COMMUNITY AND TECHNICAL COLLEGES
Washington State Board

BELLEVUE 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	35 (1,289,912 GSF)
Weighted-avg condition	251
2027 preservation request	$4,178,000
Total 2027–2029 Minor Works	$7,722,000
Deferred preservation backlog	$4,163,000

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1. EXECUTIVE SUMMARY

This report covers Bellevue 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 $7,722,000, comprising:

- $4,178,000 in preservation projects (2 projects)
- $137,000 in infrastructure (1 project)
- $1,890,000 in program funding
- $1,517,000 Unanticipated Repair Fund (URF)

Capital Planning Headlines

The 2027 preservation request is effectively one project. The D Building roof replacement — $3,864,000 — is 92% of the $4,178,000 preservation ask. The remaining project is a $314,000 fire alarm panel replacement (carried under B Building, with $137,000 funded from the infrastructure category). At an average deficiency score of 88.5 and an average project cost of $2,089,000 — nearly five times the system-wide average of $427,398 — Bellevue's request is the system's outlier in concentration: 2 projects versus a system average of 6.6 per college (2025 FCS budget summary).

D Building is in its third consecutive biennium of major capital investment and its condition score is still the worst in the portfolio. The 2023–2025 funded list included $1,686,000 for the south half of the D Building roof and $590,000 for D Building rooftop HVAC; the 2025–2027 request added $912,000 for ten more HVAC units; the 2027 ask now seeks full replacement of the failed inverted roof assembly at $3,864,000. The building's condition score rose from 274 (2023) to 405 (2025), the highest of any major building, and it still carries $473,000 of deferred work (AHU 18, exterior flashing, roof gas lines).

The 1969 original campus cohort is aging out together. Buildings A, B, C, and D — 318,636 GSF built in 1969 — hold the four worst condition scores among the major buildings (277–405) and concentrate most of the deferred backlog: rooftop HVAC in B, C, and D, brick spalling on all three office towers, and the fire-protection items in B. The 2017 master plan separately flags the phase 1 campus (A, B, C, D, E, G) for electrical capacity and age concerns.

Two Immediate-designated safety items fell below the budget cutoff. The buried electrical lines under the Kelsey Road stormwater swale ($252,000) electrify standing water during heavy rain, and the T Health Sciences Building foundation ($314,000) is admitting water into the basement electrical and server rooms. Both are scored well above the rest of the deferred list (75 and 58) and should be assumed to roll into the 2029 request — or sooner via URF if conditions worsen.

Headline Numbers

Metric	Value
Total buildings (inventory)	35
Total portfolio GSF	1,289,912
Buildings surveyed (condition rating)	19 reported in budget summary (20 scored in FCS workbook; see Section 2)

Metric	Value
Weighted-average condition score (surveyed)	251
Buildings rated below “Adequate”	8 (5 main buildings + 3 houses)
Total 2027 budget request	$7,722,000
Preservation	$4,178,000 (2 projects)
Infrastructure	$137,000 (1 project)
Program	$1,890,000
URF	$1,517,000
Total deficiencies identified (2025 FCS)	21 recorded in FCS workbook (19 reported in budget summary)
Deferred preservation backlog	$4,163,000 (17 projects)
2027 system-wide budget target (context)	$96,774,000

Capital Outlook

Immediate biennium (2027–2029): A two-project, high-score preservation ask dominated by the D Building roof replacement, plus a fire alarm panel replacement that doubles as the cycle’s only infrastructure project. Average deficiency score included is 88.5 against a deferred-list average of 34.8.

Mid-term (4–6 years, 2029–2033): A rooftop HVAC renewal across the 1969 cohort and N Building (~$1.7M deferred), the two deferred Immediate safety items (Kelsey Road buried electric, T Building foundation), and a campus stormwater and pavement program (~$1.1M deferred). Expect a broader, more conventional multi-project ask.

Long-term (7–10+ years): The renovation-versus-repair question for the 1969–1973 cohort — C Building and E Building are the master plan’s renovation priorities, and D Building’s trajectory (405) warrants the same scrutiny at the next plan update. Campus primary electrical distribution (phase 1 capacity and age concerns) and the disposition of the 1950s-vintage acquired houses (condition 288–406) are the other long-horizon decisions.

2. COLLEGE PORTFOLIO OVERVIEW

Bellevue College operates a single Main Campus in the city of Bellevue, serving communities in King County east of Lake Washington. The campus has been in operation since 1969, when the four original buildings — A, B, C, and D — were constructed; all four remain in use. Two additional facilities were added in the 1970s (E and G Buildings), three in the 1990s (M, N, and L Buildings), and a series of newer facilities since 2000, including the Q, K, R, and V Buildings, the 2002 parking garage, the 2009 S Building, the 2015 T Health Sciences Building, and the 2020 Student Success Center. The college has also acquired a number of 1950s-vintage residences in adjoining neighborhoods for future campus expansion; several are in use pending final disposition (2023 FCS report). The 2025 inventory reflects the post-W Building construction configuration: F Building and Houses 20 and 21 have been demolished, and Houses 1, 17, 22, and 24 have been added to the inventory but not yet surveyed (2025 FCS budget summary).

