COMMUNITY AND TECHNICAL COLLEGES
Washington State Board

BATES TECHNICAL COLLEGE

2026 Capital Planning Facility Report

State Board for Community and Technical Colleges

Facility Condition Survey — 2025 Cycle

Minor Works Preservation — 2027–2029 Biennium Capital Request

Portfolio	20 structures · 700,846 GSF
Weighted-avg condition	260
2027 preservation request	$1,585,000
Total 2027–2029 Minor Works	$4,153,000
Deferred preservation backlog	$5,713,000

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1. EXECUTIVE SUMMARY

This report covers Bates Technical College for the 2025 SBCTC Facility Condition Survey cycle, which informs the college's Minor Works capital budget request for the 2027–2029 biennium. The total request is $4,153,000, comprising:

- $1,585,000 in preservation projects
- $261,000 in infrastructure
- $1,438,000 in program funding (Welding Shop Expansion at South Campus Building D)
- $869,000 Unanticipated Repair Fund (URF)

Capital Planning Headlines

The 2027 preservation request is concentrated almost entirely in one building. All five funded projects — totaling $1,585,000 — are in D.C. Main Bldg. A (280-001E), the 1945/1949 downtown building remodeled in 1999. The request prioritizes failed HVAC (two air handling units and two make-up air units, $1,470,000 combined) plus two roof repairs ($71,000) and an ADA sidewalk repair ($44,000). Every deficiency scored above 80 in the 2025 survey is in this building.

C.C. Communications Technology Building A (1975) is the worst condition surveyed building in the portfolio (condition score 378) and the largest single source of deferred deficiencies after D.C. Main. Six deficiencies totaling $1,787,000 — four HVAC units, three windows, and a roof patch — sit outside this biennium's request and will compete for the 2029 cycle.

South Campus 1987-vintage buildings (S.C. Bldgs. A, B, C, D) are aging out as a mechanical and controls cohort. Seven deferred deficiencies on this cohort — including $712,000 to replace 23 remaining legacy HVAC control systems, $352,000 for a Bldg. A rooftop unit, $158,000 for a Bldg. D R-22 split system, and $229,000 for failed water main valves across all four buildings — indicate a coordinated mechanical and controls renewal will be needed in the 2029–2031 biennium.

The deferred preservation backlog totals $5,713,000 across 25 projects. This is 3.6× the 2027 ask and is the single most important number in this report for mid-term planning.

Headline Numbers

Metric	Value
Total buildings (inventory)	20
Total portfolio GSF	700,846
Buildings surveyed	18 (Bachelor Program Bldg. D and Center for Allied Health excluded)
Weighted-average condition score (surveyed)	260
Buildings rated below "Adequate"	11 (4 main + 7 portables)

Metric	Value
Total 2027 budget request	$4,153,000
Preservation	$1,585,000 (5 projects)
Infrastructure	$261,000 (1 project)
Program	$1,438,000
URF	$869,000
Total deficiencies identified (2025 FCS)	32
Deferred preservation backlog	$5,713,000 (25 projects)
Excluded deficiencies (below cutoff threshold)	2

Capital Outlook

Immediate biennium (2027–2029): A focused, defensible preservation ask centered on the failed mechanical equipment that has the highest deficiency scores in the survey. The infrastructure request is a single electrical line replacement on the South Campus.

Mid-term (4–6 years, 2029–2033): Expect a significantly larger ask. Three drivers: (1) the South Campus 1987-vintage HVAC/controls/plumbing cohort, (2) the C.C. Communications Technology Building deferred package (~$1.8M of deferrals already on the books), and (3) the remaining D.C. Main deferrals — chillers, kitchen exhaust, windows, boiler pumps — that did not make this biennium's cutoff.

Long-term (7–10+ years): The 1975 C.C. Communications Technology Building is a candidate for significant capital investment. The 1964 D.C. East Annex (condition 306, not currently in the deficiency list but rated "Needs improvement — maintenance") and the seven 1997–1998 South Campus portables (condition scores 370–463, flagged for replacement in the 2007 master plan) are the longer-horizon program-space decisions.

2. COLLEGE PORTFOLIO OVERVIEW

Bates Technical College operates three principal campuses plus a transmitter site. The Downtown Campus in Tacoma is the historical core, anchored by the 1945 D.C. Main Building (later additions in 1949, major interior renovation in 1999) and the 1964 D.C. East Annex, with the 2021 Center for Allied Health Education added to the campus. The South Campus in South Tacoma became operational in 1985 with four vocational instruction buildings (S.C. Bldgs. A, B, C, and D), augmented by seven portable structures sited in 1997–1998 and a fifth instructional building (S.C. Bldg. E) added in 2007. The Central Mohler Campus consists of the 1975 C.C. Communications Technology Building (acquired by the college in 2000) and the 2016 C.C. Advanced Technology and Maintenance buildings. The Transmitter site holds a single 1997 outbuilding supporting broadcast operations.

Building Inventory

Building	Campus	GSF	Built	Reno.	Score	Rating	Predominant use
C.C Advanced Technology Building - Bldg. B	Central Mohler	51,629	2016	—	146	Superior	Technology instruction
S.C. Bldg. E	South	44,557	2007	—	158	Superior	Vocational instruction
C.C. Maintenance Bldg. - Bldg. C	Central Mohler	2,690	2016	—	166	Superior	Maintenance/support
S.C. Bldg. A	South	31,356	1987	—	213	Adequate	Vocational instruction
D.C. Main Bldg. - Bldg. A	Downtown	175,669	1945	1999	246	Adequate	Main academic/vocational
S.C. Bldg. B	South	72,940	1987	—	265	Adequate	Vocational instruction (Electrical Construction)
S.C. Bldg. D	South	47,040	1987	—	271	Adequate	Vocational instruction (Fire Service)
S.C. Bldg. C	South	41,760	1987	—	286	Needs improvement — maintenance	Vocational instruction

Building	Campus	GSF	Built	Reno.	Score	Rating	Predominant use
D.C. East Annex - Bldg. C	Downtown	101,620	1964	—	306	Needs improvement — maintenance	Vocational instruction
Transmitter - Bldg. A	Transmitter	4,000	1997	—	352	Needs improvement — renovation	Broadcast transmitter
S.C. Portable K	South	1,688	1997	—	370	Needs improvement — renovation	Portable instruction/support
C.C. Communications Technology Building - Bldg A	Central Mohler	46,000	1975	—	378	Needs improvement — renovation	Communications/AV instruction
S.C. Portable I	South	1,688	1997	—	426	Needs improvement — renovation	Portable instruction/support
S.C. Portable H	South	1,688	1997	—	430	Needs improvement — renovation	Portable instruction/support
S.C. Portable F	South	1,688	1997	—	437	Needs improvement — renovation	Portable instruction/support
S.C. Portable E	South	1,688	1997	—	441	Needs improvement — renovation	Portable instruction/support
S.C. Portable J	South	1,688	1998	—	454	Needs improvement — renovation	Portable instruction/support

Building	Campus	GSF	Built	Reno.	Score	Rating	Predominant use
S.C. Portable G	South	1,688	1997	—	463	Needs improvement — renovation	Portable instruction/support
Bachelor Program-Bldg D	Central Mohler	4,769	1990	—	—	Not surveyed	Bachelor program instruction
Center for Allied Health Education Building B	Downtown	65,000	2021	—	—	Not surveyed	Allied health instruction
Portfolio (surveyed, weighted by GSF)		**631,077**	**—**	**—**	**260**	**Adequate (avg)**	

Age Profile

The portfolio shows three pronounced construction cohorts: the 1945/1949 Downtown core (one building, 175,669 GSF, plus the 1964 East Annex at 101,620 GSF); the 1985–1987 South Campus block (four vocational buildings totaling 193,096 GSF); and the 1997–1998 portable cohort (seven buildings totaling 11,816 GSF). The 1975 C.C. Communications Technology Building sits between these cohorts. Newer additions in 2007 (S.C. Bldg. E), 2016 (two Central Mohler buildings), and 2021 (Center for Allied Health) anchor the bottom of the condition-score distribution. The 1987 South Campus cohort is the most consequential cohort for capital planning purposes — four large buildings of identical vintage now reaching 38 years of age with overlapping mechanical, controls, and plumbing service lives. The portables, sited in 1997–1998, have the highest individual condition scores in the portfolio (370–463) but the smallest aggregate GSF.

3. CAPITAL PLANNING ROADMAP

3.1 Immediate Biennium (2027–2029 request)

The 2027 preservation ask of $1,585,000 (5 projects) is exceptionally concentrated: every funded preservation deficiency is in D.C. Main Bldg. A on the Downtown Campus. The funded mix is 93% mechanical and roof work — two air handling units ($792,000), two make-up air units ($678,000), two roof repairs ($71,000) and 7% site work ($44,000 for an ADA sidewalk repair on the northwest corner). Average deficiency score for included projects is 85.8, well above the system-wide median of 202.

The infrastructure request of $261,000 is a single project: replacement of an electrical line beginning southwest of S.C. Bldg. A and ending east of S.C. Bldg. B (asset 2164). This is consistent with the multi-biennium pattern of phased electrical-infrastructure renewal on the South Campus (the 2023–2025 funded list included $440,000 for Downtown Campus three-phase transformers and $215,000 for Downtown primary switchgear; the 2025–2027 cycle requested $228,000 for South Campus transformers and a $81,000 cooling tower at Central Mohler).

The Program request of $1,438,000 is for a Welding Shop Expansion at S.C. Bldg. D, carried forward from the 2025–2027 request cycle.

3.2 Mid-term (next biennium plus one, 2029–2033)

The deferred preservation backlog of $5,713,000 across 25 projects defines the mid-term ask. The backlog is concentrated by building and by system. By building: D.C. Main Bldg. A still carries $1,899,000 of deferred work even after this biennium's heavy investment (D09, D10, D11, D15, D17, D18, D20, D24, D25, D29, D30, D32); C.C. Communications Technology Building A carries $1,787,000 (D06, D12, D13, D14, D16, D26); the four South Campus 1987-vintage buildings collectively carry $987,000 (D07, D08, D19, D23 plus shared D22); and the 2007 S.C. Bldg. E carries $457,000 (D21, D31). The two "Multiple"-building South Campus deficiencies — 23 legacy HVAC controls ($712,000) and 8 water main shutoff valves ($229,000) — are infrastructure-scale items that will not get smaller by waiting.

By system, deferred HVAC dominates at roughly $4.0M of the $5.7M backlog. Roofing carries $40,000 (one C.C. Comm Tech section), envelope/windows $130,000, plumbing $229,000, interior finishes $48,000, electrical (lighting controls) $77,000, special construction (gas shutoff) $76,000, and site work $27,000. The mid-term ask is fundamentally a mechanical-system renewal program.

