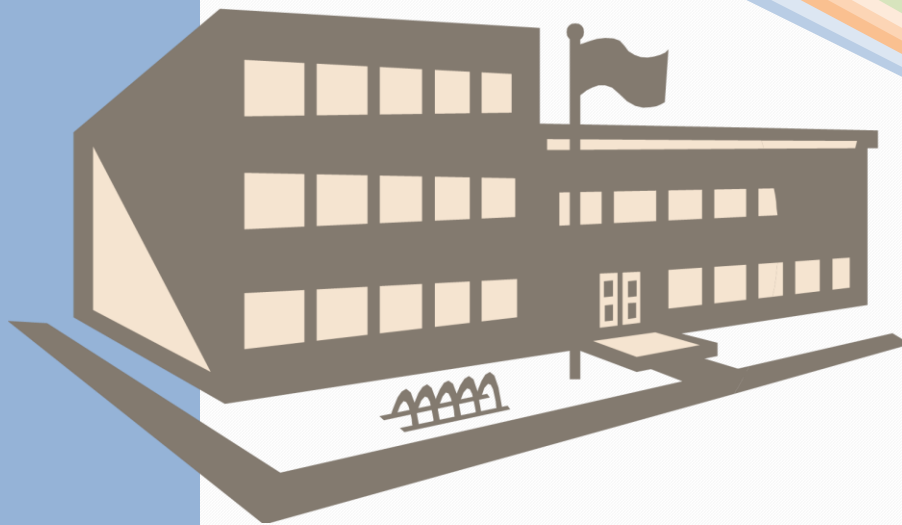


2021 FACILITY CONDITION SURVEY



Big Bend Community College

SURVEY CONDUCTED BY:
Steve Lewandowski
State Board for Community
and Technical Colleges

Olympia, Washington

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State of Washington

State Board for Community and Technical Colleges

1300 Quince St. SE, Olympia, WA 98504 (360) 704-4400

Wayne Doty, Capital Budget Director

Steve Lewandowski, Principal Architect

Big Bend Community College

7662 Chanute, Moses Lake 98837

Linda Schoonmaker

Charlene Rios

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INTRODUCTION

The facility condition survey is conducted by the State Board for Community and Technical Colleges (SBCTC) every two years. In 1989 the SBCTC directed that a facility condition survey be performed on all community college facilities owned by the state. The intent of the survey was to provide a determination of the physical condition of state-owned community college facilities, and to identify capital repair project candidates for funding consideration for the bi-annual state budget cycle. Starting in 1991, the five technical colleges and Seattle Vocational Institute were also included in this process.

The current survey continues the process begun in 1989 as a method of identifying and budgeting capital repair needs by applying a uniform process to all colleges system-wide. The capital repair candidate validation process uses a condition evaluation protocol and deficiency prioritization methodology applied in a consistent manner across all of the colleges. The process was initiated with a detailed baseline condition survey conducted at each college in 1989, followed by updates conducted every two years. In 1995 a detailed baseline survey was conducted once again. Updates have been conducted every two years since 1995. Each update reviews both unfunded prior needs and emergent issues that have become more critical since the prior survey.

In 2001 the survey was augmented by a facility condition rating process whereby the overall condition of each college facility is rated by evaluating the condition of 20 separate technical adequacy characteristics. A score is calculated for each facility based on this evaluation. The condition rating process continues to be an integral part of the condition survey update process.

The focus of the 2021 survey update includes:

- Reviewing deficiencies documented in the previous survey that have either not been funded or only partially funded for the current biennium, and evaluating the current condition of those deficiencies;
- Updating the relative severity/priority of those deficiencies to result in a deficiency score to be used as a guide for repair request prioritizing and timing;
- Modifying the recommended corrective action for unfunded deficiencies if necessary, and updating the estimate of repair costs for capital repair project requests;
- Reviewing, validating, prioritizing, and estimating corrective costs for “emerging” deficiencies identified by the college as potentially requiring capital repairs;

- Updating the building and site condition ratings.

This survey is intended to assist the SBCTC in establishing the relative severity of each capital repair deficiency to allow system-wide prioritizing of each college repair request. The SBCTC will also be able to estimate the cost of the projects to be requested for its 2023-2025 capital budget.

The scope of the condition survey update, as determined by the SBCTC, includes major building systems, utility distribution systems, and some site elements. It does not include dormitories, parking lots, asbestos hazard identification, ADA compliance, new construction, construction currently under warranty, or facilities recently purchased.



Main Campus (180A)

EXECUTIVE SUMMARY

The campus visit and validation assessment for this facility condition survey update for Big Bend Community College was conducted in 2021. The report will be used to help develop the 2023-2025 capital budget request.

This report includes two main focus areas. One focus area is the identification and evaluation of facility deficiencies that require capital funding. The deficiencies are scored and ranked to determine which projects will be proposed in the capital budget. The other focus is the evaluation of campus sites and buildings to determine the asset conditions. The buildings are scored using consistent criteria. These scores can be used by colleges that submit a major project request for consideration in the proposed capital budget.

Campus areas and facilities not owned by the State are not evaluated during the survey since they do not qualify for State capital appropriations. Also, dormitories, parking lots and other enterprise activities are not included because they have their own revenue source.

College Overview

Big Bend Community College serves the Moses Lake area, as well as communities throughout Grant, Adams, and a portion of Lincoln counties. The main campus, located in the city of Moses Lake, has been in operation since 1961 and at its present location since 1975. The college also owns an unoccupied satellite site in the City of Moses Lake.

The main campus is located on a 154-acre site that houses twenty-six permanent facilities as well as two dormitories that are not included in the condition survey. The permanent facilities range in size from 1,320 GSF to 66,935 GSF. Eighteen of the permanent facilities are considered instructional/academic facilities, three are administrative and student support facilities, and five are maintenance and storage facilities. (See campus map on the previous page.)

A satellite site is also located in Moses Lake south and east of the main campus. This site currently houses one unoccupied facility of 2,400 GSF, an old shop building.

Deficiency Survey Update Summary

Previous Survey

Several deficiencies were identified in the previous facility condition survey for the Big Bend Community College. Typically, the survey data for all college deficiencies are included in a single list and prioritized by severity. The prioritized list is then pared down to the most severe deficiencies based on the total dollar amount identified in the State Board's capital budget request for Minor Works Preservation projects.

The portion of the funding request related to an individual campus is determined by adding up all of the projects that are included in the pared down list for each campus. After the list is correctly sized, colleges are given the opportunity to make modifications to their preliminary list of projects, but are constrained by the pre-determined budget amount for their college. The State Board then uses the modified project data to help develop the final capital budget Minor Works Preservation request.

To address the worst deficiencies identified in the previous survey, the State Board submitted the following deficiencies as Minor Works Preservation projects in the 2021-2023 capital budget request (some of these have been combined into sub-projects in the budget request or subsequent allocations):

Deficiency F01: Replace windows - wood (multiple buildings). Project cost estimate = \$119,000

Deficiency F03: Replace electric wall heaters in the Pe/Comm.Activity Center (180-200) building. Project cost estimate = \$39,000

Deficiency F04: Replace entrance canopy in the Comp Science (180-150) building. Project cost estimate = \$111,000

Deficiency F05: Replace boiler controls in the Allied Health (180-170) building. Project cost estimate = \$236,000

Deficiency F06: Repair entrance stair platforms in the Allied Health (180-170) building. Project cost estimate = \$67,000

Deficiency R01: Replace built-up roofing on the Allied Health (180-170) building. Project cost estimate = \$691,000

Deficiency S01: Replace concrete sidewalk at the Main Campus (180A). Project cost estimate = \$52,000

Deficiency S02: Replace fire access road at the Main Campus (180A). Project cost estimate = \$78,000

Deficiency not identified during survey: Replace a Potable Water Meter located on the Big Bend Community College Main Campus (180A). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Potable Water Meter location and other details are fully described in the agency's 2019 Infrastructure Survey (asset 1647) (multiple buildings). Project cost estimate = \$25,000

Deficiency not identified during survey: Replace multiple Primary switchgear located on the Big Bend Community College Main Campus (180A). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Primary switchgear locations and other details are fully described in the agency's 2019 Infrastructure Survey (assets 1593 & 1594) (multiple buildings). Project cost estimate = \$87,000

Deficiency not identified during survey: Replace a Transformer located on the Big Bend Community College Main Campus (180A). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Transformer location and other details are fully described in the agency's 2019 Infrastructure Survey (asset 1592) (multiple buildings). Project cost estimate = \$71,000

Survey Update

This condition survey update validated additional repair deficiencies and recommendations for funding. Many of the deficiencies have been recommended for funding in the 2023-2025 capital budget, however, any deferrable deficiencies should also be included in the budget in order of severity as funds allow.

The following table summarizes by funding category the number of deficiencies, average severity score, and estimated repair cost. Projects not recommended for funding are not included.

Category	Campus	Deficiencies	Average Deficiency Score	Total Repair Cost Estimate
Facility	Main Campus (180A)	6	56	\$709,000
College Total		6	56	\$709,000

Capital Repair Requirement Deficiency Overview

All of the deficiencies identified during this survey are summarized below:

Deficiency F01

Main Campus (180A)

Location: Student Center/Admin. (180-140)

Severity Score: 57

Construction Cost Estimate: \$91,000

The college is concerned about the age of the two pad-mounted units. The college staff indicated that the level of maintenance is normal. These units should continue to be monitored and be replaced in the future.

Deficiency F02

Main Campus (180A)

Location: Student Center/Admin. (180-140)

Severity Score: 55

Construction Cost Estimate: \$60,000

The two units have required a higher level of maintenance to maintain function. These units are at the end of their useful life and should be replaced.

Deficiency F03

Main Campus (180A)

Location: Library/Atec (180-180)

Severity Score: 53

Construction Cost Estimate: \$100,000

The entrance storefront systems in building 180 have deteriorated. The door thresholds have warped. The locking mechanisms are unreliable and require regular adjustment. The doors are also failing. The 5 storefront systems and 10 doors should be replaced.

Deficiency F04

Main Campus (180A)

Location: Pe/Comm.Activity Center (180-200)

Severity Score: 56

Construction Cost Estimate: \$160,000

The two air handlers are near the end of their useful life. The bearings have been repaired multiple times and require constant adjustments. The units should be repaired by replacing the failed louver system and controls.

Deficiency F05

Main Campus (180A)

Location: Allied Health (180-170)

Severity Score: 60

Construction Cost Estimate: \$50,000

The two HVAC units that serve the computer server room require significant maintenance to maintain function. The units have become unreliable and are near the end of their useful life. The units should be replaced.

Deficiency F06

Main Campus (180A)

Location: Fine Arts (180-190)

Severity Score: 54

Construction Cost Estimate: \$45,000

The mechanical system controls are no longer supported by the vendor and can no longer be used to control equipment. The controls have become more unreliable and should be replaced to maintain the use of the heating and cooling equipment.

The following table summarizes the average severity score and estimated repair cost. The data is sorted by facility.

Campus & Location	Deficiencies	Average Score	Estimated Total Cost	Current Replacement Value	Facility Condition Index
Main Campus (180A)					
Pe/Comm.Activity Center (180-200)	1	56	\$224,000	\$15,693,674	1.0%
Allied Health (180-170)	1	60	\$70,000	\$9,785,600	0.5%
Student Center/Admin. (180-140)	2	56	\$211,000	\$10,964,173	1.4%
Library/Atec (180-180)	1	53	\$140,000	\$25,502,235	0.4%
Fine Arts (180-190)	1	54	\$63,000	\$5,427,200	0.8%

Facility Condition Index (FCI) = Project Cost / Current Replacement Value

The following table summarizes the number of deficiencies, average severity score and estimated repair cost. The data is sorted by probable deficiency cause.

Campus & Location	Deficiencies	Average Score	Estimated Total Cost
Main Campus (180A)			
Age/Wear	5	56	\$646,000
Unknown	1	54	\$63,000
College Total	6	56	\$709,000

Since capital funding is derived largely from long-term State bond indebtedness, the investment of capital repair dollars in a facility should likewise result in a long-term benefit, a minimum of thirteen years according to OFM guidelines. This means that facilities for which capital repair dollars are being requested should have a reasonable remaining life expectancy to recover the repair dollar investment. Therefore, capital repair requests for facilities that a college has identified as a high priority for renovation or replacement are carefully scrutinized to determine whether the requests should instead be incorporated into any renovation or replacement proposal that is submitted. Typically, capital repair requirements identified in a facility that is being considered for renovation or replacement are backlogged pending receipt of renovation or replacement funding.

Major Infrastructure Overview

The current master plan, completed in 2015, does not really address the existing condition of campus infrastructure systems, such as water distribution, storm and sanitary sewers, and electrical service and distribution in any detail.

Consistency of Repair Requests with Facility Master Planning

One of the criteria used for the capital repair request validation process is to review the college's master or facilities plan to determine what the medium and long-term planning and programming objectives of the college are with respect to the facilities for which capital repair dollars are being considered. The primary focus is to determine what the college considers the remaining life of these facilities to be, which will determine whether or not the proposed capital repair projects have economic merit.

The deficiencies that have been identified in this condition survey are located in buildings and campus grounds that will likely be utilized for at least the next fifteen years or are in buildings that are slated for renovation or replacement, but require minor repairs to continue basic use of the space.

Building Condition Rating Overview

The condition rating of the facilities at Big Bend Community College that are included in this condition survey update ranges from "415" to "146", and varies significantly, as shown in the following table. The rating scores presented in this summary were generated by the condition analysis conducted as part of the 2021 condition survey update.

In some cases, larger buildings are broken into smaller sections to be scored independently. These newly defined building sections are identified in this report by the "- Partial" label included at the end of the building name. A description of the newly identified building section is provided in the "Building Condition Rating" section.

Building Name	Building Number	Size (SF)	Previous Score	Updated Score
Aircraft Hanger (180-310)	180310	30,251	405	415
Allied Health (180-170)	180170	24,464	350	356
Amp Engine Run Station (180-32B)	18032B	1,320	216	216
Auto Classrooms (180-410)	180410	4,860	277	288
Aviation (180-300)	180300	11,564	179	179
Childcare Co-Op (180-13A)	18013A	3,620	300	277
Childcare Facility (180-13B)	18013B	3,302	232	219
Comp Science (180-150)	180150	24,468	332	326
Fine Arts (180-190)	180190	13,568	146	146
Grounds Building (180-450)	180450	5,520	203	203
Liberal Arts & Business (180-160)	180160	17,760	229	232
Library/Atec (180-180)	180180	66,935	154	161
Maintenance (180-420)	180420	9,312	384	392
Paint/Carpentry Maintenance (180-400)	180400	4,606	396	396
Pe/Comm.Activity Center (180-200)	180200	44,458	260	260
Science, Enigneering, Math (180-120)	180120	27,257	307	292

Student Center/Admin. (180-140)	180140	32,153	226	234
Trio Upward Bnd (180-100)	180100	5,091	369	369
Van Garage (180-460)	180460	2,800	203	203
Wallenstien Perform. Arts (180-110)	180110	13,180	407	398
Workforce Education Center (180-370)	180370	122,900	0	146

Grand Total Area (SF) 469,389

Weighted Average Score 236

146 To 175 = Superior

176 To 275 = Adequate

276 To 350 = Needs Improvement/Additional Maintenance

351 To 475 = Needs Improvement/Renovation

476 To 730 = Replace or Renovate

The rating scores for permanent college facilities that were rated range from a low of 146 to a high of 415, with a lower score indicating a better overall condition rating. (See the Site/Building Condition Scoring Overview and Ratings section for a breakdown of the rating scores.) In general, the better scores were received by the newer facilities and by facilities that have undergone remodels in recent years.

Furthermore, buildings in the construction phase of a major renovation at the time of the survey were rated based on the anticipated condition of the facility after the project is completed. This concept was also applied to major system renovations. Partial renovations and additions were rated based on the average condition of the existing and renovated components of the facility.

In some cases a portion of a larger building was given an independent score. This can be used to request a major project using the defined smaller portion of the building. The overall score for a split building is also shown and includes the total area in the building.

The weighted average score for all rated facilities is 236 for this survey. Based on this score, the overall average condition of the college = “Adequate”. Independent building scores indicate that 11 of the 21 college facilities are rated as either Superior or Adequate. The State Board goal is to bring all building conditions up to the “Adequate” rating or better by 2020. The survey data over the last 10 years suggests that this goal may be attainable if capital funding is focused on buildings in worse condition.

Maintenance Management Concerns

The recent changes due to the Covid-19 response have created both benefits and challenges for college maintenance teams. The benefit has been the increased access to facilities due to the significant reduction in students and staff on campus. Many spaces have been unoccupied for the past two years. This has given the maintenance staff a much broader schedule to work on capital assets in need of repair. Challenges have included a tighter budget due to the student enrollment drop, a workload increase to ensure facilities remain sanitized, complications due to staff vaccination requirement accommodations and a high number of staff retirements within a deflated labor market.

Additionally, previous State of Washington capital and operating budgets were significantly impacted by the last recession. The impact of the recession directly affected the level of funding appropriated to the community and technical colleges. As a result, facility maintenance budgets were reduced accordingly. A few college maintenance staffing levels have not returned to their pre-recession level, but many colleges have increased staff levels as well as outside maintenance contracts over the last four biennia.

One symptom of a reduced maintenance staffing level of is an increase in deferred maintenance. Another result of the temporarily reduced funding level is the trend to approach maintenance with a “repair by replacement” strategy, which is a more expensive approach to maintaining a facility and merely replaces the operating costs with higher capital costs.

Custodial and maintenance personnel are being asked to do more. The amount of square feet maintained per full-time custodian increased by 16 percent after the last recession and has remained fairly consistent over the last four biennia. The area maintained per full-time maintenance worker increased by 13 percent in 2009-11 and has remained roughly at the same level since 2013. During this same period, there has been a significant increase in expenditures related to outside maintenance contracts.

Troubleshooting equipment and taking the time to effect repairs may not be seen as a priority when funding is tight. However, the resulting long-term costs are far higher than following a prudent policy of balancing reasonable and cost-effective repairs and justifiable replacement.

Many facilities have older large equipment, especially HVAC equipment such as air handlers. This equipment, when manufactured, was very well constructed, often to industrial standards, as compared to commercial equipment manufactured today, which is very often much less robust. Much of this older equipment can be cost-effectively repaired. Fans, motor, dampers, heating/cooling coils, shafts and bearings in air handlers can all be replaced as they fail, without the added expense of replacing the case, which often requires expensive structural work because of size and location. Why throw away a chiller, when only the compressors are bad, and when they can often be rebuilt? A lot of smaller unitized equipment can similarly be repaired instead of simply replaced.

This tendency toward replacement rather than repair also too often extends to roofs. Many times the problems that occur with roof membranes can be satisfactorily resolved with repairs, re-conditioning or partial replacement instead of wholesale replacement of the entire system. This will require more rigorous investigation to determine the extent of problems, often by employing thermal scanning and/or core sampling to determine the extent of leaks or membrane condition as well as condition of underlying insulation. This does cost some money, but if it can save a significant portion of the cost of a roof, or if repairs can extend the life of the membrane for five to ten more years, it is certainly money well spent. The state board has supported a trend to re-condition aging roofs prior to replacing them to extend the life of the system.

Solar arrays have become more common on roofs. These panels make roof repairs and replacement more difficult and expensive. For example, if a solar array is constructed on top of a 15-year-old roof, then the array will have to be removed when the roof requires repairs or is replaced. This adds significant cost to the project. Another concern is the expected life of solar arrays related to roof systems. The life expectancy of a solar array has not yet

been established, but it is estimated to be 15 years. A roof surface is typically expected to last between 20 and 30 years, depending on the materials used. The solar array and roof surface life expectancies are not similar, so repairs or replacement of the roof system will typically require the removal, storage and replacement of the solar array as an added expense to the roof project.

Roof membranes with a low initial investment often win out over alternatives that may have a higher initial cost, but a lower life-cycle cost. The use of single-ply PCV or TPO membranes seems to be a preferred design option for new buildings and for membrane replacements. These may be a low cost option, but not a good choice for many applications. On a building with a lot of rooftop equipment and penetrations, single-ply membranes have a short life due to the abuse they sustain by people constantly walking and working around equipment on the roof. Such roofs almost always fare better with a torch-down membrane with a mineral-surfaced cap sheet, which are somewhat more costly initially, but typically last much longer and have lower life-cycle maintenance costs.

If the expertise to troubleshoot and to really analyze the condition of building systems does not exist within the maintenance organization, the organization must make sure that the consultants it hires have the experience and expertise to provide effective troubleshooting and diagnosis, and that they can provide reasonable alternative solutions to a problem. Having design expertise is simply not enough. The same is true of contractors. A contractor should not be allowed to take the easy way out and simply recommend replacement when there could be cost-effective repair alternatives. The emphasis should be on contractors and consultants who can provide more than one solution to a maintenance problem, and insure that those solutions are reasonable and cost-effective.

Another increasing concern is DDC control systems. There appears to be a built-in obsolescence factor in these systems, such that manufacturers seem to be recommending replacement about every twelve years. Over the last two to three biennia the survey team has found that colleges are being told that their systems are “obsolete” and will no longer be supported, that replacement parts will no longer be manufactured and that the college needs to upgrade to the latest system, often at very high cost. Attempting to determine the truth of these claims from manufacturers and their distributors has proved very difficult. To test these claims the survey consultant, starting in 2009, asked colleges that requested DDC replacements to have the manufacturer and distributor provide written, signed confirmation that a system would no longer be supported as of a given date, that replacement parts would no longer be available as of a given date, and that there was no third party source of replacement parts. To date no such documentation has been forthcoming from either manufacturers or distributors.

College facility teams need to make sure that their available maintenance funds are allocated in the most cost-effective manner possible. In practice this will mean giving a lot more thought to what should and can reasonably be rebuilt or repaired rather than simply replaced. It will also mean starting to apply the principles of life-cycle cost analysis and alternatives analysis to repair and replacement decisions.

Facility Condition Survey Report Format

This facility condition survey report is divided into two major sections that present the survey data in varying degrees of detail. Section I is titled *“Narrative Summary”* and includes four subsections. Section II is titled *“Summary/Detail Reports”* and includes three subsections.

Section I - Narrative Summary

The *“Introduction and Executive Summary”* is the first subsection. It includes an overview of the survey objectives; an overview of the college; a summary update of deficiencies funded from the previous survey; an overview of capital repair requests being submitted for the 2023-2025 biennium; a discussion of major infrastructure issues; significant maintenance/repair issues identified by the college maintenance organization, which the survey team determined could not be addressed through the capital repair process; a discussion of the consistency of repair requests with facility master planning; and a building condition rating overview.

The second subsection is titled *“Facility Replacement and Renovation Proposals”* and discusses facilities that are viewed by the college as prime candidates for replacement and major renovation.

The third subsection is titled *“Facility Maintenance Management Overview.”* It presents an overview and discussion of maintenance staffing and funding; and an overview and discussion of facility maintenance management issues.

The fourth subsection is titled *“Survey Methodology”* and discusses the methodology of the condition survey, including the survey process; deficiency documentation; deficiency severity scoring; cost estimating; and data management and reporting.

Section II - Summary/Detail Reports

The *“Summary/Detail Reports”* section of the report presents both summary and detail deficiency data. The first subsection is titled *“Repair Programming Summary”* and provides a summary deficiency cost estimate by building

and by the criticality or deferability assigned to each deficiency, and a facility repair programming summary report. The repair programming summary report provides both descriptive and cost deficiency data for each facility, categorized by the criticality or deferability assigned to each deficiency.

The second subsection is titled “*Detailed Deficiency Data*” and contains the detailed deficiency data for each facility wherein deficiencies were identified. Each individual deficiency report page provides detailed information on a single deficiency.

The third subsection is titled “*Site/Building Condition Scoring Overview and Ratings*” and contains a discussion of the facility and site rating process; an overview of facility and site condition; the site rating sheet for the main campus and any satellite campuses; and the building condition rating sheets for each facility.

The report also contains three appendices. *Appendix A* provides a detailed overview of the deficiency severity scoring methodology employed by the survey team. *Appendix B* provides an overview of the building/site condition analysis process, including the evaluation standards and forms used in the analysis. *Appendix C* contains the capital repair request validation criteria that were first developed for the 2001 survey process to insure a consistent approach in identifying candidates for capital repair funding.

FACILITY DEVELOPMENT HISTORY

Development of the main campus of Big Bend Community College has taken place over a thirty-six year period, starting in 1975. In that year the college, which was founded in 1961, relocated to the former Larson Air Force Base site and remodeled twenty-four facilities to create learning and working space for the college. These facilities, many of which are still in use today were constructed for the U.S. Air Force at Larson between 1952 and 1959.

Between 1975 and 2004 only three facilities were constructed by the college, largely with non-appropriated funds. The only major new facility constructed since 1985 is the Grant County ATEC & Library building, built in 2004. Five small facilities were also constructed between 2004 and 2008.

The college has acquired a small piece of property south and east of the main campus, in proximity to Interstate 90. This site currently houses a 2,400 GSF shop-type building constructed in 1972. This building is currently leased to a local farmer, but is not intended to be used in the future by the college.

