



# FACILITY PROJECTS

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# UPDATES



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Gregg Herkenrath  
Director of Facilities and Capital Projects

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March 26, 2019

Re: Annual report of WSD Asset Preservation System

The Asset Preservation Program (APP) is a systematic approach to ensure performance accountability; promote student health and safety by maintaining and operating building systems to their design capacity; maintain an encouraging learning environment; and extend building life, thus minimizing future capital needs.

The APP applies to school districts that received state assistance for new and new-in-lieu school buildings accepted by local school board directors after December 31, 1993. Participation in the APP is one requirement of eligibility for future state assistance.

The APP evolved from a State Board of Education policy developed in 1992. The intent of the program is to ensure that taxpayer investment in state assisted construction of school facilities is protected through a system of building maintenance.

Annual Reporting: During the 30-year life of the building, school districts must assess the condition of each APP building, using the Building Condition Assessment, and report the results in a public meeting of the school district board by April 1 of each calendar year.

Included for your review are the following documents:

1. Asset Preservation System (APS) Certification Letter
2. Asset Preservation Program (APP) Resolution 08-09
3. Foothills Middle School Building Condition Assessment
4. Wenatchee Valley Technical Skills Center – Building 'C' Building Condition Assessment

Regards,

Gregg Herkenrath

Enclosure(s)

Bryan Visscher  
Director of Facilities and Risk Management  
1001 Circle St.  
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February 27, 2013

Office of Superintendent of Public Instruction  
School Facilities and Organization  
P.O. Box 6275  
Olympia, WA 98504-6275

**Re: Asset Preservation System (APS)**

This letter is being sent to comply with the requirement of the Asset Preservation Program (WAC392-347-023) to implement an Asset Preservation System.

The Wenatchee School District #246 hereby certifies that an APS has been implemented to maintain and care for all the state assisted building that have been designed to be a part of the APP.

Sincerely

A handwritten signature in cursive script, appearing to read "Bryan Visscher".

Bryan Visscher  
Director of Facilities and Risk Management

WENATCHEE SCHOOL DISTRICT NO. 246

ASSET PRESERVATION SYSTEM (APS)

RESOLUTION 08-09


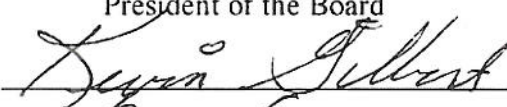
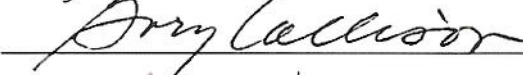
WHEREAS, the Wenatchee School District No. 246 is committed to preserve the district's facilities in a safe, healthful and educationally effective manner that is compliant with applicable codes and requirements. The superintendent or his designee shall oversee the development of an Asset Preservation System (APS) that is compliant with all requirements of WAC 392-347-023 State Assistance in Post 1993 Facilities, and,

WHEREAS, the APS shall provide for the preservation of district facilities by employing a system of processes, including, but not limited to, predictive, preventative, repairs, educational specifications, maintenance, and re-conditioning, and,

WHEREAS, the APS shall also include a yearly evaluation process to comply with the requirements that facilities sustain their expected life cycle, and the school district commits to implementing an APS in all facilities constructed or modernized with state matching funds after 1993/94, within 18 months of the Asset Preservation System adoption,

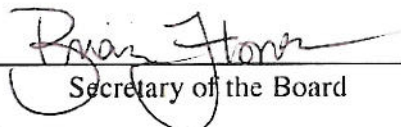
NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of Wenatchee School District No. 246 declare the District's intent to commit to maintaining school facilities to a safe and healthy standard through the implementation of an Asset Preservation System (APS).

Signed this 8<sup>th</sup> day of December, 2009.

