

# Stanwood Camano School District

TO : BOARD OF DIRECTORS  
FROM : GARY PLATT, EXECUTIVE DIRECTOR - BUSINESS SERVICES  
SUBJECT : ASSET PROTECTION PROGRAM - ANNUAL FACILITY REPORT  
DATE : APRIL 18, 2017  
TYPE : ACTION NEEDED

The attached reports are required by the Superintendent of Public Instruction to be updated annually as a condition to receiving state matching funds on future 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. One of the conditions for future funding imposed by the legislature is that this report must be provided to the school district board of directors.

The report was updated for this year as part of the Study and Survey Report completed by McGranahan Architects.

Please take a look at the attached rating forms for all four schools and please let me know if you have any questions. Any repair recommendations will be forwarded to the maintenance department.

Recommendation:

We recommend the board **move to approve the 2017 Asset Protection Program annual facility report.**



# ICOS

School Facilities and Organization  
INFORMATION AND CONDITION OF SCHOOLS  
Asset Preservation Program (APP) Report by Building



FACILITY	BUILDING NAME	BUILDING BOARD ACCEPTANCE DATE	APP YEAR	-----2016-2017-----		NEXT CERTIFIED BCA DUE
				BUILDING CONDITION	ANNUAL REVIEW	
Utsalady Elementary School	Main Building	5/8/2001	15	82.60	Consultant	2023
Cedarhome Elementary School	Main Building	11/20/1998	18	78.09	Consultant	2023
Elger Bay Elementary School	Main Building	8/28/2001	15	85.40	Consultant	2023
Port Susan Middle School	Main Building	4/22/1998	18	83.99	Consultant	2023



UTSALADY ELEMENTARY SCHOOL - MAIN BUILDING

This building is required to comply with the Asset Preservation Program

Building Details		REPORTING YEAR	APP YEAR	BUILDING CONDITION	ANNUAL REVIEW COMPLETED BY	BOARD REPORT PRESENT DATE
PROFILE TYPE	Elementary School - Multi-Story	2016-2017	15	82.6	Consultant	4/18/2017
NUMBER OF FLOORS	2	2015-2016	14	87.64	Consultant	3/15/2016
BOARD ACCEPTANCE DATE	5/8/2001	2014-2015	13	91.95	District	3/17/2015
CHARACTERISTICS	Occupied	2013-2014	12	91.95	District	3/18/2014
ANNUAL REVIEW COMPLETED BY	Consultant	2012-2013	11	91.95	District	4/16/2013
COMMENTS	Sq ft shown is "placeholder" based on area analysis from 2001 S&S, which is pre-construction D-7. Current S&S to	2011-2012	10	Not Reviewed	Incomplete	Not Reported

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
2001	Area 1	48,449	48,449	48,449		5/8/2001
2001	Cov Play	3,070	3,070	1,535		
Building Totals		51,519	51,519	49,984		

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
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
	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
	Deficiencies:	Rusted Metal Finishes/Components		
	Causes:	Surface Damage		
	Comments:	Deficiency: Surface rust is visible on roof		
Interior Construction	Interior Partitions	C1010		90.00% Good
	Comments:	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
	Interior Fabrications	C2020		90.00% Good
	Flooring	C2030		62.00% Fair
	Deficiencies:	Broken or Loose Tiles		
	Causes:	Deterioration		
	Comments:	Deficiency: Some floor tile is coming up		
	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
	Deficiencies:	Slow Draining		
	Causes:	Other		
	Comments:	Some of the classroom sinks drain slow		
	Building Support Plumbing Systems	D2030		90.00% Good
	Facility Fuel Systems	D3010		90.00% Good
	Heating Systems	D3020	High	62.00% Fair
	Deficiencies:	Excessive Heat Fluctuation, Other		
	Causes:	Corrosion, Mineral Deposits, Electrolysis, Other		
	Comments:	Deficiency: It was reported that AHU 1 is		
	Facility HVAC Distribution Systems	D3050		90.00% Good
	Ventilation	D3060		90.00% Good
Fire Protection	Fire Suppression	D4010		90.00% Good