Facility planning

The date of the most recent master plan(s) for the college campuses is shown below. During the survey, the college was asked to identify the top four priorities for facility renovation, replacement and demolition based on the master plan(s). This information was used to better understand the future needs of the college, but also to further evaluate the need for repair work. A deficiency located within a building planned for renovation, replacement or demolition was typically not considered for funding if the work was not absolutely required to maintain program functions until the larger project could be funded. It is difficult to justify spending capital funds on an asset that will likely be removed or replaced within a short period of time. The following table summarizes the college planning priorities.

Master Plan

Campus	Most recent full plan	Most recent update
Main Campus (180A)	2015	N/A

Renovation Priorities

Building	Largest program deficiency or need
Comp Science (180-150)	Poor configuration - Inefficient space use

Replacement Priorities

Building	Largest program deficiency or need
Allied Health (180-170)	Poor configuration - Programs cannot function in space

Demolition Priorities

Building	Planned demolition year
None	-

FACILITY MAINTENANCE MANAGEMENT

A questionnaire was sent to each college soliciting input from the college maintenance organization on maintenance staffing, the status of the PM program, annual workload, how work is managed, and annual maintenance expenditures. The responses from Big Bend Community College have been analyzed and are discussed below. The data is used to generate an overview of facility maintenance management effectiveness at the college, and is also used to compare all colleges statewide. Some colleges did not provide maintenance data. In these cases, it was assumed that there were not significant changes to the maintenance approach or staffing levels and prior maintenance data was used for the report.

The maintenance questionnaire provides data to evaluate and compare maintenance staffing levels and maintenance expenditures. College responses are compared with benchmarking data available from national organizations to help identify variances.

Maintenance Staffing and Expenditure Overview

The benchmarking data for maintenance staffing and expenditures used in previous condition survey updates has come primarily from the International Facility Management Association (IFMA). This organization periodically collects and publishes comparative data gathered through in-depth surveys of a wide variety of maintenance organizations. IFMA completed the last major facility operations and maintenance survey in 2008. That data was reported in a publication titled “Operations and Maintenance Benchmarks – Research Report #32,” published in mid-2009.

Similar comparative data was found to be available from an annual maintenance and operations cost study for colleges conducted through a national survey by American School & University (ASU) magazine. The most recent data from this source is their 38th annual study published in April of 2009.

Maintenance Staffing

The Big Bend Community College facility encompasses approximately 469,389 GSF, not including leased facilities. The campus maintenance staff has the following composition:

Maintenance Staff (DOP Class./Annual Salary + Benefits)	Maint. Hrs Per Wk	Estimated Staff Cost (Salary + Benefits)
Maintenance Mechanic 1	30	\$51,261
Maintenance Mechanic 2	25	\$47,195
Maintenance Mechanic 3	35	\$71,029
Utility worker 2	20	\$27,499
Utility worker 2	20	\$27,499
Painter	35	\$59,805
Buildings and Grounds Supervisor A	10	\$20,294

Many colleges supplement the maintenance staff effort by hiring outside contractors to complete some of the maintenance activities. A comparative analysis of total maintenance effort at the colleges requires that the outside contractor data be included in the total maintenance effort. See the “Overall Maintenance Comparison” section below for the comparative analysis.

IFMA Survey Comparison

For comparison with the community colleges, the size range of 250,000 to 500,000 GSF was selected from the IFMA data as representative of the average size of a state campus. The average total maintenance staffing reported by IFMA in 2009 for this size of plant was **8.7 FTEs**. Dividing the upper end of the selected range (500,000 GSF) by the FTE staffing provides the number of GSF maintained per FTE -- **57,471 GSF**.

In its 2009 report, IFMA also provided comparative data for the average number of maintenance staff by specific categories of maintenance personnel (e.g. electricians, painters, etc.), using the same ranges of physical plant size as for total staffing. This data, which is presented below, could be useful for evaluating the college’s existing staffing in terms of specific trades/capabilities and staffing numbers.

<u>Staff position</u>	<u>Average number of staff</u>
Supervisor (incl. Foremen)	1.75
Administrative Support (incl. Help Desk)	2.38
Electricians	1.28
Plumbers	1.13
Controls Techs.	0.94
HVAC and Central Plant	1.93
Painters	1.25
Carpenters	1.28
General Workers	3.22
Locksmiths	0.96

ASU Survey Comparison

The American School & University (ASU) magazine cost study provides data on the average number of maintenance employees and the average GSF of physical plant maintained per employee. However, unlike the IFMA data, this data is not broken down by size ranges of physical plant. The average number of maintenance employees in the 37th annual study was reported as **eight** FTEs per college or university. The corresponding data was not available in the most recent, 38th annual study. The average number of GSF maintained per FTE was reported as **79,293** in the 38th annual study. Using the average number of FTE's identified in the 37th study and the average GSF per FTE identified in the 38th Study, it can be determined that the average campus included roughly 635,000 square feet of buildings.

Maintenance Expenditures

The total cost of maintenance is the sum of the total cost of college maintenance staff, outside maintenance contracts and maintenance material. Based on this assumption, the total maintenance cost per gross square foot

is calculated and shown in the table below. It was critical to include outside contract data since there was significantly different levels of outside contracts for each college.

Some data was not tracked by the colleges, making it difficult to compare the college with benchmark data. As colleges move to more sophisticated tracking software, this data should become more accurate.

Total Estimated Maintenance Staff Cost	Total Cost of Outside Contracts	Cost of Maintenance Material	Total Maintenance Cost per GSF
\$304,582	\$135,344	\$91,074	\$1.13

Staff costs were calculated using current Department of Personnel job classification salary data and estimated benefits costs (salary x 1.36 = total cost). If the college did not have the ability to track or did not provide outside maintenance contract expenses, this cost data may be roughly 10% to 30% below actual total maintenance costs. Staff repair efforts related to capital projects (likely funded by Capital Budget bill appropriations) is included in this calculation and varies by college, but this data was difficult to isolate at the time of this survey.

OVERALL MAINTENANCE COMPARISON

The following table compares the college maintenance staff FTEs and area per FTE (GSF/FTE) to other colleges and to the IFMA and ASU averages. Since some colleges spent maintenance funds on outside contracts to supplement their staff efforts, an estimated contract FTE number was generated based on the average annual total contracted amount. If the college did not have the ability to accurately track or did not provide outside maintenance contract expenses, the “Equivalent Contract FTE” data is inaccurate (zero FTEs). This “Equivalent Contract FTE” calculation assumes that the external contracts were primarily labor only. The “Combined Total FTEs” data attempts to reflect the combined in-house and contracted maintenance effort. This analytical approach allows data comparisons between facilities that complete all work with internal staff to facilities that contract out some of their work.

	No. of College Maintenance FTEs	Est. No. of Equivalent Contract FTEs**	Combined Total FTEs	GSF / Combined Total FTEs	Maintenance Cost / GSF
College (BBCC)	4.4	1.7	6.1	77,031	\$1.13
Average College (weighted)			10.1	74,695	\$1.48
IFMA			8.7	57,471	
ASU			8.0	79,293	

** Estimated by dividing the average total fiscal year cost of contracted maintenance work by the statewide average cost of college maintenance FTEs

This data will likely include some level of inaccuracy because of inconsistent data recording methods implemented at each college. It is also difficult to compare college data to the IFMA and ASU data because of similar reasons. The college comparison should become more accurate as the statewide maintenance tracking system is implemented.

Maintenance Philosophy

During the survey process the college maintenance organization was asked to self-rate the level of maintenance at the college based on responses to questions developed by the APPA in the form of a matrix. The APPA matrix identifies five maintenance levels and asks the organization to determine which level applies to his/her institution for each of eleven different measures of maintenance performance, and as a whole. The five maintenance levels are:

- 1) Showpiece Institution;
- 2) Comprehensive Stewardship;
- 3) Managed Care;

- 4) Reactive Management;
- 5) Crisis Response.

It is felt that this rating, which measures a very comprehensive set of maintenance performance indicators, reflects to a great extent the overall maintenance philosophy that exists at each college. This is viewed as a useful metric for comparing maintenance effectiveness among the community and technical colleges.

The Big Bend Community College maintenance organization has rated the college as a Managed Care institution in response to this query. The elements that define this rating can be viewed on the following page.

MAINTENANCE LEVEL MATRIX (Based on APPA Guidelines)					
Level	1	2	3	4	5
Description	Showpiece Institution	Comp. Stewardship	Managed Care	Reactive Management	Crisis Response
Customer Service/ Response Time	Able to respond to virtually any type of service; immediate response	Average response time for most service needs, including limited non-maintenance activities is one week or less	Services available only by reducing maintenance, with average response times of two weeks or less	Services available only by reducing maintenance, with average response times of one month or less	Service not available unless directed from administration; none provided except for emergencies
Customer Satisfaction	Proud of facilities; high level of trust for the facilities organization	Satisfied with facilities related services; usually complementary of facilities staff	Accustomed to basic level of facilities care. Generally able to perform mission duties but lack pride in physical environment	Generally critical of cost, response and quality of services	Consistent customer ridicule and mistrust of facilities services
Preventive Maintenance Ratio	100% PM	75-100% PM	50-75% PM	25-50% PM	0% PM
Corrective Maintenance Ratio		0-25% Corrective	25-50% Corrective	50-75% Corrective	
Maintenance Mx	All recommended PM scheduled and performed on time. Reactive maintenance minimized to things that are unavoidable or minimal. Emergencies are very infrequent and handled efficiently	Well-developed PM program with most PM done at a frequency only slightly less than defined schedule. Reactive maintenance required only due to premature system wear out. Only occasional emergency work required	Reactive maintenance predominates due to system failing to perform, especially during harsh seasonal peaks. Effort still made to do PM. Priority to schedule as staff and time permit. High number of emergencies is routine.	Worn-out systems require staff be scheduled to react to poorly performing systems. Significant time spent procuring parts and services due to high number of emergencies. PM is done inconsistently and only for simple tasks.	No PM performed due to more pressing problems. Reactive maintenance predominates due to worn out systems that fail frequently. Good emergency response due to extreme frequency of occurrences.
Interior Aesthetics	Like-new finishes	Clean/crisp finishes	Average finishes	Dingy finishes	Neglected finishes
Exterior Aesthetics	Windows, doors, trim and exterior walls are like new	Watertight and clean. Good exterior appearance	Minor leaks and blemishes Average appearance	Somewhat drafty and leaky. Rough looking exterior. Extra painting routinely necessary	Inoperable, leaky windows unpainted surfaces, significant air and water penetration poor overall appearance
Lighting Aesthetics	Bright, clean attractive lighting	Bright, clean attractive lighting	Small percentage of lights are routinely out, but generally well and clean	Numerous lights generally out, some missing diffusers; second areas are dark	dark, lots of shadows, bulbs and diffusers missing, damaged and missing hardware

SURVEY METHODOLOGY

One of the primary objectives of the 2021-2023 facility condition survey is to identify building and site deficiencies. This process includes two primary focus areas. The first focus area is to re-evaluate deficiencies that were identified in the previous survey, but were not included or were only partially funded in the current capital budget. The second focus area is to incorporate emergent deficiencies identified by the college that qualify as capital repair needs into this update. All college deficiencies identified during this survey were prioritized using a scoring algorithm to derive a deficiency score for each deficiency. The resulting prioritized list was used to help determine the minor works preservation portion of the agency's capital budget request.

Survey Process

The facility condition survey itself was conducted as a five-part process. First, a listing of facilities for each campus was obtained in order to verify the currency and accuracy of facility identification numbers and names, including the new assigned State ID numbers and facility GSF.

Second, a proposed field visit schedule was developed and transmitted to the facility maintenance directors at each college. Once any feedback as to schedule suitability was received, the schedule was finalized.

Third, the field visit to each college consisted of an in-brief, an evaluation and validation of the capital repair deficiencies proposed by the college, a building condition rating update, and a debrief. The in-brief consisted of a meeting with college maintenance personnel to review the funded and unfunded 2019-2021 deficiencies, discuss the emergent capital repair deficiency candidates to be validated and evaluated, and arrange for escorts and space access. The survey was conducted by the SBCTC chief architect. During the survey process the chief architect interacted with college maintenance personnel to clarify questions, obtain input as to equipment operating and maintenance histories, and discuss suspected non-observable problems with hidden systems and/or components.

In addition to the condition survey update, a building condition rating update was also conducted. The objective of this update is to provide an overall comparative assessment of each building at a college, as well as a comparison of facility condition among colleges. Each facility is rated on the overall condition of 20 separate building system and technical characteristics. A total rating score is generated for each facility to serve as a baseline of overall condition that is used to measure improvements as well as deterioration in facility condition over time.

A site condition analysis was also conducted of each separate site at a college. The site analysis rates eight separate site characteristics to provide an overall adequacy and needs evaluation of each college site. **The rating and scoring processes for both analyses are discussed in *Appendix B*.**

Upon conclusion of the field evaluations, an exit debriefing was held with college maintenance personnel to discuss the deficiencies that would be included in the condition survey update by the chief architect and to answer any final questions.

The fourth part of the process consisted of developing or updating MACC costs for each deficiency and preparing the deficiency data for entry into the database management system.

The last step in the process involved the preparation of the final deficiency reports represented by this document.

The condition survey methodology used is comprised of four basic elements:

- 1) A set of repair and maintenance standards intended to provide a baseline against which to conduct the condition assessment process;
- 2) A deficiency scoring methodology designed to allow consistent scoring of capital repair deficiencies for prioritization decisions for funding allocation;
- 3) A “conservative” cost estimating process;
- 4) A database management system designed to generate a set of standardized detail and summary reports from the deficiency data.

Repair/Maintenance Standards

Repair and maintenance standards originally developed for the 1995 baseline survey continue to be used by the survey teams as a reference baseline for conducting the condition survey. The standards were designed as a tool to assist facility condition assessment personnel by identifying minimum acceptable standards for building system condition. The standards provide a series of benchmarks that focus on:

- Maintaining a facility in a weather tight condition;
- Providing an adequate level of health and safety for occupants;
- Safeguarding capital investment in facilities;
- Helping meet or exceed the projected design life of key facility systems;
- Providing a baseline for maintenance planning.

Deficiency Documentation

Documentation of emerging capital repair deficiencies was accomplished using a field data collection protocol. The deficiency data collection protocol includes five elements:

- 1) Campus/building identification information and deficiency designation;
- 2) Capital repair category and component identification;
- 3) Deficiency description, location, and associated quantity information;
- 4) Deficiency prioritization scoring choices;
- 5) Alternative repair information, if applicable, and a MACC cost estimate.

Deficiency Scoring

To assist in the process of allocating capital repair funding, each deficiency receives a score that reflects its relative severity or priority compared to other deficiencies. The scoring system is designed to maximize the objectivity of the surveyor.

A two-step scoring process has been developed for this purpose. First, a deficiency is designated as immediate, deferrable or future, based on the following definitions:

Immediate - A deficiency that immediately impacts facility systems or programs and should be corrected as soon as possible. This type of deficiency is recommended to be included in the 2023-2025 proposed capital budget.

Deferrable - A deficiency that does not immediately impact facility systems or programs where repairs or replacement can be deferred. This type of deficiency is recommended to be included in the capital budget immediately following the 2023-2025 biennium.

Future - A deficiency that does not immediately impact facility systems or programs where repairs or replacement can be deferred beyond the next two biennia.

Second, a priority is assigned to the deficiency by selecting either one or two potential levels of impact in descending order of relative importance:

- Health/Safety
- Building Function Use
- System Use
- Increased Repair/Replacement Cost
- Increased Operating Cost
- Quality of Use

Each impact choice is relatively less important than the one preceding it, and is assigned a percentage. If two priorities are chosen, they must total 100%.

A score is calculated for each deficiency by multiplying the deficiency category score by the priority score.

A detailed discussion of the deficiency severity scoring methodology is provided in *Appendix A*.

Cost Estimates

The Maximum Allowable Construction Cost (MACC) cost estimates that have been provided for each deficiency represent the total labor and material cost for correcting the deficiency, including sub-contractor overhead and profit. The estimates are based either on the R.S. Means series of construction and repair and remodeling cost guides, data from campus consultants provided to the SBCTC by the college, or from the facility maintenance staff. In some cases cost estimates were obtained directly from vendors or construction specialists.

The cost estimates provided have been developed to be “conservative” in terms of total cost. However, since the condition survey is based on a visual assessment, there are often aspects of a deficiency that cannot be ascertained as they are hidden from view and a clear picture of the extent of deterioration cannot be determined until such time as a repair is actually undertaken.

In some cases, if it is strongly suspected or evident that an unobservable condition exists, the cost estimate is increased to include this contingency. However, assumptions about underlying conditions are often difficult to make and, unless there is compelling evidence, such as a detailed engineering or architectural assessment, the estimate will not reflect non-observable or non-ascertainable conditions. Similarly, the extent of many structural deficiencies that may be behind walls, above ceilings, or below floors is not visible and there are often no apparent signs of additional damage beyond what is apparent on the surface. In such situations the cost estimate only includes the observable deficiency unless documentation to the contrary is provided. This can, and has in many instances, resulted in what may be termed “latent conditions,” where the actual repair cost once work is undertaken is higher than the original MACC estimate. Typically a contingency amount is added into the MACC estimate. However, even this may not be enough in some cases to cover some unforeseen costs.

Alternatively, “scope creep” sometimes occurs due to college decisions to change the scope of the repair after funding is received compared to what the deficiency write-up envisioned. Such modifications may occur for a variety of reasons. However, since the survey consultant is not performing a design when developing the deficiency write-up, changes in scope once a deficiency is finalized may result in inadequate funding for that repair.

In some cases the SBCTC may also request that the college retain an architectural or engineering consultant to conduct a more detailed analysis of the problem and develop an appropriate corrective recommendation and associated cost estimate for submittal to the SBCTC. This may be appropriate for more complex projects involving multiple trades.

Survey Data Management and Reporting

The deficiency data identified and documented during the survey process was entered into a computerized database management system. The DBMS is currently built with Microsoft's Excel software. This data resource is used to identify capital repair needs as well as maintenance planning and programming.

IN THIS SECTION:

- Facility Deficiency Summary
- Facility Deficiency Details
- Site / Building Condition
 - Facility Condition Overview

FACILITY DEFICIENCY SUMMARY

The individual deficiency pages presented in this subsection of the report are divided into two parts.

- The first part includes a summary report showing the facility deficiencies grouped by location.
- The second part includes a summary level list of all facility deficiencies, sorted by severity score (highest to lowest).

Campus & Location	Funding Need			Total
	Immediate	Deferrable	Future	

Main Campus (180A)

Pe/Comm.Activity Center (180-200)	\$224,000			\$224,000
Allied Health (180-170)	\$70,000			\$70,000
Student Center/Admin. (180-140)	\$212,000			\$212,000
Library/Atec (180-180)	\$140,000			\$140,000
Fine Arts (180-190)	\$63,000			\$63,000
College Total	\$709,000			\$709,000

FACILITY DEFICIENCY DETAIL

The individual deficiency pages presented in this subsection of the report are divided into five parts.

- The first part identifies the college and campus; facility number and name; primary building use; and provides the date of the field survey.
- The second part identifies the assigned deficiency number; the applicable capital repair funding category; the deferability recommendation; the affected component; and the affected building system.
- The third part provides a description of the deficiency and recommended corrective action, and any applicable sizing data.
- The fourth part identifies the deficiency location; the probable cause of the deficiency; estimated remaining life and life expectancy when repaired or replaced; the quantity involved; and estimated replacement dates over a 50 year life cycle if a replacement rather than a repair is recommended.
- The fifth part provides the MACC cost estimate and the deficiency score for that deficiency based on the priority assignment and percentage allocation for the assigned priorities.

Deficiency F01

Carryover from prior survey (not yet funded) : Yes
Location : Main Campus (180A)
Building name : Student Center/Admin. (180-140)
Unique Facility Identifier (UFI) : A08476
Funding category in capital budget : Minor Works Facility appropriation
Unifomat category : D30-HVAC
Assessment : Asset is near or at the end of its useful life and should be replaced
Quantity : 2
Unit of measurement : EA
Component : HVAC unit
Location within building or site : North wall
Issue clarity : Adequate information was provided to assess deficiency
Main cause of asset degradation or failure : Age/Wear
Detailed description : The college is concerned about the age of the two pad-mounted units. The college staff indicated that the level of maintenance is normal. These units should continue to be monitored and be replaced in the future.
Recommended funding schedule : Immediate (score = 4)
Estimated remaining life (years) : 3
Estimated average life expectancy (years) : 20
Scoring priority category 1 : System Use (score = 15)
Category 1 percentage : 70 %
Scoring priority category 2 : High Repair/Repl. Cost (score = 12)
Category 2 percentage : 30 %
Project construction estimate (MACC): \$91,000
Total project estimate (including soft costs): \$127,000
Additional points based on building condition: 1
Deficiency score : $4 \times ((15 \times 70\%) + (12 \times 30\%)) + 1 = 57.4$



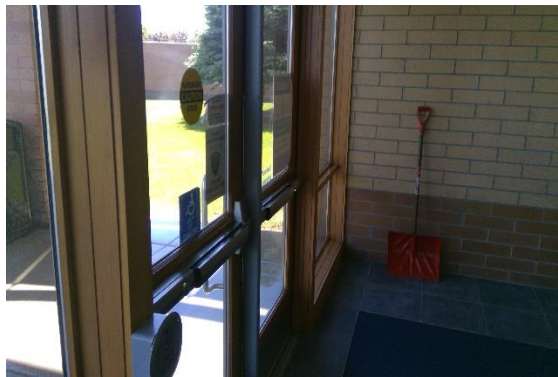
Deficiency F02

Carryover from prior survey : No
Location : Main Campus (180A)
Building name : Student Center/Admin. (180-140)
Unique Facility Identifier (UFI) : A08476
Funding category in capital budget : Minor Works Facility appropriation
Unifomat category : D30-HVAC
Assessment : Asset is near or at the end of its useful life and should be replaced
Quantity : 2
Unit of measurement : EA
Component : HVAC unit
Location within building or site : Roof
Issue clarity : Adequate information was provided to assess deficiency
Main cause of asset degradation or failure : Age/Wear
Detailed description : The two units have required a higher level of maintenance to maintain function. These units are at the end of their useful life and should be replaced.
Recommended funding schedule : Immediate (scoring weight=4)
Estimated remaining life (years) : 3
Estimated average life expectancy (years) : 20
Scoring priority category 1 : System Use (scoring weight=15)
Category 1 percentage : 70 %
Scoring priority category 2 : High Operating Cost (scoring weight=10)
Category 2 percentage : 30 %
Project construction estimate (MACC): \$60,000
Total project estimate (including soft costs): \$83,000
Additional points based on building condition: 1
Deficiency score : $4 \times ((15 \times 70\%) + (10 \times 30\%)) + 1 = 55$



Deficiency F03

Carryover from prior survey : No
Location : Main Campus (180A)
Building name : Library/Atec (180-180)
Unique Facility Identifier (UFI) : A06637
Funding category in capital budget : Minor Works Facility appropriation
Uniformat category : B20-Exterior Enclosure
Assessment : Asset is near or at the end of its useful life and should be replaced
Quantity : 5
Unit of measurement : EA
Component : Storefront system
Location within building or site : 1st floor
Issue clarity : Adequate information was provided to assess deficiency
Main cause of asset degradation or failure : Age/Wear
Detailed description : The entrance storefront systems in building 180 have deteriorated. The door thresholds have warped. The locking mechanisms are unreliable and require regular adjustment. The doors are also failing. The 5 storefront systems and 10 doors should be replaced.
Recommended funding schedule : Immediate (scoring weight=4)
Estimated remaining life (years) : 3
Estimated average life expectancy (years) : 20
Scoring priority category 1 : High Repair/Repl. Cost (scoring weight=12)
Category 1 percentage : 60 %
Scoring priority category 2 : System Use (scoring weight=15)
Category 2 percentage : 40 %
Project construction estimate (MACC): \$100,000
Total project estimate (including soft costs): \$139,000
Additional points based on building condition: 0
Deficiency score : $4 \times ((12 \times 60\%) + (15 \times 40\%)) + 0 = 52.8$



Deficiency F04

Carryover from prior survey : No
Location : Main Campus (180A)
Building name : Pe/Comm.Activity Center (180-200)
Unique Facility Identifier (UFI) : A03569
Funding category in capital budget : Minor Works Facility appropriation
Unifomat category : D30-HVAC
Assessment : Asset is near or at the end of its useful life and should be replaced
Quantity : 2
Unit of measurement : EA
Component : Air Handler
Location within building or site : 2nd floor
Issue clarity : Adequate information was provided to assess deficiency
Main cause of asset degradation or failure : Age/Wear
Detailed description : The two air handlers are near the end of their useful life. The bearings have been repaired multiple times and require constant adjustments. The units should be repaired by replacing the failed louver system and controls.
Recommended funding schedule : Immediate (scoring weight=4)
Estimated remaining life (years) : 3
Estimated average life expectancy (years) : 20
Scoring priority category 1 : System Use (scoring weight=15)
Category 1 percentage : 60 %
Scoring priority category 2 : High Repair/Repl. Cost (scoring weight=12)
Category 2 percentage : 40 %
Project construction estimate (MACC): \$160,000
Total project estimate (including soft costs): \$223,000
Additional points based on building condition: 1
Deficiency score : $4 \times ((15 \times 60\%) + (12 \times 40\%)) + 1 = 56.2$



