



TO: BOARD OF DIRECTORS  
FROM: GARY PLATT, CHIEF FINANCIAL OFFICER – CAPITAL PROJECTS  
SUBJECT: ASSET PRESERVATION PROGRAM (APP) – ANNUAL FACILITY REPORT  
DATE: APRIL 21, 2020  
TYPE: ACTION NEEDED

The attached facility condition 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. Port Susan Middle, Cedarhome Elementary, Utsalady Elementary, and Elger Bay Elementary are the schools that fit the reporting criteria. The new Stanwood High School and new Alternative Learning Center (Church Creek Campus) will be included in the report after completion. OSPI requires that this report is provided annually to the school district board of directors in an open public meeting.

The report was updated for this year by district staff. Once every 6 years the report must be completed by a certified facility evaluator. McGranahan Architects provided that service last year.

The report rates various systems within each school to develop an overall condition score. Generally, the condition of these systems is lowered each year due to aging and normal wear and tear. If improvements were made to the school during the past year, such as replacing boilers at Utsalady Elementary, the condition rating could improve. Please take a look at the attached rating forms for all four schools and let me know if you have any questions.

Recommendation:

We recommend the board **move to approve the 2020 Asset Preservation Program (APP) annual facility report.**

# PORT SUSAN MIDDLE SCHOOL SITE DETAIL

## Site Information

Site Id	20231
Name	Port Susan Middle School
Inventory Status	Recognized
Profile Type	Middle/Junior High School - Rural
Congressional District	2nd Congressional District
Legislative District	10th Legislative District
Acquisition Date	
Total Acres	29.00

## Building Information

Recognized	1
Non-Recognized	0
Portables	6
Classrooms	38

## Square Footage Totals

Gross	79,37
Instructional	78,90
SCAP	78,90

## Reports

- Site Condition Rating Summary
- Detailed Condition Assessment by Building
- Site Space Usage by Building

## Programs

School Code	Lower Grade	Upper Grade	Name
4512	6	8	Port Susan Middle School

## Site Notes

No Site notes

**STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION**  
**SITE CONDITION RATING SUMMARY**  
**STANWOOD-CAMANO SCHOOL DISTRICT (31401)**

PORT SUSAN MIDDLE SCHOOL

Profile Name: Middle/Junior High School - Rural

Last Review:

3/6/2020

Inventory Status: Recognized

Condition Rating: 88.38 %

Sub-Assembly	Component	Condition Rating						Component Score	Priority		
		E	G	F	P	U	N/A		L	M	H
<b>Site Improvement</b>											
G2010	Roadways	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G2020	Parking Lots	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G2030	Pedestrian Plazas and Walkways	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G2050	Athletic, Recreational and Playfields Areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G2060	Site Development	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G2080	Landscaping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Liquid and Gas Site Utilities</b>											
G3010	Water Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G3020	Sanitary Sewerage Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G3030	Storm Drainage Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G3060	Site Fuel Distribution	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Electrical Site Improvements</b>											
G4010	Site Electric Distribution Systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G4050	Site Lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	62 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Site Communications</b>											
G5010	Site Communications Systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



**Port Susan Middle School - Main Building**

**Building Details**

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

This building is required to comply with the Asset Preservation Program

REPORTING YEAR	APP YEAR	BUILDING CONDITION ASSESSMENT	ANNUAL REVIEW COMPLETED BY	BOARD REPORT PRESENT DATE
2019-2020	21	Not Reviewed	Incomplete	Not Reported
2018-2019	20	86.16	Consultant	4/2/2019
2017-2018	19	85.94	Consultant	3/6/2018
2016-2017	18	83.99	Consultant	4/18/2017
2015-2016	17	87.99	Consultant	3/15/2016
2014-2015	16	93.49	District	3/17/2015

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
	Pits and Bases	A4040		90.00% Good

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING	
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good	
Superstructure	Floor Construction	B1010		90.00% Good	
	Roof Construction	B1020		90.00% Good	
	Stairs	B1080		90.00% Good	
Exterior Vertical Enclosures	Exterior Walls	B2010		62.00% Fair	
	<i>Deficiencies:</i>	Other			
	<i>Causes:</i>	Other			
	<i>Comments:</i>	Deficiency: Masonry Control Joint material is no longer in place Corrective Actions: Remove remaining material and reinstall new material to prevent future water intrusion. UPdate: 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	
	Exterior Horizontal Enclosures	Roofing	B3010		90.00% Good
		Roof Appurtenances	B3020		90.00% Good
		Horizontal Openings	B3060		90.00% Good
Overhead Exterior Enclosures		B3080		90.00% Good	
<i>Deficiencies:</i>		Peeling Paint, Rusted Metal Finishes/Components Surface Damage			
<i>Causes:</i>		Deficiency: Paint peeling and surface rust			
<i>Comments:</i>		Corrective Actions: Remove paint, treat rust areas, repaint. Update 2019: Corrective measures have been taken on the items noted above. <b>Update 2020: Roof and gutter replacement scheduled for 2021</b>			
Interior Construction	Interior Partitions	C1010		62.00% Fair	
	<i>Deficiencies:</i>	Cracks, Tears, Holes, Looseness			
	<i>Causes:</i>	Settlement			
	Interior Windows	C1020		90.00% Good	
	Interior Doors	C1030		90.00% Good	