Several deferred items are at high risk of escalating into the 2029 "Immediate" category: (a) the $709,000 D.C. Main Chiller Unit 4 (D10) is already designated Immediate but fell below the 2027 cutoff; it has failed and cannot be operated by college staff; (b) the $960,000 C.C. Comm Tech AHU 1 and 2 (D06) are similarly designated Immediate, non-functional, and missing only because of cost cutoff; (c) the $158,000 S.C. Bldg. D fire-service R-22 split HVAC (D08) faces both age failure and a refrigerant-supply constraint; and (d) the $352,000 S.C. Bldg. A rooftop unit (D07) is original to the 1987 building, heavily corroded, with frequent failures. All four of these should be assumed to roll into the 2029 request.

3.3 Long-term (7–10+ years, 2033 and beyond)

Three long-horizon decisions warrant attention now even though they are outside the 2025 deficiency list. First, the 1975 C.C. Communications Technology Building has the worst condition score in the portfolio (378), no record of renovation since construction, and a deferred capital list approaching $1.8M. The cost-effectiveness of continued component-by-component capital repair on a building of this vintage and trajectory should be evaluated against full renovation or replacement during the next master plan update.

Second, the seven South Campus portables (built 1997–1998) have condition scores ranging from 370 to 463, and the 2007 master plan already identified Portables G, I, J, and K for replacement on the grounds that programs cannot function in the spaces. The 2025 survey did not generate capital deficiencies for the portables, but program-space planning for their successors should be initiated.

Third, the 1964 D.C. East Annex (condition 306, "Needs improvement — maintenance") generated no deficiencies in the 2025 survey but did appear in the 2007 master plan's renovation priorities as a candidate for change to accommodate new programs. As the building approaches 65 years of age in the 2029–2031 biennium, a focused condition reassessment should anticipate the next major capital event.

Major infrastructure on the longer horizon includes the South Campus central plant (cooling tower at Central Mohler is in the current 2025–2027 ask at $81,000; broader South Campus mechanical-yard infrastructure remains on the watch list) and continued phased renewal of transformers, gas meters, and water meters that has driven the infrastructure request line for the past three cycles.

3.4 Cross-cutting system themes

1999 D.C. Main mechanical cohort.

D.C. Main Bldg. A underwent a major interior renovation in 1999, and the equipment installed at that time — air handling units, make-up air units, chillers, boiler pumps, HVAC controls, kitchen exhaust, and stairwell heaters — is now reaching 25+ years of age in lockstep. Of the 32 deficiencies in the 2025 survey, 16 are in D.C. Main and most of those reference "installed around 2000" or "original to the 1999 renovation" or trace back to original 1945 systems left in place. The 2027 request addresses the highest-scoring four of these (D01–D04, all score 87, plus D05). The remaining 11 deferred items (D09, D10, D11, D15, D17, D18, D20, D24, D25, D29, D30, D32) collectively total $1,899,000 and are the heart of the 2029 ask. Because they share an installation cohort, a multi-project bundling strategy in 2029–2031 is likely more cost-effective than continued one-off replacements.

1987 South Campus controls and plumbing cohort.

The four South Campus 1987-vintage vocational buildings (S.C. Bldgs. A, B, C, D) are being managed as a multi-biennium phased mechanical and controls renewal. The 2025–2027 request cycle replaced nearly 50 HVAC control systems across these buildings; 23 legacy control systems remain in service (D22, $712,000), and these are explicitly flagged as the remaining concentration. In parallel, the eight water main shutoff valves across Bldgs. A through D (D23, $229,000) no longer provide full shutoff capability — college staff must call the utility to isolate water for repair. Combined with the deferred Bldg. A rooftop unit (D07), the Bldg. D R-22 fire-service split system (D08), and the Bldg. B T-bar shop ceiling (D19), this cohort represents approximately $1.5M of coordinated work that should be scoped together rather than piecemeal.

1975 C.C. Communications Technology Building package.

C.C. Communications Technology Building A on the Central Mohler Campus has six deferred deficiencies totaling $1,787,000: AHUs 1 and 2 with failed heating systems (D06, $960,000), AHUs 4 and 6 to be consolidated into a DOAS (D16, $415,000), Heat Pumps 1–3 and 5 plus a separate Heat Pump 4 (D13/D14, $358,000 combined, both R-22), three rusted-frame windows (D12, $14,000), and a failed 30×10-ft roof patch section (D26, $40,000). The 1975 building has no record of remodeling. The aggregate package is large enough to consider either a coordinated mechanical-and-envelope package in 2029–2031 or, alternatively, to study full renovation in the context of the long-term decision discussed in Section 3.3.

R-22 refrigerant phase-out.

Three deferred deficiencies are explicitly tied to R-22 refrigerant constraints: D08 (S.C. Bldg. D split HVAC, $158,000), D13/D14 (C.C. Comm Tech heat pumps, $358,000 combined, with replacement specified to eliminate R-22), and D31 (S.C. Bldg. E chiller, $380,000). Total exposure: roughly $900,000. With R-22 production banned in the U.S. since 2020 and remaining supply increasingly costly, all three are operationally fragile and should be sequenced into the next two biennia rather than carried indefinitely.

Roofing.

Roof exposure is comparatively modest in this cycle. The 2027 request includes $71,000 of D.C. Main roof repair (a 1,500-sf section of cracked mineral cap on the west roof, plus a A-to-B transition repair). One deferred item: a 30×10-ft patched section on the 1975 C.C. Comm Tech building (D26, $40,000). The prior 2023–2025 funded list included a $34,000 re-surfacing of the same C.C. Comm Tech roof, indicating ongoing serviceability concerns; another targeted intervention in 2029 is reasonable rather than holding for full replacement.

Envelope and glazing.

Three deferred envelope items at D.C. Main — 20 failed windows in the north section (D18, $112,000), failed mastic at the northwest entrance (D20, $10,000), and cracked horizontal louvers on the north elevation (D28, excluded, deferrable) — share a common pattern of 1999-renovation-era systems failing in sequence. The three C.C. Comm Tech rusted-frame windows (D12, $14,000) are inexpensive and could be bundled with the Comm Tech HVAC package above. None of these is independently urgent, but all should be tracked as the Downtown envelope continues to age.

4. DEFICIENCY INVENTORY AND FINDINGS

Section 4.1 is a ranked navigation index. Section 4.2 reproduces the problem and repair descriptions verbatim from the 2025 survey — these are the authoritative record of what was identified and recommended and are not paraphrased here.

4.1 Summary table

ID	Building	Camp.	System	Component	DSc	BCS	Budget	Status
D01	D.C. Main Bldg. - Bldg. A	Downtown	D30 HVAC	Air Handling Unit	87	246	$792,000	**Included in 2027 request**
D02	D.C. Main Bldg. - Bldg. A	Downtown	D30 HVAC	Make-up Air Units	87	246	$678,000	**Included in 2027 request**
D03	D.C. Main Bldg. - Bldg. A	Downtown	B30 Roofing	Roof	87	246	$57,000	**Included in 2027 request**
D04	D.C. Main Bldg. - Bldg. A	Downtown	B30 Roofing	Roof	87	246	$14,000	**Included in 2027 request**
D05	D.C. Main Bldg. - Bldg. A	Downtown	G20 Site Improvements	Sidewalk	81	246	$44,000	**Included in 2027 request**
D06	C.C. Communications Technology Building - Bldg A	Central Mohler	D30 HVAC	Air Handling Unit	75	378	$960,000	Deferred
D07	S.C. Bldg. A	South	D30 HVAC	Rooftop unit	73	213	$352,000	Deferred
D08	S.C. Bldg. D	South	D30 HVAC	HVAC system	73	271	$158,000	Deferred

ID	Building	Camp.	System	Component	DSc	BCS	Budget	Status
D09	D.C. Main Bldg. - Bldg. A	Downtown	F10 Special Construction	Gas shut off	73	246	$76,000	Deferred
D10	D.C. Main Bldg. - Bldg. A	Downtown	D30 HVAC	Chiller	71	246	$709,000	Deferred
D11	D.C. Main Bldg. - Bldg. A	Downtown	D30 HVAC	HVAC Unit	71	246	$340,000	Deferred
D12	C.C. Communications Technology Building - Bldg A	Central Mohler	B20 Exterior Closure	Windows	69	378	$14,000	Deferred
D13	C.C. Communications Technology Building - Bldg A	Central Mohler	D30 HVAC	Heat pump	65	378	$290,000	Deferred
D14	C.C. Communications Technology Building - Bldg A	Central Mohler	D30 HVAC	Heat pump	65	378	$68,000	Deferred
D15	D.C. Main Bldg. - Bldg. A	Downtown	D30 HVAC	Exhaust fans	63	246	$44,000	Deferred
D16	C.C. Communications Technology Building - Bldg A	Central Mohler	D30 HVAC	Air Handling Unit	57	378	$415,000	Deferred
D17	D.C. Main Bldg. - Bldg. A	Downtown	D30 HVAC	Kitchen Exhaust	57	246	$151,000	Deferred
D18	D.C. Main Bldg. - Bldg. A	Downtown	B20 Exterior Closure	Windows	55	246	$112,000	Deferred

ID	Building	Camp.	System	Component	DSc	BCS	Budget	Status
D19	S.C. Bldg. B	South	C10 Interior Construction	T-Bar ceiling	55	265	$48,000	Deferred
D20	D.C. Main Bldg. - Bldg. A	Downtown	B20 Exterior Closure	Envelope	55	246	$10,000	Deferred
D21	S.C. Bldg. E	South	D50 Electrical	Lighting controls	54	158	$77,000	Deferred
D22	Multiple	South	D30 HVAC	HVAC Controls	51	252	$712,000	Deferred
D23	Multiple	South	D20 Plumbing	Water valve	51	252	$229,000	Deferred
D24	D.C. Main Bldg. - Bldg. A	Downtown	D30 HVAC	Boiler Pumps	51	246	$169,000	Deferred
D25	D.C. Main Bldg. - Bldg. A	Downtown	D30 HVAC	HVAC Controls	51	246	$145,000	Deferred
D26	C.C. Communications Technology Building - Bldg A	Central Mohler	B30 Roofing	Roof	50	378	$40,000	Deferred
D27	S.C. Bldg. A	South	D30 HVAC	Rooftop unit	46	213	Excluded	Excluded
D28	D.C. Main Bldg. - Bldg. A	Downtown	B20 Exterior Closure	Horizontal louvers	41	246	Excluded	Excluded
D29	Multiple	Downtown	D30 HVAC	Stairwell heater	39	252	$123,000	Deferred
D30	D.C. Main Bldg. - Bldg. A	Downtown	G20 Site Improvements	Tree wells	39	246	$27,000	Deferred
D31	S.C. Bldg. E	South	D30 HVAC	Chiller	38	158	$380,000	Deferred

ID	Building	Camp.	System	Component	DSc	BCS	Budget	Status
D32	D.C. Main Bldg. - Bldg. A	Downtown	D30 HVAC	Chiller	35	246	$64,000	Deferred

DSc = deficiency score. BCS = building condition score (current 2025 canonical value). Budget = MACC + soft costs. Status: “Included” = funded in the 2027 preservation request; “Deferred” = below this biennium’s budget threshold cutoff but still designated Immediate or Deferrable; “Excluded” = no budget estimate produced this cycle.