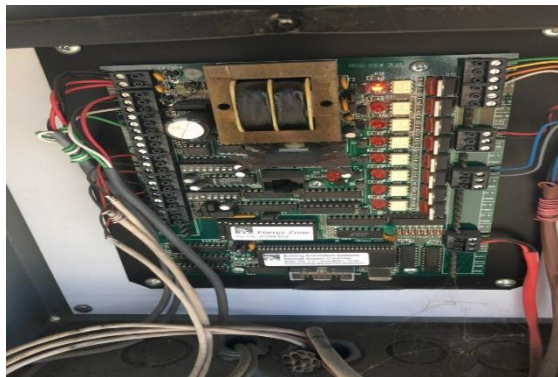
Deficiency F05

Carryover from prior survey : No
Location : Main Campus (180A)
Building name : Allied Health (180-170)
Unique Facility Identifier (UFI) : A08441
Funding category in capital budget : Minor Works Facility appropriation
Unifomat category : D30-HVAC
Assessment : Asset is near or at the end of its useful life and should be replaced
Quantity : 2
Unit of measurement : EA
Component : HVAC unit
Location within building or site : Basement
Issue clarity : Adequate information was provided to assess deficiency
Main cause of asset degradation or failure : Age/Wear
Detailed description : The two HVAC units that serve the computer server room require significant maintenance to maintain function. The units have become unreliable and are near the end of their useful life. The units should be replaced.
Recommended funding schedule : Immediate (scoring weight=4)
Estimated remaining life (years) : 3
Estimated average life expectancy (years) : 20
Scoring priority category 1 : System Use (scoring weight=15)
Category 1 percentage : 80 %
Scoring priority category 2 : High Repair/Repl. Cost (scoring weight=12)
Category 2 percentage : 20 %
Project construction estimate (MACC): \$50,000
Total project estimate (including soft costs): \$69,000
Additional points based on building condition: 2
Deficiency score : $4 \times ((15 \times 80\%) + (12 \times 20\%)) + 2 = 59.6$



Deficiency F06

Carryover from prior survey : No
Location : Main Campus (180A)
Building name : Fine Arts (180-190)
Unique Facility Identifier (UFI) : A03886
Funding category in capital budget : Minor Works Facility appropriation
Unifomat category : D30-HVAC
Assessment : Asset is near or at the end of its useful life and should be replaced
Quantity : 1
Unit of measurement : EA
Component : Controls - Digital
Location within building or site : Multiple
Issue clarity : Adequate information was provided to assess deficiency
Main cause of asset degradation or failure : Unknown
Detailed description : The mechanical system controls are no longer supported by the vendor and can no longer be used to control equipment. The controls have become more unreliable and should be replaced to maintain the use of the heating and cooling equipment.
Recommended funding schedule : Immediate (scoring weight=4)
Estimated remaining life (years) : 3
Estimated average life expectancy (years) : 20
Scoring priority category 1 : High Repair/Repl. Cost (scoring weight=12)
Category 1 percentage : 50 %
Scoring priority category 2 : System Use (scoring weight=15)
Category 2 percentage : 50 %
Project construction estimate (MACC): \$45,000
Total project estimate (including soft costs): \$62,000
Additional points based on building condition: 0
Deficiency score : $4 \times ((12 \times 50\%) + (15 \times 50\%)) + 0 = 54$



SITE/BUILDING CONDITION

As part of the condition survey update, the building condition scores for college facilities are updated. This condition score is derived from an evaluation of 17 building system adequacy components, one maintenance condition rating component, one estimate of remaining life, and an appearance rating, with a numerical rating assigned to each component. Each individual component rating is adjusted by a multiplier to produce a score for that component. The scores of all components are totaled to provide an overall condition score for each facility, which can range between 146 points and 730 points. The higher the score received by a facility the poorer its overall condition. The entire score range is divided into five sub-sets of score ranges, and a condition rating designation is assigned to each range. The ranges and associated condition ratings are as follows:

- 146 – 175 = Superior;
- 176 - 275 = Adequate;
- 276 – 350 = Needs Improvement/Additional Maintenance;
- 351 – 475 = Needs Improvement/Renovation (If facility merits keeping);
- 476 – 730 = Replace or Renovate.

Originally the condition ratings were developed to provide an overall picture of the physical condition of a facility and allow a comparison among colleges of overall condition. However, over time the rating scores were viewed more and more by both the SBCTC and the colleges as a key element in determining funding for facility replacement or renovation. The original intent of a simple comparative process became subject to pressure to score facilities low (high score) to support college plans for replacement and/or renovation. This pressure made it increasingly difficult for the consultant to remain objective. The buildings currently being targeted by colleges for replacement or renovation may deserve replacement or renovation consideration from a functional, program adequacy, design, or simply age point of view. However they may also be in reasonably good physical condition, largely because most colleges have continued to replace/update building systems and perform on-going repairs or replacement of system components out of necessity.

In 2011, three rating elements of the 23 original rating elements were removed. Two, named “Adaptability” and “Adequacy for Education” evaluated the functional adequacy of a building for educational use. The third, named “ADA”, evaluated the overall ADA compliance of a college. Buildings are now being rated only on their comparative objective physical condition. If a building that is a high priority for replacement or renovation has newer or adequate building system components, the score for the affected rating elements and for the building will reflect that fact.

Functional adequacy, program adequacy, age, design, classroom size, office size, building size, ADA considerations and grandfathered code considerations will be considered separately from the building condition ratings. This should once again allow greater objectivity in the condition rating process.

One result of this modification is a slight change in total score from the previous biennium for some buildings. This is because the intent was to keep the scoring range the same-146 to 730. However, the elimination of three rating items required a redistribution of the scoring range among fewer items, which necessitated revising several of the weightings associated with several rating elements. For example, where a score of 1 may have had a weighting of 6, it became a 7. Overall, however, the changes should not impact the various scoring ranges unless the previous score was right on the boundary between ranges.

In addition to comments for a rating element, which was all that was printed on the reports in the past, the rating description associated with a 1 through 5 score for each rating element is now also included. Any comments are now in italics below this description

To more accurately assess the condition scores for buildings with missing components (such as elevators that do not exist in a one story building), the scoring method was modified for the 2015 survey. Within this new method, the potential points associated with missing building components were proportionately distributed to the other building components by increasing the category weights. For example, the structural component scoring weight for a building with no elevator could increase from the base weight of 8 to a modified weight of 8.3 because it inherited a part of the weight for the missing elevator. This redistribution of building condition points better reflects the existing conditions and helps to eliminate the previously skewed scores of buildings with missing components. Prior to the 2015 survey these missing components were given a superior condition rating. This past practice did not affect the accuracy of the condition score for buildings that were in superior condition (where most or all components were in excellent condition). However, this less accurate scoring method artificially improved the assessed condition (lower condition score) of buildings that were in poor condition and had missing components.

An average building condition score is also calculated for a college as a whole. This score is a weighted average rather than an arithmetic average. It was decided to use a weighted average because, in many instances, the arithmetic average was not truly reflective of the “average” condition of a college. Smaller buildings, such as portables that were in poor condition, could increase (worsen) the average score for a college, even if most other larger facilities were in good condition. The weighted average score is calculated by summing the GSF of all buildings rated and dividing that total by the total of all individual building scores.

Facility Condition Overview

Building conditions

Individual facility scores for the permanent facilities ranged from a low of 146 to a high of 415 for owned campus buildings. Building scores are derived from the summation of 20 building component scores.

Building component scores change from previous scores for various reasons. Scores tend to increase as buildings age and deteriorate. Scores may increase because of recent renovations. Scores may also vary slightly based on the interpreted conditions, which may be affected by the level of maintenance.

The condition rating reports for each individual facility are provided on the following pages. Photos of each building rated are provided at the end of this section.

BUILDING CONDITION RATING

Aircraft Hanger (180-310) STATE UFI: A03411 Main Campus (180A)
 AREA: 30,251 SF BUILT: 1956 REMODELED: No PREDOMINANT USE: Storage
 CONSTRUCTION TYPE: Medium CRV/SF: \$348 REPLACEMENT VALUE: \$10,527,348



Primary Systems			
COMPONENT:	Structure	RATING: 1 x WEIGHT: 8.3 = SCORE: 8.3	
No signs of settlement or cracking, no abrupt vertical changes Columns, bearing walls and roof structure appears sound/free of defects			
COMMENTS:	Steel frame; concrete slab		
COMPONENT:	Exterior Closure	RATING: 3 x WEIGHT: 8.3 = SCORE: 25	
Sound and weatherproof but with some deterioration evident			
COMMENTS:	Metal wall panels		
COMPONENT:	Roofing	RATING: 3 x WEIGHT: 10.4 = SCORE: 31.3	
Some deterioration is evident in membrane and flashings; maintenance or minor repair is needed			
COMMENTS:	Metal roof coated in 1998 with foam		

Secondary Systems			
COMPONENT:	Floor Finishes	RATING: 2 x WEIGHT: 6.3 = SCORE: 12.5	
	Some wear is evident; maintenance needed		
COMMENTS:	Concrete		
COMPONENT:	Wall Finishes	RATING: 3 x WEIGHT: 6.3 = SCORE: 18.8	
	Aging surfaces but sound; some maintenance is required		
COMMENTS:	CMU; metal panels; plywood		
COMPONENT:	Ceiling Finishes	RATING: 3 x WEIGHT: 6.3 = SCORE: 18.8	
	Some wear and tear; Minor staining or deterioration		
COMMENTS:	Lay-in tile throughout-areas of deterioration from old roof leaks		
COMPONENT:	Doors & Hardware	RATING: 5 x WEIGHT: 6.3 = SCORE: 31.3	
	Inoperable, deteriorating and outdated; non-secure		
COMMENTS:	Interior wood doors and frames; exterior steel doors/frames; metal coiling OH doors; sliding hangar doors		

Service Systems			
COMPONENT:	Elevators	RATING: 0 x WEIGHT: 0 = SCORE: 0	
	No data		
COMMENTS:			
COMPONENT:	Plumbing	RATING: 3 x WEIGHT: 8.3 = SCORE: 25	
	Fixtures are functional but dated; some leaks; maintenance required		
COMMENTS:	Galvanized, cast iron and steel piping; older porcelain fixtures		
COMPONENT:	HVAC	RATING: 1 x WEIGHT: 8.3 = SCORE: 8.3	
	Equipment in good condition; easily controlled; serves all required spaces; All necessary spaces are adequately ventilated; A/C provided		
COMMENTS:	New steam boilers in 2000; no A/C in building; Heat unit in shop 2014		
COMPONENT:	Electrical	RATING: 1 x WEIGHT: 8.3 = SCORE: 8.3	
	Adequate service and distribution capacity for current/future needs		
COMMENTS:	800amp 240/120v		
COMPONENT:	Lights/Power	RATING: 1 x WEIGHT: 8.3 = SCORE: 8.3	
	Contemporary lighting with good work area illumination; ample outlets		
COMMENTS:	Ceiling fluorescent - ESCO upgrade 2013		

Safety Systems			
COMPONENT:	Life/Safety	RATING: 3 x WEIGHT: 10.4 =	SCORE: 31.3
Generally meets codes for vintage of construction			
COMMENTS:			
COMPONENT:	Fire Safety	RATING: 3 x WEIGHT: 10.4 =	SCORE: 31.3
Extinguishers and signed egress; no alarm or sprinklers			
COMMENTS:			
COMPONENT:	Modifications	RATING: 3 x WEIGHT: 7.3 =	SCORE: 21.9
Some modifications lack code compliance; HVAC service not fully considered during renovation			
COMMENTS: Modification appear minor but not well done			

Quality Standards			
COMPONENT:	Maintenance	RATING: 3 x WEIGHT: 7.3 =	SCORE: 21.9
Routine maintenance is required; deferred maintenance is evident; impact is minor to moderate			
COMMENTS:			
COMPONENT:	Remaining Life	RATING: 5 x WEIGHT: 6.3 =	SCORE: 31.3
Life expectancy is <5 years; significant system deterioration			
COMMENTS: Old Air Force hanger; 50 ft. high ceilings; expensive to operate			
COMPONENT:	Appearance	RATING: 5 x WEIGHT: 6.3 =	SCORE: 31.3
Poor to average construction; very unattractive exterior and interior spaces			
COMMENTS:			

Heat Loss			
COMPONENT:	Insulation	RATING: 3 x WEIGHT: 6.3 =	SCORE: 18.8
Insulation present, but not to current standards (installed prior to 2010)			
COMMENTS:			
COMPONENT:	Glazing	RATING: 5 x WEIGHT: 6.3 =	SCORE: 31.3
Single glazing			
COMMENTS: Fiberglass panels; single glazing; metal-framed			

TOTAL SCORE = 415 PREVIOUS BIENNIUM SCORE = 405

CONDITION: Needs Improvement/Renovation

BUILDING CONDITION RATING

Allied Health (180-170) STATE UFI: A08441 Main Campus (180A)
AREA: 24,464 SF BUILT: 1952 REMODELED: No PREDOMINANT USE: Vocational Arts
CONSTRUCTION TYPE: Heavy CRV/SF: \$379 REPLACEMENT VALUE: \$9,271,856



Primary Systems			
COMPONENT:	Structure	RATING: 3 x WEIGHT: 8 =	SCORE: 24
Some cracking evident but does not likely affect structural integrity; Visible defects apparent but are non-structural			
COMMENTS:	CMU and concrete		
COMPONENT:	Exterior Closure	RATING: 3 x WEIGHT: 8 =	SCORE: 24
Sound and weatherproof but with some deterioration evident			
COMMENTS:	CMU exterior walls		
COMPONENT:	Roofing	RATING: 4 x WEIGHT: 10 =	SCORE: 40
General deterioration and some leaks are evident; resurfacing or partial repair is needed			
COMMENTS:	Built-up roof w UV coating (coating 2013)		

Secondary Systems			
COMPONENT:	Floor Finishes	RATING: 1 x WEIGHT: 6 =	SCORE: 6
	Nice appearance, smooth transitions, level subfloors, no cracks/separating		
COMMENTS:	New carpet, ceramic tile and vinyl tile throughout in 06		
COMPONENT:	Wall Finishes	RATING: 1 x WEIGHT: 6 =	SCORE: 6
	Maintainable surfaces in good condition		
COMMENTS:	Gypsum board and CMU;		
COMPONENT:	Ceiling Finishes	RATING: 2 x WEIGHT: 6 =	SCORE: 12
	Aging surfaces in fair condition and good alignment		
COMMENTS:	Lay-in tile		
COMPONENT:	Doors & Hardware	RATING: 2 x WEIGHT: 6 =	SCORE: 12
	Fairly modern door surfaces and hardware with minor deterioration; good working order		
COMMENTS:	New wood doors and HM frames and hardware in 06		

Service Systems			
COMPONENT:	Elevators	RATING: 5 x WEIGHT: 6 =	SCORE: 30
	No elevator access for upper floors		
COMMENTS:	None; but has lower level that is used		
COMPONENT:	Plumbing	RATING: 3 x WEIGHT: 8 =	SCORE: 24
	Fixtures are functional but dated; some leaks; maintenance required		
COMMENTS:	Galvanized, cast iron, steel and copper piping		
COMPONENT:	HVAC	RATING: 2 x WEIGHT: 8 =	SCORE: 16
	Equipment in fair condition; minor deterioration; controls require troubleshooting; office areas have A/C; hazardous areas are ventilated		
COMMENTS:	Deteriorated boilers with new coils 2016. Air handlers 2016		
COMPONENT:	Electrical	RATING: 1 x WEIGHT: 8 =	SCORE: 8
	Adequate service and distribution capacity for current/future needs		
COMMENTS:	New service in 1995-96; distribution upgrades in 06		
COMPONENT:	Lights/Power	RATING: 2 x WEIGHT: 8 =	SCORE: 16
	Contemporary lighting with good work area illumination; adequate number of outlets		
COMMENTS:	Older recessed fluorescent lighting, but adequate		

Safety Systems			
COMPONENT:	Life/Safety	RATING: 2 x WEIGHT: 10 = SCORE: 20	
	Most areas meet current codes; some areas meet codes for prior construction phases		
COMMENTS:			
COMPONENT:	Fire Safety	RATING: 2 x WEIGHT: 10 = SCORE: 20	
	Locally monitored detection; alarm present, but missing visual component or sprinklers		
COMMENTS:	Sprinklers but no fire alarm		
COMPONENT:	Modifications	RATING: 1 x WEIGHT: 7 = SCORE: 7	
	Modifications appear to be in compliance with codes and sound construction practices; HVAC/electrical service properly provided		
COMMENTS:	Modifications on main level well executed		

Quality Standards			
COMPONENT:	Maintenance	RATING: 1 x WEIGHT: 7 = SCORE: 7	
	Facility appears well maintained		
COMMENTS:	Maintenance is good		
COMPONENT:	Remaining Life	RATING: 3 x WEIGHT: 6 = SCORE: 18	
	Life expectancy is roughly 10-15 years; moderate system deterioration		
COMMENTS:	Should have been replaced after construction of Library/ATEC bldg.; not funding eligible		
COMPONENT:	Appearance	RATING: 3 x WEIGHT: 6 = SCORE: 18	
	Average construction; average interior and exterior appearance		
COMMENTS:			

Heat Loss			
COMPONENT:	Insulation	RATING: 3 x WEIGHT: 6 = SCORE: 18	
	Insulation present, but not to current standards (installed prior to 2010)		
COMMENTS:			
COMPONENT:	Glazing	RATING: 5 x WEIGHT: 6 = SCORE: 30	
	Single glazing		
COMMENTS:			

TOTAL SCORE = 356 PREVIOUS BIENNIUM SCORE = 350

CONDITION: Needs Improvement/Renovation

BUILDING CONDITION RATING

Amp Engine Run Station (180-32B) STATE UFI: A06225 Main Campus (180A)
AREA: 1,320 SF BUILT: 2004 REMODELED: No PREDOMINANT USE: Vocational Arts
CONSTRUCTION TYPE: Medium CRV/SF: \$127 REPLACEMENT VALUE: \$167,640



Primary Systems			
COMPONENT:	Structure	RATING: 3 x WEIGHT: 9.3 =	SCORE: 27.8
Some cracking evident but does not likely affect structural integrity; Visible defects apparent but are non-structural			
COMMENTS:	Tilt-up concrete; concrete slab		
COMPONENT:	Exterior Closure	RATING: 1 x WEIGHT: 9.3 =	SCORE: 9.3
Weatherproof, tight, well-maintained exterior walls, doors, windows/finishes			
COMMENTS:	Concrete		
COMPONENT:	Roofing	RATING: 1 x WEIGHT: 11.6 =	SCORE: 11.6
Flashing and penetrations appear sound and membrane appears water- tight; drainage is positive and there are overflow scuppers			
COMMENTS:	Standing seam metal roof		

Secondary Systems			
COMPONENT:	Floor Finishes	RATING: 1 x WEIGHT: 7 =	SCORE: 7
	Nice appearance, smooth transitions, level subfloors, no cracks/separating		
COMMENTS:	Bare concrete		
COMPONENT:	Wall Finishes	RATING: 1 x WEIGHT: 7 =	SCORE: 7
	Maintainable surfaces in good condition		
COMMENTS:	Painted concrete		
COMPONENT:	Ceiling Finishes	RATING: 0 x WEIGHT: 0 =	SCORE: 0
	No data		
COMMENTS:	Metal roof panels		
COMPONENT:	Doors & Hardware	RATING: 3 x WEIGHT: 7 =	SCORE: 20.9
	Functional but dated		
COMMENTS:	HM doors and frames		

Service Systems			
COMPONENT:	Elevators	RATING: 0 x WEIGHT: 0 =	SCORE: 0
	No data		
COMMENTS:			
COMPONENT:	Plumbing	RATING: 0 x WEIGHT: 0 =	SCORE: 0
	No data		
COMMENTS:			
COMPONENT:	HVAC	RATING: 1 x WEIGHT: 9.3 =	SCORE: 9.3
	Equipment in good condition; easily controlled; serves all required spaces; All necessary spaces are adequately ventilated; A/C provided		
COMMENTS:	Electric unit heater		
COMPONENT:	Electrical	RATING: 1 x WEIGHT: 9.3 =	SCORE: 9.3
	Adequate service and distribution capacity for current/future needs		
COMMENTS:	225amp service		
COMPONENT:	Lights/Power	RATING: 1 x WEIGHT: 9.3 =	SCORE: 9.3
	Contemporary lighting with good work area illumination; ample outlets		
COMMENTS:	Ceiling mount fluorescent lights		

Safety Systems			
COMPONENT:	Life/Safety	RATING: 1 x WEIGHT: 11.6 =	SCORE: 11.6
Appears to meet current codes			
COMMENTS:			
COMPONENT:	Fire Safety	RATING: 3 x WEIGHT: 11.6 =	SCORE: 34.8
Extinguishers and signed egress; no alarm or sprinklers			
COMMENTS:	Fire extinguishers, but interior is all concrete and metal		
COMPONENT:	Modifications	RATING: 1 x WEIGHT: 8.1 =	SCORE: 8.1
Modifications appear to be in compliance with codes and sound construction practices; HVAC/electrical service properly provided			
COMMENTS:	None		

Quality Standards			
COMPONENT:	Maintenance	RATING: 1 x WEIGHT: 8.1 =	SCORE: 8.1
Facility appears well maintained			
COMMENTS:			
COMPONENT:	Remaining Life	RATING: 1 x WEIGHT: 7 =	SCORE: 7
Life expectancy is >20 years; minor system deterioration			
COMMENTS:	Room to view airplane engine testing; 2 test cells; should have 35+ yr. Life		
COMPONENT:	Appearance	RATING: 3 x WEIGHT: 7 =	SCORE: 20.9
Average construction; average interior and exterior appearance			
COMMENTS:	Very spartan building' very average appearance		

Heat Loss			
COMPONENT:	Insulation	RATING: 1 x WEIGHT: 7 =	SCORE: 7
Insulation is up to current standards (2010 or newer)			
COMMENTS:	Adequate		
COMPONENT:	Glazing	RATING: 1 x WEIGHT: 7 =	SCORE: 7
Double glazing with window frames that minimize conductivity			
COMMENTS:	Vinyl coated aluminum framed double glazing		

TOTAL SCORE = 216 PREVIOUS BIENNIUM SCORE = 216

CONDITION: Adequate

BUILDING CONDITION RATING

Aviation (180-300)	STATE UFI: A02913	Main Campus (180A)
AREA: 11,564 SF	BUILT: 1955	REMODELED: No
CONSTRUCTION TYPE: Light	CRV/SF: \$379	REPLACEMENT VALUE: \$4,382,756
PREDOMINANT USE: Vocational Arts		



Primary Systems			
COMPONENT:	Structure	RATING: 1 x WEIGHT: 8.3 =	SCORE: 8.3
No signs of settlement or cracking, no abrupt vertical changes Columns, bearing walls and roof structure appears sound/free of defects			
COMMENTS:	Concrete and CMU; wood framed addition		
COMPONENT:	Exterior Closure	RATING: 1 x WEIGHT: 8.3 =	SCORE: 8.3
Weatherproof, tight, well-maintained exterior walls, doors, windows/finishes			
COMMENTS:	CMU walls and newer EIFS cladding		
COMPONENT:	Roofing	RATING: 1 x WEIGHT: 10.4 =	SCORE: 10.4
Flashing and penetrations appear sound and membrane appears water- tight; drainage is positive and there are overflow scuppers			
COMMENTS:	New standing seam metal roof in 03		

Secondary Systems			
COMPONENT:	Floor Finishes	RATING: 1 x WEIGHT: 6.3 = SCORE: 6.3	
	Nice appearance, smooth transitions, level subfloors, no cracks/separating		
COMMENTS:	Carpet and vinyl tile; concrete		
COMPONENT:	Wall Finishes	RATING: 1 x WEIGHT: 6.3 = SCORE: 6.3	
	Maintainable surfaces in good condition		
COMMENTS:	Ceramic tile and gypsum board, some over CMU		
COMPONENT:	Ceiling Finishes	RATING: 1 x WEIGHT: 6.3 = SCORE: 6.3	
	Maintainable surfaces in good condition; good alignment and appearance		
COMMENTS:	Lay-in ceiling tile; Gypsum board		
COMPONENT:	Doors & Hardware	RATING: 1 x WEIGHT: 6.3 = SCORE: 6.3	
	Appropriate hardware, closers, panic devices; in good working order		
COMMENTS:	Interior wood doors w HM frames; exterior aluminum doors/frames		

