



**Contact:**

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TO: Board of Directors  
FROM: Ruth Floyd, Executive Director of Business Services  
SUBJECT: Asset Preservation Program (APP) – Annual Facility Report  
DATE: March 5, 2024  
TYPE: Action Needed

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

The report was updated for this year by district staff. Once every six (6) years the report must be completed by a certified facility evaluator. McGranahan Architects provided that service in 2019. The next certified Building Condition Assessment (BCA) is due in 2025.

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

**Recommendation: It is recommended that the Board approve the 2024 Asset Preservation Program (APP) annual facility report.**

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and is prepared for the future of their choice

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**Asset Preservation Program Annual Board Report (Stanwood-Camano School District)**

-----2023-2024-----

<b>SITE</b>	<b>BUILDING</b>	<b>BUILDING BOARD ACCEPTANCE DATE</b>	<b>APP YEAR</b>	<b>BUILDING CONDITION ASSESSMENT %</b>	<b>ANNUAL REVIEW COMPLETED BY</b>	<b>NEXT CERTIFIED BCA DUE</b>
Port Susan Middle School	Main Building	4/22/1998	25	85.83	District	2025
Elger Bay Elementary School	Main Building	8/28/2001	22	86.91	District	2025
Cedarhome Elementary School	Main Building	11/20/1998	25	84.05	District	2025
Utsalady Elementary School	Main Building	5/8/2001	22	84.07	District	2025
Alternative Learning Center (ALC)	Main Building	10/5/2021	2	100.00	District	2027
Stanwood High	Main Building	8/22/2023	0	98.72	District	2029



**Port Susan 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>	4/22/1998
<b>CHARACTERISTICS</b>	Occupied
<b>ANNUAL REVIEW COMPLETED BY</b>	District
<b>COMMENTS</b>	confirm if mech at gym is mech penthouse or not

**This building is required to comply with the Asset Preservation Program**

REPORTING YEAR	APP YEAR	BUILDING CONDITION ASSESSMENT	ANNUAL REVIEW COMPLETED BY	BOARD REPORT PRESENT DATE
2023-2024	25	85.83	District	3/5/2024
2022-2023	24	83.44	District	3/7/2023
2021-2022	23	84.81	District	3/15/2022
2020-2021	22	86.23	District	3/16/2021
2019-2020	21	Not Reviewed	Incomplete	4/21/2020
2018-2019	20	86.16	Consultant	4/2/2019

**The next certified BCA is due: 2025**

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1996	Main Bldg - 1st Flr	52,564	52,564	52,564		4/22/1998
1996	Main Bldg - 2nd Flr	26,340	26,340	26,340		
1996	Mech at Gym 2nd Flr	472	0	0		
<b>Building Totals</b>		<b>79,376</b>	<b>78,904</b>	<b>78,904</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



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Slabs on Grade</b>	Pits and Bases	A4040		90.00% Good
<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		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Gym wall has leaks at parapet CIP cap. Will be addressed summer of 2022 when reroof takes place. All other buildings in good condition. Update: The leaks have been addressed but as a result of the leak, the mortar joints have deteriorated and the condition of the wall is in fair condition.		
	Exterior Windows	B2020		90.00% Good
	Exterior Doors and Grilles	B2050		90.00% Good
	Exterior Louvers and Vents	B2070		90.00% Good
<b>Exterior Horizontal Enclosures</b>	Roofing	B3010	Low	100.00% Excellent
	<i>Comments:</i>	Roof and gutters were replaced Summer 2022.		
	Roof Appurtenances	B3020	Low	100.00% Excellent
	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		90.00% Good
<i>Comments:</i>				
<b>Interior Construction</b>	Interior Partitions	C1010		90.00% Good