  
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President of the Board  
  
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\_\_\_\_\_  
*absent*  
\_\_\_\_\_  
*absent*  
\_\_\_\_\_

Board of Directors, Chelan County  
Wenatchee School District No. 246

Attest:

by   
\_\_\_\_\_  
Secretary of the Board



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

-----2018-2019-----

SITE	BUILDING	BUILDING BOARD ACCEPTANCE DATE	APP YEAR	BUILDING CONDITION ASSESSMENT %	ANNUAL REVIEW COMPLETED BY	NEXT CERTIFIED BCA DUE
Foothills Middle School	Main Building	5/23/1994	24	81.26	District	2019
Wenatchee Valley Technical Skills Center	Building C	6/13/2017	1	100.00	District	2023



### Foothills Middle School - Main Building

#### Building Details

<b>PROFILE TYPE</b>	Middle/Junior High School - Multi-Story
<b>NUMBER OF FLOORS</b>	1
<b>BOARD ACCEPTANCE DATE</b>	5/23/1994
<b>CHARACTERISTICS</b>	Occupied
<b>ANNUAL REVIEW COMPLETED BY</b>	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
2018-2019	24	81.26	District	3/26/2019
2017-2018	23	81.89	District	3/13/2018
2016-2017	22	82.79	District	3/28/2017
2015-2016	21	82.79	District	4/26/2016
2014-2015	20	Not Reviewed	Incomplete	5/27/2014
2013-2014	19	84.49	District	5/14/2013

The next certified BCA is due: **2019**

#### 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
1993	Area 1	84,854	84,854	84,854	9/1/1993	5/23/1994
<b>Building Totals</b>		<b>84,854</b>	<b>84,854</b>	<b>84,854</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>	Other		
	<i>Causes:</i>	Condensation		



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Slabs on Grade</b>	<i>Comments:</i>	Deficiency: Moisture in a small percentage of rooms causing problems with finishes		
<b>Water and Gas Mitigation</b>	Building Subdrainage	A6010		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Broken Pipe		
	<i>Comments:</i>	Deficiency: Water damage at below grade foundation walls due to broken irrigation lines		
<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
	Exterior Windows	B2020		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Broken seals at approximately 5-10% of the exterior windows		
	Exterior Doors and Grilles	B2050		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Frame/Molding Condition, Material Condition		
	<i>Comments:</i>	Components are showing wear from use.		
	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>	Roof is in decent shape but is getting towards the end of its life cycle.		
	Roof Appurtenances	B3020		90.00% Good
	Horizontal Openings	B3060		90.00% Good
	Overhead Exterior Enclosures	B3080		90.00% Good
<b>Interior Construction</b>	Interior Partitions	C1010		90.00% Good
	Interior Windows	C1020		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Hazardous Materials		
	<i>Comments:</i>	Wire glass is used in relites		
	Interior Doors	C1030		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	All interior doors with windows have wire glass		
	Interior Grilles and Gates	C1040		90.00% Good
Suspended Ceiling Construction	C1070		90.00% Good	
<b>Interior Finishes</b>	Wall Finishes	C2010		62.00% Fair
	<i>Deficiencies:</i>	Cracking, Peeling, Flaking, Warped/Delaminating Finishes		
	<i>Causes:</i>	Other, Surface Damage		
	<i>Comments:</i>	Deficiency: Some wall surfacing materials loose, delaminating in certain areas. Sharp corners causing excessive wear.		
	Interior Fabrications	C2020		90.00% Good
Flooring	C2030		62.00% Fair	





**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Interior Finishes</b>	<i>Deficiencies:</i>	Stains, Discoloration		
	<i>Causes:</i>	Deterioration, Other		
	<i>Comments:</i>	Normal wear and tear of the floor finishes for a facility of this age.		
	Stair Finishes	C2040		62.00% Fair
	<i>Deficiencies:</i>	Stains, Discoloration		
	<i>Causes:</i>	Deterioration		
	<i>Comments:</i>	Normal wear and tear		
	Ceiling Finishes	C2050		62.00% Fair
	<i>Deficiencies:</i>	Surface Appearance		
	<i>Causes:</i>	Surface Damage		
<i>Comments:</i>	A few stained/soiled ceiling tiles and ceiling tiles that are not fully installed within the grid system.			
<b>Conveying</b>	Vertical Conveying Systems	D1010		90.00% Good
<b>Plumbing</b>	Domestic Water Distribution	D2010		62.00% Fair
	<i>Quantity:</i>	0.00 Lot		
	<i>Deficiencies:</i>	Water Leaking		
	<i>Causes:</i>	Excessive Wear		
	<i>Comments:</i>	Location: Above ceilings in common areas and above kitchen. Deficiency: Domestic hot water loop experiences failures at copper elbows. Small diameter (3/4") domestic hot water loop line replaced in end of summer 2017.		
	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
<b>HVAC</b>	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		90.00% Good
	Cooling Systems	D3030		90.00% Good
	Facility HVAC Distribution Systems	D3050		62.00% Fair
	<i>Deficiencies:</i>	Inadequate Water Flow, Other		
<i>Causes:</i>	Other			
<i>Comments:</i>	Deficiency: Coolant circulation system inadequately sized. Repairs have been made and system is operating better than previous assessment.			
<b>Fire Protection</b>	Ventilation	D3060		90.00% Good
	Fire Suppression	D4010		90.00% Good
	Fire Protection Specialties	D4030		90.00% Good
<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
<b>Communications</b>	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good
	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		30.00% Poor
	<i>Deficiencies:</i>	Other		
<i>Causes:</i>	Equipment Obsolescence			