Building Inventory

Building	GSF	Built	Reno.	Score	Rating	Predominant use
T Health Sciences Building	70,454	2015	—	146	Superior	Health sciences instruction
S Building	63,762	2009	—	152	Superior	Instruction
K Building	22,694	2000	—	165	Superior	Support
V Building	46,680	2001	2011	178	Adequate	Instruction (off main loop)
N Building	60,300	1998	2010	198	Adequate	Instruction
Q Building*	21,510	2000	—	213	Adequate	Instruction
Building R	72,000	2001	—	220	Adequate	Instruction
L Building	40,000	1998	—	224	Adequate	Instruction
Radio Tower	300	2003	—	227	Adequate	Broadcast
G Building	49,225	1972	—	231	Adequate	Instruction
M Building	7,500	1995	—	243	Adequate	Support
Hazmat Bldg	240	Unknown	—	268	Adequate	Hazmat storage
B Building	89,115	1969	1998	277	Needs improvement — maintenance	Instruction/office tower

Building	GSF	Built	Reno.	Score	Rating	Predominant use
House 19	1,710	1959	—	288	Needs improvement — maintenance	Acquired residence
C Building	83,150	1969	1998	304	Needs improvement — maintenance	Instruction/office tower
A Building	55,460	1969	2012	307	Needs improvement — maintenance	Instruction/office tower
E Building	30,745	1973	—	324	Needs improvement — maintenance	Instruction
House 5	2,353	1957	2009	382	Needs improvement — renovation	Acquired residence
D Building	90,911	1969	2004	405	Needs improvement — renovation	Instruction/administration
House 4	3,070	1955	2009	406	Needs improvement — renovation	Acquired residence
House 1	2,400	1958	—	—	Not yet surveyed	Acquired residence
House 17	TBD	Unknown	—	—	Not yet surveyed	Acquired residence
House 22	19,482	1954	—	—	Not yet surveyed	Acquired property
House 24	TBD	Unknown	—	—	Not yet surveyed	Acquired residence

Building	GSF	Built	Reno.	Score	Rating	Predominant use
Portfolio (surveyed per budget summary, weighted by GSF)	789,669	—	—	251	Adequate (avg)	

The 35-building, 1,289,912-GSF portfolio total (2025 FCS budget summary) includes structures outside the condition survey: the 240,757-GSF parking garage, the 133,000-GSF BC Student Housing, the 71,462-GSF Student Success Center (2020), the N Office Addition, and ancillary structures (dugouts, smoking shelters, concession stand, announcer house). Dormitories and parking structures are outside FCS scope; the newest academic buildings are excluded from condition rating as recent construction.

Age Profile

The portfolio has one dominant construction cohort: the original 1969 campus (A, B, C, and D Buildings, 318,636 GSF), extended by E (1973) and G (1972). This cohort holds six of the eight below-Adequate condition scores and nearly all the deferred capital backlog — four buildings of identical vintage now at 56 years of age with overlapping roof, rooftop-HVAC, and envelope service lives. A second, much healthier cohort was built 1995–2003 (M, N, L, K, Q, R, V, Radio Tower), and the newest buildings (S 2009, T 2015, Student Success Center 2020) anchor the bottom of the score distribution. The 1950s acquired houses are a small-GSF, high-score group (288–406) held for land banking rather than long-term programmatic use.

3. CAPITAL PLANNING ROADMAP

3.1 Immediate Biennium (2027–2029 request)

The 2027 preservation ask of $4,178,000 (2 projects) is the most concentrated in the system: the D Building roof replacement ($3,864,000) is 92% of the request, and the fire alarm panel replacement ($314,000) is the balance. Average deficiency score for included projects is 88.5 — the two highest-scoring deficiencies in the survey — against an average of 34.8 for the 17 deferred projects. Bellevue's average project cost of $2,089,000 is nearly five times the system-wide average of $427,398, and its project count of 2 compares with a system average of 6.6 (2025 FCS budget summary).

The D Building roof is the completion of a phased strategy: the 2023 survey recommended replacing the failed inverted roof assembly in two phases coordinated with rooftop HVAC replacement, and the south half was funded in 2023–2025 at $1,686,000. The 2027 request replaces the remainder. The fire panel project replaces the main fire alarm panels in A, R, and Q Buildings (the deficiency is carried under B Building in the FCS record — see the reviewer note at D02) and includes $137,000 funded from the infrastructure category, swapped from a C Building electric line project.

The infrastructure request of $137,000 is that same fire panel component — the only infrastructure project this cycle, and a departure from the prior pattern of distribution-asset renewal (switchgear, transformers, storm lines, underground storage). The Program request is $1,890,000; the project description is not identified in the budget summary provided. The prior cycle's program request was $1,876,000 for Tower Restrooms and Offices.

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

The deferred preservation backlog of $4,163,000 across 17 projects (2025 FCS budget summary) defines the mid-term ask. Two additional Future-horizon items totaling $190,000 are recorded in the FCS workbook but not reflected in the budget summary count (D18, D19). The backlog is roughly 1.0× the 2027 preservation ask — modest relative to peers — but its composition matters more than its size.

By system: rooftop HVAC dominates at $1,694,000 (D03 D Building AHU 18, $189,000; D11 B Building RTUs, $377,000; D12 C Building RTUs, $751,000; D13 N Building AHUs, $377,000). Site, stormwater, and pavement carry $1,071,000 (D04, D06, D08, D15, D16). Envelope and structure carry $724,000 (D05 T Building foundation, $314,000; D07 D Building flashing, $158,000; D10 tower brick, $189,000; D17 T curtain wall monitoring, $63,000). Fire protection adds $126,000 (D14 B Building compressor) plus the $95,000 N/B fire riser item recorded at D19.

By building: D Building still carries $473,000 of deferred work behind this biennium's $3,864,000 ask (D03, D07, D09); C Building carries $751,000 (D12) plus a share of the tower envelope item; B Building carries $503,000 (D11, D14) plus envelope and riser shares; N Building carries $377,000 (D13); T Health Sciences carries $377,000 (D05, D17).