Distribution Observations

D.C. Main Bldg. A on the Downtown Campus accounts for 16 of the 32 deficiencies (50%) and includes every deficiency scored above 80. The next largest concentration is C.C. Communications Technology Building A at the Central Mohler Campus, with 6 deficiencies. The South Campus carries 8 building-specific deficiencies plus 2 multi-building items.

By Uniformat category, D30 HVAC accounts for 19 of 32 deficiencies and the largest share of dollars.

The deferred backlog is concentrated in three buildings. D.C. Main carries $1,899,000 across 11 deferred items (representing the deferrals layered behind this biennium’s $1,585,000 ask). C.C. Comm Tech carries $1,787,000 across 6. The 1987-vintage South Campus cohort (combined with the multi-building South Campus items) carries roughly $1,690,000.

Two items are tagged Excluded (no current budget estimate): D27 (S.C. Bldg. A second rooftop unit, deferrable monitoring item) and D28 (D.C. Main horizontal louvers, deferrable). These are not part of the 2027 cost narrative but should be tracked.

4.2 Findings detail

D01 — Air Handling Unit, D.C. Main Bldg. - Bldg. A (Downtown)



Deficiency score	87	**Budget estimate**	$792,000
Bldg condition score	246	**Status**	Included in 2027 request
System	D30 HVAC	**Deferability**	Immediate
Location	Multiple	**Priorities**	Priority 1: Health/Safety (30%); Priority 2: Facility Use (70%)

Problem Description

Air Handling Units 9 and 14, serving Buildings C and A respectively at the Downtown Campus, are experiencing performance failures and require repairs. Both units are more than 30 years old and have exceeded their expected service life. Building A was constructed in 1945 and remodeled in 1999; Building C was constructed in 1948 and also underwent renovations in 1999. The units are becoming unreliable due to age and wear, and parts are increasingly difficult to obtain

Repair Description

Repair or replace Air Handling Units 9 and 14 in Buildings C and A to restore reliable performance.

D02 — Make-up Air Units, D.C. Main Bldg. - Bldg. A (Downtown)



Deficiency score	87	Budget estimate	$678,000
Bldg condition score	246	Status	Included in 2027 request
System	D30 HVAC	Deferability	Immediate
Location	West roof	Priorities	Priority 1: Health/Safety (30%); Priority 2: Facility Use (70%)

Problem Description

Make-up air units 1 and 2 on the west roof of Building A at the Downtown Campus are no longer operational. Building A was originally constructed in 1945, with subsequent additions completed in 1949 and renovations in 1999. The current units were installed around 2000 and have reached the end of their service life. The failure of these units affects ventilation performance for interior instructional spaces served by the system

Repair Description

Replace the two non-functional make-up air units on the west roof of Building A at the Downtown Campus.

D03 — Roof, D.C. Main Bldg. - Bldg. A (Downtown)



Deficiency score	87	**Budget estimate**	$57,000
Bldg condition score	246	**Status**	Included in 2027 request
System	B30 Roofing	**Deferability**	Immediate
Location	West roof	**Priorities**	Priority 1: Health/Safety (30%); Priority 2: Facility Use (70%)

Problem Description

The built-up roofing on the west roof of Building A at the Downtown Campus (constructed in 1987) is cracked, and the mineral cap is deteriorated in multiple locations. Approximately 1500 square feet of the roofing surface is visibly degraded. While most of the roofing and flashings appear watertight, this section is no longer performing as designed and is susceptible to water intrusion. The 2023 facility report notes this roof is a Hypalon membrane over metal, installed in 2004, with positive drainage and generally sound flashing elsewhere.

Repair Description

Repair the cracked and deteriorated section of mineral cap on the west roof of Building A at the Downtown Campus.

D04 — Roof, D.C. Main Bldg. - Bldg. A (Downtown)



Deficiency score	87	Budget estimate	$14,000
Bldg condition score	246	Status	Included in 2027 request
System	B30 Roofing	Deferability	Immediate
Location	Transition between buildings A and B	Priorities	Priority 1: Health/Safety (30%); Priority 2: Facility Use (70%)

Problem Description

The roof line between Building A and Building B at the Downtown Campus is failing, resulting in water intrusion and roofing issues at the transition. Building A was originally constructed in 1945 and remodeled in 1999. Building B was constructed in 2021. The metal cap and flashing at the joint are insufficient to protect against weather exposure and have degraded over time. This joint is vulnerable and allows water infiltration between the structures

Repair Description

Extend the flashing and metal cap down 12 inches at the roof line between Buildings A and B. Patch and repair the existing transition.

D05 — Sidewalk, D.C. Main Bldg. - Bldg. A (Downtown)



Deficiency score	81	Budget estimate	$44,000
Bldg condition score	246	Status	Included in 2027 request
System	G20 Site Improvements	Deferability	Immediate
Location	NW Corner	Priorities	Priority 1: Facility Use (100%)

Problem Description

The sidewalk on the northwest side of Building A at the Downtown Campus is experiencing significant heaving, creating a tripping hazard. Building A was constructed in 1945 and underwent renovations in 1999. The displacement is likely due to root growth or subsurface movement and presents safety and accessibility concerns for pedestrians.

Repair Description

Selectively demolish, patch, and repair the heaved concrete sidewalk on the northwest side of Building A.

D06 — Air Handling Unit, C.C. Communications Technology Building - Bldg A (Central Mohler)



Deficiency score	75	Budget estimate	$960,000
Bldg condition score	378	Status	Deferred
System	D30 HVAC	Deferability	Immediate
Location	Roof	Priorities	Priority 1: Facility Use (50%); Priority 2: System Use (50%)

Problem Description

Air Handling Units 1 and 2 in Building A at the Central (Mohler) Campus are no longer providing heating and are considered non-functional. The units have exceeded their service life and have degraded burner components, coils, and dampers. Building A was constructed in 1975 and has not been remodeled. The failure of these units impacts indoor environmental quality and instructional use of the space.

Repair Description

Replace or repair the heating systems in Air Handling Units 1 and 2 in Central Campus Building A.

D07 — Rooftop unit, S.C. Bldg. A (South)



Deficiency score	73	**Budget estimate**	$352,000
Bldg condition score	213	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Roof	**Priorities**	Priority 1: Health/Safety (30%); Priority 2: System Use (70%)

Problem Description

The rooftop packaged HVAC unit in Building A at the South Campus is original to the building, constructed in 1987. The unit has exceeded its service life and now experiences frequent failures. The exterior casing is heavily corroded, and the unit has a history of persistent leaks. Replacement parts are increasingly difficult to obtain, and continued repairs are not cost-effective.

Repair Description

Replace the rooftop packaged HVAC unit in South Campus Building A due to age, corrosion, and repeated failures.

D08 — HVAC system, S.C. Bldg. D (South)



Deficiency score	73	**Budget estimate**	$158,000
Bldg condition score	271	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Mechanical yard	**Priorities**	Priority 1: Health/Safety (30%); Priority 2: System Use (70%)

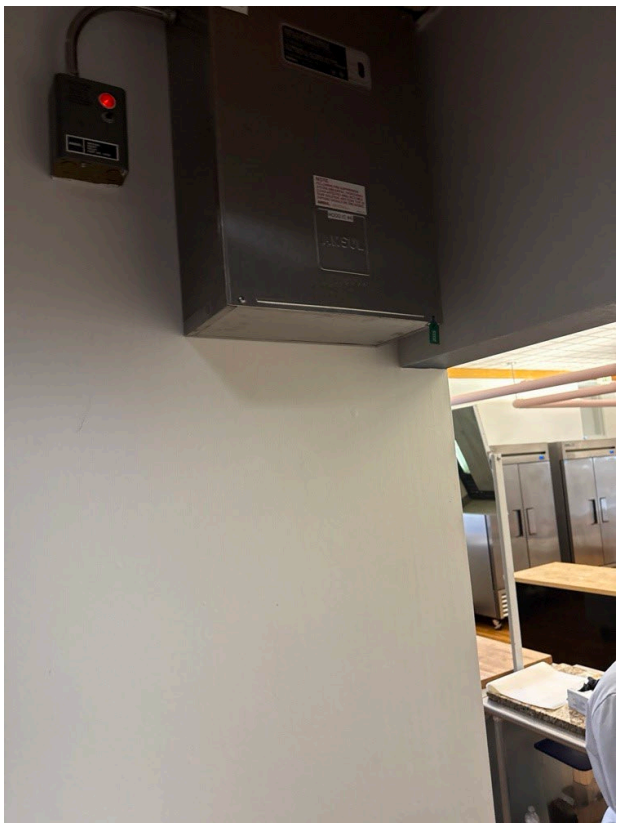
Problem Description

The split HVAC system serving the fire service area in Building D at the South Campus is no longer reliable. The condensing unit and indoor air handler are original to the building, which was constructed in 1987. The system uses R-22 refrigerant and is over 30 years old. It experiences frequent failures, and parts are difficult to source, making maintenance increasingly challenging

Repair Description

Replace the original split-system HVAC unit and air handler in South Campus Building D due to age, obsolescence, and ongoing failures.

D09 — Gas shut off, D.C. Main Bldg. - Bldg. A (Downtown)



Deficiency score	73	Budget estimate	$76,000
Bldg condition score	246	Status	Deferred
System	F10 Special Construction	Deferability	Immediate
Location	Kitchen	Priorities	Priority 1: Health/Safety (30%); Priority 2: System Use (70%)

Problem Description

The kitchen in Building A at the Downtown Campus lacks a centralized gas shutoff, preventing quick and safe deactivation in an emergency. This presents a health and safety risk for kitchen staff and building occupants. Building A was originally constructed in 1945 and underwent renovations in 1999. The existing configuration does not meet modern safety standards for kitchen gas systems

Repair Description

Replace the existing gas system in the Building A kitchen with a single, accessible shutoff point.

D10 — Chiller, D.C. Main Bldg. - Bldg. A (Downtown)



Deficiency score	71	**Budget estimate**	$709,000
Bldg condition score	246	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	East roof	**Priorities**	Priority 1: Facility Use (50%); Priority 2: System Use (50%)

Problem Description

Chiller Unit 4, located on the east roof of Building A at the Downtown Campus, has failed and can no longer be operated or controlled by college staff. The unit is over 25 years old and has exceeded its useful life. Building A was originally constructed in 1945 and underwent major renovations in 1999. The failure of this chiller limits cooling capacity in the building and disrupts climate control for instructional and administrative spaces.