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Construction	Interior Grilles and Gates	C1040		90.00% Good
	Suspended Ceiling Construction	C1070		90.00% Good
Interior Finishes	Wall Finishes	C2010		90.00% Good
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		90.00% Good
	Stair Finishes	C2040		90.00% Good
	Ceiling Finishes	C2050		90.00% Good
Conveying	Vertical Conveying Systems	D1010		90.00% Good
Plumbing	Domestic Water Distribution	D2010		90.00% Good
	<i>Comments:</i>	Water heaters were replaced in 2016.		
	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		90.00% Good
HVAC	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		90.00% Good
	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		90.00% Good
Electrical	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		90.00% Good
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Aging HID fixtures on the site and occupancy sensors limited to classrooms throughout. 2017 - LED lights were installed in Commons/Cafeteria and Entry Foyer.		
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good

**Building Components**

<b>SUB-ASSEMBLY</b>	<b>COMPONENT</b>	<b>COMPONENT CODE</b>	<b>MAINTENANCE PRIORITY</b>	<b>CONDITION RATING</b>
Communications	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		90.00% Good
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		90.00% Good
	Electronic Surveillance	D7030		90.00% Good
	Detection and Alarm	D7050		90.00% Good
Integrated Automation	Integrated Automation Facility Controls	D8010		90.00% Good
Equipment	Commercial Equipment	E1030		90.00% Good
	Institutional Equipment	E1040		90.00% Good
	Entertainment and Recreational Equipment	E1070		90.00% Good
	Other Equipment	E1090		90.00% Good
Furnishings	Fixed Furnishings	E2010		90.00% Good
	Movable Furnishings	E2050		90.00% Good



**PORT SUSAN MIDDLE SCHOOL**

**Main Building**

Profile: Middle/Junior High School - Multi-Story

Year Built: 1996

Building Type: Recognized

Classrooms: 32

Labs: 2

Other Rooms: 3

Space Type	Room Name	Usage Name	Usage Percentage
Classrooms	CR-101	Grade 6	100
	CR-103	Grade 6	100
	CR-102	Grade 6	100
	CR-100	Grade 6	100
	CR-104	Grade 6	100
	CR-109	Mixed-Grade Middle School	100
	CR-110	Mixed-Grade Middle School	100
	CR-106	Mixed-Grade Middle School	100
	CR-123	Mixed-Grade Middle School	100
	CR-122	Mixed-Grade Middle School	100
	CR-114	Mixed-Grade Middle School	100
	CR-124	Mixed-Grade Middle School	100
	CR-115	Mixed-Grade Middle School	100
	CR-118	Mixed-Grade Middle School	100
	CR-121	Mixed-Grade Middle School	100
	CR-125	Mixed-Grade Middle School	100
	CR-117	Mixed-Grade Middle School	100
	CR-120	Mixed-Grade Middle School	100
	CR-113	Mixed-Grade Middle School	100
	CR-111	Mixed-Grade Middle School	100
	CR-116	Mixed-Grade Middle School	100
	CR-107	Mixed-Grade Middle School	100
	CR-119	Mixed-Grade Middle School	100
	CR-105	Mixed-Grade Middle School	100





School Facilities and Organization  
 INFORMATION AND CONDITION OF SCHOOLS  
 Site Report of Space Use by Building

**PORT SUSAN MIDDLE SCHOOL**

<b>Classrooms</b>	CR-108	Mixed-Grade Middle School	100
	CR-112	Mixed-Grade Middle School	100
	CR-129	Special Ed/ Disability Students	100
	CR-126	Special Ed/ Disability Students	100
	CR-128	Special Ed/ Disability Students	100
	CR-127	Special Ed/ Disability Students	100
	CR-131	Art & Music	100
	CR-130	Art & Music	100
<b>Laboratories</b>	LAB-100	Lab - Technology	100
	LAB-101	Lab - Career & Tech Vocational	100
<b>Physical Education Spaces</b>	O-100	Gymnasium	100
<b>Assembly Spaces</b>	O-101	Cafeteria	100
<b>Library Spaces</b>	O-102	Library	100