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

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Interior Construction</b>	<i>Deficiencies:</i>	Cracks, Tears, Holes, Looseness		
	<i>Causes:</i>	Settlement		
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		90.00% Good
	Interior Grilles and Gates	C1040		90.00% Good
<b>Interior Finishes</b>	Suspended Ceiling Construction	C1070		90.00% Good
	Wall Finishes	C2010		90.00% Good
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030	Medium	62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Deterioration		
	<i>Comments:</i>	VCT is showing cracks and gaps. Carpet is in good shape.		
	Stair Finishes	C2040		90.00% Good
	Ceiling Finishes	C2050		90.00% Good
	<b>Conveying</b>	Vertical Conveying Systems	D1010	
<b>Plumbing</b>	Domestic Water Distribution	D2010		90.00% Good
	<i>Comments:</i>	Water heaters were replaced in 2016.		
	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	High	100.00% Excellent
	<i>Deficiencies:</i>	Other		
<i>Causes:</i>	Equipment Obsolescence			



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
HVAC	<i>Comments:</i>	Boilers have been requiring significant maintenance to keep up and running. Boilers were replaced with KN16 high efficiency, summer 2023		
	Facility HVAC Distribution Systems	D3050		90.00% Good
	Ventilation	D3060		90.00% Good
Fire Protection	Fire Suppression	D4010		90.00% Good
	Fire Protection Specialties	D4030	Medium	62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	System is obsolete. NAC panel no longer available and had to be replaced with a rebuilt one in 2021. As of Feb. 2022, smoke and heat detector replacements are no longer available. Fire Alarm system to be replaced between summer 24 and summer 25. supply chain issues will determine timing of installation.		
Electrical	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		90.00% Good
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Aging HID fixtures on the site and occupancy sensors limited to classrooms throughout. 2017 - LED lights were installed in Commons/Cafeteria and Entry Foyer.		



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Communications</b>	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good
	<i>Comments:</i>			
	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Headend and electronics are outdated and obsolete.		
<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		90.00% Good
<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
	Entertainment and Recreational Equipment	E1070		90.00% Good
	Other Equipment	E1090		90.00% Good
<b>Furnishings</b>	Fixed Furnishings	E2010	Low	62.00% Fair
	<i>Deficiencies:</i>	Unightly		
	<i>Causes:</i>	Physical Damage		
	<i>Comments:</i>	Laminate breakage, chipping and peeling on casework. Countertops and edges primarily.		
	Movable Furnishings	E2050		90.00% Good



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**Asset Preservation Program Annual Board Report (Stanwood-Camano School District)**



**Elger Bay Elementary School - Main Building**

Building Details

PROFILE TYPE	Elementary School - Multi-Story
NUMBER OF FLOORS	2
BOARD ACCEPTANCE DATE	8/28/2001
CHARACTERISTICS	Occupied
ANNUAL REVIEW COMPLETED BY	District

**This building is required to comply with the Asset Preservation Program**

REPORTING YEAR	APP YEAR	BUILDING CONDITION ASSESSMENT	ANNUAL REVIEW COMPLETED BY	BOARD REPORT PRESENT DATE
2023-2024	22	86.91	District	3/5/2024
2022-2023	21	86.91	District	3/7/2023
2021-2022	20	80.71	District	3/15/2022
2020-2021	19	88.15	District	3/16/2021
2019-2020	18	Not Reviewed	Incomplete	4/21/2020
2018-2019	17	88.15	Consultant	4/2/2019

The next certified BCA is due: **2025**

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
2000	Main Bldg - 1st Flr	34,819	34,819	34,819		8/28/2001
2000	Main Bldg - 2nd Flr	11,574	11,574	11,574		
2000	Cov Play - Area 11	3,300	3,300	1,650		
<b>Building Totals</b>		<b>49,693</b>	<b>49,693</b>	<b>48,043</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



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Slabs on Grade</b>	Pits and Bases	A4040		90.00% Good
<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
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Roof is generally in good condition, so the rating didn't change. It is wearing out, and will need to be replaced in the next 4-7 years. De-granulation of some tiles is taking place, but pliability is good. there are no ongoing leaks.		
	Stairs	B1080		90.00% Good
<b>Exterior Vertical Enclosures</b>	Exterior Walls	B2010		90.00% Good
	<i>Comments:</i>	Exterior was painted in summer 2017.		
	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		90.00% Good
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Roof is generally in good condition, so the rating didn't change. It is wearing out, and will need to be replaced in the next 4-7 years. De-granulation of some tiles is taking place, but pliability is good. there are no ongoing leaks.		
	Roof Appurtenances	B3020		90.00% Good