Service Systems			
COMPONENT:	Elevators	RATING: 0 x WEIGHT: 0 = SCORE: 0	
	No data		
COMMENTS:			
COMPONENT:	Plumbing	RATING: 1 x WEIGHT: 8.3 = SCORE: 8.3	
	Fixtures and piping appear to be in good condition; no evidence of leaks		
COMMENTS:	Copper, cast iron, and steel piping; porcelain fixtures		
COMPONENT:	HVAC	RATING: 1 x WEIGHT: 8.3 = SCORE: 8.3	
	Equipment in good condition; easily controlled; serves all required spaces; All necessary spaces are adequately ventilated; A/C provided		
COMMENTS:	Split system heat pumps 2016		
COMPONENT:	Electrical	RATING: 1 x WEIGHT: 8.3 = SCORE: 8.3	
	Adequate service and distribution capacity for current/future needs		
COMMENTS:	1200amp 208/120v; upgraded in 1993		
COMPONENT:	Lights/Power	RATING: 1 x WEIGHT: 8.3 = SCORE: 8.3	
	Contemporary lighting with good work area illumination; ample outlets		
COMMENTS:	Lay-in and hanging strip indirect fluorescent lighting		

Safety Systems			
COMPONENT:	Life/Safety	RATING: 1 x WEIGHT: 10.4 =	SCORE: 10.4
Appears to meet current codes			
COMMENTS:			
COMPONENT:	Fire Safety	RATING: 3 x WEIGHT: 10.4 =	SCORE: 31.3
Extinguishers and signed egress; no alarm or sprinklers			
COMMENTS:	Fire alarm; no sprinklers		
COMPONENT:	Modifications	RATING: 1 x WEIGHT: 7.3 =	SCORE: 7.3
Modifications appear to be in compliance with codes and sound construction practices; HVAC/electrical service properly provided			
COMMENTS:	New 6,100 SF addition in 2003 is well constructed		

Quality Standards			
COMPONENT:	Maintenance	RATING: 1 x WEIGHT: 7.3 =	SCORE: 7.3
Facility appears well maintained			
COMMENTS:			
COMPONENT:	Remaining Life	RATING: 1 x WEIGHT: 6.3 =	SCORE: 6.3
Life expectancy is >20 years; minor system deterioration			
COMMENTS:	Complete interior renovation completed in 2003; building should have 25+ year life expectancy		
COMPONENT:	Appearance	RATING: 1 x WEIGHT: 6.3 =	SCORE: 6.3
Well-constructed building; generally attractive interior and exterior			
COMMENTS:			

Heat Loss			
COMPONENT:	Insulation	RATING: 1 x WEIGHT: 6.3 =	SCORE: 6.3
Insulation is up to current standards (2010 or newer)			
COMMENTS:			
COMPONENT:	Glazing	RATING: 3 x WEIGHT: 6.3 =	SCORE: 18.8
Double glazing with aluminum/metal window frames			
COMMENTS:			

TOTAL SCORE = 179 PREVIOUS BIENNIUM SCORE = 179

CONDITION: Adequate

BUILDING CONDITION RATING

Childcare Facility (180-13B) STATE UFI: A02301 Main Campus (180A)
AREA: 3,302 SF BUILT: 2004 REMODELED: No PREDOMINANT USE: Child Care
CONSTRUCTION TYPE: Light CRV/SF: \$253 REPLACEMENT VALUE: \$835,406



Primary Systems			
COMPONENT:	Structure	RATING: 1 x WEIGHT: 8.3 =	SCORE: 8.3
No signs of settlement or cracking, no abrupt vertical changes Columns, bearing walls and roof structure appears sound/free of defects			
COMMENTS:	Wood framing; pier block foundation		
COMPONENT:	Exterior Closure	RATING: 2 x WEIGHT: 8.3 =	SCORE: 16.7
Weatherproof exterior, but generally appears poorly maintained			
COMMENTS:	T1-11 plywood		
COMPONENT:	Roofing	RATING: 1 x WEIGHT: 10.4 =	SCORE: 10.4
Flashing and penetrations appear sound and membrane appears water- tight; drainage is positive and there are overflow scuppers			
COMMENTS:	3-tab asphalt shingles		

Secondary Systems			
COMPONENT:	Floor Finishes	RATING: 1 x WEIGHT: 6.3 =	SCORE: 6.3
Nice appearance, smooth transitions, level subfloors, no cracks/separating			
COMMENTS:	Carpet; sheet vinyl; OSB sub floor; OSB could be maintenance problem		
COMPONENT:	Wall Finishes	RATING: 3 x WEIGHT: 6.3 =	SCORE: 18.8
Aging surfaces but sound; some maintenance is required			
COMMENTS:	Vinyl covered OSB wall panels; OSB could be maintenance problem		
COMPONENT:	Ceiling Finishes	RATING: 2 x WEIGHT: 6.3 =	SCORE: 12.5
Aging surfaces in fair condition and good alignment			
COMMENTS:	Lay-in ceiling tile		
COMPONENT:	Doors & Hardware	RATING: 1 x WEIGHT: 6.3 =	SCORE: 6.3
Appropriate hardware, closers, panic devices; in good working order			
COMMENTS:	Interior wood doors and frames; exterior HM doors/frames		

Service Systems			
COMPONENT:	Elevators	RATING: 0 x WEIGHT: 0 =	SCORE: 0
No data			
COMMENTS:			
COMPONENT:	Plumbing	RATING: 1 x WEIGHT: 8.3 =	SCORE: 8.3
Fixtures and piping appear to be in good condition; no evidence of leaks			
COMMENTS:	Copper and cast iron piping; porcelain fixtures		
COMPONENT:	HVAC	RATING: 1 x WEIGHT: 8.3 =	SCORE: 8.3
Equipment in good condition; easily controlled; serves all required spaces; All necessary spaces are adequately ventilated; A/C provided			
COMMENTS:	Split system heat pumps		
COMPONENT:	Electrical	RATING: 1 x WEIGHT: 8.3 =	SCORE: 8.3
Adequate service and distribution capacity for current/future needs			
COMMENTS:	Fed from 1300		
COMPONENT:	Lights/Power	RATING: 1 x WEIGHT: 8.3 =	SCORE: 8.3
Contemporary lighting with good work area illumination; ample outlets			
COMMENTS:	Lay-in fluorescent lighting		

Safety Systems			
COMPONENT:	Life/Safety	RATING: 1 x WEIGHT: 10.4 =	SCORE: 10.4
Appears to meet current codes			
COMMENTS:			
COMPONENT:	Fire Safety	RATING: 3 x WEIGHT: 10.4 =	SCORE: 31.3
Extinguishers and signed egress; no alarm or sprinklers			
COMMENTS:	Fire alarm and smoke detectors		
COMPONENT:	Modifications	RATING: 1 x WEIGHT: 7.3 =	SCORE: 7.3
Modifications appear to be in compliance with codes and sound construction practices; HVAC/electrical service properly provided			
COMMENTS:	None evident		

Quality Standards			
COMPONENT:	Maintenance	RATING: 1 x WEIGHT: 7.3 =	SCORE: 7.3
Facility appears well maintained			
COMMENTS:			
COMPONENT:	Remaining Life	RATING: 3 x WEIGHT: 6.3 =	SCORE: 18.8
Life expectancy is roughly 10-15 years; moderate system deterioration			
COMMENTS:	Modular building comprised of 4 modules; 25 yr. Life		
COMPONENT:	Appearance	RATING: 1 x WEIGHT: 6.3 =	SCORE: 6.3
Well-constructed building; generally attractive interior and exterior			
COMMENTS:			

Heat Loss			
COMPONENT:	Insulation	RATING: 1 x WEIGHT: 6.3 =	SCORE: 6.3
Insulation is up to current standards (2010 or newer)			
COMMENTS:			
COMPONENT:	Glazing	RATING: 3 x WEIGHT: 6.3 =	SCORE: 18.8
Double glazing with aluminum/metal window frames			
COMMENTS:			

TOTAL SCORE = 219 PREVIOUS BIENNIUM SCORE = 232

CONDITION: Adequate

BUILDING CONDITION RATING

Fine Arts (180-190) STATE UFI: A03886 Main Campus (180A)
 AREA: 13,568 SF BUILT: 2008 REMODELED: No PREDOMINANT USE: Visual Arts
 CONSTRUCTION TYPE: Medium CRV/SF: \$379 REPLACEMENT VALUE: \$5,142,272



Primary Systems			
COMPONENT:	Structure	RATING: 1 x WEIGHT: 8.3 = SCORE: 8.3	
No signs of settlement or cracking, no abrupt vertical changes Columns, bearing walls and roof structure appears sound/free of defects			
COMMENTS:	Steel frame; brick; CMU		
COMPONENT:	Exterior Closure	RATING: 1 x WEIGHT: 8.3 = SCORE: 8.3	
Weatherproof, tight, well-maintained exterior walls, doors, windows/finishes			
COMMENTS:	Brick; CMU		
COMPONENT:	Roofing	RATING: 1 x WEIGHT: 10.4 = SCORE: 10.4	
Flashing and penetrations appear sound and membrane appears water- tight; drainage is positive and there are overflow scuppers			
COMMENTS:	BUR w granular cap sheet		

Secondary Systems			
COMPONENT:	Floor Finishes	RATING: 1 x WEIGHT: 6.3 =	SCORE: 6.3
	Nice appearance, smooth transitions, level subfloors, no cracks/separating		
COMMENTS:	Concrete; ceramic tile; carpet		
COMPONENT:	Wall Finishes	RATING: 1 x WEIGHT: 6.3 =	SCORE: 6.3
	Maintainable surfaces in good condition		
COMMENTS:	Gypsum board; wood chair rail; brick; ceramic tile		
COMPONENT:	Ceiling Finishes	RATING: 1 x WEIGHT: 6.3 =	SCORE: 6.3
	Maintainable surfaces in good condition; good alignment and appearance		
COMMENTS:	Gypsum board and lay-in tile		
COMPONENT:	Doors & Hardware	RATING: 1 x WEIGHT: 6.3 =	SCORE: 6.3
	Appropriate hardware, closers, panic devices; in good working order		
COMMENTS:	Exterior aluminum glazed doors/frames; interior HM doors/frames, some sidelites		

Service Systems			
COMPONENT:	Elevators	RATING: 0 x WEIGHT: 0 =	SCORE: 0
	No data		
COMMENTS:			
COMPONENT:	Plumbing	RATING: 1 x WEIGHT: 8.3 =	SCORE: 8.3
	Fixtures and piping appear to be in good condition; no evidence of leaks		
COMMENTS:	Copper, cast iron, steel and PVC piping; porcelain fixtures		
COMPONENT:	HVAC	RATING: 1 x WEIGHT: 8.3 =	SCORE: 8.3
	Equipment in good condition; easily controlled; serves all required spaces; All necessary spaces are adequately ventilated; A/C provided		
COMMENTS:	Packaged rooftop heat pumps; electric kilns		
COMPONENT:	Electrical	RATING: 1 x WEIGHT: 8.3 =	SCORE: 8.3
	Adequate service and distribution capacity for current/future needs		
COMMENTS:	1600amp, 208/120V		
COMPONENT:	Lights/Power	RATING: 1 x WEIGHT: 8.3 =	SCORE: 8.3
	Contemporary lighting with good work area illumination; ample outlets		
COMMENTS:	Hanging strip, recessed can, lay-in and wall mount fluorescent lighting		

Safety Systems			
COMPONENT:	Life/Safety	RATING: 1 x WEIGHT: 10.4 = SCORE: 10.4	
	Appears to meet current codes		
COMMENTS:			
COMPONENT:	Fire Safety	RATING: 1 x WEIGHT: 10.4 = SCORE: 10.4	
	Locally monitored detection; alarm and strobes present; sprinklers in high hazard areas		
COMMENTS:			
COMPONENT:	Modifications	RATING: 1 x WEIGHT: 7.3 = SCORE: 7.3	
	Modifications appear to be in compliance with codes and sound construction practices; HVAC/electrical service properly provided		
COMMENTS:	New building		

Quality Standards			
COMPONENT:	Maintenance	RATING: 1 x WEIGHT: 7.3 = SCORE: 7.3	
	Facility appears well maintained		
COMMENTS:			
COMPONENT:	Remaining Life	RATING: 1 x WEIGHT: 6.3 = SCORE: 6.3	
	Life expectancy is >20 years; minor system deterioration		
COMMENTS:	Well constructed; should have 40 yr. Life		
COMPONENT:	Appearance	RATING: 1 x WEIGHT: 6.3 = SCORE: 6.3	
	Well-constructed building; generally attractive interior and exterior		
COMMENTS:			

Heat Loss			
COMPONENT:	Insulation	RATING: 1 x WEIGHT: 6.3 = SCORE: 6.3	
	Insulation is up to current standards (2010 or newer)		
COMMENTS:			
COMPONENT:	Glazing	RATING: 1 x WEIGHT: 6.3 = SCORE: 6.3	
	Double glazing with window frames that minimize conductivity		
COMMENTS:			

TOTAL SCORE = 146 PREVIOUS BIENNIUM SCORE = 146

CONDITION: Superior

BUILDING CONDITION RATING

Liberal Arts & Business (180-160) STATE UFI: A02057 Main Campus (180A)
AREA: 17,760 SF BUILT: 1985 REMODELED: No PREDOMINANT USE: General Classroom
CONSTRUCTION TYPE: Medium CRV/SF: \$361 REPLACEMENT VALUE: \$6,411,360



Primary Systems			
COMPONENT:	Structure	RATING: 1 x WEIGHT: 8.3 =	SCORE: 8.3
No signs of settlement or cracking, no abrupt vertical changes Columns, bearing walls and roof structure appears sound/free of defects			
COMMENTS:	CMU and concrete		
COMPONENT:	Exterior Closure	RATING: 1 x WEIGHT: 8.3 =	SCORE: 8.3
Weatherproof, tight, well-maintained exterior walls, doors, windows/finishes			
COMMENTS:	CMU exterior		
COMPONENT:	Roofing	RATING: 3 x WEIGHT: 10.4 =	SCORE: 31.3
Some deterioration is evident in membrane and flashings; maintenance or minor repair is needed			
COMMENTS:	EPDM single-ply roof; new Kalwall skylights in 2008		

Secondary Systems			
COMPONENT:	Floor Finishes	RATING: 1 x WEIGHT: 6.3 =	SCORE: 6.3
	Nice appearance, smooth transitions, level subfloors, no cracks/separating		
COMMENTS:	Carpet and carpet tile 2014; vinyl tile; ceramic tile; concrete		
COMPONENT:	Wall Finishes	RATING: 1 x WEIGHT: 6.3 =	SCORE: 6.3
	Maintainable surfaces in good condition		
COMMENTS:	CMU and gypsum board; ceramic tile		
COMPONENT:	Ceiling Finishes	RATING: 2 x WEIGHT: 6.3 =	SCORE: 12.5
	Aging surfaces in fair condition and good alignment		
COMMENTS:	Lay-in tile and gypsum board		
COMPONENT:	Doors & Hardware	RATING: 2 x WEIGHT: 6.3 =	SCORE: 12.5
	Fairly modern door surfaces and hardware with minor deterioration; good working order		
COMMENTS:	Interior wood doors w HM frames; exterior aluminum doors/frames		

Service Systems			
COMPONENT:	Elevators	RATING: 0 x WEIGHT: 0 =	SCORE: 0
	No data		
COMMENTS:			
COMPONENT:	Plumbing	RATING: 1 x WEIGHT: 8.3 =	SCORE: 8.3
	Fixtures and piping appear to be in good condition; no evidence of leaks		
COMMENTS:	Copper, cast iron and steel piping; porcelain fixtures		
COMPONENT:	HVAC	RATING: 1 x WEIGHT: 8.3 =	SCORE: 8.3
	Equipment in good condition; easily controlled; serves all required spaces; All necessary spaces are adequately ventilated; A/C provided		
COMMENTS:	Split system heat pumps; partially replaced in 08; other units 2015		
COMPONENT:	Electrical	RATING: 3 x WEIGHT: 8.3 =	SCORE: 25
	Service capacity meets current needs but inadequate for future		
COMMENTS:	1600amp 208/120v		
COMPONENT:	Lights/Power	RATING: 1 x WEIGHT: 8.3 =	SCORE: 8.3
	Contemporary lighting with good work area illumination; ample outlets		
COMMENTS:	Lay-in fluorescent lighting throughout		

Safety Systems			
COMPONENT:	Life/Safety	RATING: 1 x WEIGHT: 10.4 =	SCORE: 10.4
Appears to meet current codes			
COMMENTS:			
COMPONENT:	Fire Safety	RATING: 2 x WEIGHT: 10.4 =	SCORE: 20.9
Locally monitored detection; alarm present, but missing visual component or sprinklers			
COMMENTS:			
COMPONENT:	Modifications	RATING: 1 x WEIGHT: 7.3 =	SCORE: 7.3
Modifications appear to be in compliance with codes and sound construction practices; HVAC/electrical service properly provided			
COMMENTS: Minor modifications; appear well constructed			

Quality Standards			
COMPONENT:	Maintenance	RATING: 1 x WEIGHT: 7.3 =	SCORE: 7.3
Facility appears well maintained			
COMMENTS:			
COMPONENT:	Remaining Life	RATING: 1 x WEIGHT: 6.3 =	SCORE: 6.3
Life expectancy is >20 years; minor system deterioration			
COMMENTS: Building has long term use potential			
COMPONENT:	Appearance	RATING: 1 x WEIGHT: 6.3 =	SCORE: 6.3
Well-constructed building; generally attractive interior and exterior			
COMMENTS:			

Heat Loss			
COMPONENT:	Insulation	RATING: 3 x WEIGHT: 6.3 =	SCORE: 18.8
Insulation present, but not to current standards (installed prior to 2010)			
COMMENTS: CMU walls			
COMPONENT:	Glazing	RATING: 3 x WEIGHT: 6.3 =	SCORE: 18.8
Double glazing with aluminum/metal window frames			
COMMENTS:			

TOTAL SCORE = 232 PREVIOUS BIENNIUM SCORE = 229

CONDITION: Adequate

BUILDING CONDITION RATING

Library/Atec (180-180) STATE UFI: A06637 Main Campus (180A)
AREA: 66,935 SF BUILT: 2004 REMODELED: No PREDOMINANT USE: Library
CONSTRUCTION TYPE: Heavy CRV/SF: \$361 REPLACEMENT VALUE: \$24,163,535



Primary Systems			
COMPONENT:	Structure	RATING: 1 x WEIGHT: 8.3 =	SCORE: 8.3
No signs of settlement or cracking, no abrupt vertical changes Columns, bearing walls and roof structure appears sound/free of defects			
COMMENTS:	Steel framing; concrete; brick		
COMPONENT:	Exterior Closure	RATING: 2 x WEIGHT: 8.3 =	SCORE: 16.7
Weatherproof exterior, but generally appears poorly maintained			
COMMENTS:	Brick; concrete		
COMPONENT:	Roofing	RATING: 1 x WEIGHT: 10.4 =	SCORE: 10.4
Flashing and penetrations appear sound and membrane appears water- tight; drainage is positive and there are overflow scuppers			
COMMENTS:	Modified bitumen cap sheet		

Secondary Systems			
COMPONENT:	Floor Finishes	RATING: 1 x WEIGHT: 6.3 =	SCORE: 6.3
Nice appearance, smooth transitions, level subfloors, no cracks/separating			
COMMENTS:	Carpet; vinyl tile; porcelain tile; concrete		
COMPONENT:	Wall Finishes	RATING: 1 x WEIGHT: 6.3 =	SCORE: 6.3
Maintainable surfaces in good condition			
COMMENTS:	Gypsum board; ceramic tile; laminate panels; vinyl wall covering		
COMPONENT:	Ceiling Finishes	RATING: 1 x WEIGHT: 6.3 =	SCORE: 6.3
Maintainable surfaces in good condition; good alignment and appearance			
COMMENTS:	Lay-in ceiling tile; Gypsum board; metal panels		
COMPONENT:	Doors & Hardware	RATING: 2 x WEIGHT: 6.3 =	SCORE: 12.5
Fairly modern door surfaces and hardware with minor deterioration; good working order			
COMMENTS:	Interior laminate doors and HM frames; exterior aluminum framed glazed doors		

Service Systems			
COMPONENT:	Elevators	RATING: 0 x WEIGHT: 0 =	SCORE: 0
No data			
COMMENTS:			
COMPONENT:	Plumbing	RATING: 1 x WEIGHT: 8.3 =	SCORE: 8.3
Fixtures and piping appear to be in good condition; no evidence of leaks			
COMMENTS:	Copper, steel and PVC piping; Corian and porcelain fixtures		
COMPONENT:	HVAC	RATING: 1 x WEIGHT: 8.3 =	SCORE: 8.3
Equipment in good condition; easily controlled; serves all required spaces; All necessary spaces are adequately ventilated; A/C provided			
COMMENTS:	Rooftop packaged DX units; AHUs with VAV boxes		
COMPONENT:	Electrical	RATING: 1 x WEIGHT: 8.3 =	SCORE: 8.3
Adequate service and distribution capacity for current/future needs			
COMMENTS:	2000amp 208/120v		
COMPONENT:	Lights/Power	RATING: 1 x WEIGHT: 8.3 =	SCORE: 8.3
Contemporary lighting with good work area illumination; ample outlets			
COMMENTS:	Lay-in and suspended fluorescent light fixtures		

Safety Systems			
COMPONENT:	Life/Safety	RATING: 1 x WEIGHT: 10.4 = SCORE: 10.4	
	Appears to meet current codes		
COMMENTS:			
COMPONENT:	Fire Safety	RATING: 1 x WEIGHT: 10.4 = SCORE: 10.4	
	Locally monitored detection; alarm and strobes present; sprinklers in high hazard areas		
COMMENTS:			
COMPONENT:	Modifications	RATING: 1 x WEIGHT: 7.3 = SCORE: 7.3	
	Modifications appear to be in compliance with codes and sound construction practices; HVAC/electrical service properly provided		
COMMENTS:	None evident		

Quality Standards			
COMPONENT:	Maintenance	RATING: 1 x WEIGHT: 7.3 = SCORE: 7.3	
	Facility appears well maintained		
COMMENTS:			
COMPONENT:	Remaining Life	RATING: 1 x WEIGHT: 6.3 = SCORE: 6.3	
	Life expectancy is >20 years; minor system deterioration		
COMMENTS:	New building; 45+ year life expectancy		
COMPONENT:	Appearance	RATING: 1 x WEIGHT: 6.3 = SCORE: 6.3	
	Well-constructed building; generally attractive interior and exterior		
COMMENTS:			

Heat Loss			
COMPONENT:	Insulation	RATING: 1 x WEIGHT: 6.3 = SCORE: 6.3	
	Insulation is up to current standards (2010 or newer)		
COMMENTS:			
COMPONENT:	Glazing	RATING: 1 x WEIGHT: 6.3 = SCORE: 6.3	
	Double glazing with window frames that minimize conductivity		
COMMENTS:			

TOTAL SCORE = 161 PREVIOUS BIENNIUM SCORE = 154

CONDITION: Superior

BUILDING CONDITION RATING

Maintenance (180-420) STATE UFI: A06908 Main Campus (180A)
AREA: 9,312 SF BUILT: 1955 REMODELED: No PREDOMINANT USE: Maintenance
CONSTRUCTION TYPE: Medium CRV/SF: \$335 REPLACEMENT VALUE: \$3,119,520



Primary Systems			
COMPONENT:	Structure	RATING: 1 x WEIGHT: 8.3 =	SCORE: 8.3
No signs of settlement or cracking, no abrupt vertical changes Columns, bearing walls and roof structure appears sound/free of defects			
COMMENTS:	Steel framing; concrete slab		
COMPONENT:	Exterior Closure	RATING: 4 x WEIGHT: 8.3 =	SCORE: 33.4
General deterioration detected, one or more minor leaks apparent			
COMMENTS:	Metal walls; extensive denting and some rusting		
COMPONENT:	Roofing	RATING: 3 x WEIGHT: 10.4 =	SCORE: 31.3
Some deterioration is evident in membrane and flashings; maintenance or minor repair is needed			
COMMENTS:	Metal roof		

Secondary Systems			
COMPONENT:	Floor Finishes	RATING: 3 x WEIGHT: 6.3 =	SCORE: 18.8
Some wear and minor imperfections are evident; beginning deterioration			
COMMENTS:	Concrete and vinyl tile		
COMPONENT:	Wall Finishes	RATING: 3 x WEIGHT: 6.3 =	SCORE: 18.8
Aging surfaces but sound; some maintenance is required			
COMMENTS:	Gypsum board and plywood		
COMPONENT:	Ceiling Finishes	RATING: 1 x WEIGHT: 6.3 =	SCORE: 6.3
Maintainable surfaces in good condition; good alignment and appearance			
COMMENTS:	Lay-in tiles in some areas; metal roof deck		
COMPONENT:	Doors & Hardware	RATING: 3 x WEIGHT: 6.3 =	SCORE: 18.8
Functional but dated			
COMMENTS:	Interior and exterior HM doors/frames; metal OH doors		