Repair Description

Replace Chiller Unit 4 on the east roof of Building A at the Downtown Campus.

D11 — HVAC Unit, D.C. Main Bldg. - Bldg. A (Downtown)



Deficiency score	71	**Budget estimate**	$340,000
Bldg condition score	246	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	CNC lab	**Priorities**	Priority 1: Facility Use (50%); Priority 2: System Use (50%)

Problem Description

The HVAC unit serving the CNC lab in Building A at the Downtown Campus is no longer functioning. Building A was constructed in 1945 and renovated in 1999. The current system lacks sufficient cooling capacity, which affects the instructional environment and equipment performance. This upgrade qualifies for capital improvement using the 25% allowable allocation for program-related equipment improvements

Repair Description

Replace the non-functioning HVAC unit in the CNC lab of Building A. Add cooling capacity using the 25% allowable allocation for equipment improvements.

D12 — Windows, C.C. Communications Technology Building - Bldg A (Central Mohler)



Deficiency score	69	**Budget estimate**	$14,000
Bldg condition score	378	**Status**	Deferred
System	B20 Exterior Closure	**Deferability**	Immediate
Location	Multiple	**Priorities**	Priority 1: Facility Use (50%); Priority 2: Increased Repair/Replacement Cost (50%)

Problem Description

Three windows in Building A at the Central (Mohler) Campus have rusted metal frames that are allowing water to leak into the interior space. The frames are approximately 15 years old. The leaking appears to have originated from a roof issue that has since been repaired, but the window frames remain compromised. Building A at the Central Campus was constructed

in 1975 and has not been remodeled. The window deterioration now poses a risk to interior finishes and thermal performance

Repair Description

Replace the three rusted window frames in Central Campus Building A to prevent further water intrusion.

D13 — Heat pump, C.C. Communications Technology Building - Bldg A (Central Mohler)



Deficiency score	65	**Budget estimate**	$290,000
Bldg condition score	378	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Roof	**Priorities**	Priority 1: Facility Use (50%); Priority 2: Increased Operating Cost (50%)

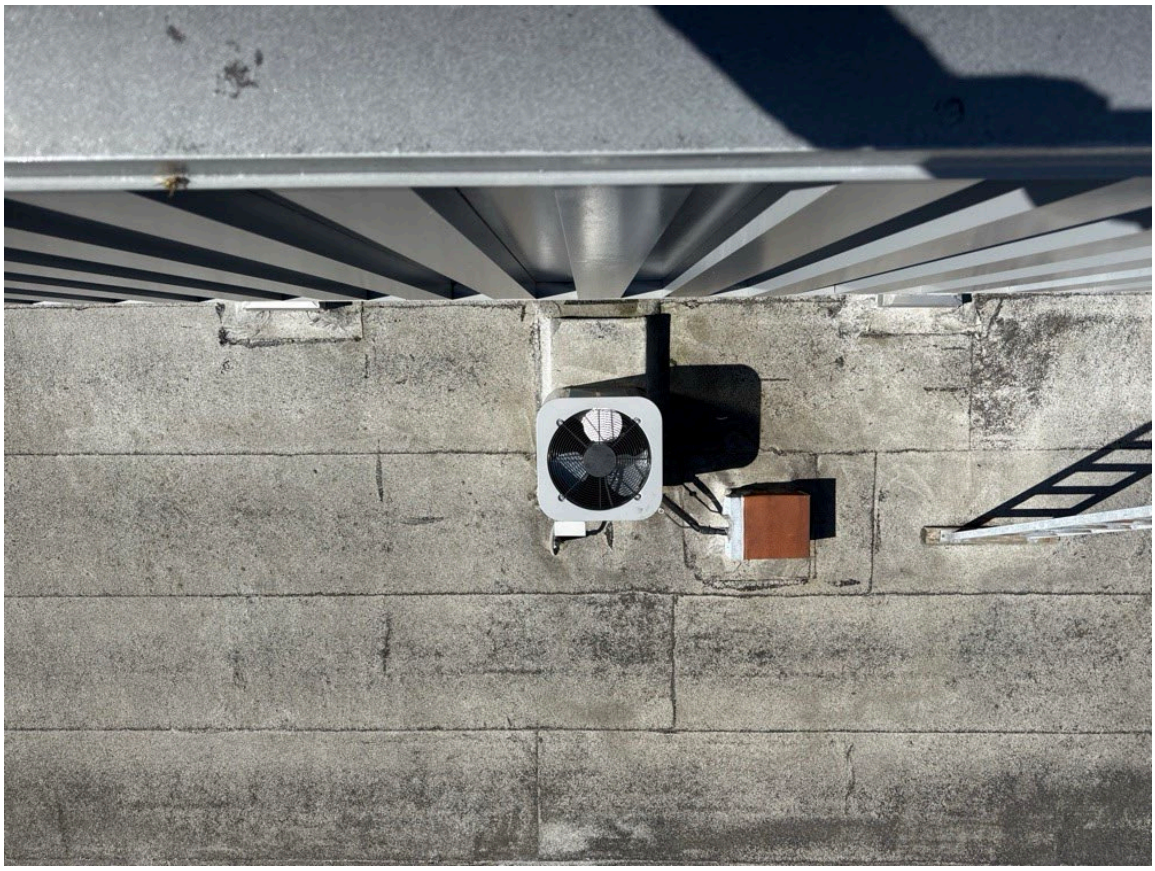
Problem Description

Heat Pumps 1, 2, 3, and 5 in Building A at the Central (Mohler) Campus are no longer providing adequate cooling performance. The units are approximately 15 years old and use R-22 refrigerant, which is outdated and difficult to replace. College staff report persistent issues with cooling consistency. Priority for replacement should follow the order 3, 2, 1 based on performance. Building A was constructed in 1975 and has not been remodeled

Repair Description

Replace Heat Pumps 1, 2, 3, and 5 in Central Campus Building A, prioritizing Units 3, 2, and 1. Select replacement models that eliminate use of R-22 refrigerant.

D14 — Heat pump, C.C. Communications Technology Building - Bldg A (Central Mohler)



Deficiency score	65	Budget estimate	$68,000
Bldg condition score	378	Status	Deferred
System	D30 HVAC	Deferability	Immediate
Location	Roof	Priorities	Priority 1: Facility Use (50%); Priority 2: Increased Operating Cost (50%)

Problem Description

Heat Pump 4 in Building A at the Central (Mohler) Campus is non-functional. The heating coils are broken, and the unit is over 15 years old. It no longer provides heating or cooling as required for classroom use. Building A was constructed in 1975 and has not been remodeled. The failure of this unit contributes to inconsistent indoor temperatures and occupant discomfort.

Repair Description

Replace Heat Pump 4 in Central Campus Building A, including new heating coils.

D15 — Exhaust fans, D.C. Main Bldg. - Bldg. A (Downtown)



Deficiency score	63	Budget estimate	$44,000
Bldg condition score	246	Status	Deferred
System	Facility / D30 HVAC	Deferability	Immediate
Location	West roof	Priorities	Priority 1: Facility Use (70%); Priority 2: Quality of Use (30%)

Problem Description

The kitchen exhaust fans on the west roof of Building A at the Downtown Campus (constructed in 1945 with renovations in 1999) are manually controlled and operate at a single speed. Because they do not run continuously, they may not effectively remove grease odors and gas fumes from the building. The fans are over 20 years old and have surpassed their expected service life, contributing to poor indoor air quality in the kitchen and adjacent areas.

Repair Description

Replace the aged kitchen exhaust fans on the west roof of Building A with units that provide continuous and variable-speed operation.

D16 — Air Handling Unit, C.C. Communications Technology Building - Bldg A (Central Mohler)



Deficiency score	57	**Budget estimate**	$415,000
Bldg condition score	378	**Status**	Deferred
System	Facility / D30 HVAC	**Deferability**	Immediate
Location	Mechanical space	**Priorities**	Priority 1: System Use (30%); Priority 2: Increased Repair/Replacement Cost (70%)

Air Handling Units 4 and 6 in Building A at the Central (Mohler) Campus operate as separate heating and cooling systems. Both units are experiencing frequent breakdowns and require ongoing repairs. Replacement parts are increasingly difficult to source. Building A was constructed in 1975 and has not been remodeled. To improve performance and system efficiency, replacing both units with a single Dedicated Outdoor Air System (DOAS) is recommended.

Repair Description

Replace Air Handling Units 4 and 6 in Central Campus Building A with a single DOAS unit.

D17 — Kitchen Exhaust, D.C. Main Bldg. - Bldg. A (Downtown)



Deficiency score	57	**Budget estimate**	$151,000
Bldg condition score	246	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Kitchen	**Priorities**	Priority 1: System Use (70%); Priority 2: Increased Repair/Replacement Cost (30%)

Problem Description

The kitchen exhaust system in Building A at the Downtown Campus is leaking, resulting in visible stains and damage within the ceiling plenum. The source of the leak is within the ductwork or fan housing. This ongoing issue affects air quality and indicates system failure. Building A was constructed in 1945 and underwent major renovations in 1999

Repair Description

Repair the leaking kitchen exhaust system in Building A and address damage within the ceiling plenum.

D18 — Windows, D.C. Main Bldg. - Bldg. A (Downtown)



Deficiency score	55	**Budget estimate**	$112,000
Bldg condition score	246	**Status**	Deferred
System	B20 Exterior Closure	**Deferability**	Immediate
Location	North elevation	**Priorities**	Priority 1: System Use (50%); Priority 2: Increased Repair/Replacement Cost (50%)

Problem Description

The windows in the north section of Building A at the Downtown Campus (constructed in 1945 and remodeled in 1999) have failed. The argon gas between the panes has leaked, compromising the insulating properties. Approximately 20 windows are affected. The window frames are hollow metal and have allowed water to infiltrate the building envelope, contributing to additional deterioration and potential interior damage

Repair Description

Replace the 20 failed windows in the north section of Building A at the Downtown Campus.