**Portable 1**

Profile: Portable

Year Built: 1997

Building Type: Non-Recognized

Classrooms: 1

Labs: 0

Other Rooms: 0

Space Type	Room Name	Usage Name	Usage Percentage
Classrooms	CR-100	Mixed-Grade Middle School	100

**Portable 2**

Profile: Portable

Year Built: 1997

Building Type: Non-Recognized

Classrooms: 1

Labs: 0

Other Rooms: 0



**PORT SUSAN MIDDLE SCHOOL**

Space Type	Room Name	Usage Name	Usage Percentage
Classrooms	CR-100	Mixed-Grade Middle School	100

**Portable 3**

Profile: Portable

Year Built: 1997

Building Type: Non-Recognized

Classrooms: 1

Labs: 0

Other Rooms: 0

Space Type	Room Name	Usage Name	Usage Percentage
Classrooms	CR-100	Mixed-Grade Middle School	100

**Portable 4**

Profile: Portable

Year Built: 1997

Building Type: Non-Recognized

Classrooms: 1

Labs: 0

Other Rooms: 0

Space Type	Room Name	Usage Name	Usage Percentage
Classrooms	CR-100	Mixed-Grade Middle School	100

**Portable 5**

Profile: Portable

Year Built: 1997

Building Type: Non-Recognized

Classrooms: 1

Labs: 0

Other Rooms: 0



School Facilities and Organization  
 INFORMATION AND CONDITION OF SCHOOLS  
 Site Report of Space Use by Building

**PORT SUSAN MIDDLE SCHOOL**

Space Type	Room Name	Usage Name	Usage Percentage
Classrooms	CR-100	Mixed-Grade Middle School	100

**Portable 6**

Profile: Portable

Year Built: 1997

Building Type: Non-Recognized

Classrooms: 1


Labs: 0

Other Rooms: 0

Space Type	Room Name	Usage Name	Usage Percentage
Classrooms	CR-100	Mixed-Grade Middle School	100

**CEDARHOME ELEMENTARY SCHOOL SITE DETAIL**

**Site Information**

<b>Site Id</b>	20238
<b>Name</b>	Cedarhome Elementary School 
<b>Inventory Status</b>	Recognized
<b>Profile Type</b>	Elementary School - Rural
<b>Congressional District</b>	2nd Congressional District
<b>Legislative District</b>	10th Legislative District
<b>Acquisition Data</b>	
<b>Total Acres</b>	18.70

**Building Information**

<b>Recognized</b>	1
<b>Non-Recognized</b>	0
<b>Portables</b>	4
<b>Classrooms</b>	24

**Square Footage Totals**

<b>Gross</b>	48,967
<b>Instructional</b>	48,967
<b>SCAP</b>	47,439

**Reports**

- Site Condition Rating Summary
- Detailed Condition Assessment by Building
- Site Space Usage by Building

**Programs**

School Code	Lower Grade	Upper Grade	Name
4513	K	5	Cedarhome Elementary School

**Site Notes**

Date	Entered By	Comment
3/9/2020	Ruth Anspaugh	Major playground safety improvements made summer 2020

**STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION**  
**SITE CONDITION RATING SUMMARY**  
**STANWOOD-CAMANO SCHOOL DISTRICT (31401)**

**CEDARHOME ELEMENTARY SCHOOL**

**Profile Name:** Elementary School - Rural

**Last Review:** 3/12/2020

**Inventory Status:** Recognized

**Condition Rating:** 90.00 %

Sub-Assembly	Component	Condition Rating						Component Score	Priority		
		E	G	F	P	U	N/A		L	M	H
<b>Site Improvement</b>											
G2010	Roadways	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G2020	Parking Lots	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G2030	Pedestrian Plazas and Walkways	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G2050	Athletic, Recreational and Playfields Areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G2060	Site Development	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G2080	Landscaping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Liquid and Gas Site Utilities</b>											
G3010	Water Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G3020	Sanitary Sewerage Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G3030	Storm Drainage Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G3060	Site Fuel Distribution	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Electrical Site Improvements</b>											
G4010	Site Electric Distribution Systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G4050	Site Lighting	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Site Communications</b>											
G5010	Site Communications Systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



School Facilities and Organization  
 INFORMATION AND CONDITION OF SCHOOLS  
 Detailed Condition Assessment by Building  
 Reporting Year 2019-2020