Three deferred items are at high risk of escalating into the 2029 "Immediate" category. (a) The Kelsey Road buried electrical lines (D04, $252,000, score 75) are designated Immediate and present an active electrified-water hazard during heavy rain; this item was originally slotted for the 2027 request and was deferred late in the cycle. (b) The T Health Sciences foundation infiltration (D05, $314,000, score 58) is designated Immediate and is admitting water into the basement electrical and server rooms of the college's newest major building. (c) D Building AHU 18 (D03, $189,000, score 75) is heavily corroded and should be coordinated with — or bundled into — the 2027 roof project, since the roof scope contemplates replacing the units the rooftop gas lines serve (D09). All three 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. First, the renovation-versus-repair question for the 1969–1973 cohort. The 2017 master plan identifies C Building and E Building as renovation priorities ("Modernize — improve instructional infrastructure"). C Building carries $751,000 of deferred RTU work; the timing of that capital repair should be weighed against renovation timing so preservation funds are not invested immediately ahead of a modernization project (the north-wing RTUs were already replaced as part of the W Building construction, leaving the south wing). E Building (condition 324) generated no deficiencies this cycle but is the cohort's second-worst performer after D; a focused reassessment ahead of the next master plan update is warranted.

Second, D Building's trajectory. It is not a master plan renovation priority, and the 2027 roof investment plus three biennia of HVAC renewal commit it to a continued-use posture. But a 1969 building whose condition score moved from 274 to 405 in one cycle — even allowing for the roof driving much of that movement — should be revisited at the next master plan update once the roof and HVAC work lands.

Third, the acquired-house portfolio. Houses 4, 5, and 19 (1955–1959, condition 288–406) and the four unsurveyed additions (Houses 1, 17, 22, 24) are land-banking assets with no master plan replacement or demolition priorities recorded. The 2025 survey generated no capital deficiencies for the houses; the well house item (D18) is the only related entry. Their disposition should be settled in the next master plan rather than allowing condition pressure to force ad hoc decisions.

Major infrastructure on the longer horizon includes the campus primary electrical distribution — the 2017 master plan flags capacity and age concerns for the phase 1 campus (Buildings A, B, C, D, E, and G) — and the campus stormwater system, which the master plan reports is at capacity under city requirements, consistent with the three stormwater-related deficiencies in this survey (D04, D06, D08). The main sanitary sewer line may be near capacity and should be evaluated ahead of growth projects (2023 FCS report).

3.4 System Themes

1969 cohort rooftop HVAC. Rooftop unit replacement has driven the Facility request for three consecutive cycles: $590,000 funded for D Building in 2023–2025, $912,000 requested for ten more D Building units in 2025–2027, and now $1,694,000 of deferred rooftop work across B (B7B and B13A, rusted through at the base), C (four units on the south wing), N (four AHU/condensing/furnace sets, with repairs constrained by parts availability), and D (AHU 18). These units share end-of-life timing, and the B/C/D units sit on 1969 roofs — sequencing unit replacement with roof work, as the D Building strategy has done, is the cost-effective pattern to repeat. Note that the college's facilities contract with WA State Archives is currently responsible for the N Building repairs (2025 FCS spreadsheet).

Stormwater and site drainage. Four deficiencies trace to the same underlying condition: a campus stormwater system at capacity. Coal Creek Road floods aggressively between Lots 6 and 8 (D06, $189,000); the A Building courtyard floods into interior spaces (D08, $252,000); stormwater pooling in the Kelsey Road swale electrifies over buried power lines (D04, $252,000); and pavement failure along the same corridors is accelerating (D16, $189,000). The prior funded cycle included a $210,000 storm line replacement (asset 3820). A coordinated drainage program scoped against the 2017 master plan's capacity findings would be more effective than four separate minor works projects in 2029–2031.

1969 tower envelope. The brick office towers on B, C, and D are spalling and cracking in common ($189,000, D10), and D Building's wing walls, windows, and skylights lack functional flashing ($158,000, D07). Neither is independently urgent, but both should be bundled with the D Building roof work where scopes overlap, and tracked as the towers pass 60 years of age.

Fire and life safety. The funded fire panel project (D02, $314,000) replaces the main panels in A, R, and Q Buildings. Behind it sit the B Building dry-system air compressor (D14, $126,000) and the corroded N and B Building fire risers, which are generating false alarms and exposing the college to fines ($95,000 — recorded in the FCS workbook under a mismatched “Well house” row; see D19). The riser item in particular is inexpensive, code-relevant, and likely to escalate; it should be corrected in the record and sequenced early in 2029.

Electrification coordination. The D Building rooftop gas lines (D09, $126,000) are heavily corroded, but the repair description makes them contingent on the roof project: if the planned roofing project and unit electrification proceed, the lines should be decommissioned rather than replaced. The 2027 roof award therefore resolves or restates this deficiency — it should not be priced into 2029 until the roof scope is settled.