Service Systems			
COMPONENT:	Elevators	RATING: 0 x WEIGHT: 0 =	SCORE: 0
No data			
COMMENTS:			
COMPONENT:	Plumbing	RATING: 3 x WEIGHT: 8.3 =	SCORE: 25
Fixtures are functional but dated; some leaks; maintenance required			
COMMENTS:	Galvanized, cast iron and steel piping; porcelain fixtures		
COMPONENT:	HVAC	RATING: 1 x WEIGHT: 8.3 =	SCORE: 8.3
Equipment in good condition; easily controlled; serves all required spaces; All necessary spaces are adequately ventilated; A/C provided			
COMMENTS:	Split system heat pumps - 1998		
COMPONENT:	Electrical	RATING: 3 x WEIGHT: 8.3 =	SCORE: 25
Service capacity meets current needs but inadequate for future			
COMMENTS:	2ea. 200amp 208/120v		
COMPONENT:	Lights/Power	RATING: 1 x WEIGHT: 8.3 =	SCORE: 8.3
Contemporary lighting with good work area illumination; ample outlets			
COMMENTS:	Lay-in and hanging fluorescent fixtures		

Safety Systems			
COMPONENT:	Life/Safety	RATING: 3 x WEIGHT: 10.4 = SCORE: 31.3	
	Generally meets codes for vintage of construction		
COMMENTS:			
COMPONENT:	Fire Safety	RATING: 4 x WEIGHT: 10.4 = SCORE: 41.7	
	Only extinguishers or signed egress exist; no alarm or sprinklers		
COMMENTS:	No alarm or sprinklers		
COMPONENT:	Modifications	RATING: 1 x WEIGHT: 7.3 = SCORE: 7.3	
	Modifications appear to be in compliance with codes and sound construction practices; HVAC/electrical service properly provided		
COMMENTS:	Interior modifications are properly constructed		

Quality Standards			
COMPONENT:	Maintenance	RATING: 3 x WEIGHT: 7.3 = SCORE: 21.9	
	Routine maintenance is required; deferred maintenance is evident; impact is minor to moderate		
COMMENTS:			
COMPONENT:	Remaining Life	RATING: 3 x WEIGHT: 6.3 = SCORE: 18.8	
	Life expectancy is roughly 10-15 years; moderate system deterioration		
COMMENTS:	Medium term use only; very old metal building		
COMPONENT:	Appearance	RATING: 3 x WEIGHT: 6.3 = SCORE: 18.8	
	Average construction; average interior and exterior appearance		
COMMENTS:	Exterior looks neglected; interior is adequate		

Heat Loss			
COMPONENT:	Insulation	RATING: 3 x WEIGHT: 6.3 = SCORE: 18.8	
	Insulation present, but not to current standards (installed prior to 2010)		
COMMENTS:			
COMPONENT:	Glazing	RATING: 5 x WEIGHT: 6.3 = SCORE: 31.3	
	Single glazing		
COMMENTS:	Single and double glazing; aluminum and metal-framed		

TOTAL SCORE = 392 PREVIOUS BIENNIUM SCORE = 384

CONDITION: Needs Improvement/Renovation

BUILDING CONDITION RATING

Pe/Comm.Activity Center (180-200) STATE UFI: A03569 Main Campus (180A)
AREA: 44,458 SF BUILT: 1981 REMODELED: No PREDOMINANT USE: Gymnasium
CONSTRUCTION TYPE: Heavy CRV/SF: \$335 REPLACEMENT VALUE: \$14,893,430



Primary Systems			
COMPONENT:	Structure	RATING: 1 x WEIGHT: 8 =	SCORE: 8
No signs of settlement or cracking, no abrupt vertical changes Columns, bearing walls and roof structure appears sound/free of defects			
COMMENTS:	Concrete and CMU		
COMPONENT:	Exterior Closure	RATING: 1 x WEIGHT: 8 =	SCORE: 8
Weatherproof, tight, well-maintained exterior walls, doors, windows/finishes			
COMMENTS:	CMU and concrete		
COMPONENT:	Roofing	RATING: 3 x WEIGHT: 10 =	SCORE: 30
Some deterioration is evident in membrane and flashings; maintenance or minor repair is needed			
COMMENTS:	Single-ply membrane; Drain inlets need cleaning; some roof/flashing leaks; funded in 2011		

Secondary Systems			
COMPONENT:	Floor Finishes	RATING: 2 x WEIGHT: 6 =	SCORE: 12
	Some wear is evident; maintenance needed		
COMMENTS:	Concrete and hardwood; some carpet; ceramic tile; rubber mats		
COMPONENT:	Wall Finishes	RATING: 1 x WEIGHT: 6 =	SCORE: 6
	Maintainable surfaces in good condition		
COMMENTS:	Gypsum board and CMU		
COMPONENT:	Ceiling Finishes	RATING: 3 x WEIGHT: 6 =	SCORE: 18
	Some wear and tear; Minor staining or deterioration		
COMMENTS:	Lay-in tiles-some staining from roof leaks; direct-adhered tile; concrete		
COMPONENT:	Doors & Hardware	RATING: 1 x WEIGHT: 6 =	SCORE: 6
	Appropriate hardware, closers, panic devices; in good working order		
COMMENTS:	Interior/exterior metal doors w HM frames; coiling metal OH door		

Service Systems			
COMPONENT:	Elevators	RATING: 1 x WEIGHT: 6 =	SCORE: 6
	Appropriate and functional for occupancy and use		
COMMENTS:	2 stop		
COMPONENT:	Plumbing	RATING: 3 x WEIGHT: 8 =	SCORE: 24
	Fixtures are functional but dated; some leaks; maintenance required		
COMMENTS:	Galvanized, cast iron, steel and copper piping; porcelain fixtures; shower trees		
COMPONENT:	HVAC	RATING: 3 x WEIGHT: 8 =	SCORE: 24
	System generally adequate; some deterioration; needs balancing; Offices areas have A/C; hazardous areas are ventilated		
COMMENTS:	AHUs w heat coils; split system heat pump; electric duct heaters		
COMPONENT:	Electrical	RATING: 1 x WEIGHT: 8 =	SCORE: 8
	Adequate service and distribution capacity for current/future needs		
COMMENTS:	1200amp 480/277v; emergency generator		
COMPONENT:	Lights/Power	RATING: 1 x WEIGHT: 8 =	SCORE: 8
	Contemporary lighting with good work area illumination; ample outlets		
COMMENTS:	Lay-in fluorescent lighting; new in 06		

Safety Systems			
COMPONENT:	Life/Safety	RATING: 1 x WEIGHT: 10 = SCORE: 10	
	Appears to meet current codes		
COMMENTS:			
COMPONENT:	Fire Safety	RATING: 3 x WEIGHT: 10 = SCORE: 30	
	Extinguishers and signed egress; no alarm or sprinklers		
COMMENTS:	New fire alarm in 06		
COMPONENT:	Modifications	RATING: 1 x WEIGHT: 7 = SCORE: 7	
	Modifications appear to be in compliance with codes and sound construction practices; HVAC/electrical service properly provided		
COMMENTS:	Modifications appear well constructed		

Quality Standards			
COMPONENT:	Maintenance	RATING: 1 x WEIGHT: 7 = SCORE: 7	
	Facility appears well maintained		
COMMENTS:			
COMPONENT:	Remaining Life	RATING: 1 x WEIGHT: 6 = SCORE: 6	
	Life expectancy is >20 years; minor system deterioration		
COMMENTS:	Building well constructed; has long term potential		
COMPONENT:	Appearance	RATING: 1 x WEIGHT: 6 = SCORE: 6	
	Well-constructed building; generally attractive interior and exterior		
COMMENTS:			

Heat Loss			
COMPONENT:	Insulation	RATING: 3 x WEIGHT: 6 = SCORE: 18	
	Insulation present, but not to current standards (installed prior to 2010)		
COMMENTS:			
COMPONENT:	Glazing	RATING: 3 x WEIGHT: 6 = SCORE: 18	
	Double glazing with aluminum/metal window frames		
COMMENTS:			

TOTAL SCORE = 260 PREVIOUS BIENNIUM SCORE = 260

CONDITION: Adequate

BUILDING CONDITION RATING

Student Center/Admin. (180-140) STATE UFI: A08476 Main Campus (180A)
AREA: 32,153 SF BUILT: 1959 REMODELED: 2016 PREDOMINANT USE: Administration
CONSTRUCTION TYPE: Medium CRV/SF: \$323 REPLACEMENT VALUE: \$10,385,419



Primary Systems			
COMPONENT:	Structure	RATING: 1 x WEIGHT: 8 =	SCORE: 8
No signs of settlement or cracking, no abrupt vertical changes Columns, bearing walls and roof structure appears sound/free of defects			
COMMENTS:	Concrete and CMU		
COMPONENT:	Exterior Closure	RATING: 2 x WEIGHT: 8 =	SCORE: 16
Weatherproof exterior, but generally appears poorly maintained			
COMMENTS:	CMU in old wing; synthetic stucco system in new wing;		
COMPONENT:	Roofing	RATING: 1 x WEIGHT: 10 =	SCORE: 10
Flashing and penetrations appear sound and membrane appears water- tight; drainage is positive and there are overflow scuppers			
COMMENTS:	TPO mingle-ply membrane 2013		

Secondary Systems			
COMPONENT:	Floor Finishes	RATING: 1 x WEIGHT: 6 =	SCORE: 6
	Nice appearance, smooth transitions, level subfloors, no cracks/separating		
COMMENTS:	Vinyl tile; vinyl sheet flooring and carpet-some deterioration upstairs; ceramic tile		
COMPONENT:	Wall Finishes	RATING: 1 x WEIGHT: 6 =	SCORE: 6
	Maintainable surfaces in good condition		
COMMENTS:	Gypsum board and CMU; ceramic tile; wood panels		
COMPONENT:	Ceiling Finishes	RATING: 1 x WEIGHT: 6 =	SCORE: 6
	Maintainable surfaces in good condition; good alignment and appearance		
COMMENTS:	Lay-in tile; direct-adhered tile; gypsum board		
COMPONENT:	Doors & Hardware	RATING: 1 x WEIGHT: 6 =	SCORE: 6
	Appropriate hardware, closers, panic devices; in good working order		
COMMENTS:	Interior wood doors w HM frames; exterior HM doors/frames and aluminum doors/frames		

Service Systems			
COMPONENT:	Elevators	RATING: 3 x WEIGHT: 6 =	SCORE: 18
	Elevators provided but functionality is inadequate; Unreliable operation		
COMMENTS:	2 stop		
COMPONENT:	Plumbing	RATING: 1 x WEIGHT: 8 =	SCORE: 8
	Fixtures and piping appear to be in good condition; no evidence of leaks		
COMMENTS:	Copper, galvanized, cast iron , steel and PVC piping; porcelain fixtures		
COMPONENT:	HVAC	RATING: 4 x WEIGHT: 8 =	SCORE: 32
	System partially adequate; many areas served by equipment needing repair; no A/C in offices, but hazardous areas are ventilated		
COMMENTS:	New packaged A/C units in 2000		
COMPONENT:	Electrical	RATING: 1 x WEIGHT: 8 =	SCORE: 8
	Adequate service and distribution capacity for current/future needs		
COMMENTS:	Major upgrade in 1993;1600amp 208/120v		
COMPONENT:	Lights/Power	RATING: 1 x WEIGHT: 8 =	SCORE: 8
	Contemporary lighting with good work area illumination; ample outlets		
COMMENTS:	Lay-in and ceiling-mount fluorescent lights		

Safety Systems			
COMPONENT:	Life/Safety	RATING: 1 x WEIGHT: 10 = SCORE: 10	
	Appears to meet current codes		
COMMENTS:			
COMPONENT:	Fire Safety	RATING: 3 x WEIGHT: 10 = SCORE: 30	
	Extinguishers and signed egress; no alarm or sprinklers		
COMMENTS:			
COMPONENT:	Modifications	RATING: 1 x WEIGHT: 7 = SCORE: 7	
	Modifications appear to be in compliance with codes and sound construction practices; HVAC/electrical service properly provided		
COMMENTS:	All major interior renovations appear properly done.		

Quality Standards			
COMPONENT:	Maintenance	RATING: 1 x WEIGHT: 7 = SCORE: 7	
	Facility appears well maintained		
COMMENTS:			
COMPONENT:	Remaining Life	RATING: 1 x WEIGHT: 6 = SCORE: 6	
	Life expectancy is >20 years; minor system deterioration		
COMMENTS:	Extensive remodel of the downstairs of areas not done in 2006 was completed in 2010		
COMPONENT:	Appearance	RATING: 3 x WEIGHT: 6 = SCORE: 18	
	Average construction; average interior and exterior appearance		
COMMENTS:			

Heat Loss			
COMPONENT:	Insulation	RATING: 1 x WEIGHT: 6 = SCORE: 6	
	Insulation is up to current standards (2010 or newer)		
COMMENTS:			
COMPONENT:	Glazing	RATING: 3 x WEIGHT: 6 = SCORE: 18	
	Double glazing with aluminum/metal window frames		
COMMENTS:	Upstairs replaced in 2008		

TOTAL SCORE = 234 PREVIOUS BIENNIUM SCORE = 226

CONDITION: Adequate

BUILDING CONDITION RATING

Wallenstien Perform. Arts (180-110) STATE UFI: A07808 Main Campus (180A)
AREA: 13,180 SF BUILT: 1959 REMODELED: No PREDOMINANT USE: Performing Arts
CONSTRUCTION TYPE: Medium CRV/SF: \$404 REPLACEMENT VALUE: \$5,324,720



Primary Systems			
COMPONENT:	Structure	RATING: 3 x WEIGHT: 8.3 =	SCORE: 25
Some cracking evident but does not likely affect structural integrity; Visible defects apparent but are non-structural			
COMMENTS:	Concrete and CMU-generally		
COMPONENT:	Exterior Closure	RATING: 2 x WEIGHT: 8.3 =	SCORE: 16.7
Weatherproof exterior, but generally appears poorly maintained			
COMMENTS:	CMU and metal fascia-some CMU and wood fascia trim paint deterioration		
COMPONENT:	Roofing	RATING: 3 x WEIGHT: 10.4 =	SCORE: 31.3
Some deterioration is evident in membrane and flashings; maintenance or minor repair is needed			
COMMENTS:	Built-up roof with UV coating; new coating in 2011		

Secondary Systems			
COMPONENT:	Floor Finishes	RATING: 2 x WEIGHT: 6.3 =	SCORE: 12.5
Some wear is evident; maintenance needed			
COMMENTS:	Carpet; vinyl tile; vinyl-asbestos tile; ceramic tile; new carpet in lobby in 06		
COMPONENT:	Wall Finishes	RATING: 3 x WEIGHT: 6.3 =	SCORE: 18.8
Aging surfaces but sound; some maintenance is required			
COMMENTS:	Gypsum board and CMU; some vinyl wall covering;		
COMPONENT:	Ceiling Finishes	RATING: 3 x WEIGHT: 6.3 =	SCORE: 18.8
Some wear and tear; Minor staining or deterioration			
COMMENTS:	Acoustical ceiling tile; gypsum board		
COMPONENT:	Doors & Hardware	RATING: 3 x WEIGHT: 6.3 =	SCORE: 18.8
Functional but dated			
COMMENTS:	Interior and exterior metal doors w HM frames		

Service Systems			
COMPONENT:	Elevators	RATING: 0 x WEIGHT: 0 =	SCORE: 0
No data			
COMMENTS:			
COMPONENT:	Plumbing	RATING: 3 x WEIGHT: 8.3 =	SCORE: 25
Fixtures are functional but dated; some leaks; maintenance required			
COMMENTS:	Galvanized, cast iron, copper and steel piping; some older porcelain fixtures		
COMPONENT:	HVAC	RATING: 1 x WEIGHT: 8.3 =	SCORE: 8.3
Equipment in good condition; easily controlled; serves all required spaces; All necessary spaces are adequately ventilated; A/C provided			
COMMENTS:	AHU and split system A/C-new in 2003; new electric boiler in 06		
COMPONENT:	Electrical	RATING: 3 x WEIGHT: 8.3 =	SCORE: 25
Service capacity meets current needs but inadequate for future			
COMMENTS:	800amp 208/120v		
COMPONENT:	Lights/Power	RATING: 3 x WEIGHT: 8.3 =	SCORE: 25
Adequate work area illumination; adequate outlets for current use			
COMMENTS:	Hanging and lay-in fluorescent lighting; upgraded in theater		

Safety Systems			
COMPONENT:	Life/Safety	RATING: 3 x WEIGHT: 10.4 = SCORE: 31.3	
	Generally meets codes for vintage of construction		
COMMENTS:			
COMPONENT:	Fire Safety	RATING: 1 x WEIGHT: 10.4 = SCORE: 10.4	
	Locally monitored detection; alarm and strobes present; sprinklers in high hazard areas		
COMMENTS:	Partial sprinklers		
COMPONENT:	Modifications	RATING: 3 x WEIGHT: 7.3 = SCORE: 21.9	
	Some modifications lack code compliance; HVAC service not fully considered during renovation		
COMMENTS:	Dressing room modification not well done		

Quality Standards			
COMPONENT:	Maintenance	RATING: 3 x WEIGHT: 7.3 = SCORE: 21.9	
	Routine maintenance is required; deferred maintenance is evident; impact is minor to moderate		
COMMENTS:	Maintenance appears average		
COMPONENT:	Remaining Life	RATING: 3 x WEIGHT: 6.3 = SCORE: 18.8	
	Life expectancy is roughly 10-15 years; moderate system deterioration		
COMMENTS:	Funded in 05 for renovation, but little done; money allocated to new fine arts bldg.		
COMPONENT:	Appearance	RATING: 3 x WEIGHT: 6.3 = SCORE: 18.8	
	Average construction; average interior and exterior appearance		
COMMENTS:	Very basic, unattractive exterior; interior has received some upgrades		

Heat Loss			
COMPONENT:	Insulation	RATING: 3 x WEIGHT: 6.3 = SCORE: 18.8	
	Insulation present, but not to current standards (installed prior to 2010)		
COMMENTS:			
COMPONENT:	Glazing	RATING: 5 x WEIGHT: 6.3 = SCORE: 31.3	
	Single glazing		
COMMENTS:			

TOTAL SCORE = 398 PREVIOUS BIENNIUM SCORE = 407

CONDITION: Needs Improvement/Renovation

BUILDING CONDITION RATING

Science, Engineering, Math (180-120) STATE UFI: A00516 Main Campus (180A)
AREA: 27,257 SF BUILT: 1961 REMODELED: No PREDOMINANT USE: Science Lab.
CONSTRUCTION TYPE: Medium CRV/SF: \$469 REPLACEMENT VALUE: \$12,783,533



Primary Systems			
COMPONENT:	Structure	RATING: 1 x WEIGHT: 8.3 =	SCORE: 8.3
No signs of settlement or cracking, no abrupt vertical changes Columns, bearing walls and roof structure appears sound/free of defects			
COMMENTS:	Steel frame; wood frame; concrete		
COMPONENT:	Exterior Closure	RATING: 1 x WEIGHT: 8.3 =	SCORE: 8.3
Weatherproof, tight, well-maintained exterior walls, doors, windows/finishes			
COMMENTS:	Brick; EIFS; CMU; metal panels		
COMPONENT:	Roofing	RATING: 2 x WEIGHT: 10.4 =	SCORE: 20.9
Majority of roofing and flashing appear sound, but a small portion of roofing shows deterioration where maintenance or minor repair needed			
COMMENTS:	Standing seam metal roof with foam overlay. Some single-ply.		

Secondary Systems			
COMPONENT:	Floor Finishes	RATING: 2 x WEIGHT: 6.3 =	SCORE: 12.5
	Some wear is evident; maintenance needed		
COMMENTS:	Carpet and vinyl tile; ceramic tile		
COMPONENT:	Wall Finishes	RATING: 1 x WEIGHT: 6.3 =	SCORE: 6.3
	Maintainable surfaces in good condition		
COMMENTS:	Gypsum board throughout		
COMPONENT:	Ceiling Finishes	RATING: 3 x WEIGHT: 6.3 =	SCORE: 18.8
	Some wear and tear; Minor staining or deterioration		
COMMENTS:	Lay-in tiles throughout-areas of water staining due to old roof leaks		
COMPONENT:	Doors & Hardware	RATING: 1 x WEIGHT: 6.3 =	SCORE: 6.3
	Appropriate hardware, closers, panic devices; in good working order		
COMMENTS:	Interior wood and laminate doors; w HM frames; exterior aluminum glazed doors/frames		

Service Systems			
COMPONENT:	Elevators	RATING: 0 x WEIGHT: 0 =	SCORE: 0
	No data		
COMMENTS:			
COMPONENT:	Plumbing	RATING: 2 x WEIGHT: 8.3 =	SCORE: 16.7
	Fixtures and piping are functional; finishes require maintenance		
COMMENTS:	Galvanized, cast iron and steel piping; newer porcelain fixtures. Lab renovation 2021		
COMPONENT:	HVAC	RATING: 1 x WEIGHT: 8.3 =	SCORE: 8.3
	Equipment in good condition; easily controlled; serves all required spaces; All necessary spaces are adequately ventilated; A/C provided		
COMMENTS:	New DX packaged unit in 06		
COMPONENT:	Electrical	RATING: 1 x WEIGHT: 8.3 =	SCORE: 8.3
	Adequate service and distribution capacity for current/future needs		
COMMENTS:	Fed from the addition (1200A)		
COMPONENT:	Lights/Power	RATING: 3 x WEIGHT: 8.3 =	SCORE: 25
	Adequate work area illumination; adequate outlets for current use		
COMMENTS:	Lay-in and wall mount fluorescent lights		

Safety Systems			
COMPONENT:	Life/Safety	RATING: 3 x WEIGHT: 10.4 =	SCORE: 31.3
Generally meets codes for vintage of construction			
COMMENTS:			
COMPONENT:	Fire Safety	RATING: 3 x WEIGHT: 10.4 =	SCORE: 31.3
Extinguishers and signed egress; no alarm or sprinklers			
COMMENTS:			
COMPONENT:	Modifications	RATING: 1 x WEIGHT: 7.3 =	SCORE: 7.3
Modifications appear to be in compliance with codes and sound construction practices; HVAC/electrical service properly provided			
COMMENTS: Minor modifications-appear well done			

Quality Standards			
COMPONENT:	Maintenance	RATING: 1 x WEIGHT: 7.3 =	SCORE: 7.3
Facility appears well maintained			
COMMENTS:			
COMPONENT:	Remaining Life	RATING: 3 x WEIGHT: 6.3 =	SCORE: 18.8
Life expectancy is roughly 10-15 years; moderate system deterioration			
COMMENTS: Average construction; built in 1961; uncertain remaining life			
COMPONENT:	Appearance	RATING: 3 x WEIGHT: 6.3 =	SCORE: 18.8
Average construction; average interior and exterior appearance			
COMMENTS: Exterior is very dated and utilitarian			

Heat Loss			
COMPONENT:	Insulation	RATING: 3 x WEIGHT: 6.3 =	SCORE: 18.8
Insulation present, but not to current standards (installed prior to 2010)			
COMMENTS:			
COMPONENT:	Glazing	RATING: 3 x WEIGHT: 6.3 =	SCORE: 18.8
Double glazing with aluminum/metal window frames			
COMMENTS:			

TOTAL SCORE = 292 PREVIOUS BIENNIUM SCORE = 307

CONDITION: Needs Improvement/Additional Maintenance

BUILDING CONDITION RATING

Auto Classrooms (180-410) STATE UFI: A04339 Main Campus (180A)
 AREA: 4,860 SF BUILT: 1955 REMODELED: No PREDOMINANT USE: General Classroom
 CONSTRUCTION TYPE: Light CRV/SF: \$323 REPLACEMENT VALUE: \$1,569,780



Primary Systems			
COMPONENT:	Structure	RATING: 1 x WEIGHT: 8.3 =	SCORE: 8.3
No signs of settlement or cracking, no abrupt vertical changes Columns, bearing walls and roof structure appears sound/free of defects			
COMMENTS:	Steel framing; concrete slab		
COMPONENT:	Exterior Closure	RATING: 3 x WEIGHT: 8.3 =	SCORE: 25
Sound and weatherproof but with some deterioration evident			
COMMENTS:	Metal walls-bent and damaged in a number of areas		
COMPONENT:	Roofing	RATING: 3 x WEIGHT: 10.4 =	SCORE: 31.3
Some deterioration is evident in membrane and flashings; maintenance or minor repair is needed			
COMMENTS:	Metal roof; foam coated in 2000		

Secondary Systems			
COMPONENT:	Floor Finishes	RATING: 2 x WEIGHT: 6.3 =	SCORE: 12.5
Some wear is evident; maintenance needed			
COMMENTS:	Concrete; vinyl tile		
COMPONENT:	Wall Finishes	RATING: 1 x WEIGHT: 6.3 =	SCORE: 6.3
Maintainable surfaces in good condition			
COMMENTS:	Gypsum board		
COMPONENT:	Ceiling Finishes	RATING: 2 x WEIGHT: 6.3 =	SCORE: 12.5
Aging surfaces in fair condition and good alignment			
COMMENTS:	Gypsum board and lay-in tile		
COMPONENT:	Doors & Hardware	RATING: 1 x WEIGHT: 6.3 =	SCORE: 6.3
Appropriate hardware, closers, panic devices; in good working order			
COMMENTS:	Interior wood doors w HM frames; exterior HM doors/frames		