**Stanwood-Camano**

**80.56**

**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>	Incomplete

This building is required to comply with the Asset Preservation Program

REPORTING YEAR	APP YEAR	BUILDING CONDITION ASSESSMENT	ANNUAL REVIEW COMPLETED BY	BOARD REPORT PRESENT DATE
2019-2020	21	Not Reviewed	Incomplete	Not Reported
2018-2019	20	80.56	Consultant	4/2/2019
2017-2018	19	80.56	Consultant	3/6/2018
2016-2017	18	78.09	Consultant	4/18/2017
2015-2016	17	80.58	Consultant	3/15/2016
2014-2015	16	91.01	District	3/17/2015

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 Fir	34,341	34,341	34,341		12/16/1997
1997	Main Bldg - 2nd Fir	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
	Pits and Bases	A4040		90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING	
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good	
Superstructure	Floor Construction	B1010		90.00% Good	
	Roof Construction	B1020		90.00% Good	
	Stairs	B1080		90.00% Good	
Exterior Vertical Enclosures	Exterior Walls	B2010		62.00% Fair	
	<i>Deficiencies:</i>	Cracking, Peeling, Flaking, Damaged Masonry			
	<i>Causes:</i>	Structural and Frame Movement			
	<i>Comments:</i>	Location: Mainly at the Gym walls. 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	
	Exterior Horizontal Enclosures	Roofing	B3010		90.00% Good
		Roof Appurtenances	B3020		90.00% Good
		Horizontal Openings	B3060		90.00% Good
Overhead Exterior Enclosures		B3080		90.00% Good	
Interior Construction	Interior Partitions	C1010		90.00% Good	
	Interior Windows	C1020		90.00% Good	
	Interior Doors	C1030		90.00% Good	
	Interior Grilles and Gates	C1040		90.00% Good	
	Raised Floor Construction	C1060		90.00% Good	
	Suspended Ceiling Construction	C1070		90.00% Good	
Interior Finishes	Wall Finishes	C2010		90.00% Good	
	Interior Fabrications	C2020		90.00% Good	
	Flooring	C2030	Medium	30.00% Poor	
	<i>Deficiencies:</i>	Holes, Tears, Irregular Surface, Stains, Discoloration			
<i>Causes:</i>	Moisture				

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Finishes	<i>Comments:</i>		Location: On both first and second levels, mainly in the corridors. Deficiency: Flooring is beginning to bubble and peel. Rubber floor tiles are starting to separate creating gaps in the floor. Corrective Actions: Replace flooring. Check moisture level in concrete floor to ensure proper levels prior to installing the new floor. 2017 - flooring in office and work room was replaced.	
	Stair Finishes	C2040		90.00% Good
	Ceiling Finishes	C2050	Low	62.00% Fair
	<i>Deficiencies:</i>		Surface Appearance	
	<i>Causes:</i>		Surface Damage	
	<i>Comments:</i>		Deficiency: There is evidence of condensate lines from HVAC units dripping on the ceiling. Corrective Actions: Clean or replace ceiling tiles.	
Conveying	Vertical Conveying Systems	D1010		90.00% Good
Plumbing	Domestic Water Distribution	D2010		90.00% Good
	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		90.00% Good
HVAC	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		62.00% Fair
	<i>Deficiencies:</i>		Excessive Heat Fluctuation, Other	
<i>Causes:</i>		Equipment Obsolescence, Other		



Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
HVAC	<i>Comments:</i>	Deficiency: Some condensate lines are dripping on the ceilings. Combustion air louvers are partially blocked. Could be causing poor combustion. Corrosion in flue stacks was noted. Digital controls parts are no longer available. Corrective Actions: Lines should be repaired so they do not damage ceiling below. Unblock combustion air louvers. Schedule replacement of digital controls. Recommission air balance, controls (once replaced), and valve actuator operation to improve occupant comfort. Update: New DDC HVAC Controls were added in summer 2017.		
	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		90.00% Good
Electrical	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		90.00% Good
	<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.		
Communications	Data Communications	D6010		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Cabling is CAT5.		
	Voice Communications	D6020		90.00% Good
	Audio-Video Communications	D6030		62.00% Fair

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Communications	<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		62.00% Fair
	<i>Deficiencies:</i>	Weak or Intermittent Com		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Bell programming appears to be broken. Intercomm portion is too quiet in some rooms. 2019 - The bell/clock/intercom system has been replaced.		
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		90.00% Good
	Electronic Surveillance	D7030		90.00% Good
	Detection and Alarm	D7050		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	System in a zoned fire alarm system.		
Integrated Automation	Integrated Automation Facility Controls	D8010		90.00% Good
Equipment	Commercial Equipment	E1030		90.00% Good
	Institutional Equipment	E1040		90.00% Good
	Entertainment and Recreational Equipment	E1070		90.00% Good
	Other Equipment	E1090		90.00% Good
Furnishings	Fixed Furnishings	E2010		90.00% Good
	Movable Furnishings	E2050		90.00% Good