D19 — T-Bar ceiling, S.C. Bldg. B (South)



Deficiency score	55	**Budget estimate**	$48,000
Bldg condition score	265	**Status**	Deferred
System	C10 Interior Construction	**Deferability**	Immediate
Location	West shop ceiling	**Priorities**	Priority 1: System Use (50%); Priority 2: Increased Repair/Replacement Cost (50%)

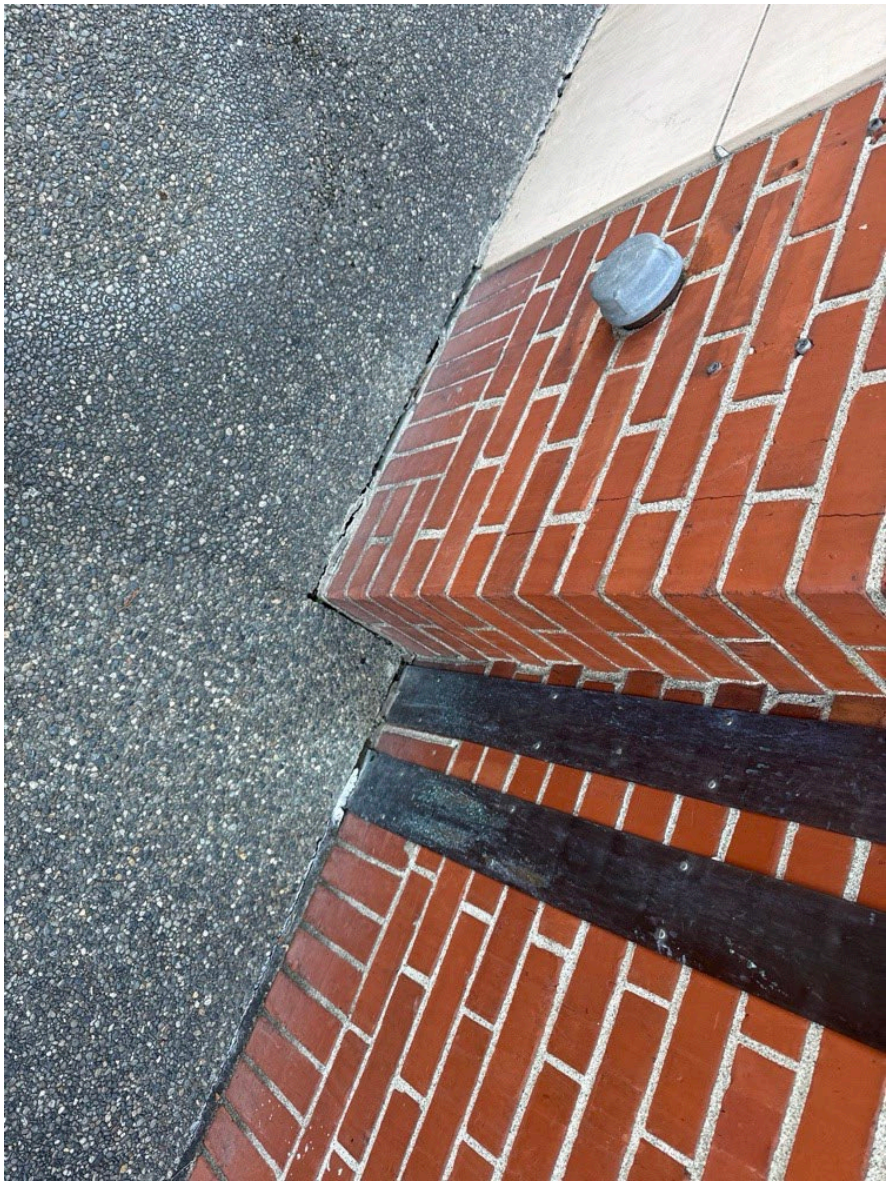
Problem Description

The T-bar ceiling and tiles in the shop area of the Electrical Construction program in Building B at the South Campus are failing. The ceiling is exposed to high moisture due to program activities, leading to visible staining and deterioration. The ceiling system has been compromised by water condensing at the roof deck and dripping down to the tiles. The existing system has reached the end of its useful life and should be replaced. Building B was constructed in 1987 and has not been remodeled.

Repair Description

Replace the T-bar ceiling system and ceiling tiles above the shop area on the west side of the building B - approx 2000 SF.

D20 — Envelope, D.C. Main Bldg. - Bldg. A (Downtown)



Deficiency score	55	**Budget estimate**	$10,000
Bldg condition score	246	**Status**	Deferred
System	B20 Exterior Closure	**Deferability**	Immediate
Location	NW Corner	**Priorities**	Priority 1: System Use (50%); Priority 2: Increased Repair/Replacement Cost (50%)

Problem Description

Leaks have been reported below the entrance on the northwest corner of Building A at the Downtown Campus. The mastic at the building envelope has visibly failed, allowing water intrusion. Building A was constructed in 1945 and renovated in 1999. Follow-up with college staff is recommended to determine whether they can perform a water intrusion test.

Repair Description

Replace the failed mastic at the northwest entrance of Building A. Coordinate with college staff to confirm if a water intrusion test is needed before proceeding.

D21 — Lighting controls, S.C. Bldg. E (South)



Deficiency score	54	**Budget estimate**	$77,000
Bldg condition score	158	**Status**	Deferred
System	D50 Electrical	**Deferability**	Immediate
Location	Multiple	**Priorities**	Priority 1: System Use (70%); Priority 2: Increased Operating Cost (30%)

Problem Description

The lighting control system in Building E at the South Campus is becoming obsolete. The system requires frequent manual overrides, and compatibility issues arise whenever fixtures are replaced or repaired. The controls are increasingly unreliable and must be manually adjusted on a weekly basis, which adds to operations and maintenance staff workload. Replacement parts are difficult to source. Building E was constructed in 2007 and has not been remodeled.

Repair Description

Replace the lighting control system in South Campus Building E with a modern, compatible system that eliminates manual adjustments.

D22 — HVAC Controls, Multiple (South)

Deficiency score	51	**Budget estimate**	$712,000
Bldg condition score	252	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Multiple	**Priorities**	Priority 1: System Use (50%); Priority 2: Increased Operating Cost (50%)

Problem Description

Across multiple buildings at the South Campus (originally constructed beginning in 1985), the college has replaced nearly 50 outdated HVAC control systems. However, 23 legacy systems remain in operation. These remaining systems are unreliable and require regular manual adjustment. Many components are no longer supported by manufacturers, increasing maintenance time and limiting the ability to optimize energy use and comfort across campus

Repair Description

Replace the 23 remaining HVAC control systems across South Campus buildings to improve reliability and reduce maintenance burden.

D23 — Water valve, Multiple (South)



Deficiency score	51	**Budget estimate**	$229,000

Bldg condition score	252	**Status**	Deferred
System	Facility / D20 Plumbing	**Deferability**	Immediate
Location	Multiple	**Priorities**	Priority 1: System Use (50%); Priority 2: Increased Operating Cost (50%)

Problem Description

The water main valves in Buildings A, B, C, and D at the South Campus have exceeded their expected service life and no longer provide full shutoff capability. When building water needs to be isolated, college staff must call the local utility for assistance. This operational limitation affects response time during plumbing failures or emergencies. Each of the four buildings requires replacement of two shutoff valves, totaling eight valves. Buildings A, B, C, and D were constructed in 1987.

Repair Description

Replace eight failed water main shutoff valves in Buildings A, B, C, and D at the South Campus.

D24 — Boiler Pumps, D.C. Main Bldg. - Bldg. A (Downtown)



Deficiency score	51	**Budget estimate**	$169,000
Bldg condition score	246	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Third floor mechanical	**Priorities**	Priority 1: System Use (50%); Priority 2: Increased Operating Cost (50%)

Problem Description

The boiler pumps on the third floor of Building A at the Downtown Campus frequently trip and require manual resets. These pumps are well beyond their expected service life and are exhibiting consistent reliability issues. Building A was originally constructed in 1945 and underwent significant renovations in 1999. The ongoing failures disrupt heating system performance and increase maintenance demands.

Repair Description

Replace the failed boiler pumps on the third floor of Building A at the Downtown Campus.

D25 — HVAC Controls, D.C. Main Bldg. - Bldg. A (Downtown)



Deficiency score	51	**Budget estimate**	$145,000
Bldg condition score	246	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Third floor mechanical	**Priorities**	Priority 1: System Use (50%); Priority 2: Increased Operating Cost (50%)

Problem Description

The control systems in the third-floor mechanical room of Building A at the Downtown Campus are frequently tripping and require hard resets to resume operation. These persistent failures are affecting mechanical system reliability. Building A was constructed in 1945 and underwent major renovations in 1999. The recurring faults suggest the control components are beyond their service life and require targeted repairs or upgrades to maintain building operations

Repair Description

Repair the faulty control systems in the third-floor mechanical room of Building A at the Downtown Campus.

D26 — Roof, C.C. Communications Technology Building - Bldg A (Central Mohler)



Deficiency score	50	Budget estimate	$40,000
Bldg condition score	378	Status	Deferred
System	B30 Roofing	Deferability	Deferrable
Location	Roof	Priorities	Priority 1: Health/Safety (30%); Priority 2: System Use (70%)

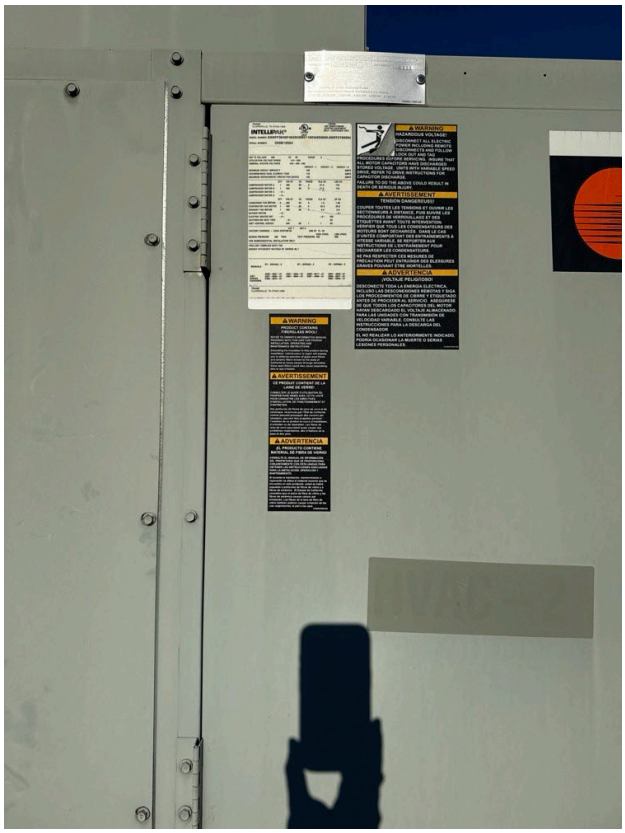
Problem Description

The roofing on Building A at the Central (Mohler) Campus is failing in a patched area measuring approximately 30 by 10 feet. The patches have deteriorated and are no longer protecting the roof assembly. This area has leaked in the past, causing water damage to the windows below. Building A was constructed in 1975 and has not been remodeled. The deterioration in this section now threatens adjacent assemblies and building components.

Repair Description

Repair the failing 30-by-10-foot section of patched roofing on Building A at the Central Campus.

D27 — Rooftop unit, S.C. Bldg. A (South)



Deficiency score	46	**Budget estimate**	Excluded
Bldg condition score	213	**Status**	Excluded
System	D30 HVAC	**Deferability**	Deferrable
Location	Roof	**Priorities**	Priority 1: Health/Safety (30%); Priority 2: System Use (70%)

Problem Description

There are two rooftop HVAC units in Building A at the South Campus (constructed in 1987) that are currently operating as designed but are approaching the end of their expected service life. While there are no active failures, age-related wear suggests these units should be monitored closely for future replacement. This is a deferrable item unless conditions change.