School Facilities and Organization  
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**STANWOOD-CAMANO**  
 82.60% Fair

**UTSALADY ELEMENTARY SCHOOL - MAIN BUILDING**

<b>Electrical</b>	Fire Protection Specialties	D4030	90.00% Good
	Electrical Services and Distribution	D5020	90.00% Good
	General Purpose Electrical Power	D5030	90.00% Good
	Lighting	D5040	62.00% Fair
	<i>Deficiencies:</i>	Other	
	<i>Causes:</i>	Other	
	<i>Comments:</i>	HID fixtures are dated and inefficient.	
<b>Communications</b>	Data Communications	D6010	90.00% Good
	Voice Communications	D6020	90.00% Good
	Audio-Video Communications	D6030	62.00% Fair
	<i>Deficiencies:</i>	Other	
	<i>Causes:</i>	Other	
	<i>Comments:</i>	Deficiency: It was reported that sound	
<b>Electronic Safety and Security</b>	Distributed Communications and	D6060	90.00% Good
	Access Control and Intrusion	D7010	90.00% Good
	Electronic Surveillance	D7030	90.00% Good
	Detection and Alarm	D7050	90.00% Good
<b>Integrated Automation</b>	Integrated Automation Facility	D8010	90.00% Good
	Controls		
<b>Equipment</b>	Commercial Equipment	E1030	90.00% Good
	Institutional Equipment	E1040	90.00% Good
	Entertainment and Recreational	E1070	90.00% Good
	Other Equipment	E1090	90.00% Good
<b>Furnishings</b>	Fixed Furnishings	E2010	90.00% Good
	Movable Furnishings	E2050	90.00% Good



**CEDARHOM ELEMNTARY SCHOOL - MAIN BUILDING**

This building is required to comply with the Asset Preservation Program

Building Details		REPORTING YEAR	APP YEAR	BUILDING CONDITION	ANNUAL REVIEW COMPLETED BY	BOARD REPORT PRESENT DATE
PROFILE TYPE	Elementary School - Multi-Story	2016-2017	18	78.09	Consultant	4/18/2017
NUMBER OF FLOORS	2	2015-2016	17	80.58	Consultant	3/15/2016
BOARD ACCEPTANCE DATE	11/20/1998	2014-2015	16	91.01	District	3/17/2015
CHARACTERISTICS	Occupied	2013-2014	15	91.01	District	3/18/2014
ANNUAL REVIEW COMPLETED BY	Consultant	2012-2013	14	91.01	District	4/16/2013
COMMENTS	Sq ft shown is uploaded from old S&S. Current S&S consultant to verify sq ft.	2011-2012	13	Not Reviewed	Incomplete	Not Reported

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
1997	Main Building	45,750	45,750	45,750		12/16/1997
1997	Cov Play - Area 18	3,000	3,000	1,500		
Building Totals		48,750	48,750	47,250		

**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
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
	Deficiencies:	Cracking, Peeling, Flaking, Damaged Masonry		
	Causes:	Structural and Frame Movement		
	Comments:	Location: Mainly at the Gym walls.		
	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
	Deficiencies:	Holes, Tears, Irregular Surface, Stains, Discoloration		
	Causes:	Moisture		
	Comments:	Location: On both first and second		
	Stair Finishes	C2040		90.00% Good
	Ceiling Finishes	C2050	Low	62.00% Fair
	Deficiencies:	Surface Appearance		
	Causes:	Surface Damage		
	Comments:	Deficiency: There is evidence of		
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
	Deficiencies:	Excessive Heat Fluctuation, Other		
	Causes:	Equipment Obsolescence, Other		
	Comments:	Deficiency: Some condensate lines are		
	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



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**STANWOOD-CAMANO**  
 78.09% Fair