School Facilities and Organization  
 INFORMATION AND CONDITION OF SCHOOLS  
 Site Report of Space Use by Building

STANWOOD-CAMANO

**CEDARHOME ELEMENTARY SCHOOL**

**Main Building**

Profile: Elementary School - Multi-Story

Year Built: 1997

Building Type: Recognized

Classrooms: 20

Labs: 1

Other Rooms: 3

Space Type	Room Name	Usage Name	Usage Percentage
Classrooms	CR-101	Kindergarten	100
	CR-100	Kindergarten	100
	CR-103	Grade 1	100
	CR-104	Grade 1	100
	CR-102	Grade 1	100
	CR-107	Grade 2	100
	CR-106	Grade 2	100
	CR-105	Grade 2	100
	CR-108	Grade 3	100
	CR-109	Grade 3	100
	CR-110	Grade 3	100
	CR-111	Grade 4	100
	CR-112	Grade 4	100
	CR-113	Grade 4	100
	CR-115	Grade 5	100
	CR-116	Grade 5	100
	CR-114	Grade 5	100
	CR-117	Mixed-Grade Elementary	100
	CR-118	Special Ed/ Disability Students	100
CR-119	Art & Music	100	
Laboratories	LAB-100	Lab - Technology	100
Physical Education Spaces	O-100	Gymnasium	100
Assembly Spaces	O-101	Theater	100
Library Spaces	O-102	Library	100



**CEDARHOME ELEMENTARY SCHOOL**

**Portable 1**

Profile: Portable  
 Year Built: 1996  
 Building Type: Non-Recognized

Classrooms: 1                      Labs: 0                      Other Rooms: 0

Space Type	Room Name	Usage Name	Usage Percentage
Classrooms	CR-100	Mixed-Grade Elementary	100

**Portable 2**

Profile: Portable  
 Year Built: 1996  
 Building Type: Non-Recognized

Classrooms: 1                      Labs: 0                      Other Rooms: 0

Space Type	Room Name	Usage Name	Usage Percentage
Classrooms	CR-100	Mixed-Grade Elementary	100

**Portable 3**

Profile: Portable  
 Year Built: 1996  
 Building Type: Non-Recognized

Classrooms: 1                      Labs: 0                      Other Rooms: 0

Space Type	Room Name	Usage Name	Usage Percentage
Classrooms	CR-100	Mixed-Grade Elementary	100

**Portable 4**

Profile: Portable  
 Year Built: 1996



School Facilities and Organization  
 INFORMATION AND CONDITION OF SCHOOLS  
 Site Report of Space Use by Building

**CEDARHOME ELEMENTARY SCHOOL**

Building Type: Non-Recognized

Classrooms: 1

Labs: 0

Other Rooms: 0

Space Type	Room Name	Usage Name	Usage Percentage
Classrooms	CR-100	Mixed-Grade Elementary	100

# UTSALADY ELEMENTARY SCHOOL SITE DETAIL



## Site Information

Site Id	2023a
Name	Utsalady Elementary School
Inventory Status	Recognized
Profile Type	Elementary School - Rural
Congressional District	2nd Congressional District
Legislative District	10th Legislative District
Acquisition Date	
Total Acres	19.00

## Building Information

Recognized	1
Non-Recognized	0
Portables	1
Classrooms	28

## Square Footage Totals

Gross	51,691
Instructional	51,691
SCAP	50,030

## Reports

- Site Condition Rating Summary
- Detailed Condition Assessment by Building
- Site Space Usage by Building

## Programs

School Code	Lower Grade	Upper Grade	Name
4551	K	5	Utsalady Elementary
5004	K	12	Saratoga School

## Site Notes

Date	Entered By	Comment
3/9/2020	Ruth Anspaugh	Major playground safety improvements made summer 2020
3/9/2020	Ruth Anspaugh	Saratoga School (5004) is not located at Utsalady Elementary. It is currently housed at Stanwood Middle School but will be part of the new Alternative Learning Center (aka Church Creek Campus) August 2020

**STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION  
SITE CONDITION RATING SUMMARY  
STANWOOD-CAMANO SCHOOL DISTRICT (31401)**

**UTSALADY ELEMENTARY SCHOOL**

**Profile Name:** Elementary School - Rural

**Last Review:**

3/12/2020

**Inventory Status:** Recognized

**Condition Rating:** 90.00 %

Sub-Assembly	Component	Condition Rating						Component Score	Priority		
		E	G	F	P	U	N/A		L	M	H
<b>Site Improvement</b>											
G2010	Roadways	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G2020	Parking Lots	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G2030	Pedestrian Plazas and Walkways	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G2050	Athletic, Recreational and Playfields Areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G2060	Site Development	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G2080	Landscaping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Liquid and Gas Site Utilities</b>											
G3010	Water Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G3020	Sanitary Sewerage Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G3030	Storm Drainage Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G3060	Site Fuel Distribution	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Electrical Site Improvements</b>											
G4010	Site Electric Distribution Systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G4050	Site Lighting	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Site Communications</b>											
G5010	Site Communications Systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