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING	
<b>Exterior Horizontal Enclosures</b>	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		90.00% Good	
	Interior Doors	C1030		90.00% Good	
	Interior Grilles and Gates	C1040		90.00% Good	
	Raised Floor Construction	C1060		90.00% Good	
	Suspended Ceiling Construction	C1070		90.00% Good	
	<b>Interior Finishes</b>	Wall Finishes	C2010		90.00% Good
Interior Fabrications		C2020		90.00% Good	
Flooring		C2030		62.00% Fair	
<i>Deficiencies:</i>		Broken or Loose Tiles, Other			
<i>Causes:</i>		Other, Settlement			
<i>Comments:</i>	In the restrooms there is a section of floor that has a hollow sound under it. This also corresponds to areas that are showing cracking. It is likely that there is a small area of floor that does not have concrete under it and the tile was installed over an underlay.				
		The rubber stair treads are starting to come off in some areas just under the nosing.			
	Stair Finishes	C2040		90.00% Good	
	Ceiling Finishes	C2050		90.00% Good	
<b>Conveying</b>	Vertical Conveying Systems	D1010		90.00% Good	
<b>Plumbing</b>	Domestic Water Distribution	D2010		90.00% Good	



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Plumbing</b>	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
	<i>Comments:</i>	Boilers replaced 2023		
	Facility HVAC Distribution Systems	D3050		90.00% Good
	Ventilation	D3060		90.00% Good
	<b>Fire Protection</b>	Fire Suppression	D4010	High
<i>Deficiencies:</i>		Corrosion		
<i>Causes:</i>		Pipe Deterioration		
<i>Comments:</i>		Issues with dry system only.		
Fire Protection Specialties		D4030		62.00% Fair
<b>Electrical</b>	Facility Power Generation	D5010		90.00% Good
	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		90.00% Good
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Gym lighting was upgraded in summer 2017. T8 fluorescent lights were replaced throughout the school with LED lights in 2018.		
<b>Communications</b>	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good





**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Communications</b>	Audio-Video Communications	D6030		62.00% Fair
	Distributed Communications and Monitoring	D6060		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	PA system is old and obsolete. Parts no longer available for repair through the manufacturer.		
<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	Medium	62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Panel and detection components outdated and replacement parts are increasingly unavailable. System is functioning.		
<b>Integrated Automation</b>	Integrated Automation Facility Controls	D8010		90.00% Good
<b>Equipment</b>	Commercial Equipment	E1030		62.00% Fair
	Institutional Equipment	E1040		62.00% Fair
	Entertainment and Recreational Equipment	E1070		90.00% Good
	Other Equipment	E1090		90.00% Good
<b>Furnishings</b>	Fixed Furnishings	E2010		90.00% Good
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Deterioration, Other		



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Furnishings</b>	<i>Comments:</i>	Window Blinds are needing to be replaced. Some are non-operational, and all have cords.		
	Movable Furnishings	E2050		90.00% Good



**Cedarhome Elementary School - Main Building**

Building Details

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

**This building is required to comply with the Asset Preservation Program**

REPORTING YEAR	APP YEAR	BUILDING CONDITION ASSESSMENT	ANNUAL REVIEW COMPLETED BY	BOARD REPORT PRESENT DATE
2023-2024	25	84.05	District	3/5/2024
2022-2023	24	82.80	District	3/7/2023
2021-2022	23	80.34	District	3/15/2022
2020-2021	22	80.64	District	3/16/2021
2019-2020	21	Not Reviewed	Incomplete	4/21/2020
2018-2019	20	80.56	Consultant	4/2/2019

**The next certified BCA is due: 2025**

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1997	Main Bldg - 1st Flr	34,341	34,341	34,341		12/16/1997
1997	Main Bldg - 2nd Flr	11,570	11,570	11,570		
1997	Cov Play - Area 18	3,056	3,056	1,528		
<b>Building Totals</b>		<b>48,967</b>	<b>48,967</b>	<b>47,439</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