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	System	Component	DSc	BCS	Budget	Status
D01	D Building	B30 Roofing	Roof	95	405	$3,864,000	Included in 2027 request
D02	B Building	D40 Fire Protection	Fire panel	82	277	$314,000	Included in 2027 request
D03	D Building	D30 HVAC	Air Handling Unit	75	405	$189,000	Deferred
D04	Multiple	D50 Electrical	Buried electric lines	75	229	$252,000	Deferred
D05	T Health Sciences Building	B20 Exterior Closure	Foundation	58	146	$314,000	Deferred
D06	Multiple	G20 Site Improvements	Stormwater	40	229	$189,000	Deferred
D07	D Building	B20 Exterior Closure	Exterior walls	39	405	$158,000	Deferred
D08	Multiple	G20 Site Improvements	Stormwater	37	229	$252,000	Deferred
D09	D Building	D30 HVAC	Gas line	36	405	$126,000	Deferred
D10	Multiple	B20 Exterior Closure	Envelope	36	229	$189,000	Deferred
D11	B Building	D30 HVAC	Roof top units	36	277	$377,000	Deferred
D12	C Building	D30 HVAC	Roof top units	36	304	$751,000	Deferred

ID	Building	System	Component	DSc	BCS	Budget	Status
D13	N Building	D30 HVAC	Air Handling Unit	35	198	$377,000	Deferred
D14	B Building	D40 Fire Protection	Compressor	34	277	$126,000	Deferred
D15	Multiple	G20 Site Improvements	Irrigation system	32	229	$189,000	Deferred
D16	Multiple	G20 Site Improvements	Exterior flatwork	16	229	$189,000	Deferred
D17	T Health Sciences Building	B20 Exterior Closure	Curtain wall	7	146	$63,000	Deferred
D18	Multiple	D20 Plumbing	Well house	6	229	$95,000	Deferred
D19	Multiple	D20 Plumbing	Well house	6	229	$95,000	Deferred
D20	S Building	B30 Roofing	Roof	NA	152	$170,000	Reclassified
D21	Q Building	D50 Electrical	Switchgear	NA	213	$252,000	Completed — retained in record

DSc = deficiency score. BCS = building condition score as recorded in the FCS workbook. Budget = MACC + soft costs. Status: "Included" = requested in the 2027 preservation request; "Deferred" = below this biennium's budget threshold cutoff; "Reclassified" = removed from prioritization (work completed under college project S585); "Completed — retained in record" = replaced this biennium. D20 and D21 carry a deficiency score of "NA" in the workbook (0 in the budget summary). All deficiencies are on the Main Campus.

Distribution Observations

D Building accounts for 4 of the 21 deficiencies and both survey's two highest dollar concentrations — the $3,864,000 funded roof plus $473,000 deferred. Multi-building site items (stormwater, pavement, irrigation, buried electric, envelope) account for 8 entries and roughly $1.5M, reflecting a single-campus portfolio whose site systems age as one. By Uniformat category, D30 HVAC accounts for the largest deferred dollar share ($1,694,000 across 4 items); G20 Site Improvements is the largest item count among deferred entries.

The deferred backlog of $4,163,000 (17 projects, average score 34.8) is comparatively shallow: only three deferred items score above 40, and two of those (D04, D05) are Immediate-designated safety items deferred purely by cost cutoff. The rest of the list is a conventional age-and-wear queue.

4.2 Findings detail

Reproduced as recorded.

D01 — Roof, D Building (Main Campus)



Deficiency score	95	**Budget estimate**	$3,864,000
Bldg condition score	405	**Status**	Included in 2027 request
System	B30 Roofing	**Deferability**	Immediate
Location	Roof	**Priorities**	Priority 1: Health/Safety (50%); Priority 2: Facility Use (50%)

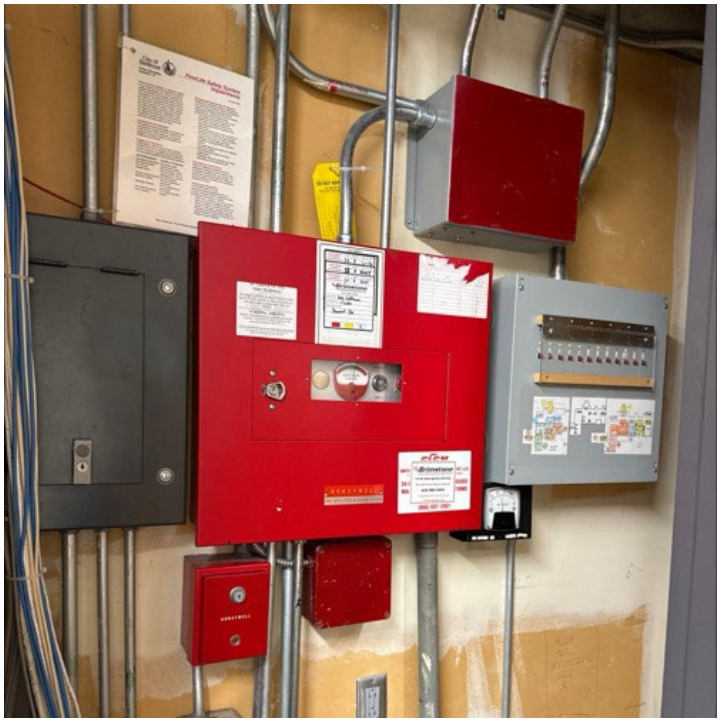
Problem Description

The roof of Building D leaks in multiple locations and is generally failing. The existing inverted roof assembly exacerbates the issue, as the Styrofoam insulation beneath the pavers retains and distributes water rather than allowing proper drainage. The current system does not effectively shed water, increasing the risk of structural damage and interior water intrusion. The college seeks to replace the roof with a modern roofing system to improve performance and longevity.

Repair Description

Remove the existing inverted roof assembly, including pavers and Styrofoam insulation. Install a new roofing system with improved drainage capabilities, using modern materials that enhance durability and water resistance. Ensure proper slope and water-shedding design to prevent future pooling. Integrate new flashing and waterproofing measures to extend roof lifespan and minimize maintenance needs.