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Communications</b>	<i>Comments:</i>	Building contains outdated Simplex system, clocks are a problem.		
<b>Electronic Safety and Security</b>	Access Control and Intrusion Detection	D7010		90.00% Good
	Electronic Surveillance	D7030		90.00% Good
	<i>Quantity:</i>	4.00 Lot		
	<i>Year Installed/Replaced:</i>	2014		
	<i>Life Span:</i>	5		
<b>Integrated Automation</b>	Detection and Alarm	D7050		30.00% Poor
	<i>Deficiencies:</i>	Devices Not Working, Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Fire alarm system (pull stations) are breaking down.		
	Integrated Automation Facility Controls	D8010		62.00% Fair
<b>Equipment</b>	<i>Deficiencies:</i>	Sensors Not Working Correctly, Zones Not Working		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Location: Music wing, gym, locker rooms. Deficiency: DDC HVAC control system is experience failures.		
	Commercial Equipment	E1030		90.00% Good
	Institutional Equipment	E1040		90.00% Good
<b>Equipment</b>	Entertainment and Recreational Equipment	E1070		90.00% Good
	Other Equipment	E1090		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Deterioration		



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Equipment</b>	<i>Comments:</i>	Equipment is old and worn.		
<b>Furnishings</b>	Fixed Furnishings	E2010		90.00% Good
	Movable Furnishings	E2050		62.00% Fair
	<i>Deficiencies:</i>	Surface Deterioration		
	<i>Causes:</i>	Deterioration, Physical Damage		
	<i>Comments:</i>	Wear and tear.		



**Wenatchee Valley Technical Skills Center - Building C**

**Building Details**

PROFILE TYPE	Skills Center
NUMBER OF FLOORS	1
BOARD ACCEPTANCE DATE	6/13/2017
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
2018-2019	1	100.00	District	3/26/2019
2017-2018	0	100.00	District	3/13/2018

**The next certified BCA is due: 2023**

**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
2015	Area 1	10,634	10,634	0		6/13/2017
<b>Building Totals</b>		<b>10,634</b>	<b>10,634</b>	<b>0</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
	Exterior Windows	B2020		100.00% Excellent
	Exterior Doors and Grilles	B2050		100.00% Excellent



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Exterior Vertical Enclosures</b>	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
	Facility HVAC Distribution Systems	D3050		100.00% Excellent



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>HVAC</b>	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>	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



**Building Components**

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Furnishings	Movable Furnishings	E2050		100.00% Excellent



## SECURITY UPGRADES PROJECT

### NOTICE TO PROCEED

MARCH 26, 2019

#### SITUATION

The DOH Associates and District staff have been working on the Security Upgrades project including site visits, district staff discussions and preliminary design with an effort to upgrade building safety and security throughout the District and align with policy and plans currently utilized or in process of implementation at school facilities. The rough blueprint for this project has been the Proposed Security Upgrades report presented to the School Board last year by the Districts Safety and Security Department staff.

Based on the information previously presented on the security upgrades at each of the facilities within the District, we would like to finalize the project scope and proceed with design and incorporate any comments or special requests the School Board may have. The goal is to construct the security upgrades at school facilities during the summer of 2019, which at this point is an aggressive timeline and requires efficient school staff comment and approval as well as design progress.

#### RECOMMENDATION

The Board of Directors provide a Notice to Proceed with the Security Upgrades project at school facilities within the District incorporating any requests you may have.