 2715 Corrective Actions: Replace tiles.		
<b>Interior Finishes</b>	Wall Finishes	C2010		62.00% Fair
	<i>Deficiencies:</i>	Corner Guards, Surface Appearance		
	<i>Causes:</i>	Maintenance, Surface Damage		
	<i>Comments:</i>	Corner guard broken near room 2057. Wall damage throughout the building.		
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		90.00% Good
	<i>Deficiencies:</i>	Irregular Surface		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Location: Rubber flooring in Commons Deficiency: Rubber tile bubbling at seams. Corrective Actions: Repair/Replace as necessary.		
	Stair Finishes	C2040		90.00% Good
Ceiling Finishes	C2050		62.00% Fair	
<i>Deficiencies:</i>	Other, Surface Appearance			
<i>Causes:</i>	Maintenance, Moisture, Surface Damage			



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Finishes	<i>Comments:</i>	Location: Upper Commons & Girls Locker Room Deficiency: Portions of the ceiling removed due to water infiltration Corrective Actions: Repair & replace ceiling.		
Conveying	Vertical Conveying Systems	D1010		90.00% Good
Plumbing	Domestic Water Distribution	D2010		62.00% Fair
	<i>Quantity:</i>	5.00 Lot		
	<i>Year Installed/Replaced:</i>	1998		
	<i>Life Span:</i>	20		
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	2008 and 1998 construction original water heaters. Two of the 1998 water heaters in boiler room will be replaced in 2024 project.		
	Sanitary Drainage	D2020		90.00% Good
HVAC	Building Support Plumbing Systems	D2030		90.00% Good
	General Service Compressed-Air	D2050		90.00% Good
	Facility Fuel Systems	D3010		90.00% Good
HVAC	Heating Systems	D3020		0.00% Unsatisfactory
	<i>Quantity:</i>	3.00 Lot		
	<i>Year Installed/Replaced:</i>	2008		
	<i>Life Span:</i>	20		
	<i>Deficiencies:</i>	Inoperable Devices, Insufficient Air Flow, Other, System Inefficient, Uneven Zone Coverage		



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
HVAC	<i>Causes:</i>	Corrosion, Mineral Deposits, Electrolysis, Equipment Obsolescence, Inadequate Refrigerant Levels, Misadjusted Air Balancing, Misadjusted Combustion, Misadjusted Controls, Other		
	<i>Comments:</i>	Heating water system boilers installed in 2008 construction. Newer rack style boilers installed serving condenser water system replaced original 1998 construction boilers. Condenser water pumps are original and past useful life.		
	Cooling Systems	D3030		0.00% Unsatisfactory
	<i>Quantity:</i>	2.00 Lot		
	<i>Year Installed/Replaced:</i>	1998		
	<i>Life Span:</i>	20		
	<i>Deficiencies:</i>	Inoperable Devices, Insufficient Air Flow, Insufficient Cooling, Other, System Inefficient, Uneven Zone Coverage		
	<i>Causes:</i>	Corrosion, Mineral Deposits, Electrolysis, Equipment Obsolescence, Inadequate Refrigerant Levels, Misadjusted Air Balancing, Misadjusted Controls, Other		
	<i>Comments:</i>	Chilled water system chiller installed in 2008 construction. Condenser water system fluid cooler installed in 1998 construction. Equipment fails often and parts are no longer in supply through normal HVAC supply companies.		
	Facility HVAC Distribution Systems	D3050		0.00% Unsatisfactory
<i>Quantity:</i>	1.00 Lot			
<i>Year Installed/Replaced:</i>	1998			
<i>Life Span:</i>	20			
<i>Deficiencies:</i>	Other			
<i>Causes:</i>	Other			



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
HVAC	<i>Comments:</i>	Deficiency: Water lines are thin. Leak on actuator FCU 3-4 1998 construction heat pumps are past their useful life. 2008 fan coil units are in good condition.		
	Ventilation	D3060		0.00% Unsatisfactory
	<i>Deficiencies:</i>	Excessive Particulates, Incomplete Coverage, Stuffy Areas		
	<i>Causes:</i>	Equipment Obsolescence, Misadjusted Controls, Sensor Failures		
Fire Protection	<i>Comments:</i>	Occupants complain about stuffy areas and poorly ventilated spaces.		
	Fire Suppression	D4010		90.00% Good
	Fire Protection Specialties	D4030		90.00% Good
Electrical	Electrical Services and Distribution	D5020		62.00% Fair
	<i>Year Installed/Replaced:</i>	1995		
	<i>Life Span:</i>	35		
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence, Other		
	<i>Comments:</i>	Original equipment is nearing the end of its life. No submetering.		
	General Purpose Electrical Power	D5030		62.00% Fair
	<i>Year Installed/Replaced:</i>	1995		
	<i>Life Span:</i>	35		
	<i>Deficiencies:</i>	Other		
<i>Causes:</i>	Equipment Obsolescence			
<i>Comments:</i>	Original 1995 equipment is nearing the end of its life.			
	Lighting	D5040		62.00% Fair



