



**BLUE HERON MIDDLE SCHOOL - MAIN BUILDING**

Building Details

<b>PROFILE TYPE</b>	Middle/Junior High School - Single Story
<b>NUMBER OF FLOORS</b>	1
<b>BOARD ACCEPTANCE DATE</b>	10/2/1995
<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
2020-2021	25	82.42	District	Not Reported
2019-2020	24	87.70	Consultant	3/19/2020
2018-2019	23	88.29	Consultant	3/21/2019
2017-2018	22	Not Reviewed	Incomplete	Not Reported
2016-2017	21	88.29	District	3/27/2017
2015-2016	20	Not Reviewed	Incomplete	Not Reported

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
1995	Main Building	60,124	60,124	60,124	9/4/1995	10/2/1995
<b>Building Totals</b>		<b>60,124</b>	<b>60,124</b>	<b>60,124</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
Water and Gas Mitigation	Building Subdrainage	A6010		90.00% Good
Superstructure	Roof Construction	B1020		90.00% Good



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**PORT TOWNSEND**

**82.42%**

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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
<b>Exterior Vertical Enclosures</b>	Exterior Walls	B2010		90.00% Good
	<i>Comments:</i>	Very minor and sparse surface damage in various locations.		
	Exterior Windows	B2020		90.00% Good
	Exterior Doors and Grilles	B2050		90.00% Good
<b>Exterior Horizontal Enclosures</b>	Exterior Louvers and Vents	B2070		90.00% Good
	Roofing	B3010		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Surface Weathering		
	<i>Comments:</i>	Roof cleaned & minor repairs made in 2014.		
	Roof Appurtenances	B3020		90.00% Good
<b>Interior Construction</b>	Overhead Exterior Enclosures	B3080		90.00% Good
	<i>Comments:</i>	In this case, this component includes the entry canopy.		
	Interior Partitions	C1010		90.00% Good
	<i>Comments:</i>			
	Interior Windows	C1020		90.00% Good
	Interior Doors	C1030		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Some interior partitions don't work. Man-doors are in good shape.		
	Interior Grilles and Gates	C1040		90.00% Good
Suspended Ceiling Construction	C1070		90.00% Good	
<b>Interior Finishes</b>	Wall Finishes	C2010		90.00% Good



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<b>Interior Finishes</b>	<i>Comments:</i>	Most walls repainted summer 2019.		
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		30.00% Poor
	<i>Deficiencies:</i>	Irregular Surface		
	<i>Causes:</i>	Deterioration, Settlement		
	<i>Comments:</i>	Hallway VCT installed in 2009 has gaps at joints. Settlement/moisure has cracked some VCT in approximately 2% of building. Tiles schedule to be replaced summer 2021. Carpet installed in hallways in 2015.		
	Ceiling Finishes	C2050		62.00% Fair
	<i>Deficiencies:</i>	Cracking, Peeling, Flaking, Surface Appearance		
	<i>Causes:</i>	Surface Damage		
	<i>Comments:</i>	Stains and some warping on a few ceiling tiles.		
<b>Plumbing</b>	Domestic Water Distribution	D2010		90.00% Good
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Lack of Insulation, Other		
	<i>Comments:</i>	Replaced 3 water heaters in past five years.		
	Sanitary Drainage	D2020		90.00% Good
Building Support Plumbing Systems	D2030		90.00% Good	
<b>HVAC</b>	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020		90.00% Good
	Facility HVAC Distribution Systems	D3050		90.00% Good



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<b>HVAC</b>	<i>Comments:</i>			
	Ventilation	D3060		90.00% Good
	<i>Comments:</i>			
<b>Fire Protection</b>	Fire Suppression	D4010		90.00% Good
	Fire Protection Specialties	D4030		90.00% Good
<b>Electrical</b>	Facility Power Generation	D5010		90.00% Good
	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		90.00% Good
	<i>Comments:</i> Upgraded to LED lighting in Gym in past year.			
<b>Communications</b>	Data Communications	D6010		100.00% Excellent
	Voice Communications	D6020		100.00% Excellent
	<i>Comments:</i> New VOIP system installed in 2015.			
	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and Monitoring	D6060		90.00% Good
	<i>Comments:</i> New VOIP system installed in 2015. Speakers upgraded recently.			
<b>Electronic Safety and Security</b>	Access Control and Intrusion Detection	D7010		90.00% Good
	<i>Comments:</i> Working, but not enough coverage.			
	Electronic Surveillance	D7030		100.00% Excellent
	<i>Comments:</i> 2017 and 2019 additional cameras have been installed to existing roster.			
	Detection and Alarm	D7050		0.00% Unsatisfactory



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<b>Electronic Safety and Security</b>	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	FA panels need to be replaced - planned in 2020 or 2021. System is currently addressable.		
<b>Integrated Automation</b>	Integrated Automation Facility Controls	D8010		100.00% Excellent
<b>Equipment</b>	Commercial Equipment	E1030		90.00% Good
	Institutional Equipment	E1040		90.00% Good
	Entertainment and Recreational Equipment	E1070		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Equipment Obsolescence		
	<i>Comments:</i>	Some systems out of date due to age of system & normal wear & tear. 2019 some has been upgraded.		
	Other Equipment	E1090		90.00% Good
<b>Furnishings</b>	Fixed Furnishings	E2010		62.00% Fair
	<i>Deficiencies:</i>	Surface Deterioration		
	<i>Causes:</i>	Surface Water		
	<i>Comments:</i>	Age is a factor.		