Service Systems			
COMPONENT:	Elevators	RATING: 0 x WEIGHT: 0 =	SCORE: 0
No data			
COMMENTS:			
COMPONENT:	Plumbing	RATING: 1 x WEIGHT: 8.3 =	SCORE: 8.3
Fixtures and piping appear to be in good condition; no evidence of leaks			
COMMENTS:	Copper, cast iron and steel piping; porcelain fixtures		
COMPONENT:	HVAC	RATING: 1 x WEIGHT: 8.3 =	SCORE: 8.3
Equipment in good condition; easily controlled; serves all required spaces; All necessary spaces are adequately ventilated; A/C provided			
COMMENTS:	Split system heat pumps 2016		
COMPONENT:	Electrical	RATING: 1 x WEIGHT: 8.3 =	SCORE: 8.3
Adequate service and distribution capacity for current/future needs			
COMMENTS:	800amp 240/120v		
COMPONENT:	Lights/Power	RATING: 1 x WEIGHT: 8.3 =	SCORE: 8.3
Contemporary lighting with good work area illumination; ample outlets			
COMMENTS:	Lay-in and wall mount fluorescent lighting		

Safety Systems			
COMPONENT:	Life/Safety	RATING: 3 x WEIGHT: 10.4 =	SCORE: 31.3
Generally meets codes for vintage of construction			
COMMENTS:			
COMPONENT:	Fire Safety	RATING: 3 x WEIGHT: 10.4 =	SCORE: 31.3
Extinguishers and signed egress; no alarm or sprinklers			
COMMENTS:	Pull stations; no sprinklers		
COMPONENT:	Modifications	RATING: 1 x WEIGHT: 7.3 =	SCORE: 7.3
Modifications appear to be in compliance with codes and sound construction practices; HVAC/electrical service properly provided			
COMMENTS:	Interior remodel was very well constructed; use changed from arts to classroom		

Quality Standards			
COMPONENT:	Maintenance	RATING: 1 x WEIGHT: 7.3 =	SCORE: 7.3
Facility appears well maintained			
COMMENTS:			
COMPONENT:	Remaining Life	RATING: 3 x WEIGHT: 6.3 =	SCORE: 18.8
Life expectancy is roughly 10-15 years; moderate system deterioration			
COMMENTS:	Extensive interior remodel in 2000		
COMPONENT:	Appearance	RATING: 3 x WEIGHT: 6.3 =	SCORE: 18.8
Average construction; average interior and exterior appearance			
COMMENTS:	Exterior is very utilitarian		

Heat Loss			
COMPONENT:	Insulation	RATING: 3 x WEIGHT: 6.3 =	SCORE: 18.8
Insulation present, but not to current standards (installed prior to 2010)			
COMMENTS:			
COMPONENT:	Glazing	RATING: 3 x WEIGHT: 6.3 =	SCORE: 18.8
Double glazing with aluminum/metal window frames			
COMMENTS:			

TOTAL SCORE = 288 PREVIOUS BIENNIUM SCORE = 277

CONDITION: Needs Improvement/Additional Maintenance

BUILDING CONDITION RATING

Comp Science (180-150) STATE UFI: A06737 Main Campus (180A)
AREA: 24,468 SF BUILT: 1952 REMODELED: No PREDOMINANT USE: Computer Lab.
CONSTRUCTION TYPE: Heavy CRV/SF: \$361 REPLACEMENT VALUE: \$8,832,948



Primary Systems			
COMPONENT:	Structure	RATING: 2 x WEIGHT: 8 =	SCORE: 16
Minor cracks evident in a small portion of the structure			
COMMENTS:	Concrete and CMU		
COMPONENT:	Exterior Closure	RATING: 4 x WEIGHT: 8 =	SCORE: 32
General deterioration detected, one or more minor leaks apparent			
COMMENTS:	CMU walls-random mortar deterioration; paint peeling and cracking		
COMPONENT:	Roofing	RATING: 1 x WEIGHT: 10 =	SCORE: 10
Flashing and penetrations appear sound and membrane appears water- tight; drainage is positive and there are overflow scuppers			
COMMENTS:	Single-ply 2014		

Secondary Systems			
COMPONENT:	Floor Finishes	RATING: 2 x WEIGHT: 6 = SCORE: 12	
	Some wear is evident; maintenance needed		
COMMENTS:	Carpet; vinyl tile; concrete; quarry tile; sheet flooring		
COMPONENT:	Wall Finishes	RATING: 2 x WEIGHT: 6 = SCORE: 12	
	Maintainable surfaces, minor maintenance is required in some areas		
COMMENTS:	Gypsum board; CMU; plaster; good condition		
COMPONENT:	Ceiling Finishes	RATING: 3 x WEIGHT: 6 = SCORE: 18	
	Some wear and tear; Minor staining or deterioration		
COMMENTS:	Lay-in tile; Gypsum board; plaster; ceramic tile; general lower level wear		
COMPONENT:	Doors & Hardware	RATING: 1 x WEIGHT: 6 = SCORE: 6	
	Appropriate hardware, closers, panic devices; in good working order		
COMMENTS:	Interior wood doors w HM frames-mostly new in 2006; HM and aluminum exterior doors/frames		

Service Systems			
COMPONENT:	Elevators	RATING: 5 x WEIGHT: 6 = SCORE: 30	
	No elevator access for upper floors		
COMMENTS:	None, but ADA access ramp to lower level. Only stair access to lower mechanical space and archives.		
COMPONENT:	Plumbing	RATING: 1 x WEIGHT: 8 = SCORE: 8	
	Fixtures and piping appear to be in good condition; no evidence of leaks		
COMMENTS:	Copper, cast iron, steel, PVC and galvanized piping; porcelain fixtures		
COMPONENT:	HVAC	RATING: 1 x WEIGHT: 8 = SCORE: 8	
	Equipment in good condition; easily controlled; serves all required spaces; All necessary spaces are adequately ventilated; A/C provided		
COMMENTS:	New split system heat pumps installed in 06; boilers abandoned in place		
COMPONENT:	Electrical	RATING: 3 x WEIGHT: 8 = SCORE: 24	
	Service capacity meets current needs but inadequate for future		
COMMENTS:	1600amp 208/120v; 1600amp 480/277c; services are older		
COMPONENT:	Lights/Power	RATING: 1 x WEIGHT: 8 = SCORE: 8	
	Contemporary lighting with good work area illumination; ample outlets		
COMMENTS:	Lay-in and ceiling-mount fluorescent lighting' mostly new in 06		

Safety Systems			
COMPONENT:	Life/Safety	RATING: 3 x WEIGHT: 10 = SCORE: 30	
	Generally meets codes for vintage of construction		
COMMENTS:	Basement has some exiting code violations		
COMPONENT:	Fire Safety	RATING: 2 x WEIGHT: 10 = SCORE: 20	
	Locally monitored detection; alarm present, but missing visual component or sprinklers		
COMMENTS:			
COMPONENT:	Modifications	RATING: 1 x WEIGHT: 7 = SCORE: 7	
	Modifications appear to be in compliance with codes and sound construction practices; HVAC/electrical service properly provided		
COMMENTS:	Remodel completed in 06; work appears nicely done		

Quality Standards			
COMPONENT:	Maintenance	RATING: 1 x WEIGHT: 7 = SCORE: 7	
	Facility appears well maintained		
COMMENTS:			
COMPONENT:	Remaining Life	RATING: 3 x WEIGHT: 6 = SCORE: 18	
	Life expectancy is roughly 10-15 years; moderate system deterioration		
COMMENTS:	Kitchen and dining area converted to instructional space in 06		
COMPONENT:	Appearance	RATING: 3 x WEIGHT: 6 = SCORE: 18	
	Average construction; average interior and exterior appearance		
COMMENTS:	Exterior is very dated and utilitarian; dates from airbase period		

Heat Loss			
COMPONENT:	Insulation	RATING: 3 x WEIGHT: 6 = SCORE: 18	
	Insulation present, but not to current standards (installed prior to 2010)		
COMMENTS:			
COMPONENT:	Glazing	RATING: 4 x WEIGHT: 6 = SCORE: 24	
	Mix of double and single glazed windows		
COMMENTS:			

TOTAL SCORE = 326 PREVIOUS BIENNIUM SCORE = 332

CONDITION: Needs Improvement/Additional Maintenance

BUILDING CONDITION RATING

Van Garage (180-460) STATE UFI: A10231 Main Campus (180A)
 AREA: 2,800 SF BUILT: 2006 REMODELED: No PREDOMINANT USE: Storage
 CONSTRUCTION TYPE: Light CRV/SF: \$190 REPLACEMENT VALUE: \$532,000



Primary Systems			
COMPONENT:	Structure	RATING: 1 x WEIGHT: 10.9 = SCORE: 10.9	
No signs of settlement or cracking, no abrupt vertical changes Columns, bearing walls and roof structure appears sound/free of defects			
COMMENTS:	Wood framing; concrete slab		
COMPONENT:	Exterior Closure	RATING: 1 x WEIGHT: 10.9 = SCORE: 10.9	
Weatherproof, tight, well-maintained exterior walls, doors, windows/finishes			
COMMENTS:	Metal wall panels		
COMPONENT:	Roofing	RATING: 1 x WEIGHT: 13.6 = SCORE: 13.6	
Flashing and penetrations appear sound and membrane appears water- tight; drainage is positive and there are overflow scuppers			
COMMENTS:	Metal roof panels		

Secondary Systems			
COMPONENT:	Floor Finishes	RATING: 1 x WEIGHT: 8.2 =	SCORE: 8.2
Nice appearance, smooth transitions, level subfloors, no cracks/separating			
COMMENTS:	Concrete		
COMPONENT:	Wall Finishes	RATING: 0 x WEIGHT: 0 =	SCORE: 0
No data			
COMMENTS:	Metal panel		
COMPONENT:	Ceiling Finishes	RATING: 0 x WEIGHT: 0 =	SCORE: 0
No data			
COMMENTS:	Metal panel		
COMPONENT:	Doors & Hardware	RATING: 1 x WEIGHT: 8.2 =	SCORE: 8.2
Appropriate hardware, closers, panic devices; in good working order			
COMMENTS:	Metal overhead doors; metal doors & wood frames		

Service Systems			
COMPONENT:	Elevators	RATING: 0 x WEIGHT: 0 =	SCORE: 0
No data			
COMMENTS:			
COMPONENT:	Plumbing	RATING: 0 x WEIGHT: 0 =	SCORE: 0
No data			
COMMENTS:			
COMPONENT:	HVAC	RATING: 1 x WEIGHT: 10.9 =	SCORE: 10.9
Equipment in good condition; easily controlled; serves all required spaces; All necessary spaces are adequately ventilated; A/C provided			
COMMENTS:	Electric unit heaters		
COMPONENT:	Electrical	RATING: 1 x WEIGHT: 10.9 =	SCORE: 10.9
Adequate service and distribution capacity for current/future needs			
COMMENTS:	200amp 208/120v		
COMPONENT:	Lights/Power	RATING: 1 x WEIGHT: 10.9 =	SCORE: 10.9
Contemporary lighting with good work area illumination; ample outlets			
COMMENTS:	Fluorescent lighting		

Safety Systems			
COMPONENT:	Life/Safety	RATING: 1 x WEIGHT: 13.6 =	SCORE: 13.6
Appears to meet current codes			
COMMENTS:			
COMPONENT:	Fire Safety	RATING: 4 x WEIGHT: 13.6 =	SCORE: 54.6
Only extinguishers or signed egress exist; no alarm or sprinklers			
COMMENTS:			
COMPONENT:	Modifications	RATING: 0 x WEIGHT: 0 =	SCORE: 0
No data			
COMMENTS: None evident			

Quality Standards			
COMPONENT:	Maintenance	RATING: 1 x WEIGHT: 9.6 =	SCORE: 9.6
Facility appears well maintained			
COMMENTS:			
COMPONENT:	Remaining Life	RATING: 1 x WEIGHT: 8.2 =	SCORE: 8.2
Life expectancy is >20 years; minor system deterioration			
COMMENTS: Metal building; should have 30+ year life			
COMPONENT:	Appearance	RATING: 1 x WEIGHT: 8.2 =	SCORE: 8.2
Well-constructed building; generally attractive interior and exterior			
COMMENTS:			

Heat Loss			
COMPONENT:	Insulation	RATING: 3 x WEIGHT: 8.2 =	SCORE: 24.6
Insulation present, but not to current standards (installed prior to 2010)			
COMMENTS:			
COMPONENT:	Glazing	RATING: 0 x WEIGHT: 0 =	SCORE: 0
No data			
COMMENTS:			

TOTAL SCORE = 203 PREVIOUS BIENNIUM SCORE = 203

CONDITION: Adequate

BUILDING CONDITION RATING

Grounds Building (180-450) STATE UFI: A10583 Main Campus (180A)
 AREA: 5,520 SF BUILT: 0 REMODELED: No PREDOMINANT USE: Storage
 CONSTRUCTION TYPE: Light CRV/SF: \$190 REPLACEMENT VALUE: \$1,048,800



Primary Systems			
COMPONENT:	Structure	RATING: 1 x WEIGHT: 8.7 =	SCORE: 8.7
No signs of settlement or cracking, no abrupt vertical changes Columns, bearing walls and roof structure appears sound/free of defects			
COMMENTS:	Wood framing; concrete slab		
COMPONENT:	Exterior Closure	RATING: 1 x WEIGHT: 8.7 =	SCORE: 8.7
Weatherproof, tight, well-maintained exterior walls, doors, windows/finishes			
COMMENTS:	Metal wall panels		
COMPONENT:	Roofing	RATING: 1 x WEIGHT: 10.9 =	SCORE: 10.9
Flashing and penetrations appear sound and membrane appears water- tight; drainage is positive and there are overflow scuppers			
COMMENTS:	Metal roof panels		

Secondary Systems			
COMPONENT:	Floor Finishes	RATING: 1 x WEIGHT: 6.5 =	SCORE: 6.5
	Nice appearance, smooth transitions, level subfloors, no cracks/separating		
COMMENTS:	Concrete		
COMPONENT:	Wall Finishes	RATING: 1 x WEIGHT: 6.5 =	SCORE: 6.5
	Maintainable surfaces in good condition		
COMMENTS:	Insulation; OSB		
COMPONENT:	Ceiling Finishes	RATING: 0 x WEIGHT: 0 =	SCORE: 0
	No data		
COMMENTS:	Insulation		
COMPONENT:	Doors & Hardware	RATING: 1 x WEIGHT: 6.5 =	SCORE: 6.5
	Appropriate hardware, closers, panic devices; in good working order		
COMMENTS:	Metal overhead doors; metal doors & wood frames		

Service Systems			
COMPONENT:	Elevators	RATING: 0 x WEIGHT: 0 =	SCORE: 0
	No data		
COMMENTS:			
COMPONENT:	Plumbing	RATING: 1 x WEIGHT: 8.7 =	SCORE: 8.7
	Fixtures and piping appear to be in good condition; no evidence of leaks		
COMMENTS:	Galvanized compressed air lines; no rest room		
COMPONENT:	HVAC	RATING: 1 x WEIGHT: 8.7 =	SCORE: 8.7
	Equipment in good condition; easily controlled; serves all required spaces; All necessary spaces are adequately ventilated; A/C provided		
COMMENTS:	Electric unit heaters		
COMPONENT:	Electrical	RATING: 1 x WEIGHT: 8.7 =	SCORE: 8.7
	Adequate service and distribution capacity for current/future needs		
COMMENTS:	200amp 208/120v		
COMPONENT:	Lights/Power	RATING: 1 x WEIGHT: 8.7 =	SCORE: 8.7
	Contemporary lighting with good work area illumination; ample outlets		
COMMENTS:	Fluorescent lighting		

Safety Systems			
COMPONENT:	Life/Safety	RATING: 1 x WEIGHT: 10.9 = SCORE: 10.9	
	Appears to meet current codes		
COMMENTS:			
COMPONENT:	Fire Safety	RATING: 5 x WEIGHT: 10.9 = SCORE: 54.5	
	Violations exist; Missing exit signs or extinguishers; No alarm or sprinklers		
COMMENTS:	Extinguishers only		
COMPONENT:	Modifications	RATING: 1 x WEIGHT: 7.6 = SCORE: 7.6	
	Modifications appear to be in compliance with codes and sound construction practices; HVAC/electrical service properly provided		
COMMENTS:	None evident		

Quality Standards			
COMPONENT:	Maintenance	RATING: 1 x WEIGHT: 7.6 = SCORE: 7.6	
	Facility appears well maintained		
COMMENTS:			
COMPONENT:	Remaining Life	RATING: 1 x WEIGHT: 6.5 = SCORE: 6.5	
	Life expectancy is >20 years; minor system deterioration		
COMMENTS:	Metal building; should have 30+ year life; addition constructed in 2006		
COMPONENT:	Appearance	RATING: 3 x WEIGHT: 6.5 = SCORE: 19.6	
	Average construction; average interior and exterior appearance		
COMMENTS:			

Heat Loss			
COMPONENT:	Insulation	RATING: 1 x WEIGHT: 6.5 = SCORE: 6.5	
	Insulation is up to current standards (2010 or newer)		
COMMENTS:			
COMPONENT:	Glazing	RATING: 1 x WEIGHT: 6.5 = SCORE: 6.5	
	Double glazing with window frames that minimize conductivity		
COMMENTS:	No windows		

TOTAL SCORE = 203 PREVIOUS BIENNIUM SCORE = 203

CONDITION: Adequate

BUILDING CONDITION RATING

Childcare Co-Op (180-13A) STATE UFI: A01359 Main Campus (180A)
AREA: 3,620 SF BUILT: 1959 REMODELED: No PREDOMINANT USE: Parent Education
CONSTRUCTION TYPE: Medium CRV/SF: \$253 REPLACEMENT VALUE: \$915,860



Primary Systems			
COMPONENT:	Structure	RATING: 3 x WEIGHT: 8.3 =	SCORE: 25
Some cracking evident but does not likely affect structural integrity; Visible defects apparent but are non-structural			
COMMENTS:	Concrete and CMU		
COMPONENT:	Exterior Closure	RATING: 3 x WEIGHT: 8.3 =	SCORE: 25
Sound and weatherproof but with some deterioration evident			
COMMENTS:	CMU-deterioration under window areas on south side		
COMPONENT:	Roofing	RATING: 2 x WEIGHT: 10.4 =	SCORE: 20.9
Majority of roofing and flashing appear sound, but a small portion of roofing shows deterioration where maintenance or minor repair needed			
COMMENTS:	Modified bitumen cap sheet w granulated surface; no scuppers; UV coating in 2010		

Secondary Systems			
COMPONENT:	Floor Finishes	RATING: 1 x WEIGHT: 6.3 =	SCORE: 6.3
	Nice appearance, smooth transitions, level subfloors, no cracks/separating		
COMMENTS:	Carpet and vinyl tile, ceramic tile		
COMPONENT:	Wall Finishes	RATING: 1 x WEIGHT: 6.3 =	SCORE: 6.3
	Maintainable surfaces in good condition		
COMMENTS:	Gypsum board and CMU		
COMPONENT:	Ceiling Finishes	RATING: 1 x WEIGHT: 6.3 =	SCORE: 6.3
	Maintainable surfaces in good condition; good alignment and appearance		
COMMENTS:	Lay-in tile throughout		
COMPONENT:	Doors & Hardware	RATING: 3 x WEIGHT: 6.3 =	SCORE: 18.8
	Functional but dated		
COMMENTS:	Interior and exterior HM doors/frames		

Service Systems			
COMPONENT:	Elevators	RATING: 0 x WEIGHT: 0 =	SCORE: 0
	No data		
COMMENTS:			
COMPONENT:	Plumbing	RATING: 1 x WEIGHT: 8.3 =	SCORE: 8.3
	Fixtures and piping appear to be in good condition; no evidence of leaks		
COMMENTS:	Galvanized, cast iron and steel piping; porcelain fixtures		
COMPONENT:	HVAC	RATING: 3 x WEIGHT: 8.3 =	SCORE: 25
	System generally adequate; some deterioration; needs balancing; Offices areas have A/C; hazardous areas are ventilated		
COMMENTS:	Split system heat pumps-new in 1997; undersized necessitating electric baseboard heat		
COMPONENT:	Electrical	RATING: 1 x WEIGHT: 8.3 =	SCORE: 8.3
	Adequate service and distribution capacity for current/future needs		
COMMENTS:	600amp 208/120v		
COMPONENT:	Lights/Power	RATING: 1 x WEIGHT: 8.3 =	SCORE: 8.3
	Contemporary lighting with good work area illumination; ample outlets		
COMMENTS:	Lay-in fluorescent lighting		

Safety Systems			
COMPONENT:	Life/Safety	RATING: 1 x WEIGHT: 10.4 = SCORE: 10.4	
	Appears to meet current codes		
COMMENTS:			
COMPONENT:	Fire Safety	RATING: 3 x WEIGHT: 10.4 = SCORE: 31.3	
	Extinguishers and signed egress; no alarm or sprinklers		
COMMENTS:			
COMPONENT:	Modifications	RATING: 1 x WEIGHT: 7.3 = SCORE: 7.3	
	Modifications appear to be in compliance with codes and sound construction practices; HVAC/electrical service properly provided		
COMMENTS:	Only minor modifications; well done		

Quality Standards			
COMPONENT:	Maintenance	RATING: 1 x WEIGHT: 7.3 = SCORE: 7.3	
	Facility appears well maintained		
COMMENTS:			
COMPONENT:	Remaining Life	RATING: 3 x WEIGHT: 6.3 = SCORE: 18.8	
	Life expectancy is roughly 10-15 years; moderate system deterioration		
COMMENTS:	Bldg. Is over 40 years old; sound structurally; 15 yr. life		
COMPONENT:	Appearance	RATING: 3 x WEIGHT: 6.3 = SCORE: 18.8	
	Average construction; average interior and exterior appearance		
COMMENTS:	Very nice interior; utilitarian exterior		

Heat Loss			
COMPONENT:	Insulation	RATING: 3 x WEIGHT: 6.3 = SCORE: 18.8	
	Insulation present, but not to current standards (installed prior to 2010)		
COMMENTS:			
COMPONENT:	Glazing	RATING: 1 x WEIGHT: 6.3 = SCORE: 6.3	
	Double glazing with window frames that minimize conductivity		
COMMENTS:	Double glazing; New vinyl-framed		

TOTAL SCORE = 277 PREVIOUS BIENNIUM SCORE = 300

CONDITION: Needs Improvement/Additional Maintenance

BUILDING CONDITION RATING

Paint/Carpentry Maintenance (180-400) STATE UFI: A03238 Main Campus (180A)
AREA: 4,606 SF BUILT: 1955 REMODELED: No PREDOMINANT USE: Storage
CONSTRUCTION TYPE: Medium CRV/SF: \$222 REPLACEMENT VALUE: \$1,022,532



Primary Systems			
COMPONENT:	Structure	RATING: 1 x WEIGHT: 9.1 =	SCORE: 9.1
No signs of settlement or cracking, no abrupt vertical changes Columns, bearing walls and roof structure appears sound/free of defects			
COMMENTS:	Concrete; steel framing; CMU		
COMPONENT:	Exterior Closure	RATING: 3 x WEIGHT: 9.1 =	SCORE: 27.4
Sound and weatherproof but with some deterioration evident			
COMMENTS:	Concrete walls; CMU		
COMPONENT:	Roofing	RATING: 1 x WEIGHT: 11.4 =	SCORE: 11.4
Flashing and penetrations appear sound and membrane appears water- tight; drainage is positive and there are overflow scuppers			
COMMENTS:	Single-ply membrane installed in 2008		

Secondary Systems			
COMPONENT:	Floor Finishes	RATING: 1 x WEIGHT: 6.8 =	SCORE: 6.8
	Nice appearance, smooth transitions, level subfloors, no cracks/separating		
COMMENTS:	Concrete		
COMPONENT:	Wall Finishes	RATING: 4 x WEIGHT: 6.8 =	SCORE: 27.4
	Aging surfaces generally require maintenance; some areas require repair		
COMMENTS:	Concrete and gypsum board		
COMPONENT:	Ceiling Finishes	RATING: 0 x WEIGHT: 0 =	SCORE: 0
	No data		
COMMENTS:	Concrete ceilings		
COMPONENT:	Doors & Hardware	RATING: 4 x WEIGHT: 6.8 =	SCORE: 27.4
	General deterioration evident in both door and hardware; some doors with significant deterioration		
COMMENTS:	Interior wood doors w HM frames; exterior HM doors/frames and aluminum doors/frames		

Service Systems			
COMPONENT:	Elevators	RATING: 0 x WEIGHT: 0 =	SCORE: 0
	No data		
COMMENTS:			
COMPONENT:	Plumbing	RATING: 4 x WEIGHT: 9.1 =	SCORE: 36.5
	General deterioration of most fixtures and pipes; moderate number of leaks and blockage areas; need repairs		
COMMENTS:	Galvanized, cast iron and steel piping; porcelain fixtures		
COMPONENT:	HVAC	RATING: 3 x WEIGHT: 9.1 =	SCORE: 27.4
	System generally adequate; some deterioration; needs balancing; Offices areas have A/C; hazardous areas are ventilated		
COMMENTS:	Unit heaters; window HVAC units		
COMPONENT:	Electrical	RATING: 1 x WEIGHT: 9.1 =	SCORE: 9.1
	Adequate service and distribution capacity for current/future needs		
COMMENTS:	400amp 240/120v		
COMPONENT:	Lights/Power	RATING: 1 x WEIGHT: 9.1 =	SCORE: 9.1
	Contemporary lighting with good work area illumination; ample outlets		
COMMENTS:	Lay-in fluorescent lighting		