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING	
<b>Slabs on Grade</b>	Pits and Bases	A4040		90.00% Good	
<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>Deficiencies:</i>	Cracking, Peeling, Flaking, Damaged Masonry			
	<i>Causes:</i>	Structural and Frame Movement			
	<i>Comments:</i>	Location: Deficiency only at covered play area. Deficiency: Stress cracking in the masonry and mortar joints. Corrective Actions: Large cracks should be caulked to prevent water intrusion.			
	Exterior Windows	B2020		90.00% Good	
	Exterior Doors and Grilles	B2050		90.00% Good	
	Exterior Louvers and Vents	B2070		90.00% Good	
	<b>Exterior Horizontal Enclosures</b>	Roofing	B3010	High	30.00% Poor
	<i>Deficiencies:</i>	Other			
	<i>Causes:</i>	Surface Weathering			
<i>Comments:</i>	Roof replacement was on the failed 2023-2026 levy. Roof needs replacement in 2-4 years.				
	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	



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Interior Construction</b>	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		90.00% Good
	Interior Grilles and Gates	C1040		90.00% Good
	Raised Floor Construction	C1060		90.00% Good
	Suspended Ceiling Construction	C1070		90.00% Good
<b>Interior Finishes</b>	Wall Finishes	C2010		62.00% Fair
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030	Low	62.00% Fair
	<i>Deficiencies:</i>	Holes, Tears, Irregular Surface, Stains, Discoloration		
	<i>Causes:</i>	Moisture		
	<i>Comments:</i>	Location: On both first and second levels, mainly in the corridors. VCT cracking and gapping.		
	Stair Finishes	C2040		90.00% Good
Ceiling Finishes	C2050	Low	62.00% Fair	
	<i>Comments:</i>			
<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	Low	100.00% Excellent
	<i>Comments:</i>	No deficiencies in HVAC heating, boilers replaced Summer 2023 via McKinstry.		



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 Asset Preservation Program Annual Board Report (Stanwood-Camano School District)

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>HVAC</b>	Facility HVAC Distribution Systems	D3050	Medium	90.00% Good
	Ventilation	D3060		90.00% Good
<b>Fire Protection</b>	Fire Suppression	D4010		90.00% Good
	Fire Protection Specialties	D4030		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Fire Alarm system is functional but obsolete and difficult to find replacement parts for. Replacing entire system summer 2024.		
<b>Electrical</b>	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		90.00% Good
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Bad Ballasts, Other		
	<i>Comments:</i>	Location: Mainly corridors Deficiency: Lights flickering Site HIDs are not programmed to turn "on" at night or lamps are out. Fluorescent and HID throughout, no LED upgrades. Lighting in Gym was upgraded in summer 2017.		
<b>Communications</b>	Data Communications	D6010		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Cabling is CAT5.		
	Voice Communications	D6020		62.00% Fair



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Communications</b>	Audio-Video Communications	D6030		30.00% Poor
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence, Other		
	<i>Comments:</i>	In-school television distribution system no longer functions.		
	Distributed Communications and Monitoring	D6060		30.00% Poor
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Difficult to find parts to maintain aging equipment.		
<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		90.00% Good
	<i>Comments:</i>	System in a zoned fire alarm system.		
<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
	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



**Utsalady Elementary School - Main Building**

**Building Details**

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

**This building is required to comply with the Asset Preservation Program**

REPORTING YEAR	APP YEAR	BUILDING CONDITION ASSESSMENT	ANNUAL REVIEW COMPLETED BY	BOARD REPORT PRESENT DATE
2023-2024	22	84.07	District	3/5/2024
2022-2023	21	86.14	District	3/7/2023
2021-2022	20	87.22	District	3/15/2022
2020-2021	19	89.78	District	3/16/2021
2019-2020	18	Not Reviewed	Incomplete	4/21/2020
2018-2019	17	88.27	Consultant	4/2/2019