Repair Description

Monitor the two rooftop HVAC units in South Campus Building A for future replacement. No immediate action required.

D28 — Horizontal louvers, D.C. Main Bldg. - Bldg. A (Downtown)



Deficiency score	41	**Budget estimate**	Excluded
Bldg condition score	246	**Status**	Excluded
System	B20 Exterior Closure	**Deferability**	Deferrable
Location	North elevation	**Priorities**	Priority 1: Increased Repair/Replacement Cost (70%); Priority 2: Health/Safety (30%)

Problem Description

Cracks are developing on the horizontal louvers on the north side of Building A at the Downtown Campus. The cracks appear to align with the exterior structural columns, indicating possible movement or structural stress. Building A was constructed in 1945 and renovated in 1999. The louvers may no longer provide adequate protection from weather or support structural integrity and should be assessed and repaired.

Repair Description

Repair the cracked horizontal louvers on the north side of Building A. Investigate and address the underlying cause related to column alignment.

D29 — Stairwell heater, Multiple (Downtown)



Deficiency score	39	**Budget estimate**	$123,000
Bldg condition score	252	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Multiple	**Priorities**	Priority 1: Facility Use (30%); Priority 2: Quality of Use (70%)

Problem Description

There are nine stairwell heaters serving Buildings A and C at the Downtown Campus. All nine units are over 30 years old and have reached the end of their expected service life. These aging units are inefficient and provide inconsistent heating in stairwell areas. Building A was constructed in 1945 and renovated in 1999. Building C was constructed in 1964.

Repair Description

Replace all nine stairwell heaters in Buildings A and C at the Downtown Campus.

D30 — Tree wells, D.C. Main Bldg. - Bldg. A (Downtown)



Deficiency score	39	**Budget estimate**	$27,000
Bldg condition score	246	**Status**	Deferred
System	G20 Site Improvements	**Deferability**	Immediate
Location	West sidewalk	**Priorities**	Priority 1: Facility Use (30%); Priority 2: Quality of Use (70%)

Problem Description

The tree wells on the west side of Building A at the Downtown Campus are failing and need to be replaced. Building A was constructed in 1945 and renovated in 1999. The site is fully landlocked and experiences drainage and maintenance issues, including damage from tree roots and poorly maintained landscaping. Before repairs are scoped, the college should confirm the location of the property line with the City of Tacoma to determine responsibility and project extent.

Repair Description

Replace the failing tree wells on the west side of Building A. Confirm property line location with the City of Tacoma before scoping work.

D31 — Chiller, S.C. Bldg. E (South)



Deficiency score	38	**Budget estimate**	$380,000
Bldg condition score	158	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Roof	**Priorities**	Priority 1: Facility Use (30%); Priority 2: Quality of Use (70%)

Problem Description

The chiller serving Building E at the South Campus is over 30 years old and uses R-22 refrigerant, which is obsolete and difficult to replace. The system experiences frequent leaks and repair costs are high. Replacement parts are no longer readily available. Building E was constructed in 2007, but the chiller is original to the building and has reached the end of its useful life.

Repair Description

Replace the failing chiller in South Campus Building E with a modern unit.

D32 — Chiller, D.C. Main Bldg. - Bldg. A (Downtown)



Deficiency score	35	**Budget estimate**	$64,000
Bldg condition score	246	**Status**	Deferred
System	D30 HVAC	**Deferability**	Deferrable
Location	Mechanical space	**Priorities**	Priority 1: System Use (50%); Priority 2: Increased Repair/Replacement Cost (50%)

Problem Description

The chiller pump in Building A at the Downtown Campus is producing a high-pitched humming and grinding sound. The unit is past its design life and is no longer operating as intended. Building A was constructed in 1945 and underwent major renovations in 1999. The deteriorating condition of the pump is affecting the building's cooling system and may lead to further mechanical failure if not addressed.

Repair Description

Repair the failed chiller pump in Building A at the Downtown Campus.

5. BUILDING PROFILES

Profiles below cover buildings with capital activity in the 2027 request, a condition score above 275, or a material concentration of deferred deficiencies. The seven South Campus portables (E through K), the C.C. Advanced Technology Building, the C.C. Maintenance Building, the 2021 Center for Allied Health, and Bachelor Program Bldg. D are not profiled here — the first three groups are in Superior or Adequate condition with no material deferred work, the Center for Allied Health is a 2021 building outside this cycle's condition survey, and Bachelor Program Bldg. D was not scored this cycle. Deficiency text is referenced by ID only; the verbatim descriptions are in Section 4.2.

C.C. Communications Technology Building - Bldg A

Building	Campus	GSF	Built	Reno.	Predominant use
C.C. Communications Technology Building - Bldg A	Central Mohler	46,000	1975	—	Communications/AV instruction

Condition.

Current 2025 condition score: 378 (Needs improvement — renovation). Top weighted contributors to the score: HVAC (40), Plumbing (32), Roofing (30). Structure and electrical service are rated superior in the component detail (see Appendix). The score is driven primarily by mechanical, roofing, and envelope components.

Current biennium (2027 request).

None.

Deferred and emerging.

Deferred IDs: D06 ($960,000), D12 ($14,000), D13 ($290,000), D14 ($68,000), D16 ($415,000), D26 ($40,000)

Long-term outlook.

No record of renovation since the 1975 construction. With the worst condition score in the portfolio and $1,787,000 of deferred capital exposure, this building is the strongest candidate in the portfolio for a full renovation-versus-replacement study in the next master plan refresh. Continued component-by-component capital repair is likely a poor use of preservation funds at this scale.

Transmitter - Bldg. A

Building	Campus	GSF	Built	Reno.	Predominant use
Transmitter - Bldg. A	Transmitter	4,000	1997	—	Broadcast transmitter

Condition.

Current 2025 condition score: 352 (Needs improvement — renovation). Top weighted contributors to the score: Fire Safety (58), Ceiling Finishes (35), HVAC (28). Structure and electrical service are rated superior in the component detail (see Appendix). The score is driven primarily by mechanical, roofing, and envelope components.

Current biennium (2027 request).

None.

Deferred and emerging.

Deferred IDs: None.

Long-term outlook.

Single-purpose 1997 broadcast outbuilding (4,000 GSF) with a condition score of 352. No deficiencies in the 2025 survey. Future capital exposure depends on continuation of broadcast operations.

D.C. East Annex - Bldg. C

Building	Campus	GSF	Built	Reno.	Predominant use
D.C. East Annex - Bldg. C	Downtown	101,620	1964	—	Vocational instruction

Condition.

Current 2025 condition score: 306 (Needs improvement — maintenance). Top weighted contributors to the score: Electrical (32), Maintenance (21), Roofing (20). Structure and electrical service are rated superior in the component detail (see Appendix). The score is driven primarily by mechanical, roofing, and envelope components.

Current biennium (2027 request).

None.

Deferred and emerging.

Deferred IDs: None.

Long-term outlook.

Identified in the 2007 master plan for new programs. Generated no deficiencies in the 2025 survey despite a 306 condition score; a focused condition reassessment in advance of the 2029–2031 biennium is warranted.

S.C. Bldg. C

Building	Campus	GSF	Built	Reno.	Predominant use
S.C. Bldg. C	South	41,760	1987	—	Vocational instruction

Condition.

Current 2025 condition score: 286 (Needs improvement — maintenance). Top weighted contributors to the score: Roofing (31), Exterior Closure (25), Electrical (25). Structure and electrical service are rated superior in the component detail (see Appendix). The score is driven primarily by mechanical, roofing, and envelope components.

Current biennium (2027 request).

None.

Deferred and emerging.

Deferred IDs: None.

Long-term outlook.

No building-specific deficiencies in the 2025 survey, but shares the 1987 South Campus mechanical and controls cohort. Likely to surface in the 2029–2031 ask along with Bldgs. A, B, and D.

D.C. Main Bldg. - Bldg. A

Building	Campus	GSF	Built	Reno.	Predominant use
D.C. Main Bldg. - Bldg. A	Downtown	175,669	1945	1999	Main academic/vocational

Condition.

Current 2025 condition score: 246 (Adequate). Top weighted contributors to the score: Roofing (40), Exterior Closure (24), Fire Safety (20). Structure and electrical service are rated superior in the component detail (see Appendix). The score is driven primarily by mechanical, roofing, and envelope components.

Current biennium (2027 request).

D01 — air handling unit, $792,000; D02 — make-up air units, $678,000; D03 — roof, $57,000; D04 — roof, $14,000; D05 — sidewalk, $44,000

Deferred and emerging.

Deferred IDs: D09 ($76,000), D10 ($709,000), D11 ($340,000), D15 ($44,000), D17 ($151,000), D18 ($112,000), D20 ($10,000), D24 ($169,000), D25 ($145,000), D30 ($27,000), D32 ($64,000). Excluded (no current cost estimate): D28

Long-term outlook.

Continued-use trajectory. The 2027 ask addresses the most acute mechanical and roof failures; the 11 deferred items will form a multi-project bundle for the 2029–2031 biennium. The 2007 master plan identified this building for modernization to “improve instructional infrastructure,” which is consistent with the continued-use posture.

S.C. Bldg. A

Building	Campus	GSF	Built	Reno.	Predominant use
S.C. Bldg. A	South	31,356	1987	—	Vocational instruction

Condition.

Current 2025 condition score: 213 (Adequate). Top weighted contributors to the score: Roofing (21), Fire Safety (21), Glazing (19). Structure and electrical service are rated superior in the component detail (see Appendix). The score is driven primarily by mechanical, roofing, and envelope components.

Current biennium (2027 request).

None.

Deferred and emerging.

Deferred IDs: D07 ($352,000). Excluded (no current cost estimate): D27

Long-term outlook.

Adequate condition (213) but the 1987 rooftop packaged HVAC is original and at end of life (D07 deferred at $352,000; D27 a second monitoring-only unit). Likely to require mechanical renewal in 2029–2031.

S.C. Bldg. E

Building	Campus	GSF	Built	Reno.	Predominant use
S.C. Bldg. E	South	44,557	2007	—	Vocational instruction

Condition.

Current 2025 condition score: 158 (Superior). Top weighted contributors to the score: Floor Finishes (12), Wall Finishes (12), Roofing (10). Structure and electrical service are rated superior in the component detail (see Appendix). The score is driven primarily by mechanical, roofing, and envelope components.

Current biennium (2027 request).

None.

Deferred and emerging.

Deferred IDs: D21 ($77,000), D31 ($380,000)

Long-term outlook.