**Utsalady Elementary School - Main Building**

Building Details

PROFILE TYPE	Elementary School - Multi-Story
NUMBER OF FLOORS	2
BOARD ACCEPTANCE DATE	5/8/2001
CHARACTERISTICS	Occupied
ANNUAL REVIEW COMPLETED BY	Incomplete

This building is required to comply with the Asset Preservation Program

REPORTING YEAR	APP YEAR	BUILDING CONDITION ASSESSMENT	ANNUAL REVIEW COMPLETED BY	BOARD REPORT PRESENT DATE
2019-2020	18	Not Reviewed	Incomplete	Not Reported
2018-2019	17	88.27	Consultant	4/2/2019
2017-2018	16	87.53	Consultant	3/6/2018
2016-2017	15	82.60	Consultant	4/18/2017
2015-2016	14	87.64	Consultant	3/15/2016
2014-2015	13	91.95	District	3/17/2015

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
	Deficiencies:	Other		
	Causes:	Other		



Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Slabs on Grade	<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
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good
Superstructure	Floor Construction	B1010		90.00% Good
	Roof Construction	B1020		90.00% Good
	Stairs	B1080		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
	<i>Comments:</i>	Exterior paint was done 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
Exterior Horizontal Enclosures	Roofing	B3010		90.00% Good
	Roof Appurtenances	B3020		90.00% Good
	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		62.00% Fair
	<i>Deficiencies:</i>	Rusted Metal Finishes/Components, Surface Damage		
	<i>Causes:</i>	Deficiency: Surface rust is visible on roof gutters/entry canopy		
	<i>Comments:</i>	<b>Update 2020: All ext painted surfaces were repainted 2017</b>		
Interior Construction	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
Interior Finishes	Wall Finishes	C2010		90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Finishes	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		100.00% Excellent
	<i>Comments:</i>	VCT and Entry mats on the main floor were replaced summer 2017.		
	Stair Finishes	C2040		90.00% Good
	Ceiling Finishes	C2050		90.00% Good
Conveying	Vertical Conveying Systems	D1010		90.00% Good
Plumbing	Domestic Water Distribution	D2010		90.00% Good
	Sanitary Drainage	D2020		62.00% Fair
	<i>Deficiencies:</i>	Slow Draining		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Some of the classroom sinks drain slow and sometime emit odor. Waste is roughed-in too high for proper drainage. Cleanout below waste may be used for waste or rough-in needs to be lowered involving wall board repair.		
	Building Support Plumbing Systems	D2030		90.00% Good
HVAC	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020	High	62.00% Fair
	<i>Deficiencies:</i>	Excessive Heat Fluctuation, Other		
	<i>Causes:</i>	Corrosion, Mineral Deposits, Electrolysis, Other		
	<i>Comments:</i>	Deficiency: It was reported that AHU 1 is not working. Combustion air louvers are partially blocked. Flue stacks are very close to the roofline. Boiler flue corrosion could be caused by low stacks and blocked combustion air louvers. Recommend repairing AHU-1 return fan, raise flue stacks, unblock combustion air louvers. Recommission air balance, controls, and valve actuator operation to improve occupant comfort. <b>Update 2020: Both boilers replaced summer 2020</b>		
		D3030		
	Cooling Systems			90.00% Good
	Facility HVAC Distribution Systems	D3050		90.00% Good

Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
HVAC	Ventilation	D3060		90.00% Good
Fire Protection	Fire Suppression	D4010		90.00% Good
	Fire Protection Specialties	D4030		90.00% Good
Electrical	Electrical Services and Distribution	D5020		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>	HID fixtures are dated and inefficient. Most spaces, other than classrooms, are lacking occupancy sensors. Lighting in gym was updated in summer 2017.			
Communications	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			
<i>Comments:</i>	Deficiency: It was reported that sound system in gym does not work. 2017 - Sound system in the gym was replaced.			
	Distributed Communications and Monitoring	D6060		90.00% Good
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		90.00% Good
	Detection and Alarm	D7050		90.00% Good
Integrated Automation	Integrated Automation Facility Controls	D8010		90.00% Good
Equipment	Commercial Equipment	E1030		90.00% Good
	Institutional Equipment	E1040		90.00% Good
	Entertainment and Recreational Equipment	E1070		90.00% Good
	Other Equipment	E1090		90.00% Good
Furnishings	Fixed Furnishings	E2010		90.00% Good