**CEDARHOME ELEMENTARY SCHOOL - MAIN BUILDING**

<b>Electrical</b>	Electrical Services and Distribution	D5020	90.00% Good
	General Purpose Electrical Power	D5030	90.00% Good
	Lighting	D5040	62.00% Fair
	Deficiencies:	Other	
	Causes:	Bad Ballasts, Other	
	Comments:	Location: Mainly corridors	
<b>Communications</b>	Data Communications	D6010	62.00% Fair
	Deficiencies:	Other	
	Causes:	Equipment Obsolescence	
	Comments:	Cabling is CAT5.	
	Voice Communications	D6020	90.00% Good
	Audio-Video Communications	D6030	62.00% Fair
	Deficiencies:	Other	
	Causes:	Equipment Obsolescence, Other	
	Comments:	In-school television distribution system	
	Distributed Communications and	D6060	62.00% Fair
	Deficiencies:	Weak or Intermittent Com	
	Causes:	Other	
	Comments:	Bell programming appears to be broken.	
<b>Electronic Safety and Security</b>	Access Control and Intrusion	D7010	90.00% Good
	Electronic Surveillance	D7030	90.00% Good
	Detection and Alarm	D7050	62.00% Fair
	Deficiencies:	Other	
	Causes:	Equipment Obsolescence	
	Comments:	System in a zoned fire alarm system.	
<b>Integrated Automation</b>	Integrated Automation Facility	D8010	90.00% Good
	Controls		
<b>Equipment</b>	Commercial Equipment	E1030	90.00% Good
	Institutional Equipment	E1040	90.00% Good
	Entertainment and Recreational	E1070	90.00% Good
	Other Equipment	E1090	90.00% Good
<b>Furnishings</b>	Fixed Furnishings	E2010	90.00% Good
	Movable Furnishings	E2050	90.00% Good



ELGER BAY ELEMENTARY SCHOOL - MAIN BUILDING

This building is required to comply with the Asset Preservation Program

Building Details		REPORTING YEAR	APP YEAR	BUILDING CONDITION	ANNUAL REVIEW COMPLETED BY	BOARD REPORT PRESENT DATE
PROFILE TYPE	Administrative	2016-2017	15	85.4	Consultant	4/18/2017
NUMBER OF FLOORS	2	2015-2016	14	91.53	Consultant	3/15/2016
BOARD ACCEPTANCE DATE	8/28/2001	2014-2015	13	93.54	District	3/17/2015
CHARACTERISTICS	Occupied	2013-2014	12	93.54	District	3/18/2014
ANNUAL REVIEW COMPLETED BY	Consultant	2012-2013	11	93.54	District	4/16/2013
COMMENTS	Sq ft information is "placeholder" uploaded from previous S&S. Current S&S consultant to confirm sq ft.	2011-2012	10	Not Reviewed	Incomplete	Not Reported

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
2001	Cov Play - Area 11	3,032	3,032	1,516		
2001	Area 1	47,310	47,310	47,310		8/28/2001
Building Totals		50,342	50,342	48,826		

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
	Roof Construction	B1020		90.00% Good
Exterior Vertical Enclosures	Exterior Walls	B2010		90.00% Good
	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
	Deficiencies:	Broken or Loose Tiles, Other		
	Causes:	Other, Settlement		
	Comments:	In the restrooms there is a section of		
	Ceiling Finishes	C2050		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		90.00% Good
	Deficiencies:	Excessive Heat Fluctuation		
	Causes:	Misadjusted Air Balancing, Misadjusted Controls		
	Comments:	Recommend re-commissioning air		
	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		62.00% Fair
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	HID fixtures are dated and inefficient.		
Communications	Data Communications	D6010		90.00% Good
	Voice Communications	D6020		90.00% Good
	Audio-Video Communications	D6030		90.00% Good
	Distributed Communications and	D6060		90.00% Good
Electronic Safety and Security	Access Control and Intrusion	D7010		90.00% Good
	Electronic Surveillance	D7030		90.00% Good



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**STANWOOD-CAMANO**  
85.40% Good