Superior overall condition (158) but the original 2007 chiller uses R-22 (D31, $380,000) and the lighting controls are obsolete (D21, $77,000). Newer building with concentrated mechanical-and-controls deferrals.

6. INFRASTRUCTURE SYSTEMS

2027 infrastructure request

Component	Asset #	Location	Budget
Electric Line	2164	South Campus — begins SW of S.C. Bldg. A, ends east of S.C. Bldg. B	$261,000

A single infrastructure project is in the 2027 ask. It continues the multi-biennium pattern of phased South Campus electrical renewal.

Recent infrastructure history (context)

From the 2023–2025 funded list: Downtown Campus three-phase transformers, assets 2137/2138/2142/2149 ($440,000); Downtown primary switchgear, assets 2140/2148/5718/5719 ($215,000); Downtown gas meters 2145/2147 ($27,000); South Campus three-phase transformer 2153 ($97,000, URF); Downtown potable water meters 2144/2146 ($67,000); South Campus potable water meters 2180/2181/2182/2183 ($79,000); South Campus gas meters 2174/2175/2176/2177 ($36,000); plus the $701,000 Downtown unanticipated-repair fund. The 2025–2027 request added Central Mohler cooling tower 2129 ($81,000), South Campus gas meter 2173 ($25,000), South Campus potable water meter 2178 ($25,000), and four South Campus three-phase transformers ($228,000).

On the radar for 2029–2031

No infrastructure assets are flagged for the 2027 ask beyond the single electric line. Anticipated infrastructure pressure points based on the multi-biennium pattern and the underlying 2019 Infrastructure Survey reference: (a) continued sequencing of South Campus transformer replacements; (b) gas meter and water meter renewal as the remaining assets reach end of life; (c) Central Mohler central plant components beyond the cooling tower currently in the 2025–2027 request; and (d) Downtown Campus secondary distribution as the 1999-era renovations age past 30 years. The 2007 master plan does not address infrastructure deficiencies (2023 FCS report, p. 28); an infrastructure-specific update would benefit the 2029 capital cycle.

7. MASTER PLAN ALIGNMENT

The college's most recent referenced master plan dates from 2007 with a 2014 update for the Downtown and Central Mohler campuses; the South Campus and Transmitter site are documented within other planning documents. (2023 FCS report, p. 28.) The college reported priorities at the time of the prior survey as summarized below.

Category	Building	Master plan note
Renovation	D.C. Main Bldg. - Bldg. A (280-001E)	Modernize — improve instructional infrastructure
Renovation	D.C. East Annex - Bldg. C (280-3)	Change — new program(s) in building
Replacement	S.C. Portable G (280-9GP)	Poor configuration — programs cannot function in space
Replacement	S.C. Portable I (280-9IP)	Poor configuration — programs cannot function in space
Replacement	S.C. Portable J (280-9JP)	Poor configuration — programs cannot function in space
Replacement	S.C. Portable K (280-9KP)	Poor configuration — programs cannot function in space
Demolition	None	—

The 2027 capital repair recommendations are well aligned with these master plan priorities. The $1,585,000 preservation request invests entirely in D.C. Main Bldg. A, which the master plan identifies for modernization rather than replacement — capital repair is therefore a suitable use of funds here, particularly given the building's 175,669 GSF, its 1999 interior renovation (still relatively recent in building-systems terms), and its 246 condition score ("Adequate"). No 2027 capital repair recommendation invests in any building flagged for replacement or near-term demolition.

Two alignment observations to track for the 2029 cycle. First, D.C. East Annex (1964, condition 306) is on the renovation priority list for program change; the 2025 survey produced no deficiencies for this building, but as it approaches 65 years of age, a focused reassessment in advance of the next biennium is warranted to confirm whether continued capital repair or coordinated renovation is the right vehicle. Second, the seven South Campus portables remain on the replacement list, but no replacement program is yet in motion; program-space planning should begin in advance of physical-condition pressure forcing the decision. The master plan was identified as being updated during the 2023–2025 biennium; if an updated plan exists, replacement and renovation priorities should be re-confirmed against this report.

8. MAINTENANCE CAPACITY SNAPSHOT

The in-house staffing roster below is from the 2025 pre-survey input document, which presented these figures to the college for confirmation during the 2025 cycle. Contract-maintenance and materials figures were not refreshed in the pre-survey document and are carried forward from the 2023 FCS cycle as noted.

Position	Hours per week	Estimated annual staff cost
Maintenance Mechanic 4	30	$79,036
Maintenance Mechanic 4	30	$79,036
Maintenance Mechanic 3	35	$83,503
Maintenance Mechanic 3	35	$83,503
Maintenance Mechanic 2	35	$77,544
Maintenance Mechanic 1	35	$70,294
Maintenance Mechanic 1	35	$70,294
Total (7 positions)	235	$543,210

Derived metrics:

Metric	Value
In-house maintenance FTEs (235 hrs/wk ÷ 40)	5.9
Estimated equivalent contract FTEs (2023 cycle)	0.6
Combined total FTEs	6.5
GSF per combined FTE (700,846 GSF portfolio)	107,822
State avg (weighted, 2023 cycle)	74,279 GSF / FTE

Metric	Value
Total maintenance cost	$743,210 ($543,210 staff + $50K contract + $150K material; contract and material from 2023 cycle)
Maintenance cost per GSF	$1.06
State avg (weighted, 2023 cycle)	$1.48 / GSF
APPA self-rating (2023 cycle)	Managed Care (3 of 5)

Bates maintains roughly 1.45× the state-average GSF per FTE and spends roughly 72% of the state-average cost per GSF. The maintained base has grown from approximately 631,077 GSF (2023) to 700,846 GSF (2025) with the addition of the 65,000 GSF Center for Allied Health, while in-house staffing has remained at 7 positions (5.9 FTE), so the GSF-per-FTE ratio has widened from the prior cycle. The college's Managed Care self-rating is the middle of the APPA five-level scale. Together these figures indicate a lean maintenance organization that is meeting day-to-day needs but is unlikely to absorb a meaningful step-up in preventive-maintenance scope without additional staffing or contract support. The composition of the deferred capital backlog, which is heavily HVAC and controls, is consistent with a maintenance program that is reactively keeping aging equipment running rather than getting ahead of it. The pre-survey document flags the staffing roster as pending college confirmation; the APPA self-rating and contract-maintenance figures should be re-collected in the next cycle.

9. APPENDIX: BUILDING CONDITION DETAIL

The 20-component condition score breakdown for each building scored in the 2025 cycle. One table per building. Reference data for component-level investigation; no narrative.

C.C. Communications Technology Building - Bldg A — condition score 378

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Concrete and CMU walls; steel roof joists.
Exterior Closure	3	8	24	Concrete; CMU and stucco; extensive hairline stucco cracking; some concrete panel cracks
Roofing	3	10	30	BUR w mineral-surfaced cap sheet and EPDM-2003
Floor Finishes	3	6	18	Concrete; vinyl tile; carpet; sheet vinyl; wood parquet
Wall Finishes	2	6	12	Concrete; CMU; gypsum board; wood panels and wood slats
Ceiling Finishes	3	6	18	Concrete deck; lay-in tile; concealed spline tile; ventwood
Doors & Hardware	3	6	18	Interior wood/laminate doors w HM frames; exterior HM doors/frames; metal coiling doors
Elevators	1	6	6	New elevator in 2001
Plumbing	4	8	32	Galvanized, copper, cast iron, steel and PVC piping; porcelain fixtures; restricted flow; weak pipe; many leaks
Electrical	1	8	8	120amp 208/120v
Lights/Power	3	8	24	Lay-in, recessed can and hanging fluorescent lighting
Life/Safety	3	10	30	
Fire Safety	1	10	10	Sprinklers in 2/3 of bldg.
Modifications	1	7	7	Interior remodels done to date by college have been well executed

Component	Rating	Wt.	Wt. Score	Comment
Maintenance	3	7	21	
Remaining Life	3	6	18	Complete replacement of HVAC system needed long-term
Appearance	3	6	18	Part of interior spaces are very dated
Insulation	3	6	18	
Glazing	3	6	18	
HVAC	5	8	40	AHUs w VVT boxes; air cooled chillers; electric heat
Total weighted score			**378**	

Transmitter - Bldg. A — condition score 352

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	9	
Exterior Closure	1	8	9	
Roofing	2	10	23	Small area damaged by ice falling from tower
Floor Finishes	3	6	21	
Wall Finishes	3	6	21	
Ceiling Finishes	5	6	35	
Doors & Hardware	3	6	21	
Elevators	0	6	0	
Plumbing	0	8	0	
Electrical	1	8	9	

Component	Rating	Wt.	Wt. Score	Comment
Lights/Power	1	8	9	
Life/Safety	1	10	12	
Fire Safety	5	10	58	
Modifications	3	7	24	Steel building built around old wood framed building
Maintenance	3	7	24	
Remaining Life	1	6	7	
Appearance	3	6	21	
Insulation	3	6	21	
Glazing	0	6	0	
HVAC	3	8	28	
Total weighted score			**352**	

D.C. East Annex - Bldg. C — condition score 306

Component	Rating	Wt.	Wt. Score	Comment
Structure	2	8	16	Concrete beam and post; some panel joint issues at stairs (should have structural review)
Exterior Closure	2	8	16	Concrete; brick veneer-random cracking and spalling
Roofing	2	10	20	Concrete roof used for parking; surface cracking/deteriorating
Floor Finishes	2	6	12	Carpet and carpet tile; ceramic tile; vinyl sheet flooring; vinyl tile; concrete

Component	Rating	Wt.	Wt. Score	Comment
Wall Finishes	2	6	12	Gypsum board; CMU; plaster-damage in stairwells; ceramic tile; folding partition walls
Ceiling Finishes	2	6	12	Lay-in tile; gypsum board; insulated exposed structure
Doors & Hardware	2	6	12	Interior wood/HM doors w HM frames-surface marring; exterior HM doors/frames-surface marring
Elevators	3	6	18	3 stop; controls and car need refurbishing
Plumbing	2	8	16	Copper, cast iron, steel and ABS piping; porcelain fixtures
Electrical	4	8	32	2000amp 208/120v
Lights/Power	2	8	16	Lay-in, wall-mount, hanging and recessed can fluorescent lighting
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	1	7	7	All modifications and renovations are well constructed
Maintenance	3	7	21	No PM being done on roof/parking
Remaining Life	1	6	6	
Appearance	3	6	18	Very utilitarian exterior
Insulation	3	6	18	
Glazing	3	6	18	
HVAC	2	8	16	AHUs 2014 w electric heating/cooling coils; chilled water cooling from central plant
Total weighted score			**306**	

