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Gregg Herkenrath
Director of Facilities and Capital Projects

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March 13, 2018

Re: Annual report of WSD Asset Preservation System

The Asset Preservation Program 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.
Wenatchee, WA. 98801



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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

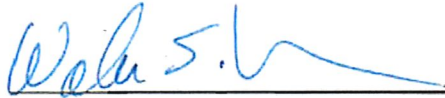
WHEREAS, the Wenatchee School District No. 246 is committed to preserve the district's facilities in a safe, healthful and educationally effective manner that is compliant with applicable codes and requirements. The superintendent or his designee shall oversee the development of an Asset Preservation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

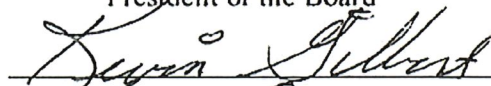
WHEREAS, the APS shall provide for the preservation of district facilities by employing a system of processes, including, but not limited to, predictive, preventative, repairs, educational specifications, maintenance, and re-conditioning, and,


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 8th day of December, 2009.



President of the Board


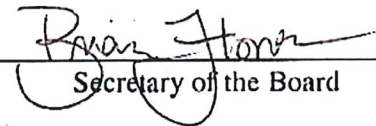


absent

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)

FACILITY	BUILDING NAME	BUILDING BOARD ACCEPTANCE DATE	APP YEAR	-----2017-2018-----		NEXT CERTIFIED BCA DUE
				BUILDING CONDITION ASSESSMENT %	ANNUAL REVIEW COMPLETED BY	
▾ Foothills Middle School	Main Building	5/23/1994	23		District	2019
▾ Wenatchee Valley Technical Skills Center	Building C	6/13/2017	0	100.00	District	2023



Foothills Middle School - Main Building

Building Details

PROFILE TYPE	Middle/Junior High School - Multi-Story
NUMBER OF FLOORS	1
BOARD ACCEPTANCE DATE	5/23/1994
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
2017-2018	23	82.79	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
2012-2013	18	85.71	Consultant	Not Reported

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
Building Totals		84,854	84,854	84,854		

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		
	<i>Comments:</i>	Deficiency: Moisture in some areas causing problems with finishes		
Water and Gas Mitigation	Building Subdrainage	A6010		30.00% Poor



School Facilities and Organization
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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Water and Gas Mitigation	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: Underground water causes damp slab and affects flooring		
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
	Exterior Windows	B2020		62.00% Fair
	Exterior Doors and Grilles	B2050		62.00% Fair
	Exterior Louvers and Vents	B2070		90.00% Good
Exterior Horizontal Enclosures	Roofing	B3010		62.00% Fair
	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		62.00% Fair
	Interior Grilles and Gates	C1040		90.00% Good
	Suspended Ceiling Construction	C1070		90.00% Good
Interior Finishes	Wall Finishes	C2010		62.00% Fair
	<i>Deficiencies:</i>	Cracking, Peeling, Flaking, Warped/Delaminating Finishes		
	<i>Causes:</i>	Other		



School Facilities and Organization
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Building Components

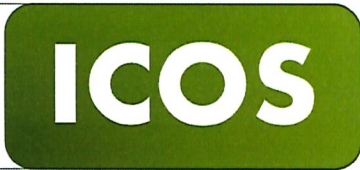
SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Interior Finishes	<i>Comments:</i>	Deficiency: Some wall surfacing materials loose, delaminating in certain areas. Sharp corners causing excessive wear.		
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		62.00% Fair
	<i>Deficiencies:</i>	Other		
	<i>Causes:</i>	Moisture		
	<i>Comments:</i>	Deficiency: Issues with adhesion of materials		
	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		62.00% Fair
	<i>Quantity:</i>	1,000.00		
	<i>Unit of Measure:</i>	lineal feet		
	<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. BCA from poor to fair.		
	Sanitary Drainage	D2020		90.00% Good
	Building Support Plumbing Systems	D2030		90.00% Good
HVAC	Facility Fuel Systems	D3010		90.00% Good



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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
HVAC	Heating Systems	D3020		90.00% Good
	Cooling Systems	D3030		90.00% Good
	Facility HVAC Distribution Systems	D3050		30.00% Poor
	<i>Deficiencies:</i>	Inadequate Water Flow, Other		
	<i>Causes:</i>	Other		
	<i>Comments:</i>	Deficiency: Coolant circulation system inadequately sized		
	Ventilation	D3060		90.00% Good
Fire Protection	Fire Suppression	D4010		90.00% Good
	Fire Protection Specialties	D4030		90.00% Good
Electrical	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
Communications	Data Communications	D6010		100.00% Excellent
	Voice Communications	D6020		100.00% Excellent
	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		100.00% Excellent
	<i>Quantity:</i>	4.00		
	<i>Unit of Measure:</i>	each		



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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electronic Safety and Security	<i>Year Installed/Replaced:</i>	2014		
	<i>Life Span:</i>	5		
	Detection and Alarm	D7050		62.00% Fair
	<i>Comments:</i>	Deficiency: Does not meet mass notification requirements.		
Integrated Automation	Integrated Automation Facility Controls	D8010		62.00% Fair
	<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.		
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



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
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
Building Totals		10,634	10,634	0		

Building Components

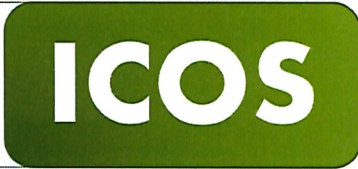
SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Foundations	Standard Foundation	A1010		100.00% Excellent
Slabs on Grade	Standard Slabs on Grade	A4010		100.00% Excellent
Water and Gas Mitigation	Building Subdrainage	A6010		100.00% Excellent
Superstructure	Roof Construction	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
	Exterior Louvers and Vents	B2070		100.00% Excellent
Exterior Horizontal Enclosures	Roofing	B3010		100.00% Excellent
	Roof Appurtenances	B3020		100.00% Excellent



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Exterior Horizontal Enclosures	Horizontal Openings	B3060		100.00% Excellent
	Overhead Exterior Enclosures	B3080		100.00% Excellent
Interior Construction	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
Interior Finishes	Wall Finishes	C2010		100.00% Excellent
	Interior Fabrications	C2020		100.00% Excellent
	Flooring	C2030		100.00% Excellent
	Ceiling Finishes	C2050		100.00% Excellent
Plumbing	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
HVAC	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
	Ventilation	D3060		100.00% Excellent
Fire Protection	Fire Suppression	D4010		100.00% Excellent
	Fire Protection Specialties	D4030		100.00% Excellent



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Building Components

SUB-ASSEMBLY	COMPONENT	COMPONENT CODE	MAINTENANCE PRIORITY	CONDITION RATING
Electrical	Electrical Services and Distribution	D5020		100.00% Excellent
	General Purpose Electrical Power	D5030		100.00% Excellent
	Lighting	D5040		100.00% Excellent
Communications	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
Electronic Safety and Security	Access Control and Intrusion Detection	D7010		100.00% Excellent
	Electronic Surveillance	D7030		100.00% Excellent
	Detection and Alarm	D7050		100.00% Excellent
Integrated Automation	Integrated Automation Facility Controls	D8010		100.00% Excellent
Equipment	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
Furnishings	Fixed Furnishings	E2010		100.00% Excellent
	Movable Furnishings	E2050		100.00% Excellent