**The next certified BCA is due: 2025**

**Building Inventory**

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
1999	Main Bldg - 1st Flr	35,051	35,051	35,051		5/8/2001
1999	Main Bldg - 2nd Flr	13,318	13,318	13,318		
1999	Cov Play	3,322	3,322	1,661		
<b>Building Totals</b>		<b>51,691</b>	<b>51,691</b>	<b>50,030</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





**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Slabs on Grade</b>	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Some areas have moisture coming up through slab. 2017 - All VCT in the corridors and several classrooms on the main floor was replaced with marmoleum and a water/vapor/ barrier type adhesive.		
	Pits and Bases	A4040		90.00% Good
<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>	Exterior paint was done in summer 2017.		
	Exterior Windows	B2020		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Caulking/Weather Stripping, Frame/Molding Condition		
	<i>Comments:</i>	Failing sealant and water intrusion. Library glass unit failure.		
	Exterior Doors and Grilles	B2050		90.00% Good
	Exterior Louvers and Vents	B2070		90.00% Good
<b>Exterior Horizontal Enclosures</b>	Roofing	B3010	Medium	62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Surface Weathering		



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Exterior Horizontal Enclosures</b>	<i>Comments:</i>	Roof is reaching the end of its functional life and will need replacing in the next 2-4 years.		
	Roof Appurtenances	B3020		62.00% Fair
	<i>Deficiencies:</i>	Leaking		
	<i>Causes:</i>	Standing Water		
	<i>Comments:</i>	Gutters in poor condition. All other appurtances in good condition.		
	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		90.00% Good
<b>Interior Construction</b>	<i>Comments:</i>			
	Interior Partitions	C1010		90.00% Good
	<i>Comments:</i>	The gym divider wall was fixed in 2016.		
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		90.00% Good
	Interior Grilles and Gates	C1040		90.00% Good
	Raised Floor Construction	C1060		90.00% Good
Suspended Ceiling Construction	C1070		90.00% Good	
<b>Interior Finishes</b>	Wall Finishes	C2010		90.00% Good
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		62.00% Fair
	<i>Deficiencies:</i>	Other		
<i>Causes:</i>	Sealing			



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

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Interior Finishes</b>	<i>Comments:</i>	VCT and Entry mats on the main floor were replaced summer 2017. VCT requires a special cleaner that we don't have, resulting in a dirty finish. The tile itself is intact and in good condition, but cleanliness is an issue with this tile.		
	Stair Finishes	C2040		90.00% Good
	Ceiling Finishes	C2050		90.00% Good
<b>Conveying</b>	Vertical Conveying Systems	D1010		90.00% Good
<b>Plumbing</b>	Domestic Water Distribution	D2010		90.00% Good
	Sanitary Drainage	D2020	Medium	62.00% Fair
	<i>Deficiencies:</i>	Slow Draining		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Some of the classroom sinks drain slow and sometime emit odor. Waste is roughed-in too high for proper drainage. Cleanout below waste may be used for waste or rough-in needs to be lowered involving wall board repair.		
	Building Support Plumbing Systems	D2030		90.00% Good
<b>HVAC</b>	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020	Low	90.00% Good
	<i>Comments:</i>			
	Cooling Systems	D3030		90.00% Good
	Facility HVAC Distribution Systems	D3050		90.00% Good
	Ventilation	D3060		90.00% Good
<b>Fire Protection</b>	Fire Suppression	D4010	Medium	62.00% Fair



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Fire Protection</b>	<i>Deficiencies:</i>	Corrosion		
	<i>Causes:</i>	Pipe Deterioration		
	<i>Comments:</i>	Issues with dry sprinkler system only.		
	Fire Protection Specialties	D4030	Medium	62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
<b>Electrical</b>	<i>Comments:</i>	System is functioning but out of date. Manufacture parts no longer available.		
	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		90.00% Good
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
<b>Communications</b>	<i>Comments:</i>	Lighting in gym was updated in summer 2017. T8 fluorescent lights were replaced throughout the school with LED lights in 2018.		
	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good
	Audio-Video Communications	D6030		62.00% Fair
	<i>Comments:</i>			
	Distributed Communications and Monitoring	D6060		62.00% Fair
<i>Deficiencies:</i>	Other			
<i>Causes:</i>	Equipment Obsolescence			
<i>Comments:</i>	Mix of analog and digital. Equipment is old and obsolete.			