Building Components

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



School Facilities and Organization  
 INFORMATION AND CONDITION OF SCHOOLS  
 Site Report of Space Use by Building

STANWOOD-CAMANO

UTSALADY ELEMENTARY SCHOOL

Space Type	Room Name	Usage Name	Usage Percentage
Classrooms	CR-101	Kindergarten	100
	CR-100	Kindergarten	100
	CR-102	Grade 1	100
	CR-104	Grade 1	100
	CR-103	Grade 1	100
	CR-106	Grade 2	100
	CR-107	Grade 2	100
	CR-105	Grade 2	100
	CR-109	Grade 3	100
	CR-108	Grade 3	100
	CR-110	Grade 4	100
	CR-111	Grade 4	100
	CR-112	Grade 5	100
	CR-113	Grade 5	100
	CR-118	Mixed-Grade Elementary	100
	CR-117	Mixed-Grade Elementary	100
	CR-116	Mixed-Grade Elementary	100
	CR-114	Mixed-Grade Elementary	100
	CR-119	Mixed-Grade Elementary	100
	CR-115	Mixed-Grade Elementary	100
CR-121	Special Ed/ Disability Students	100	
CR-120	Special Ed/ Disability Students	100	
Laboratories	LAB-100	Lab - Technology	100
Physical Education Spaces	O-100	Gymnasium	100
Assembly Spaces	O-101	Theater	100
Library Spaces	O-102	Library	100

Portables

Profile: Portable

Year Built: 2001



School Facilities and Organization  
 INFORMATION AND CONDITION OF SCHOOLS  
 Site Report of Space Use by Building

**UTSALADY ELEMENTARY SCHOOL**

Building Type: Non-Recognized

Classrooms: 4

Labs: 0

Other Rooms: 0

**Space Type**

Classrooms

**Room Name**

**Usage Name**

**Usage Percentage**

CR-103

Mixed-Grade Elementary

100

CR-101

Mixed-Grade Elementary

100

CR-100

Mixed-Grade Elementary

100

CR-102

Mixed-Grade Elementary

100

# ELGER BAY ELEMENTARY SCHOOL SITE DETAIL

## Site Information

<b>Site Id</b>	20234
<b>Name</b>	Elger Bay Elementary School
<b>Inventory Status</b>	Recognized
<b>Profile Type</b>	Elementary School - Rural
<b>Congressional District</b>	2nd Congressional District
<b>Legislative District</b>	10th Legislative District
<b>Acquisition Date</b>	
<b>Total Acres</b>	20.00

## Building Information

<b>Recognized</b>	1
<b>Non-Recognized</b>	0
<b>Portables</b>	3
<b>Classrooms</b>	24

## Square Footage Totals

<b>Gross</b>	49,693
<b>Instructional</b>	49,693
<b>SCAP</b>	48,043

## Reports

- Site Condition Rating Summary
- Detailed Condition Assessment by Building
- Site Space Usage by Building

## Programs

School Code	Lower Grade	Upper Grade	Name
4553	K	5	Elger Bay Elementary

## Site Notes

Date	Entered By	Comment
3/9/2020	Ruth Anspaugh	Major playground safety improvements made summer 2020

**STATE OF WASHINGTON - SUPERINTENDENT OF PUBLIC INSTRUCTION**  
**SITE CONDITION RATING SUMMARY**  
**STANWOOD-CAMANO SCHOOL DISTRICT (31401)**

**ELGER BAY ELEMENTARY SCHOOL**

**Profile Name:** Elementary School - Rural  
**Inventory Status:** Recognized  
**Condition Rating:** 91.32 %

**Last Review:** 3/6/2020

Sub-Assembly	Component	Condition Rating						Component Score	Priority		
		E	G	F	P	U	N/A		L	M	H
<b>Site Improvement</b>											
G2010	Roadways	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G2020	Parking Lots	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	100 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G2030	Pedestrian Plazas and Walkways	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G2050	Athletic, Recreational and Playfields Areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G2060	Site Development	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G2080	Landscaping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Liquid and Gas Site Utilities</b>											
G3010	Water Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G3020	Sanitary Sewerage Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G3030	Storm Drainage Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G3060	Site Fuel Distribution	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Electrical Site Improvements</b>											
G4010	Site Electric Distribution Systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G4050	Site Lighting	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Site Communications</b>											
G5010	Site Communications Systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 %	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





**Elger Bay Elementary School - Main Building**

Building Details

PROFILE TYPE	Administrative
NUMBER OF FLOORS	2
BOARD ACCEPTANCE DATE	8/28/2001
CHARACTERISTICS	Occupied
ANNUAL REVIEW COMPLETED BY	Incomplete