Safety Systems			
COMPONENT:	Life/Safety	RATING: 3 x WEIGHT: 11.4 =	SCORE: 34.2
Generally meets codes for vintage of construction			
COMMENTS:			
COMPONENT:	Fire Safety	RATING: 4 x WEIGHT: 11.4 =	SCORE: 45.6
Only extinguishers or signed egress exist; no alarm or sprinklers			
COMMENTS:			
COMPONENT:	Modifications	RATING: 3 x WEIGHT: 8 =	SCORE: 24
Some modifications lack code compliance; HVAC service not fully considered during renovation			
COMMENTS: Some hurried modifications evident for temporary space use			

Quality Standards			
COMPONENT:	Maintenance	RATING: 4 x WEIGHT: 8 =	SCORE: 31.9
Lack of maintenance in some areas is evident; impact is moderate			
COMMENTS:			
COMPONENT:	Remaining Life	RATING: 3 x WEIGHT: 6.8 =	SCORE: 20.5
Life expectancy is roughly 10-15 years; moderate system deterioration			
COMMENTS: This was an air force ammo bunker converted to maintenance and support uses			
COMPONENT:	Appearance	RATING: 4 x WEIGHT: 6.8 =	SCORE: 27.4
Average construction; some unattractive exterior and interior spaces			
COMMENTS:			

Heat Loss			
COMPONENT:	Insulation	RATING: 3 x WEIGHT: 6.8 =	SCORE: 20.5
Insulation present, but not to current standards (installed prior to 2010)			
COMMENTS:			
COMPONENT:	Glazing	RATING: 0 x WEIGHT: 0 =	SCORE: 0
No data			
COMMENTS:			

TOTAL SCORE = 396 PREVIOUS BIENNIUM SCORE = 396

CONDITION: Needs Improvement/Renovation

BUILDING CONDITION RATING

Trio Upward Bnd (180-100) STATE UFI: A09197 Main Campus (180A)
AREA: 5,091 SF BUILT: 1959 REMODELED: No PREDOMINANT USE: General Classroom
CONSTRUCTION TYPE: Medium CRV/SF: \$361 REPLACEMENT VALUE: \$1,837,851



Primary Systems			
COMPONENT:	Structure	RATING: 3 x WEIGHT: 8.3 =	SCORE: 25
Some cracking evident but does not likely affect structural integrity; Visible defects apparent but are non-structural			
COMMENTS:	Concrete and CMU		
COMPONENT:	Exterior Closure	RATING: 3 x WEIGHT: 8.3 =	SCORE: 25
Sound and weatherproof but with some deterioration evident			
COMMENTS:	CMU construction		
COMPONENT:	Roofing	RATING: 3 x WEIGHT: 10.4 =	SCORE: 31.3
Some deterioration is evident in membrane and flashings; maintenance or minor repair is needed			
COMMENTS:	Mineral-surfaced cap sheet		

Secondary Systems			
COMPONENT:	Floor Finishes	RATING: 3 x WEIGHT: 6.3 =	SCORE: 18.8
Some wear and minor imperfections are evident; beginning deterioration			
COMMENTS:	Carpet; vinyl tile		
COMPONENT:	Wall Finishes	RATING: 2 x WEIGHT: 6.3 =	SCORE: 12.5
Maintainable surfaces, minor maintenance is required in some areas			
COMMENTS:	Gypsum board; plaster; ceramic tile		
COMPONENT:	Ceiling Finishes	RATING: 3 x WEIGHT: 6.3 =	SCORE: 18.8
Some wear and tear; Minor staining or deterioration			
COMMENTS:	Lay-in tile		
COMPONENT:	Doors & Hardware	RATING: 3 x WEIGHT: 6.3 =	SCORE: 18.8
Functional but dated			
COMMENTS:	Interior wood doors w HM frames; exterior steel doors/frames		

Service Systems			
COMPONENT:	Elevators	RATING: 0 x WEIGHT: 0 =	SCORE: 0
No data			
COMMENTS:	One story		
COMPONENT:	Plumbing	RATING: 3 x WEIGHT: 8.3 =	SCORE: 25
Fixtures are functional but dated; some leaks; maintenance required			
COMMENTS:	Galvanized, cast iron and steel piping; older porcelain fixtures		
COMPONENT:	HVAC	RATING: 1 x WEIGHT: 8.3 =	SCORE: 8.3
Equipment in good condition; easily controlled; serves all required spaces; All necessary spaces are adequately ventilated; A/C provided			
COMMENTS:	Split system heat pumps 2017		
COMPONENT:	Electrical	RATING: 1 x WEIGHT: 8.3 =	SCORE: 8.3
Adequate service and distribution capacity for current/future needs			
COMMENTS:	600amp 208/120v		
COMPONENT:	Lights/Power	RATING: 3 x WEIGHT: 8.3 =	SCORE: 25
Adequate work area illumination; adequate outlets for current use			
COMMENTS:	Lay-in fluorescent lighting		

Safety Systems			
COMPONENT:	Life/Safety	RATING: 3 x WEIGHT: 10.4 = SCORE: 31.3	
	Generally meets codes for vintage of construction		
COMMENTS:			
COMPONENT:	Fire Safety	RATING: 3 x WEIGHT: 10.4 = SCORE: 31.3	
	Extinguishers and signed egress; no alarm or sprinklers		
COMMENTS:			
COMPONENT:	Modifications	RATING: 1 x WEIGHT: 7.3 = SCORE: 7.3	
	Modifications appear to be in compliance with codes and sound construction practices; HVAC/electrical service properly provided		
COMMENTS:	Only minor modifications evident		

Quality Standards			
COMPONENT:	Maintenance	RATING: 1 x WEIGHT: 7.3 = SCORE: 7.3	
	Facility appears well maintained		
COMMENTS:			
COMPONENT:	Remaining Life	RATING: 3 x WEIGHT: 6.3 = SCORE: 18.8	
	Life expectancy is roughly 10-15 years; moderate system deterioration		
COMMENTS:	Building is structurally sound, but old and too small for significant upgrades		
COMPONENT:	Appearance	RATING: 3 x WEIGHT: 6.3 = SCORE: 18.8	
	Average construction; average interior and exterior appearance		
COMMENTS:			

Heat Loss			
COMPONENT:	Insulation	RATING: 3 x WEIGHT: 6.3 = SCORE: 18.8	
	Insulation present, but not to current standards (installed prior to 2010)		
COMMENTS:			
COMPONENT:	Glazing	RATING: 3 x WEIGHT: 6.3 = SCORE: 18.8	
	Double glazing with aluminum/metal window frames		
COMMENTS:			

TOTAL SCORE = 369 PREVIOUS BIENNIUM SCORE = 369

CONDITION: Needs Improvement/Renovation

BUILDING CONDITION RATING

Workforce Education Center (180-370) STATE UFI: A26036 Main Campus (180A)
AREA: 122,900 SF BUILT: 2019 REMODELED: No PREDOMINANT USE: Multi-Use
CONSTRUCTION TYPE: No data CRV/SF: \$379 REPLACEMENT VALUE: \$46,579,100



Primary Systems			
COMPONENT:	Structure	RATING: 1 x WEIGHT: 8.4 =	SCORE: 8.4
No signs of settlement or cracking, no abrupt vertical changes Columns, bearing walls and roof structure appears sound/free of defects			
COMMENTS:	No data		
COMPONENT:	Exterior Closure	RATING: 1 x WEIGHT: 8.4 =	SCORE: 8.4
Weatherproof, tight, well-maintained exterior walls, doors, windows/finishes			
COMMENTS:	No data		
COMPONENT:	Roofing	RATING: 1 x WEIGHT: 10.5 =	SCORE: 10.5
Flashing and penetrations appear sound and membrane appears water- tight; drainage is positive and there are overflow scuppers			
COMMENTS:	No data		

Secondary Systems			
COMPONENT:	Floor Finishes	RATING: 1 x WEIGHT: 6.3 =	SCORE: 6.3
	Nice appearance, smooth transitions, level subfloors, no cracks/separating		
COMMENTS:	No data		
COMPONENT:	Wall Finishes	RATING: 1 x WEIGHT: 6.3 =	SCORE: 6.3
	Maintainable surfaces in good condition		
COMMENTS:	No data		
COMPONENT:	Ceiling Finishes	RATING: 1 x WEIGHT: 6.3 =	SCORE: 6.3
	Maintainable surfaces in good condition; good alignment and appearance		
COMMENTS:	No data		
COMPONENT:	Doors & Hardware	RATING: 1 x WEIGHT: 6.3 =	SCORE: 6.3
	Appropriate hardware, closers, panic devices; in good working order		
COMMENTS:	No data		

Service Systems			
COMPONENT:	Elevators	RATING: 1 x WEIGHT: 6.3 =	SCORE: 6.3
	Appropriate and functional for occupancy and use		
COMMENTS:	2-stop		
COMPONENT:	Plumbing	RATING: 1 x WEIGHT: 8.4 =	SCORE: 8.4
	Fixtures and piping appear to be in good condition; no evidence of leaks		
COMMENTS:	No data		
COMPONENT:	HVAC	RATING: 1 x WEIGHT: 8.4 =	SCORE: 8.4
	Equipment in good condition; easily controlled; serves all required spaces; All necessary spaces are adequately ventilated; A/C provided		
COMMENTS:	No data		
COMPONENT:	Electrical	RATING: 1 x WEIGHT: 8.4 =	SCORE: 8.4
	Adequate service and distribution capacity for current/future needs		
COMMENTS:	3 phase 4,000 Amps		
COMPONENT:	Lights/Power	RATING: 1 x WEIGHT: 8.4 =	SCORE: 8.4
	Contemporary lighting with good work area illumination; ample outlets		
COMMENTS:	No data		

Safety Systems			
COMPONENT:	Life/Safety	RATING: 1 x WEIGHT: 10.5 =	SCORE: 10.5
	Appears to meet current codes		
COMMENTS:	No data		
COMPONENT:	Fire Safety	RATING: 1 x WEIGHT: 10.5 =	SCORE: 10.5
	Locally monitored detection; alarm and strobes present; sprinklers in high hazard areas		
COMMENTS:	No data		
COMPONENT:	Modifications	RATING: 0 x WEIGHT: 0 =	SCORE: 0
	No data		
COMMENTS:	None		

Quality Standards			
COMPONENT:	Maintenance	RATING: 1 x WEIGHT: 7.4 =	SCORE: 7.4
	Facility appears well maintained		
COMMENTS:	No data		
COMPONENT:	Remaining Life	RATING: 1 x WEIGHT: 6.3 =	SCORE: 6.3
	Life expectancy is >20 years; minor system deterioration		
COMMENTS:	No data		
COMPONENT:	Appearance	RATING: 1 x WEIGHT: 6.3 =	SCORE: 6.3
	Well-constructed building; generally attractive interior and exterior		
COMMENTS:	No data		

Heat Loss			
COMPONENT:	Insulation	RATING: 1 x WEIGHT: 6.3 =	SCORE: 6.3
	Insulation is up to current standards (2010 or newer)		
COMMENTS:	No data		
COMPONENT:	Glazing	RATING: 1 x WEIGHT: 6.3 =	SCORE: 6.3
	Double glazing with window frames that minimize conductivity		
COMMENTS:	No data		

TOTAL SCORE = 146 PREVIOUS BIENNIUM SCORE = 0

CONDITION: Superior

Site condition

A similar analysis was conducted for the college site by evaluating and rating eight site characteristics. These ratings also translated into a site condition score that ranges between 36 and 175. As with the facility condition analysis, the lower the score the better the overall condition.

The site condition rating reports for each campus are provided on the following pages.

SITE CONDITION RATING

Main Campus (180A)

COMPONENT:	Location	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
	Site is adequate for future growth					
COMMENTS:	Extensive space for expansion					
COMPONENT:	Traffic Flow	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
	Traffic flow poses no apparent safety hazards and is efficient					
COMMENTS:	Good vehicle access by road to all major buildings					
COMPONENT:	Parking	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
	Parking and circulation are efficient and adequate for future expansion					
COMMENTS:	Combination of paved and gravel parking areas; more than adequate					
COMPONENT:	Security	RATING: 3	x	WEIGHT: 4	=	SCORE: 12
	Site lighting is adequate; some security booths or emergency phones					
COMMENTS:						
COMPONENT:	Drainage	RATING: 1	x	WEIGHT: 5	=	SCORE: 5
	Positive slope away from buildings; roof drainage to underground system; surface drainage to catch basins or swales					
COMMENTS:						
COMPONENT:	Paving	RATING: 3	x	WEIGHT: 4	=	SCORE: 12
	Pedestrian walkways do not provide for adequate circulation between buildings; only partial paved parking					
COMMENTS:	Only partial paved parking; parking lots are deteriorating					
COMPONENT:	Maintenance	RATING: 3	x	WEIGHT: 7	=	SCORE: 21
	Landscaping is adequate but maintenance needs improvement					
COMMENTS:	Too much green space; excessive use of water					
COMPONENT:	Signage	RATING: 1	x	WEIGHT: 2	=	SCORE: 2
	Building numbers/names identified; parking and disabled signage exists Rooms are numbered; exits properly marked					
COMMENTS:	New larger building signs are a big improvement					

TOTAL SCORE = 55 PREVIOUS BIENNIUM SCORE = 55 (Score Range = 36 - 175)

Weighted Average and comparison

The State Board has a long term goal of improving the condition of all college facilities, bringing the condition scores up to “adequate” condition levels. Historical data indicates that this trend is occurring. After this goal is achieved, the average weighted condition scores at each campus would likely exceed the “adequate” rating.

During the 2015 survey, the building condition scoring method took into account missing building components in an attempt to be more accurate. The buildings with missing components typically resulted in worse building condition scores than the previous biennium. This occurred because in previous surveys, missing components (like an elevator) were given the best possible rating. This artificially improved the condition of the building. The modified scoring method resulted in a slightly worse average condition score for the college system in the 2015 survey. The following table shows all college weighted average scores for comparison.

College	Previous	Current
Bates Technical College	252	265
Bellevue College	229	218
Bellingham Technical College	242	263
Big Bend Community College	197	290
Cascadia College	193	158
Centralia College	189	184
Clark College	237	224
Clover Park Technical College	218	224
Columbia Basin College	227	197
Edmonds Community College	207	220
Everett Community College	207	188
Grays Harbor College	218	199
Green River College	203	186
Highline College	276	254
Lake Washington Institute of Technology	232	248
Lower Columbia College	226	218
North Seattle College	269	264
Olympic College	231	226
Peninsula College	204	194
Pierce College Fort Steilacoom	243	248
Pierce College Puyallup	185	194
Renton Technical College	240	231
Seattle Central College	280	292
Shoreline Community College	289	275
Skagit Valley College	259	223
South Puget Sound Community College	184	184
South Seattle College	271	274
Spokane Community College	288	254
Spokane Falls Community College	257	240
Tacoma Community College	243	223
Walla Walla Community College	272	269
Wenatchee Valley College	299	292
Whatcom Community College	171	207
Yakima Valley College	232	212

Weighted Average	235	232
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146 - 175 = Superior

176 - 275 = Adequate

276 - 350 = Needs Improvement By Additional Maintenance

351 - 475 = Needs Improvement By Renovation

>475 = Replace or Renovate

- Appendix A
 - Deficiency Scoring Method
- Appendix B
 - Building Condition Ratings
- Appendix C
 - Capital Repair Request Validation Criteria

APPENDIX A

DEFICIENCY SCORING METHOD

In most facility maintenance environments funding available for facility maintenance and repair never matches need in terms of identified requirements. This is no less true for capital repair funding for the state community and technical colleges. Therefore, a key component of a sound maintenance planning and programming system must be the ability to prioritize capital repair deficiencies for system-wide programming over a multi-year period. The key objective in conducting the bi-annual condition assessment is to validate and prioritize deficiencies identified by the colleges so that capital repairs can be accomplished in a timely manner, and potentially more costly repairs can be forestalled. For this reason, the SBCTC determined that a method of assigning a relative severity score to each capital repair deficiency was necessary to allow equitable allocation of funding for capital repairs among all the colleges. It was determined that such a scoring system needed to be “transparent” to the facility condition assessment personnel, so that it could be applied in a consistent manner to establish deficiency severity. It was further determined that such a system needed to have a range of severity scores that would allow some level of differentiation among scores.

At the request of the SBCTC, a deficiency scoring system was developed by the SBCTC’s consultants in 1995, and updated in 1999. This system is designed to allow the person validating a deficiency to assign a relative severity score to each deficiency in an objective fashion, based on a clearly defined set of severity criteria. The primary concern in designing the scoring system was insuring the timely accomplishment of repair work so that current deficiencies do not degrade to the point where more costly corrective action is required. A collateral concern was to reduce or eliminate any identified health and safety risks.

Repair funds are critical in maintaining building conditions that allow programs to function and also to provide appealing environments that retain students pursuing educational goals. The state board established a goal of raising the condition of all buildings to an “adequate” level or higher to support the system mission.

In 2017, there appeared to be trend in building condition data that indicated a slower rate of overall improvement to college buildings that were rated below the “adequate” condition. In an attempt to increase the rate of improvements for these buildings, a bonus point system was established to help focus repair funds. These additional points were added to deficiency scores for deficiencies that were found in buildings in “adequate” or worse condition. When deficiencies are ranked during the budget development process, these additional points help to prioritize repairs in buildings in worse condition.

The non-linear bonus point structure favors buildings that are in worse condition, however, the points are reduced for buildings that are in such a poor condition that they should be renovated or replaced rather than repaired. In

most cases, making significant repairs to buildings that will be replaced or significantly renovated in the near future is not cost effective. In these cases, an increased level of maintenance that extends the life of the component or system makes more sense. The bonus point structure is as follows:

Additional points	Building condition score
0	Superior
1	Adequate
2	Needs Improvement / Additional Maintenance
5	Needs Improvement / Renovation
2	Replace or Renovate

The core of the scoring process that was developed consists of:

- A reasonable set of definitions that are easily subscribed to by all members of the assessment management and execution team;
- A manageable number of priority levels, each of which is clearly distinct from the other;
- A clear implication of the potential impacts if corrective action is not taken.

Field prioritization of deficiencies is accomplished using a two-step scoring process. This process involves, first, determining whether a deficiency is Immediate or Deferrable and, second, prioritizing the criticality or deferability using a priority ranking system.

Immediate Vs Deferrable

A deficiency is categorized as **Immediate** if it must be corrected within a short period of time after being identified. An “Immediate” deficiency should meet the following criteria:

1. If the deficiency is not corrected within a short time, a significant health and/or safety risk will develop.

2. If the deficiency is not corrected within a short time, a significant increase in the cost of corrective action could result.
3. If the deficiency is not corrected within a short time, the deficiency could significantly degrade to the point where an entire building system could be impacted.

All deficiencies degrade over time if they are not corrected, and often the cost of deferring corrective action will increase. **However, the magnitude of the degradation or cost increase is the key consideration in determining if a deficiency is “Immediate”.** For example, a built-up roof with significant blisters and felts that are beginning to separate is deteriorating. However, if that deterioration is in its early stages, and interior leaks are not yet present, roof replacement/repair can be legitimately deferred. If, however, the roof has been deteriorating for some time, and leaks have become so common that they have begun to cause deterioration in other building systems, the roof should be classified as “Immediate”. The cost of replacing that roof will not increase. However, the total cost of repairs associated with the leakage caused by that roof will in all likelihood increase significantly. Not only will the roof continue to degrade, but there will also be associated roof insulation, roof deck, or interior structural degradation, as well as possible damage to mechanical or electrical system components.

A deficiency is categorized as **Deferrable** if corrective action can be postponed to be reviewed again the next biennium or later. Since deficiencies can degrade over time, their associated corrective costs can also increase. Therefore, a “Deferrable” deficiency should meet the following criteria:

1. The degree of degradation over the deferrable time frame will be at a relatively constant rate, or at least will not increase significantly from year to year.
2. The degree of corrective cost increase over the deferrable time frame will be at a relatively constant rate, or at least will not increase significantly from year to year.
3. Potential health/safety impacts will be minor, and will not increase as to severity over the deferrable time frame.
4. There will be little, if any, mission impact over the deferrable time frame.

The point at which noticeable changes in the character of a deficiency can be projected with respect to the above considerations is the end point of the deferability time frame, because at that point the character of a deficiency can be assumed to change from “Deferrable” to “Immediate”.

A deficiency categorized as **Immediate** should be considered for submission to the SBCTC as a project request in the next capital budget. A deficiency categorized as **Deferrable** could be postponed for corrective for two years or

more after the next biennium. Furthermore, a deficiency categorized as **Future** could be postponed even further than a Deferrable deficiency if it is anticipated to degrade very slowly and does not restrict the use of the facility.

Prioritizing Deficiencies

Once a deficiency is categorized as Immediate, Deferrable or Future, the next step in the scoring process is to assign a priority designating relative importance for planning and programming purposes. A six-level prioritizing system was developed for assigning a priority to a deficiency:

1. **Health/Safety:** This designation is the highest priority level assigned to a deficiency. It designates a deficiency as having potentially adverse health and/or safety impacts on building occupants or users if the deficiency is not corrected.
2. **Building Function (Use):** This priority designates a deficiency as having a potentially adverse impact on the ability to fully utilize a facility if the deficiency is not corrected.
3. **System Use:** This priority designates a deficiency as having a potentially adverse impact on a building system's ability to operate properly if the deficiency is not corrected.
4. **Repair/Repl. Cost:** This priority designates that the repair or replacement cost associated with correcting a deficiency will escalate sharply after the time period recommended for correction of the deficiency. In all probability this will occur because degradation of associated components or systems will occur.
5. **Operating Cost:** This priority designates that the operating cost associated with correcting a deficiency will escalate sharply after the time period recommended for correction the deficiency. Operating costs can include maintenance staff and energy costs.
6. **Quality of Use:** This is the lowest level priority assigned to a deficiency. It designates that the deficiency should be corrected as part of a "prudent owner" strategy within the time recommended.

For programming purposes, each priority level is assumed to be relatively more important than the next. It is also assumed that more than one of the priority choices can apply to establishing the overall priority for a deficiency. It

was determined that up to two selections could be made from the priority choices for each deficiency. Each of the selections would be assigned a percentage value, with the total of the selections equaling 100%. To avoid having to consider all possible combinations of numbers from 1 to 100 for a priority choice, it was determined that a finite set of numbers would be used for scoring. For a single priority choice a score of 100 would always be assigned. For two priority choices combinations of 50/50, 70/30, 60/40 or 75/25 would typically be used.

Severity Scoring

A severity score is calculated for each capital repair deficiency by formula that was programmed into the database management system used for the survey. The formula calculates a severity score based on a numerical value assigned to each of the DEFERABILITY and PRIORITY choices.

The numerical values assigned to the Deferability choices are:

- Immediate 4
- Deferrable 2.5
- Future 1

The numerical values assigned to the Priority choices are:

- Health/Safety 25
- Facility Use 20
- System Use 15
- Increased Repair/Replacement Cost 12
- Increased Operating Cost 10
- Quality of Use 5

A deficiency score is calculated by multiplying the value of the selected deferability choice by the value of the selected priority choice. Where more than one priority choice is applied to a deficiency, the percentage of each priority applied is multiplied by the corresponding priority value. The results are added together, and the sum is multiplied by the value of the deferability choice.

For example, for a deficiency with an assigned deferability of “Deferred” and a 100% assigned priority of “System Use” the deficiency score is **38**. This score is calculated as:

Step 1 $1 \times 15 = 15$, where 15 is the value of “System Use,” and 1 is 100%, since only one priority choice was selected.

Step 2 $15 \times 2.5 = 38$ rounded, where 15 is the value of “System Use,” and 2.5 is the value of the deferability choice of “Deferred.”

If more than one priority choice is assigned to a deficiency, say 30% “System Use” and 70% “Increased Repair/Replacement Cost”, with an assigned deferability category “Deferred”, the score would be calculated as:

Step 1 $(0.3 \times 15) + (0.7 \times 12) = 12.9$, where 15 is the value of “System Use,” 12 is the value of “Increased Repair/Replacement Cost,” 0.3 is the 30% assigned to “System Use,” and 0.7 is the 70% assigned to “Increased Repair/Replacement Cost.”

Step 2 $12.9 \times 2.5 = 32$ rounded, where 2.5 is the value of a deferability category “Deferred.”

The possible calculated severity score ranges for a deficiency are shown below:

	<u>Immediate</u>	<u>Deferred</u>	<u>Future</u>
Possible severity score range:	20-100	13-63	5-25

This demonstrates that a deficiency with a deferability category of “Deferred” could have a severity score that is higher than a deficiency with a deferability category of “Immediate”. All deficiencies are ranked using the severity score.

APPENDIX B

BUILDING/SITE CONDITION RATINGS

As part of the facility condition survey update, a building condition analysis was also conducted for each building on a campus. The objective of this analysis is to provide an overall comparative assessment of the condition and adequacy each building on a campus, and a method of comparing facilities among campuses.