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Electronic Safety and Security</b>	Access Control and Intrusion Detection	D7010		90.00% Good
	Detection and Alarm	D7050		90.00% Good
<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
	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



**Stanwood High - Main Building**

Building Details

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

**This building is required to comply with the Asset Preservation Program**

REPORTING YEAR	APP YEAR	BUILDING CONDITION ASSESSMENT	ANNUAL REVIEW COMPLETED BY	BOARD REPORT PRESENT DATE
2023-2024	0	98.72	District	3/5/2024
2022-2023	0	Not Reviewed	Incomplete	3/7/2023
2021-2022	0	Not Reviewed	Incomplete	3/15/2022
2020-2021	0	Not Reviewed	Incomplete	3/16/2021

**The next certified BCA is due: 2029**

Building Inventory

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
2020	All Areas	227,987	227,987	227,987	1/1/2021	
<b>Building Totals</b>		<b>227,987</b>	<b>227,987</b>	<b>227,987</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		100.00% Excellent
	Pits and Bases	A4040		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		100.00% Excellent



**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		100.00% Excellent
	Exterior Windows	B2020		100.00% Excellent
	Exterior Doors and Grilles	B2050		100.00% Excellent
	Exterior Louvers and Vents	B2070		100.00% Excellent
<b>Exterior Horizontal Enclosures</b>	Roofing	B3010		100.00% Excellent
	<i>Deficiencies:</i>	Fastening Failure		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Faulty installation of some of the induction welded tie down points are under warranty and will be repaired Spring, 2024.		
	Roof Appurtenances	B3020		100.00% Excellent
	Horizontal Openings	B3060		100.00% Excellent
	Overhead Exterior Enclosures	B3080		100.00% Excellent
<b>Interior Construction</b>	Interior Partitions	C1010		100.00% Excellent
	Interior Windows	C1020		100.00% Excellent
	Interior Doors	C1030		100.00% Excellent
	Interior Grilles and Gates	C1040		100.00% Excellent
	Suspended Ceiling Construction	C1070		100.00% Excellent
<b>Interior Finishes</b>	Wall Finishes	C2010		100.00% Excellent
	Interior Fabrications	C2020		100.00% Excellent
	Flooring	C2030		100.00% Excellent
	Stair Finishes	C2040		100.00% Excellent
	Ceiling Finishes	C2050		100.00% Excellent



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Conveying</b>	Vertical Conveying Systems	D1010		100.00% Excellent
<b>Plumbing</b>	Domestic Water Distribution	D2010		100.00% Excellent
	Sanitary Drainage	D2020		100.00% Excellent
	Building Support Plumbing Systems	D2030		100.00% Excellent
	General Service Compressed-Air	D2050		100.00% Excellent
<b>HVAC</b>	Facility Fuel Systems	D3010		100.00% Excellent
	Heating Systems	D3020		100.00% Excellent
	Cooling Systems	D3030		90.00% Good
	<i>Deficiencies:</i>	Insufficient Cooling		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	ongoing issues with the DOAS systems providing enough cooling. System appears to be undersized.		
	Facility HVAC Distribution Systems	D3050		100.00% Excellent
Ventilation	D3060		100.00% Excellent	
<b>Fire Protection</b>	Fire Suppression	D4010		100.00% Excellent
	Fire Protection Specialties	D4030		100.00% Excellent
<b>Electrical</b>	Facility Power Generation	D5010		100.00% Excellent
	Electrical Services and Distribution	D5020		100.00% Excellent
	General Purpose Electrical Power	D5030		100.00% Excellent
	Lighting	D5040		100.00% Excellent
<b>Communications</b>	Data Communications	D6010		100.00% Excellent
	Voice Communications	D6020		100.00% Excellent