D02 — Fire panel, B Building (Main Campus)



Deficiency score	82	**Budget estimate**	$314,000
Bldg condition score	277	**Status**	Included in 2027 request
System	D30 HVAC	**Deferability**	Immediate
Location	Multiple	**Priorities**	Priority 1: Health/Safety (50%); Priority 2: System Use (50%)

Problem Description

The main fire alarm panels in A Building, R Building, and Q Building have exceeded their useful life and are no longer effectively coordinating with the various fire protection systems within each building. Communication issues between the panels and connected systems compromise the reliability of fire detection and emergency response, posing a potential safety risk to occupants.

Repair Description

Replace the fire alarm panels in A Building, R Building, and Q Building with new, fully integrated panels that comply with current fire safety codes. Ensure the new panels are properly coordinated with the fire protection systems in each building to facilitate seamless communication and response. Conduct system-wide testing to confirm full functionality and reliability. Remove and dispose of outdated panels in accordance with safety regulations.

D03 — Air Handling Unit, D Building (Main Campus)



Deficiency score	75	**Budget estimate**	$189,000
Bldg condition score	405	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Roof	**Priorities**	Priority 1: Facility Use (50%); Priority 2: System Use (50%)

Problem Description

Air Handling Unit 18 in Building D is nearing the end of its design life. The unit's performance has declined, and its exterior is heavily corroded. Continued operation in this condition may lead to inefficiencies, increased maintenance costs, and potential failure, impacting building ventilation and occupant comfort.

Repair Description

Replace Air Handling Unit 18 with a new, high-efficiency unit. Ensure the new unit meets current performance standards and energy efficiency requirements. Modify duct connections and controls as needed to integrate with the existing HVAC system. Dispose of the old unit in accordance with environmental regulations.

D04 — Buried electric lines, Multiple (Main Campus)



Deficiency score	75	**Budget estimate**	$252,000
Bldg condition score	229	**Status**	Deferred
System	D50 Electrical	**Deferability**	Immediate
Location	Kelsey Road	**Priorities**	Priority 1: Health/Safety (50%); Priority 2: Increased Repair/Replacement Cost (50%)

Problem Description

The buried electrical infrastructure along Kelsey Road is located beneath a stormwater swale. During periods of heavy rainfall, stormwater accumulates in the swale, creating a hazardous condition where water becomes electrified. This poses a serious safety risk to pedestrians and vehicles and may indicate insulation failure or improper grounding of the electrical system.

Repair Description

Relocate or properly insulate the buried electrical lines along Kelsey Road to prevent interaction with stormwater. Assess the existing conduit and grounding system for failures and upgrade as necessary to meet current safety standards. Modify the stormwater drainage system to redirect water away from electrical infrastructure, reducing the risk of water infiltration. Conduct system testing after repairs to ensure all safety hazards are mitigated.

D05 — Foundation, T Health Sciences Building (Main Campus)



Deficiency score	58	**Budget estimate**	$314,000
Bldg condition score	146	**Status**	Deferred
System	B20 Exterior Closure	**Deferability**	Immediate
Location	Electrical room	**Priorities**	Priority 1: Facility Use (30%); Priority 2: Increased Repair/Replacement Cost (70%)

Problem Description

Water infiltration occurs in the basement mechanical room, electrical room, and adjacent server room. The leaks appear to be caused by hydrostatic pressure, with water intrusion in the mechanical room likely originating from beneath the slab, and in the server room likely seeping through the adjacent foundation wall. This ongoing moisture infiltration poses risks to electrical components, IT infrastructure, and building integrity.

Repair Description

Excavate the slab in the affected mechanical room to investigate the source of water intrusion. Assess the foundation wall in the server room for leaks. Implement a water diversion solution using improved fill material and/or an underground drainage system to redirect water away from the affected areas. Ensure proper waterproofing measures are in place to prevent future infiltration.

D06 — Stormwater, Multiple



Deficiency score	40	**Budget estimate**	$189,000
Bldg condition score	229	**Status**	Deferred
System	G20 Site Improvements	**Deferability**	Immediate
Location	Coal Creek Road	**Priorities**	Priority 1: Facility Use (70%); Priority 2: Quality of Use (30%)

Problem Description

The current stormwater management system along Coal Creek Road and adjacent sidewalks is insufficient, leading to aggressive flooding, particularly between Lots 6 and 8. The lack of proper drainage infrastructure contributes to water pooling on sidewalks and roadways, creating hazards for pedestrians and vehicles. Without improved stormwater control, continued erosion and pavement damage are likely.

Repair Description

Build culverts beneath parking lot entry and exit points to improve stormwater flow and prevent water buildup. Repair the stormwater retention basin between the sidewalk and the roadway, extending from Lot 4 to Lot 15 to capture and manage runoff effectively. Enhance roadside drainage features to direct water away from pedestrian pathways and road surfaces, mitigating flood risks and prolonging infrastructure lifespan.

D07 — Exterior walls, D Building



Deficiency score	39	**Budget estimate**	$158,000
Bldg condition score	405	**Status**	Deferred
System	B20 Exterior Closure	**Deferability**	Immediate
Location	Multiple	**Priorities**	Priority 1: System Use (50%); Priority 2: Increased Repair/Replacement Cost (50%)

Problem Description:

The concrete exterior of Building D features multiple wing walls, windows, and skylights that lack proper flashing. Water accumulates on horizontal surfaces, leading to concrete erosion and deterioration of the building envelope. The lack of adequate drainage accelerates wear, compromising the integrity of the structure and increasing the risk of water intrusion.