The condition analysis was performed by rating the condition or adequacy of 20 building system and operating characteristics. Three evaluation criteria were developed for each characteristic to provide a relative ranking of the standard of good, average or poor. A rating of 1, 3, or 5 was assigned to each of the three evaluation criteria for each characteristic. Each facility is rated by applying the evaluation criteria to each of the 20 separate building systems and operating characteristics.

If a characteristic does not apply, a rating of zero is assigned to that element. In this case, the missing component weight is spread among the other components so that the final condition score is based only on existing components. For example a greenhouse does not typically have an elevator, interior walls, ceilings or glazing. These missing components weight would each be set to zero. The weight for these components would then be spread to the other building components. This process may change the structural component weight from an 8 to a 9 for example. This modification to the characteristic weight would effectively place more emphasis on all of the existing characteristics rather than what is missing.

Each characteristic has an associated weighting score that is multiplied by the rating assigned to that characteristic to generate a score for that characteristic. The scores for all 20 characteristics (or less if components are missing) are totaled to provide an overall rating score for a facility.

The scoring range for a facility, based on the weighted scores for all 20 characteristics, multiplied by the rating for each characteristic, is between 146 and 730. The lower the score, the better the relative overall condition of a facility. It is intended that these ratings will serve as a baseline benchmark of overall condition, which can be used to measure improvements or deterioration in facility condition over time.

In addition to the building condition analysis, a site condition analysis was also conducted of each campus. Eight site characteristics were selected for the analysis, and three evaluation criteria were developed for each characteristic to provide a relative ranking of good, average or poor. A rating of 1, 3 or 5 was also assigned to each of the three evaluation criteria for the site characteristics. Each site was rated by applying the evaluation criteria

to each of the eight characteristics. Each site characteristic also had an associated weighting score that was multiplied by the rating assigned to that characteristic to generate a score for that characteristic. The scores for all eight characteristics were totaled to provide an overall rating score for a site.

The evaluation criteria associated with the building and site ratings are presented on the following pages.

FACILITY EVALUATION CRITERIA

System RTNG WGHT

Structure	1	8	No signs of settlement or cracking, no abrupt vertical changes Columns, bearing walls and roof structure appears sound/free of defects
	2		Minor cracks evident in a small portion of the structure
	3		Some cracking evident but does not likely affect structural integrity; Visible defects apparent but are non-structural
	4		Some structural flaws potentially exist and should be evaluated by a structural engineer
	5		Visible settlement and potential structural failure; potential safety hazard Structural defects apparent in superstructure
Exterior Closure	1	8	Weatherproof, tight, well-maintained exterior walls, doors, windows/finishes
	2		Weatherproof exterior, but generally appears poorly maintained
	3		Sound and weatherproof but with some deterioration evident
	4		General deterioration detected, one or more minor leaks apparent
	5		Significant deterioration, leaking and air infiltration apparent
Roofing	1	10	Flashing and penetrations appear sound and membrane appears water- tight; drainage is positive and there are overflow scuppers
	2		Majority of roofing and flashing appear sound, but a small portion of roofing shows deterioration where maintenance or minor repair needed
	3		Some deterioration is evident in membrane and flashings; maintenance or minor repair is needed
	4		General deterioration and some leaks are evident; resurfacing or partial repair is needed
	5		Leaking and deterioration is to point where new roof is required
Floor Finishes	1	6	Nice appearance, smooth transitions, level subfloors, no cracks/separating
	2		Some wear is evident; maintenance needed
	3		Some wear and minor imperfections are evident; beginning deterioration
	4		General deterioration evident; one-third to one-half of flooring exhibits extensive deterioration
	5		Extensive deterioration and unevenness
Wall Finishes	1	6	Maintainable surfaces in good condition
	2		Maintainable surfaces, minor maintenance is required in some areas

	3		Aging surfaces but sound; some maintenance is required
	4		Aging surfaces generally require maintenance; some areas require repair
	5		Surfaces are deteriorated and require resurfacing or rebuilding
Ceiling Finishes	1	6	Maintainable surfaces in good condition; good alignment and appearance
	2		Aging surfaces in fair condition and good alignment
	3		Some wear and tear; Minor staining or deterioration
	4		General deterioration and moderate amount of staining or damage apparent
	5		Deteriorated, significant number of stained or sagging areas; inappropriate for occupancy
Doors & Hardware	1	6	Appropriate hardware, closers, panic devices; in good working order
	2		Fairly modern door surfaces and hardware with minor deterioration; good working order
	3		Functional but dated
	4		General deterioration evident in both door and hardware; some doors with significant deterioration
	5		Inoperable, deteriorating and outdated; non-secure
Elevators	1	6	Appropriate and functional for occupancy and use
	2		Aged elevators functional, but deterioration or abuse of finishes is evident
	3		Elevators provided but functionality is inadequate; Unreliable operation
	4		Elevators provided; car and controls need repairs; some elevators are not functional
	5		No elevator access for upper floors
Plumbing	1	8	Fixtures and piping appear to be in good condition; no evidence of leaks
	2		Fixtures and piping are functional; finishes require maintenance
	3		Fixtures are functional but dated; some leaks; maintenance required
	4		General deterioration of most fixtures and pipes; moderate number of leaks and blockage areas; need repairs
	5		Extensive pipe leaks or blockage; deteriorated fixtures; inadequate fixtures
HVAC	1	8	Equipment in good condition; easily controlled; serves all required spaces; All necessary spaces are adequately ventilated; A/C provided

	2		Equipment in fair condition; minor deterioration; controls require troubleshooting; office areas have A/C; hazardous areas are ventilated
	3		System generally adequate; some deterioration; needs balancing; Offices areas have A/C; hazardous areas are ventilated
	4		System partially adequate; many areas served by equipment needing repair; no A/C in offices, but hazardous areas are ventilated
	5		Inadequate capacity, zoning and distribution; equipment deteriorating; No A/C in office areas; no ventilation in hazardous areas
Electrical	1	8	Adequate service and distribution capacity for current/future needs
	2		Adequate service and distribution capacity for current/future needs; some deterioration evident
	3		Service capacity meets current needs but inadequate for future
	4		Service capacity generally meets current need, but electrical load in some areas exceeds circuit or panel capacity
	5		Loads exceed current capacity
Lights/Power	1	8	Contemporary lighting with good work area illumination; ample outlets
	2		Contemporary lighting with good work area illumination; adequate number of outlets
	3		Adequate work area illumination; adequate outlets for current use
	4		Generally adequate work area illumination; some areas with unsafe levels of illumination or inadequate outlets
	5		Unsafe levels of illumination; inadequate outlets
Life/Safety	1	10	Appears to meet current codes
	2		Most areas meet current codes; some areas meet codes for prior construction phases
	3		Generally meets codes for vintage of construction
	4		Generally meets codes for vintage of construction; minor health or accessibility violations exist
	5		Does not meet minimum health/safety requirements
Fire Safety	1	10	Locally monitored detection; alarm and strobes present; sprinklers in high hazard areas
	2		Locally monitored detection; alarm present, but missing visual component
	3		Extinguishers and signed egress; no alarm or sprinklers
	4		Only extinguishers or signed egress exist; no alarm or sprinklers
	5		Violations exist; Missing exit signs or extinguishers; No alarm or sprinklers

Modifications	1	7	Modifications appear to be in compliance with codes and sound construction practices; HVAC/electrical service properly provided
	2		Modifications appear to be in compliance with codes and sound construction practices, however, HVAC/electrical service was not properly reconfigured
	3		Some modifications lack code compliance; HVAC service not fully considered during renovation
	4		Some of the modifications not well thought out or constructed; inadequate HVAC and electrical service provided
	5		Modifications not well thought out or constructed; inadequate HVAC and electrical service provided
Maintenance	1	7	Facility appears well maintained
	2		Routine maintenance is required; impact is minor
	3		Routine maintenance is required; deferred maintenance is evident; impact is minor to moderate
	4		Lack of maintenance in some areas is evident; impact is moderate
	5		General deterioration is evident; lack of adequate maintenance is evident; impact is moderate to severe
Remaining Life	1	6	Life expectancy is >20 years; minor system deterioration
	2		Life expectancy is 15-20 years; minor to moderate system deterioration
	3		Life expectancy is roughly 10-15 years; moderate system deterioration
	4		Life expectancy is 5-10 years; moderate to significant system deterioration
	5		Life expectancy is <5 years; significant system deterioration
Appearance	1	6	Well-constructed building; generally attractive interior and exterior
	2		Well-constructed building; average interior and exterior appearance
	3		Average construction; average interior and exterior appearance
	4		Average construction; some unattractive exterior and interior spaces
	5		Poor to average construction; very unattractive exterior and interior spaces
Insulation	1	6	Insulation is up to current standards (2010 or newer)
	2		Some insulation is up to current standards (2010 or newer), but other insulated areas or systems are not
	3		Insulation present, but not to current standards (installed prior to 2010)
	4		Insulation present in some areas or systems, but missing in other

			areas or systems
	5		No insulation
Glazing	1	6	Double glazing with window frames that minimize conductivity
	2		Mix of double glazed windows; some with aluminum/metal frames and some that minimize conductivity
	3		Double glazing with aluminum/metal window frames
	4		Mix of double and single glazed windows
	5		Single glazing

730 max
points

146-175 = Superior

176-275 = Adequate

276-350 = Needs Improvement/Additional Maintenance

351-475 = Needs Improvement/Renovation

476-730 = Replace or Renovate

SITE EVALUATION

CRITERIA

Campus Site	RTNG	WGHT	
Location	1	6	Site is adequate for future growth
	2		Some portion of site is adequately configured for future growth, but other areas are only reasonably sized for short term needs
	3		Site is reasonably sized for foreseeable future
	4		Site is generally adequate current need; some areas are restrictive and will not allow growth
	5		Site is inadequate, fails to meet current demand. Lack of future expansion capability; threatened by incompatible adjacent development
Traffic Flow	1	6	Traffic flow poses no apparent safety hazards and is efficient
	2		Traffic flow poses no apparent safety hazards and is mostly efficient
	3		Traffic flow has some inefficiencies but is adequate
	4		Traffic flow is inefficient, but appears safe
	5		Traffic flow is inefficient and unsafe
Parking	1	6	Parking and circulation are efficient and adequate for future expansion
	2		Parking is adequate for future expansion; circulation is adequate
	3		Parking is adequate for present needs; circulation is adequate
	4		Generally parking is adequate for current need; circulation is inefficient in some areas
	5		No expansion potential for parking; circulation is inefficient
Security	1	4	Site lighting is adequate; site has security booths and emergency phones
	2		Site lighting is adequate; most areas have security booths or emergency phones
	3		Site lighting is adequate; some security booths or emergency phones
	4		Site lighting is generally adequate; some areas are inadequate; a few security booths or emergency phones available
	5		Site lighting is inadequate; no security booths or emergency phones
Drainage	1	5	Positive slope away from buildings; roof drainage to underground system; surface drainage to catch basins or swales
	2		Generally adequate drainage; minor ponding is observable in a few areas that do not disrupt pedestrian or auto circulation
	3		Some ponding is observable; flat slope allows standing water at buildings or between buildings

	4	Moderate ponding is observable; some poorly sloped areas
	5	Extensive pooling of water adjacent to buildings; poor slope and drainage
Paving	1	4 Pedestrian walkways provided for circulation between buildings; paved parking areas
	2	Pedestrian walkways provided are generally adequate with some minor deficiencies; paved parking areas
	3	Pedestrian walkways do not provide for adequate circulation between buildings; only partial paved parking
	4	Pedestrian walkways do not provide for adequate circulation between buildings; repairs needed; no paved parking
	5	No paved pedestrian walkways; no paved parking
Maintenance	1	2 Site is landscaped and appears well maintained
	2	Site is landscaped and most areas well maintained; some areas require improvement
	3	Landscaping is adequate but maintenance needs improvement
	4	Landscaping generally adequate with some sparse areas; does not appear well maintained
	5	Little site landscaping; does not appear well maintained
Signage	1	2 Building numbers/names identified; parking and disabled signage exists Rooms are numbered; exits properly marked
	2	Building numbers/names identified; other signage is minimal, except for emergency exit identification and parking signs
	3	Signage is minimal, except for emergency exit identification
	4	Signage is minimal, inadequate parking signs; poor emergency signage
	5	Lack of adequate building/room identification; poor emergency signage

APPENDIX C

CAPITAL REPAIR REQUEST VALIDATION CRITERIA

Achieving consistency in the facility condition survey and repair request validation process has long been a key SBCTC objective. The effort to achieve consistency in this process has focused on two main elements:

- 1) The surveyor in evaluating capital repair deficiencies,
- 2) The individual colleges in identifying candidates for capital repair funding.

In order to assist both the colleges and the surveyor to be more consistent in identifying legitimate candidates for capital repair funding, the SBCTC in 2001 developed a set of guidelines for use in the condition survey updates. The guidelines reiterate the objective of capital repair funding, and are intended to help the surveyor and the colleges to determine whether work is to be funded from operating dollars such as URF or M&O, or from a capital repair request by identifying circumstances that do not meet the intent of capital repair funding.

Achieving consistency in the facility condition survey/capital repair request validation process has been a key objective of the SBCTC since the first survey was initiated in 1989. Over the years, every effort has been made to insure that a consistent approach is followed by the survey teams in evaluating capital repair deficiencies at each college. However, to achieve this objective, it is also necessary that the individual colleges are consistent in identifying candidates for capital repair funding.

The repair category represents funding to replace or repair major components and systems, as well as building and infrastructure failures. This category of repair is NOT intended for renovation or remodel of facilities. In addition, capital repairs must conform to the OFM definition of an allowable capital expense. Smaller repairs need to be accommodated with operations and maintenance dollars from the operating budget. Finally it is critical that capital repairs be coordinated with the facility master plan and not be wasted in a building that will be renovated or replaced in the short term.

The following criteria have been developed to reiterate the objective of capital repair funding and to assist the colleges and the surveyor to identify legitimate candidates for capital repair funding. Again, it is important to know when work is to be funded from operating dollars or from a capital request category. The guidelines and conditions included herein are provided to help identify circumstances that do not meet the intent of capital repair funding.

GENERAL GUIDELINES

Capital Repair funds may be used for repair/replacement of building systems and fixed equipment, or campus infrastructure, if one or more of the following conditions exist:

- 1) The system or equipment is experiencing increasing incidence of breakdown due to age and general deterioration. However, if the deterioration is not readily visible, the college must provide documentation as to the age of the system or component, and substantiate increasing repair costs.
- 2) The overall quality of the system or equipment is poor, resulting in deterioration sooner than normal design life expectancy would otherwise indicate.
- 3) The system or equipment is no longer cost-effective to repair or maintain. This implies that the cost of repair is estimated to be 50% or more of the cost of replacement, or replacement parts are virtually impossible to obtain or are at least 150% of the cost of parts for similar contemporary equipment.
- 4) For a deficiency to be considered a capital repair, the estimated MACC cost of corrective action should exceed \$20,000 for a single item. However, the same individual items in one building (e.g. door closer mechanisms) can be combined into a single deficiency if they are all experiencing the same problems and are deteriorated to the same degree.

The following additional considerations apply to the facility condition survey deficiency validation process:

- 1) If a building system or major piece of equipment is experiencing component failure at a rate greater than what is considered normal, the entire piece of equipment should be replaced. However, maintenance/repair records should be available to support the rate of component failure.
- 2) If replacement of a piece of equipment is being considered because of the inability to obtain replacement parts, vendor confirmation should be available.
- 3) If a system or equipment operation problem exists that may lead to replacement consideration, but the cause of the problem/s is not readily evident, any troubleshooting and/or testing to identify the problem and its cause should be completed prior to the survey. The surveyor is not responsible for detailed analysis or troubleshooting. Recurring equipment problems should be documented by the college.
- 4) Any operational problems with equipment (e.g. air flow/ventilation or system balancing) that may require equipment replacement should be identified prior to the surveyor visiting the campus.

- 5) If a major system replacement is requested (e.g. a steam distribution system), the campus should first conduct an engineering/cost analysis to determine whether replacement with the same system will be cost-effective over the life-cycle of the replacement or whether an alternative system would be more cost-effective.
- 6) While piecemeal replacement of systems and components may be necessary operationally, replacement programming should nevertheless conform to an overall campus facility maintenance plan that addresses the maintenance and replacement of major systems such as HVAC from a campus-wide perspective.
- 7) If structural problems are suspected with respect to foundations, substructure, superstructure components, exterior closure components or roof systems, a structural engineering evaluation should be conducted by the college prior to the visit of the surveyor. Any resulting reports should be made available to the team at the time of their visit.
- 8) Capital repair funds will NOT be used for facility remodel/improvements.
- 9) Capital repair funds will NOT be used to repair facilities acquired by a college (e.g. gift from a foundation, COP, local capital) until they have been in state ownership for a minimum of six years. Repair needs can be assessed for facilities that have been owned for at least four years at the time of the facility condition survey since funds would not become available until the next capital budget bill has become law (which usually takes two years on average).
- 10) Capital repair funds shall NOT be used solely to achieve energy conservation, ADA compliance, hazardous materials abatement, or code compliance.
- 11) Capital repair funds shall NOT be used to repair or replace systems or equipment used predominantly for instructional purposes.

In addition, it should be understood that the surveyor will not be conducting a baseline condition survey for a college. The college should have identified capital repair deficiencies it considers candidates for funding prior to the arrival of the surveyor. The surveyor will validate these candidates and may, during their facility walk-through to rate facility condition, identify additional candidates. However, the prime responsibility for determining repair needs is with the college.

In order to provide a common focus for all colleges on the types of deficiencies and project recommendations they propose as a candidate for capital repair funding, specific conditions for which capital repair funds will not be used have been identified. These conditions are provided below by major building system.

EXTERIOR CLOSURE SYSTEMS/COMPONENTS

Capital repair funds will **NOT** be available for the following conditions:

- 1) Painting of exterior wall surfaces, unless the substrate also needs to be replaced due to damage.
- 2) Upgrading of door/closure hardware if the existing hardware is still functional. If hardware must be replaced because parts can no longer be obtained, the use of capital repair funds may be permissible.
- 3) Masonry cleaning, other than to prep a surface for restoration work. Masonry cleaning, such as for mildew removal, is considered part of the on-going maintenance responsibility of a campus. **Exterior masonry wall restoration, such as tuckpointing, is a valid use of capital repair funds.**
- 4) Patching, sealing and re-coating of EFIS or plaster or stucco surfaces.
- 5) Repair/renovation of building sealants, damp proofing or coatings.
- 6) Door or window replacement for energy conservation only.
- 7) Wall or ceiling insulation retrofits.

INTERIOR CLOSURE/FLOOR SYSTEMS/COMPONENTS

Capital repair funds will **NOT** be available for the following conditions:

- 1) Painting of interior wall surfaces, unless the substrate also needs to be replaced due to damage or deterioration.
- 2) Upgrading of door/closure hardware if the existing hardware is still functional. If hardware must be replaced because parts can no longer be obtained, the use of capital repair funds may be permissible.
- 3) Patching/minor repairs to interior wall and ceiling surfaces.
- 4) Replacement of suspended ceiling tiles that are dirty or stained, unless the suspension system also needs replacement.
- 5) Repair/replacement of movable partitions.
- 6) Moving of interior walls/modification of spaces (This remodeling should be part of a matching fund, minor works program, local capital or renovation project).
- 7) Repair or replacement of wall coverings, window coverings, draperies, casework and office partitions.
- 8) Replacement of floor coverings, unless the floor structure underneath must also be repaired.

ROOF SYSTEM/COMPONENTS

Capital repair funds will **NOT** be available for the following conditions:

- 1) Repair of blisters or tears in built-up or single-ply membrane roofs.
- 2) Minor replacement of shingles or tiles.
- 3) Gutter/downspout repairs or repairs to curbs, flashings or other roof appurtenances. Replacement will generally be done as part of a total roof replacement.
- 4) Moisture testing. This is the responsibility of the campus as part of its annual roof maintenance strategy. If evidence of moisture is suspected under the membrane, but is not readily apparent, the campus should have a moisture survey performed to provide data to the survey team.
- 5) Repair to low spots on flat roofs, unless the condition can be shown to result in water infiltration and damage to underlying components.

Each college is encouraged to implement an annual roof maintenance program that includes roof surface cleaning, gutter and downspout or roof drain cleaning, minor repairs to membrane and flashing and spot re-coating of UV retardants where these are worn. Each college is also encouraged to implement a roof management plan that includes standardization of roof membrane types and tracking of wear, repairs and manufacturer's warranties.

PLUMBING SYSTEMS/COMPONENTS

Capital repair funds will **NOT** be available for the following conditions:

- 1) Replacement of functional fixtures such as lavatories, urinals, toilets, faucets and trim simply because they are older.
- 2) Replacement of water supply piping simply because of age, unless it can be shown through pipe samples or other evidence of significant leaks in several areas in a building that piping failures are generalized throughout the system. Otherwise, piping replacement should be part of a comprehensive building renovation.

- 3) Replacement of domestic hot water heaters of 80 gallons or smaller.
- 4) Drinking fountain replacement.

HVAC SYSTEMS/EQUIPMENT

Capital repair funds will **NOT** be available for the following conditions:

- 1) Expansion of system capacity due to building/space modifications driven by instructional programs if the existing system is in good condition. Such system expansion should be funded out of operating or program related funds, or be included in a minor works project.
- 2) Bringing building/spaces up to current ventilation or indoor air quality standards. However, if system replacement is warranted due to age and condition, the replacement system should meet all current standards, code, and other requirements.
- 3) Providing heating/cooling for buildings/spaces where none currently exists. If however, a building currently has no cooling, but the heating/ventilation system must be replaced, the new system may include cooling.
- 4) Adding heating/cooling requirements to individual spaces due to changes in the use of space. This should be funded out of operating or program related funds.
- 5) Integrating incompatible DDC systems unless there is no vendor to support one or more of the existing systems. Written vendor confirmation must be available.
- 6) Expanding/upgrading a DDC system, except for HVAC system/equipment replacement where the new equipment can be tied into the existing DDC system.
- 7) Replacement/upgrading of an existing DDC system will be considered only if the manufacturer provides written documentation that the existing system will no longer be supported for repairs/maintenance as of a certain date, and that replacement parts will no longer be available through the manufacturer or through a third-party vendor as of a certain date.
- 8) Testing, balancing or general commissioning of HVAC equipment.

ELECTRICAL SYSTEMS/COMPONENTS

Capital repair funds will **NOT** be available for the following conditions:

- 1) Addition of emergency/exit lighting where none currently exists. This is a campus responsibility, to be funded with campus funds.
- 2) Addition of GFI outlets near sinks to replace regular outlets. This is a campus responsibility to be funded with campus funds.
- 3) Adding circuits to an individual space to address capacity problems due to space use or program use changes. Space modifications undertaken by a campus should include funds to address electrical upgrades required as part of the modification.
- 4) Adding lighting to an individual space where lighting is inadequate due to space use or program use changes. Lighting upgrades should be addressed as part of the space modification process and funding as a local fund project, conservation project, renovation project, or minor works program project.
- 5) Replacing functional lighting fixtures simply because they are older. Colleges should work with General Administration to provide an energy audit and potentially use ESCO (performance contracts) to upgrade energy systems, lighting, etc.
- 6) If a request is made to replace older distribution or lighting panels that are still functional because replacement breakers are no longer available, documentation must be available supporting that claim.
- 7) Additions to site lighting around buildings and campus walkways are allowable for security considerations. However, the college must support the need with a lighting study that identifies specific inadequacies and quantifies light levels. The survey team is not charged with undertaking light level studies. Additions to parking lot lighting must be funded out of parking fees.

FIRE/SAFETY SYSTEMS/COMPONENTS

Capital repair funds will **NOT** be available for the following conditions:

- 1) Installation of a fire sprinkler system where none currently exists, unless the local fire marshal has mandated in writing that a system be installed and a specific compliance date is part of that mandate.
- 2) Installation of a fire alarm system where none currently exists, unless the local fire marshal has mandated such installation in writing and a specific compliance date is part of that mandate.
- 3) Replacement/upgrading of an existing fire alarm system will be considered only if the manufacturer provides written documentation that the existing system will no longer be supported for repairs/maintenance as of a certain date, and that replacement parts will no longer be available through the manufacturer or through a third-party vendor as of a certain date.

- 4) Installation of a security, telecommunications or information technology system where none currently exists.
- 5) Repairs to or expansion/enhancement of existing security, telecommunications or information technology systems.

PAVING/SITE COMPONENTS

Capital repair funds will **NOT** be available for the following conditions:

- 1) Parking lot maintenance and repair, including pavement repairs, crack sealing, seal coating, striping, signage and lighting. Colleges should fund all parking lot maintenance/repair through parking fees or facility fees.
- 2) Repair of trip hazards in parking lots caused by tree root damage.
- 3) Tennis court repair/resurfacing (O&M or local funds, or student supported COPs).
- 4) Running track repair/resurfacing (O&M or local funds, or student supported COPs).
- 5) Repairs/replacement of landscape irrigation systems for athletic fields, replacement of turf and landscape plantings, athletic fields, lighting systems and scoreboards.