**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Communications</b>	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>Equipment</b>	Vehicle and Pedestrian Equipment	E1010		100.00% Excellent
	Commercial Equipment	E1030		100.00% Excellent
	Institutional Equipment	E1040		100.00% Excellent
	Entertainment and Recreational Equipment	E1070		100.00% Excellent
	Other Equipment	E1090		100.00% Excellent
<b>Furnishings</b>	Fixed Furnishings	E2010		100.00% Excellent
	Movable Furnishings	E2050		100.00% Excellent



**Alternative Learning Center (ALC) - Main Building**

**Building Details**

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

**This building is required to comply with the Asset Preservation Program**

REPORTING YEAR	APP YEAR	BUILDING CONDITION ASSESSMENT	ANNUAL REVIEW COMPLETED BY	BOARD REPORT PRESENT DATE
2023-2024	2	100.00	District	3/5/2024
2022-2023	1	100.00	District	3/7/2023
2021-2022	0	Not Reviewed	Incomplete	3/15/2022
2020-2021	0	Not Reviewed	Incomplete	3/16/2021

**The next certified BCA is due: 2027**

**Building Inventory**

AREA YEAR BUILT	DISTRICT ASSIGNED AREA	GROSS BUILDING SQ FT	GROSS INSTRUCTIONAL SQ FT	SCAP RECOGNIZED SQ FT	ORIGINAL OCCUPANCY DATE	ORIGINAL BOARD ACCEPTANCE DATE
2020	All Areas	43,655	43,655	43,655	1/1/2021	10/5/2021
<b>Building Totals</b>		<b>43,655</b>	<b>43,655</b>	<b>43,655</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		100.00% Excellent
Exterior Vertical Enclosures	Exterior Walls	B2010		100.00% Excellent



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Exterior Vertical Enclosures</b>	Exterior Windows	B2020		100.00% Excellent
	Exterior Doors and Grilles	B2050		100.00% Excellent
	Exterior Louvers and Vents	B2070		100.00% Excellent
<b>Exterior Horizontal Enclosures</b>	Roofing	B3010		100.00% Excellent
	Roof Appurtenances	B3020		100.00% Excellent
	Horizontal Openings	B3060		100.00% Excellent
	Overhead Exterior Enclosures	B3080		100.00% Excellent
<b>Interior Construction</b>	Interior Partitions	C1010		100.00% Excellent
	Interior Windows	C1020		100.00% Excellent
	Interior Doors	C1030		100.00% Excellent
	Interior Grilles and Gates	C1040		100.00% Excellent
	Suspended Ceiling Construction	C1070		100.00% Excellent
<b>Interior Finishes</b>	Wall Finishes	C2010		100.00% Excellent
	Interior Fabrications	C2020		100.00% Excellent
	Flooring	C2030		100.00% Excellent
	Ceiling Finishes	C2050		100.00% Excellent
<b>Plumbing</b>	Domestic Water Distribution	D2010		100.00% Excellent
	Sanitary Drainage	D2020		100.00% Excellent
	Building Support Plumbing Systems	D2030		100.00% Excellent
	General Service Compressed-Air	D2050		100.00% Excellent
<b>HVAC</b>	Facility Fuel Systems	D3010		100.00% Excellent
	Heating Systems	D3020		100.00% Excellent
	Cooling Systems	D3030		100.00% Excellent



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>HVAC</b>	Facility HVAC Distribution Systems	D3050		100.00% Excellent
	Ventilation	D3060		100.00% Excellent
<b>Fire Protection</b>	Fire Suppression	D4010		100.00% Excellent
	Fire Protection Specialties	D4030		100.00% Excellent
<b>Electrical</b>	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		100.00% Excellent
	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>Equipment</b>	Commercial Equipment	E1030		100.00% Excellent
	Institutional Equipment	E1040		100.00% Excellent
	Entertainment and Recreational Equipment	E1070		100.00% Excellent
<b>Furnishings</b>	Fixed Furnishings	E2010		100.00% Excellent
	Movable Furnishings	E2050		100.00% Excellent



**ICOS**

School Facilities and Organization

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**Asset Preservation Program Annual Board Report (Stanwood-Camano School District)**