**ELGER BAY ELEMENTARY SCHOOL - MAIN BUILDING**

	Detection and Alarm	D7050	62.00% Fair
	Deficiencies:	Other	
	Causes:	Other	
	Comments:	Graphic map has an LED indicator light	
Integrated Automation	Integrated Automation Facility Controls	D8010	90.00% Good
Furnishings	Fixed Furnishings	E2010	90.00% Good
	Movable Furnishings	E2050	90.00% Good





PORT SUSAN MIDDLE SCHOOL - MAIN BUILDING

This building is required to comply with the Asset Preservation Program

Building Details		REPORTING YEAR	APP YEAR	BUILDING CONDITION	ANNUAL REVIEW COMPLETED BY	BOARD REPORT PRESENT DATE
PROFILE TYPE	Middle/Junior High School - Multi-Story	2016-2017	18	83.99	Consultant	4/18/2017
NUMBER OF FLOORS	2	2015-2016	17	87.99	Consultant	3/15/2016
BOARD ACCEPTANCE DATE	4/22/1998	2014-2015	16	93.49	District	3/17/2015
CHARACTERISTICS	Occupied	2013-2014	15	93.49	District	3/18/2014
ANNUAL REVIEW COMPLETED BY	Consultant	2012-2013	14	93.49	District	4/16/2013
COMMENTS	Current S&S to confirm exact sq ft. 74,924 is per uploaded D-7 Area Analysis. Previous entry in ICOS was 77,855, but	2011-2012	13	Not Reviewed	Incomplete	Not Reported

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
1997	Area 1	74,924	74,924	74,924		4/22/1998
	Building Totals	74,924	74,924	74,924		

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
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
	Deficiencies:	Other		
	Causes:	Other		
	Comments:	Deficiency: Masonry Control Joint		
	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
	Deficiencies:	Peeling Paint, Rusted Metal Finishes/Components		
	Causes:	Surface Damage		
	Comments:	Deficiency: Paint peeling and surface rust		
Interior Construction	Interior Partitions	C1010		62.00% Fair
	Deficiencies:	Cracks, Tears, Holes, Looseness		
	Causes:	Settlement		
	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		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
	Deficiencies:	Water Leaking		
	Causes:	Other		
	Comments:	The water heaters are showing signs of		
	Sanitary Drainage	D2020		100.00% Excellent
	Building Support Plumbing Systems	D2030		100.00% Excellent
HVAC	Facility Fuel Systems	D3010		100.00% Excellent
	Heating Systems	D3020		90.00% Good
	Facility HVAC Distribution Systems	D3050		90.00% Good
	Ventilation	D3060		90.00% Good
Fire Protection	Fire Suppression	D4010		100.00% Excellent
	Fire Protection Specialties	D4030		100.00% Excellent
Electrical	Electrical Services and Distribution	D5020		90.00% Good
	General Purpose Electrical Power	D5030		90.00% Good
	Lighting	D5040		62.00% Fair



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STANWOOD-CAMANO  
83.99% Fair

PORT SUSAN MIDDLE SCHOOL - MAIN BUILDING

	<i>Deficiencies:</i>	Other	
	<i>Causes:</i>	Other	
	<i>Comments:</i>	Aging HID fixtures on the site and	
Communications	Data Communications	D6010	90.00% Good
	Voice Communications	D6020	90.00% Good
	Audio-Video Communications	D6030	90.00% Good
	Distributed Communications and	D6060	90.00% Good
Electronic Safety and Security	Access Control and Intrusion	D7010	90.00% Good
	Electronic Surveillance	D7030	90.00% Good
	Detection and Alarm	D7050	90.00% Good
Integrated Automation	Integrated Automation Facility	D8010	90.00% Good
	Controls		
Equipment	Commercial Equipment	E1030	90.00% Good
	Institutional Equipment	E1040	90.00% Good
	Entertainment and Recreational	E1070	90.00% Good
	Other Equipment	E1090	90.00% Good
Furnishings	Fixed Furnishings	E2010	90.00% Good
	Movable Furnishings	E2050	90.00% Good