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Electrical</b>	<i>Deficiencies:</i>	Other, Uneven or Low light Levels		
	<i>Causes:</i>	Mismatched Lights, Other		
	<i>Comments:</i>	Deficiency: Main light out at corridor adjacent room 1311. Lighting = warm/cool T8s Corrective Actions: Provide consistent lighting. New cover needed in hall outside of room 1307. Predominantly fluorescent fixtures. Theater has non-LED fixtures.		
<b>Communications</b>	Data Communications	D6010		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Upgrade existing CAT 5e cabling		
	Voice Communications	D6020		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Analog system		
	Audio-Video Communications	D6030		62.00% Fair
<i>Deficiencies:</i>	Other			
<i>Causes:</i>	Equipment Obsolescence			



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Communications	<i>Comments:</i> Classroom AV Systems - Existing projectors and screens. Some classrooms have SwitchCAT sound systems, some use portable speakers. Convert all classrooms to interactive flat panels and Lightspeed sound. AV Systems at (4 ) Gyms: No permanent video solution in any of the gyms. Add LED board in each space. Spartan and Olympic gyms have overhead audio system. Add audio system to 2 other gyms. Commons AV System: Add new monitors or LED boards. Retain existing overhead speakers. Remove projectors. Music Rooms AV System: Add new monitors or LED boards. Retain existing overhead speakers. Remove existing projectors and screens.			
	Distributed Communications and Monitoring	D6060		62.00% Fair
	<i>Deficiencies:</i> <i>Causes:</i> <i>Comments:</i>	Other Equipment Obsolescence Analog system		
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		62.00% Fair
	<i>Deficiencies:</i> <i>Causes:</i> <i>Comments:</i>	Other Equipment Obsolescence, Other Older controller. Card readers are non-OSDP compliant.		
	Electronic Surveillance	D7030		62.00% Fair
	<i>Deficiencies:</i>	Other		



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Electronic Safety and Security</b>	<i>Causes:</i>	Equipment Obsolescence, Other		
	<i>Comments:</i>	Upgrade cameras to current version and add new where needed.		
	Detection and Alarm	D7050		90.00% Good
<b>Integrated Automation</b>	Integrated Automation Facility Controls	D8010		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	1998 construction areas have original controls system and is past its useful life.		
<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
	<i>Deficiencies:</i>	Unsightly		
	<i>Causes:</i>	Physical Damage		
	<i>Comments:</i>	Gym 2701, 2715, & 2601 wall pads have minor damage.		
	Other Equipment	E1090		90.00% Good
<b>Furnishings</b>	Fixed Furnishings	E2010		62.00% Fair
	<i>Deficiencies:</i>	Surface Deterioration		
	<i>Causes:</i>	Deterioration, Physical Damage		



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Furnishings	<i>Comments:</i>	Location: Room signage Deficiency: graphics and lettering has deteriorated so it is no longer legible in several locations Corrective Action: repair or replacement Location: Makeup Room Deficiency: edge banding on countertop missing Corrective Action: Repair		
	Movable Furnishings	E2050		90.00% Good



**Creekside Elementary School - Covered Play - A**

**Building Details**

PROFILE TYPE	Covered Play
NUMBER OF FLOORS	1
BOARD ACCEPTANCE DATE	12/14/2011
CHARACTERISTICS	Occupied
ANNUAL REVIEW COMPLETED BY	Consultant

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	90.00	Consultant	4/27/2026
2024-2025	13	90.00	Consultant	4/28/2025
2023-2024	12	90.00	Consultant	4/29/2024
2022-2023	11	90.00	District	4/27/2023
2021-2022	10	90.00	District	3/24/2022
2020-2021	9	90.00	District	3/25/2021

The next certified BCA is due: **2032**

**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
2010	Covered Play - A	3,400	1,700	1,700		11/9/2011
<b>Building Totals</b>		<b>3,400</b>	<b>1,700</b>	<b>1,700</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



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
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	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		90.00% Good
Equipment	Institutional Equipment	E1040		90.00% Good
	Entertainment and Recreational Equipment	E1070		90.00% Good



**Creekside Elementary School - Covered Play - B**

**Building Details**

<b>PROFILE TYPE</b>	Covered Play
<b>NUMBER OF FLOORS</b>	1
<b>BOARD ACCEPTANCE DATE</b>	12/14/2011
<b>CHARACTERISTICS</b>	Occupied
<b>ANNUAL REVIEW COMPLETED BY</b>	Consultant

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	90.00	Consultant	4/27/2026
2024-2025	13	90.00	Consultant	4/28/2025
2023-2024	12	90.00	Consultant	4/29/2024
2022-2023	11	90.00	District	4/27/2023
2021-2022	10	90.00	District	3/24/2022
2020-2021	9	90.00	District	3/25/2021

The next certified BCA is due: **2032**

**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
2010	Covered Play - B	3,400	1,700	1,700		11/9/2011
<b>Building Totals</b>		<b>3,400</b>	<b>1,700</b>	<b>1,700</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



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
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
Fire Protection	Fire Suppression	D4010		90.00% Good
Electrical	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		90.00% Good
Communications	Distributed Communications and Monitoring	D6060		90.00% Good
Electronic Safety and Security	Electronic Surveillance	D7030		90.00% Good
Equipment	Institutional Equipment	E1040		90.00% Good
	Entertainment and Recreational Equipment	E1070		90.00% Good