Repair Description:

Replace and repair all degraded or missing flashing around windows, skylights, and wing walls. Install new, properly integrated flashing systems designed to direct water away from vulnerable surfaces. Apply a protective sealant or coating to exposed concrete to prevent further water penetration. Ensure proper slope and drainage modifications to reduce standing water and prolong the life of the building envelope.

D08 — Stormwater, Multiple (Main Campus)



Deficiency score	37	**Budget estimate**	$252,000
Bldg condition score	229	**Status**	Deferred
System	G20 Site Improvements	**Deferability**	Immediate
Location	A Bldg courtyard	**Priorities**	Priority 1: Facility Use (30%); Priority 2: Increased Repair/Replacement Cost (70%)

Problem Description

The stormwater system in the courtyard of Building A is insufficient to manage the volume of runoff, particularly during heavy rains. This results in flooding within the courtyard and water intrusion into interior spaces, creating potential safety hazards, structural damage, and disruption to building operations.

Repair Description

Redesign and upgrade the existing stormwater management system in the Building A courtyard. Install additional drainage infrastructure, such as catch basins, trench drains, or an underground detention system, to improve water flow and prevent flooding. Regrade the courtyard as needed to direct runoff away from the

building. Ensure the new system can handle peak storm events to protect interior spaces from future water intrusion.

D09 — Gas line, D Building (Main Campus)



Deficiency score	36	**Budget estimate**	$126,000
Bldg condition score	405	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Roof	**Priorities**	Priority 1: System Use (50%); Priority 2: Increased Operating Cost (50%)

Problem Description

The gas lines on the roof of Building D are heavily corroded and require replacement. The corrosion poses a safety risk, including potential gas leaks and system failure. However, if a larger roofing project proceeds, the gas lines may become obsolete as the units they serve are planned for replacement with electric alternatives.

Repair Description

If the gas lines remain necessary, replace them with new, corrosion-resistant piping that meets current safety and building codes. Ensure proper support and protection to prevent future deterioration. If the planned roofing project and unit electrification move forward, decommission and remove the gas lines as

part of the transition to an all-electric system. Coordinate work with roofing and HVAC upgrades to ensure seamless integration.

D10 — Envelope, Multiple (Main Campus)



Deficiency score	36	**Budget estimate**	$189,000
Bldg condition score	229	**Status**	Deferred
System	B20 Exterior Closure	**Deferability**	Immediate
Location	Buildings B, C, and D	**Priorities**	Priority 1: System Use (70%); Priority 2: Increased Repair/Replacement Cost (30%)

Problem Description

The brick envelopes of the office towers in Buildings B, C, and D are experiencing extensive spalling and cracking. The deterioration is likely due to prolonged weather exposure, moisture infiltration, and aging materials. If left unaddressed, the structural integrity of the masonry could be compromised, leading to further degradation and potential safety hazards.

Repair Description

Replace all damaged and spalling bricks to restore the structural integrity and appearance of the building envelopes. Perform tuckpointing throughout to repair deteriorated grout joints, ensuring a watertight and durable seal. Apply a protective sealant to mitigate future moisture infiltration and extend the longevity of

the masonry. Conduct a full assessment of adjacent areas to identify and address any additional vulnerabilities.

D11 — Roof top units, B Building



Deficiency score	36	**Budget estimate**	$189,000
Bldg condition score	277	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Roof	**Priorities**	Priority 1: System Use (70%); Priority 2: Increased Operating Cost (30%)

Problem Description

The rooftop HVAC units B7B and B13A on Building B have completely rusted at their bases, compromising their structural integrity and operational efficiency. The corrosion poses a risk of unit failure, leading to potential heating, cooling, and ventilation disruptions within the building.

Repair Description

Replace rooftop units B7B and B13A with new, high-efficiency models that meet current performance and energy efficiency standards. Ensure proper installation, including new mounting supports and corrosion-resistant materials to prevent future deterioration. Inspect and repair any affected rooftop infrastructure and weatherproof penetrations to maintain system integrity. Dispose of the old units following environmental and safety regulations.

D12 — Roof top units, C Building



Deficiency score	36	**Budget estimate**	$751,000
Bldg condition score	304	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Roof	**Priorities**	Priority 1: System Use (70%); Priority 2: Increased Operating Cost (30%)

Problem Description

The four rooftop HVAC units on Building C have exceeded their industry-standard useful life. The units are heavily corroded, leading to reduced efficiency, increased maintenance costs, and potential system failure. Their deteriorated condition compromises the building's heating, cooling, and ventilation performance.

Repair Description

Replace all four rooftop HVAC units with new, high-efficiency models that meet current performance and energy standards. Ensure proper integration with existing ductwork and control systems. Remove and dispose of the old units in accordance with environmental regulations. Conduct a full inspection of supporting rooftop infrastructure to confirm adequate structural support and weatherproofing around new installations.

D13 — Air Handling Unit, N Building (Main Campus)



Deficiency score	35	**Budget estimate**	$377,000
Bldg condition score	198	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Roof	**Priorities**	Priority 1: System Use (70%); Priority 2: Increased Operating Cost (30%)

Problem Description

The rooftop air handling units, condensing units, and furnaces on the N Building have surpassed their design life, making repairs increasingly difficult due to the unavailability of replacement parts. The aging equipment reduces efficiency and reliability, impacting heating, cooling, and ventilation throughout the building. While all four units require repairs, at least two should be prioritized to maintain system functionality.