This building is required to comply with the Asset Preservation Program

REPORTING YEAR	APP YEAR	BUILDING CONDITION ASSESSMENT	ANNUAL REVIEW COMPLETED BY	BOARD REPORT PRESENT DATE
2019-2020	18	Not Reviewed	Incomplete	Not Reported
2018-2019	17	88.15	Consultant	4/2/2019
2017-2018	16	88.15	Consultant	3/6/2018
2016-2017	15	85.40	Consultant	4/18/2017
2015-2016	14	91.53	Consultant	3/15/2016
2014-2015	13	93.54	District	3/17/2015

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

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Superstructure	Roof Construction	B1020		90.00% Good
Exterior Vertical Enclosures	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
Exterior Horizontal Enclosures	Roofing	B3010		90.00% Good
	Roof Appurtenances	B3020		90.00% Good
	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		90.00% Good
Interior Construction	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		90.00% Good
	Interior Grilles and Gates	C1040		90.00% Good
	Suspended Ceiling Construction	C1070		90.00% Good
Interior Finishes	Wall Finishes	C2010		90.00% Good
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		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.			
Plumbing			The rubber stair treads are starting to come off in some areas just under the nosing.	
	Ceiling Finishes	C2050		90.00% Good
	Domestic Water Distribution	D2010		90.00% Good
	Sanitary Drainage	D2020		90.00% Good

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Plumbing	Building Support Plumbing Systems	D2030		90.00% Good
HVAC	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		90.00% Good
	<i>Deficiencies:</i>	Excessive Heat Fluctuation		
	<i>Causes:</i>	Misadjusted Air Balancing, Misadjusted Controls		
	<i>Comments:</i>	Recommend re-commissioning air balance, controls, and valve actuator operation.		
	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		90.00% Good
Electrical	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		90.00% Good
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Gym lighting was upgraded in summer 2017. Most spaces, other than classrooms, are lacking occupancy sensors.		
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good
	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		90.00% Good
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		90.00% Good
	Electronic Surveillance	D7030		90.00% Good
	Detection and Alarm	D7050		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		

**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electronic Safety and Security	<i>Comments:</i>	Graphic map has an LED indicator light that is "perpetually on".		
Integrated Automation	Integrated Automation Facility Controls	D8010		90.00% Good
Furnishings	Fixed Furnishings	E2010		90.00% Good
	Movable Furnishings	E2050		90.00% Good



**ELGER BAY ELEMENTARY SCHOOL**

**Main Building**

Profile: Administrative

Year Built: 2000

Building Type: Recognized

Classrooms: 21

Labs: 1

Other Rooms: 2

Space Type	Room Name	Usage Name	Usage Percentage
Classrooms	CR-100	Kindergarten	100
	CR-101	Kindergarten	100
	CR-104	Grade 1	100
	CR-102	Grade 1	100
	CR-103	Grade 1	100
	CR-107	Grade 2	100
	CR-105	Grade 2	100
	CR-106	Grade 2	100
	CR-109	Grade 3	100
	CR-108	Grade 3	100
	CR-110	Grade 3	100
	CR-112	Grade 4	100
	CR-111	Grade 4	100
	CR-113	Grade 4	100
	CR-115	Grade 5	100
	CR-114	Grade 5	100
	CR-117	Mixed-Grade Elementary	100
	CR-116	Mixed-Grade Elementary	100
	CR-118	Special Ed/ Disability Students	100
	CR-119	Special Ed/ Disability Students	100
	CR-120	Art & Music	100
Laboratories	LAB-100	Lab - Technology	100
Physical Education Spaces	O-100	Gymnasium	100
Library Spaces	O-101	Library	100



**ELGER BAY ELEMENTARY SCHOOL**

**Portable 1**

Profile: Portable  
 Year Built: 2000  
 Building Type: Non-Recognized

Classrooms: 1                      Labs: 0                      Other Rooms: 0

Space Type	Room Name	Usage Name	Usage Percentage
Classrooms	CR-100	Mixed-Grade Elementary	100

**Portable 2**

Profile: Portable  
 Year Built: 2000  
 Building Type: Non-Recognized

Classrooms: 1                      Labs: 0                      Other Rooms: 0

Space Type	Room Name	Usage Name	Usage Percentage
Classrooms	CR-100	Mixed-Grade Elementary	100

**Portable 3**

Profile: Portable  
 Year Built: 2000  
 Building Type: Non-Recognized

Classrooms: 1                      Labs: 0                      Other Rooms: 0

Space Type	Room Name	Usage Name	Usage Percentage
Classrooms	CR-100	Mixed-Grade Elementary	100