S.C. Bldg. C — condition score 286

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Cast concrete; steel framing; steel joists
Exterior Closure	3	8	25	Concrete; stucco; metal fascia
Roofing	3	10	31	Hypalon membrane over metal roof-2006; standing seam metal
Floor Finishes	2	6	13	Vinyl tile; carpet; concrete; vinyl sheet floor
Wall Finishes	2	6	13	Gypsum board; concrete; ceramic tile
Ceiling Finishes	2	6	13	Lay-in tile; gypsum board; metal framing.
Doors & Hardware	3	6	19	Interior wood and HM doors w HM frames; exterior HM doors/frames; coiling doors
Elevators	0	6	0	
Plumbing	2	8	17	Copper, cast iron, steel and PVC piping; porcelain fixtures
Electrical	3	8	25	
Lights/Power	1	8	8	Ceiling mount, hanging and lay-in fluorescent lighting; metal halide
Life/Safety	1	10	10	
Fire Safety	1	10	10	Partial sprinklers
Modifications	1	7	7	All modifications appear well constructed
Maintenance	3	7	22	
Remaining Life	1	6	6	Heavy-duty construction for vocational programs
Appearance	3	6	19	Very utilitarian exterior
Insulation	2	6	13	
Glazing	3	6	19	Operable units

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	8	Direct fired gas heat/vent unit-2006; split system HVAC units
Total weighted score			**286**	

S.C. Bldg. D — condition score 271

Component	Rating	Wt.	Wt. Score	Comment
Structure	3	8	25	Cast concrete; steel framing; steel joists
Exterior Closure	2	8	17	Concrete; stucco; metal fascia
Roofing	2	10	21	Hypalon membrane over metal roof-2006; standing seam metal
Floor Finishes	2	6	13	Vinyl tile; carpet; concrete; vinyl sheet floor.
Wall Finishes	2	6	13	Gypsum board; concrete; ceramic tile
Ceiling Finishes	3	6	19	Lay-in tile; gypsum board; metal framing
Doors & Hardware	3	6	19	Interior/exterior HM doors/frames; metal coiling doors
Elevators	0	6	0	
Plumbing	2	8	17	Copper, cast iron, steel and PVC piping; porcelain fixtures
Electrical	2	8	17	2000amp 480/277v; UPS funded in 2009 to replace
Lights/Power	1	8	8	Ceiling mount, hanging and lay-in fluorescent lighting; metal halide
Life/Safety	1	10	10	
Fire Safety	2	10	21	Partial sprinklers
Modifications	1	7	7	

Component	Rating	Wt.	Wt. Score	Comment
Maintenance	1	7	7	
Remaining Life	1	6	6	Heavy-duty construction for vocational programs
Appearance	2	6	13	Very utilitarian exterior
Insulation	2	6	13	
Glazing	3	6	19	Operable units
HVAC	1	8	8	AHUs w heating coils-2009; packaged HVAC units; split-system HVAC
Total weighted score			**271**	

S.C. Bldg. B — condition score 265

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Cast concrete; steel framing; steel joists
Exterior Closure	3	8	24	Concrete; stucco; metal fascia
Roofing	2	10	20	Hypalon membrane over metal roof-2006; standing seam metal
Floor Finishes	2	6	12	Vinyl tile; carpet; concrete; vinyl sheet floor
Wall Finishes	2	6	12	Gypsum board; concrete; CMU; ceramic tile
Ceiling Finishes	3	6	18	Lay-in tile; gypsum board; metal framing
Doors & Hardware	2	6	12	Interior/exterior HM doors/frames-surface wear; Overhead doors 2022
Elevators	5	6	30	upper level shop with only stair access. This is not accessible.

Component	Rating	Wt.	Wt. Score	Comment
Plumbing	2	8	16	Copper, cast iron, steel and PVC piping; porcelain fixtures
Electrical	1	8	8	2000amp 480/277v
Lights/Power	1	8	8	Ceiling mount, hanging, wall-mount and lay-in fluorescent lighting; metal halide
Life/Safety	1	10	10	
Fire Safety	1	10	10	Partial sprinklers
Modifications	1	7	7	All modifications appear well constructed
Maintenance	2	7	14	
Remaining Life	1	6	6	Heavy duty construction for vocational arts use
Appearance	2	6	12	Very utilitarian exterior
Insulation	2	6	12	
Glazing	3	6	18	Operable units
HVAC	1	8	8	Direct fired gas heat/vent units and AHUs-2007 and 2022; makeup air units 2000; split system HVAC units
Total weighted score			**265**	

D.C. Main Bldg. - Bldg. A — condition score 246

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Concrete post and beam
Exterior Closure	3	8	24	Stucco and brick veneer
Roofing	4	10	40	BUR w mineral-surfaced cap sheet; granulation shedding

Component	Rating	Wt.	Wt. Score	Comment
Floor Finishes	2	6	12	Vinyl tile, carpet-random wear; carpet tile; ceramic tile
Wall Finishes	1	6	6	Gypsum board; ceramic tile; interior glazing; folding partition walls
Ceiling Finishes	2	6	12	Lay-in tile and gypsum board
Doors & Hardware	2	6	12	Interior wood/HM doors w HM frames; exterior aluminum/HM doors/frames
Elevators	1	6	6	3 stop
Plumbing	1	8	8	Copper, cast iron, steel and PVC piping; porcelain fixtures
Electrical	1	8	8	3000amp 480/277v
Lights/Power	1	8	8	Lay-in, recessed can, wall-mount and ceiling-mount fluorescent lighting
Life/Safety	1	10	10	
Fire Safety	2	10	20	
Modifications	1	7	7	Total interior renovation in 2000; well constructed
Maintenance	1	7	7	
Remaining Life	1	6	6	Structurally sound building that has been totally renovated inside
Appearance	1	6	6	
Insulation	2	6	12	
Glazing	3	6	18	Double glazing; aluminum framed
HVAC	2	8	16	2 HW boilers 2012; air-cooled chiller; AHUs w VAV
Total weighted score			**246**	

S.C. Bldg. A — condition score 213

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Cast concrete; steel framing
Exterior Closure	2	8	17	Concrete; stucco; metal fascia; lay-in tile soffits
Roofing	2	10	21	Hypalon membrane over metal roof-2004; standing seam metal
Floor Finishes	2	6	13	Vinyl tile; carpet and carpet tile; concrete; vinyl sheet floor; quarry tile; linoleum; ceramic tile
Wall Finishes	1	6	6	Gypsum board; concrete; ceramic tile
Ceiling Finishes	1	6	6	Lay-in tile; gypsum board; metal framing
Doors & Hardware	2	6	13	Interior wood/HM doors w HM frames-surface wear; exterior HM doors/frames-surface wear
Elevators	0	6	0	
Plumbing	1	8	8	Copper, cast iron, steel and PVC piping; porcelain fixtures
Electrical	1	8	8	800amp 480/277v
Lights/Power	1	8	8	Ceiling mount and lay-in fluorescent lighting; metal halide
Life/Safety	1	10	10	Generally meets codes for age of construction
Fire Safety	2	10	21	Fire alarm; no sprinklers
Modifications	1	7	7	All modifications appear well constructed
Maintenance	1	7	7	
Remaining Life	1	6	6	Heavy duty construction for vocational arts use
Appearance	2	6	13	Very utilitarian exterior
Insulation	2	6	13	

Component	Rating	Wt.	Wt. Score	Comment
Glazing	3	6	19	
HVAC	1	8	8	Rooftop packaged HVAC units-2009
Total weighted score			**213**	

C.C. Maintenance Bldg. - Bldg. C — condition score 166

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	9	
Exterior Closure	1	8	9	
Roofing	1	10	11	
Floor Finishes	1	6	7	
Wall Finishes	1	6	7	
Ceiling Finishes	1	6	7	
Doors & Hardware	1	6	7	
Elevators	0	6	0	
Plumbing	1	8	9	
Electrical	1	8	9	
Lights/Power	1	8	9	
Life/Safety	1	10	11	
Fire Safety	1	10	11	
Modifications	0	7	0	

Component	Rating	Wt.	Wt. Score	Comment
Maintenance	1	7	8	
Remaining Life	1	6	7	
Appearance	2	6	13	
Insulation	1	6	7	
Glazing	3	6	20	
HVAC	1	8	9	
Total weighted score			**166**	

S.C. Bldg. E — condition score 158

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Steel frame and concrete
Exterior Closure	1	8	8	Brick; metal architectural panels; concrete; clearstory windows; aluminum window walls
Roofing	1	10	10	Single-ply PVC membrane
Floor Finishes	2	6	12	Concrete; carpet tile; linoleum; ceramic tile; polished concrete floors-badly cracked/discolored
Wall Finishes	2	6	12	Concrete; gypsum board; ceramic tile
Ceiling Finishes	1	6	6	Metal roof deck; acoustical ceiling panels; lay-in tile
Doors & Hardware	1	6	6	Interior wood doors w HM frames; aluminum framed glazed entry doors and frames
Elevators	1	6	6	2 stop

Component	Rating	Wt.	Wt. Score	Comment
Plumbing	1	8	8	Copper, cast iron, steel and PVC piping; ss lab sinks; porcelain fixtures
Electrical	1	8	8	1200amp 480/277v
Lights/Power	1	8	8	Recessed can, lay-in and linear hanging fluorescent lighting; in-floor can lighting
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	1	7	7	New building; none apparent
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	1	6	6	Architectural style meant to evoke vocational instruction environment; good design
Insulation	1	6	6	
Glazing	1	6	6	
HVAC	1	8	8	Chiller; AHUs; 2 HW boilers
Total weighted score			**158**	

C.C Advanced Technology Building - Bldg. B — condition score 146

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	
Exterior Closure	1	8	8	

Component	Rating	Wt.	Wt. Score	Comment
Roofing	1	10	11	
Floor Finishes	1	6	6	
Wall Finishes	1	6	6	
Ceiling Finishes	1	6	6	
Doors & Hardware	1	6	6	
Elevators	1	6	6	
Plumbing	1	8	8	
Electrical	1	8	8	
Lights/Power	1	8	8	
Life/Safety	1	10	11	
Fire Safety	1	10	11	
Modifications	0	7	0	
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	1	6	6	
Insulation	1	6	6	
Glazing	1	6	6	
HVAC	1	8	8	
Total weighted score			**146**	

S.C. Portables E–K — condition score summary

Component-level detail for the seven portables is in the 2025 CONDITION sheet. Summary scores below; no deficiencies were generated for any portable in this cycle.

Building	Year built	GSF	Condition score	Rating
S.C. Portable E	1997	1,688	441	Needs improvement — renovation
S.C. Portable F	1997	1,688	437	Needs improvement — renovation
S.C. Portable G	1997	1,688	463	Needs improvement — renovation
S.C. Portable H	1997	1,688	430	Needs improvement — renovation
S.C. Portable I	1997	1,688	426	Needs improvement — renovation
S.C. Portable J	1998	1,688	454	Needs improvement — renovation
S.C. Portable K	1997	1,688	370	Needs improvement — renovation