Repair Description

Repair at least two of the four rooftop air handling units, focusing on the most deteriorated components to restore functionality. Assess the feasibility of repairing the remaining two units or consider phased replacement if repair is not viable. Ensure all repairs include replacing worn-out parts, sealing duct connections, and optimizing unit performance. If necessary, integrate newer components that align with current energy efficiency and building standards.

D14 — Compressor, B Building



Deficiency score	34	**Budget estimate**	$126,000
Bldg condition score	277	**Status**	Deferred
System	D40 Fire Protection	**Deferability**	Deferrable
Location	Riser room	**Priorities**	Priority 1: System Use (30%); Priority 2: Increased Repair/Replacement Cost (70%)

Problem Description

The air compressor in Building B, which serves the dry sprinkler system, is rusting and nearing the end of its operational life. The corrosion poses a risk of failure, potentially compromising the reliability of the sprinkler system. Additionally, the compressor produces excessive noise, disrupting adjacent classrooms and affecting the learning environment.

Repair Description

Replace the existing air compressor with a new, quieter, and energy-efficient model designed for fire suppression systems. Ensure the new unit meets current fire safety standards and is properly integrated with the dry sprinkler system. Install noise-dampening measures, such as sound enclosures or vibration

isolation mounts, to minimize classroom disturbances. Dispose of the old compressor in accordance with environmental and safety regulations.

D15 — Irrigation system, Multiple



Deficiency score	32	**Budget estimate**	$189,000
Bldg condition score	229	**Status**	Deferred
System	G20 Site Improvements	**Deferability**	Deferrable
Location	Adjacent To Building E And Building D	**Priorities**	Priority 1: System Use (50%); Priority 2: Increased Operating Cost (50%)

Problem Description

The irrigation system adjacent to Building E and Building D, which serves the courtyard, trees, and grass, is no longer functional. The lack of irrigation is impacting the health of the landscaping, leading to deteriorating vegetation and potential soil erosion.

Repair Description

Replace the non-functional irrigation system with a new, efficient system that provides adequate water distribution to the courtyard, trees, and grass. Install modern, water-conserving components such as drip irrigation or smart controllers to improve efficiency. Ensure proper zoning and coverage to support long-term landscape health while minimizing water waste. Conduct system testing after installation to confirm full functionality.

D16 — Exterior flatwork, Multiple



Deficiency score	16	**Budget estimate**	$189,000
Bldg condition score	229	**Status**	Deferred
System	G20 Site Improvements	**Deferability**	Deferrable
Location	Kelsey Road	**Priorities**	Priority 1: Increased Repair/Replacement Cost (50%); Priority 2: Quality of Use (50%)

Problem Description

Alligator cracking is present along Kelsey Road and extends into potholes on Tyee River Road and Coal Creek Road. Additionally, the southern edge of the pavement is beginning to crack and slip, indicating subsurface instability. Previous mid-level repairs have been made in the courtyard walkway, but the severity of the alligator cracking in this area is now causing disruptions for students traveling on the sidewalk. The worsening pavement conditions pose a safety hazard and could lead to further structural failure if not addressed.

Repair Description

Conduct targeted repairs on alligator-cracked pavement sections along Kelsey Road, Tyee River Road, and Coal Creek Road. Mill and overlay the affected roadway areas to restore surface integrity and improve durability. Stabilize the southern edge where cracking and slippage are occurring to prevent further degradation. In the courtyard walkway, remove and replace severely damaged sections of concrete or

asphalt to ensure a safe, even walking surface for students. Improve drainage where necessary to prevent future pavement deterioration.

D17 — Curtain wall, T Health Sciences Building (Main Campus)



Deficiency score	7	**Budget estimate**	$63,000
Bldg condition score	146	**Status**	Deferred
System	B20 Exterior Closure	**Deferability**	Future
Location	South wall	**Priorities**	Priority 1: Increased Repair/Replacement Cost (30%); Priority 2: Quality of Use (70%)

Problem Description

The curtain wall on T Building has been reported by the college to exhibit some deflection and bubbling. While no visible issues were observed during the assessment, these concerns suggest potential structural movement or material failure that could worsen over time. Continuous monitoring is necessary to assess any progression of the issue.

Repair Description

Establish a monitoring plan to track any changes in the curtain wall's condition during future facility assessments. Conduct periodic inspections to detect any worsening deflection, bubbling, or material deterioration. If further movement or damage is observed, perform a structural evaluation to determine the cause and implement appropriate repairs, such as resealing, reinforcing structural connections, or replacing compromised sections.

D18 — Well house, Multiple



Deficiency score	6	**Budget estimate**	$95,000
Bldg condition score	229	**Status**	Deferred
System	D20 Plumbing	**Deferability**	Future
Location	Lot 21	**Priorities**	Priority 1: Quality of Use (100%)

Problem Description

The well-house adjacent to Lot 21 is currently non-operational. The houses it previously supplied with water have been removed, leaving the well unused. However, if restored, the well could provide water for a nearby community garden and the adjacent plot, supporting sustainable irrigation and reducing reliance on municipal water sources.

Repair Description

Assess the condition of the well, pump, and associated infrastructure to determine feasibility for reactivation. If viable, restore the well by repairing or replacing necessary components, ensuring water quality meets safety standards. Install a distribution system to support irrigation for the community garden and adjacent plot. If reactivation is not feasible, consider decommissioning the well per environmental guidelines.

D19 — N Building and B Building (Main Campus)



Deficiency score	6	**Budget estimate**	$95,000
Bldg condition score	229	**Status**	Deferred
System	D20 Plumbing	**Deferability**	Future
Location	Parking garage	**Priorities**	Priority 1: Quality of Use (100%)

Problem Description

The fire risers in the N Building and B Building are heavily corroded and difficult to repair, resulting in multiple false alarms. These false alarms have led to the college being threatened with fines. Due to the extent of the deterioration, repairs are increasingly difficult and unreliable.

Repair Description

Replace the fire risers in the B Building, and N Building with new, corrosion-resistant risers that meet current fire safety standards.

D20 — Roof, S Building (Main Campus)



Deficiency score	NA	**Budget estimate**	$170,000
Bldg condition score	152	**Status**	Deferred
System	D20 Plumbing	**Deferability**	Future
Location	Parking garage	**Priorities**	Priority 1: Health/Safety (30%); Priority 2: Facility Use (70%)

Problem Description

The TPO roofing on the S Building has deteriorated, leading to multiple leaks along the classroom area. The college has investigated the plumbing lines in the ceiling and found no leaks in the plumbing system. The leaks consistently correspond to wet weather, indicating roof failure as the primary cause of water infiltration. Previous repair attempts have not resolved the issue, particularly in the section adjacent to the large air handling units.

Repair Description

Recondition the roof in the affected area rather than fully re-roofing. Apply a high-performance roof coating to restore waterproofing integrity, seal leaks, and extend the roof's service life. Reinforce seams and

flashing, particularly around the large air handling units, to improve water resistance. Conduct a thorough assessment of drainage patterns to ensure proper water runoff and prevent pooling that could contribute to future leaks.

D21 — Switchgear, Q Building



Deficiency score	NA	**Budget estimate**	$252,000
Bldg condition score	213	**Status**	Completed — retained in record
System	D50 Electrical	**Deferability**	Deferrable
Location	Electrical room	**Priorities**	Priority 1: Facility Use (30%); Priority 2: System Use (70%)

Problem Description

The switchgear in Q Building has exceeded its intended design life, increasing the risk of potential failure despite currently functioning as designed. Aging electrical components may lead to reliability issues, increased maintenance needs, and potential safety hazards if not addressed proactively.

Repair Description

Replace the existing switchgear with a new, modern unit that meets current electrical standards and capacity requirements. Ensure proper integration with the building's electrical infrastructure to enhance reliability and safety. Conduct system testing after installation to verify functionality and minimize disruption to building operations. Dispose of the old switchgear in accordance with environmental and safety regulations.

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. Twelve surveyed buildings and structures — including the S, K, V, Q, R, L, G, and M Buildings, the Radio Tower, the Hazmat Building, and Houses 5 and 19 — are not profiled: they are in superior or adequate condition with no material deferred work, or (for House 5, House 19, and House 4) are small land-banking residences addressed collectively in Section 3.3. The completed S Building roof (D20) and Q Building switchgear (D21) items are noted in Section 4 only. Deficiency text is referenced by ID; the verbatim descriptions are in Section 4.2.

D Building

Building	GSF	Built	Reno.	Predominant use
D Building	90,911	1969	2004	Instruction/administration

Condition. Current 2025 condition score: 405 (Needs improvement — renovation). Prior cycle (2023): 274. Top weighted contributors to the score: Roofing (50), HVAC (40), Plumbing (32). Electrical and fire safety are rated superior in the component detail (see Appendix). The 131-point jump from 2023 is driven primarily by the failed inverted roof assembly and the rooftop mechanical it supports.

Current biennium (2027 request). D01 — roof replacement (inverted assembly removal), $3,864,000. This completes the phased strategy begun with the $1,686,000 south-half replacement funded in 2023–2025 and follows $590,000 (2023–2025 funded) and $912,000 (2025–2027 requested) of rooftop HVAC renewal.

Deferred and emerging. Deferred IDs: D03 ($189,000, AHU 18, score 75), D07 ($158,000, flashing at wing walls/skylights), D09 ($126,000, roof gas lines — contingent on the roof project and electrification). Shares the tower brick envelope item D10.

Long-term outlook. Continued-use trajectory by investment, but not by master plan designation — D Building is not on the 2017 renovation priority list despite holding the portfolio's worst major-building score. Once the 2027 roof and the accumulated HVAC work land, the building's residual condition should be reassessed at the next master plan update to confirm continued component-level repair remains the right vehicle.

E Building

Building	GSF	Built	Reno.	Predominant use
E Building	30,745	1973	—	Instruction

Condition. Current 2025 condition score: 324 (Needs improvement — maintenance). Prior cycle (2023): 314. Top weighted contributors to the score: Elevators, Glazing, Life/Safety, and Roofing (30 each). Structure, exterior closure, and plumbing are rated superior in the component detail (see Appendix).

Current biennium (2027 request). None.

Deferred and emerging. Deferred IDs: none building-specific. Adjacent irrigation is part of D15.

Long-term outlook. A 2017 master plan renovation priority ("Modernize — improve instructional infrastructure"). Generated no deficiencies in the 2025 survey despite a 324 score; deficiencies in a building slated for renovation are appropriately backlogged pending the larger project. A focused condition reassessment ahead of the 2029–2031 biennium would confirm whether renovation timing or interim capital repair is the right vehicle.

A Building

Building	GSF	Built	Reno.	Predominant use
A Building	55,460	1969	2012	Instruction/office tower

Condition. Current 2025 condition score: 307 (Needs improvement — maintenance). Prior cycle (2023): 289. Top weighted contributors to the score: Roofing (40), Fire Safety (30), Exterior Closure and Glazing (24 each). Plumbing, lights/power, and structure are rated superior in the component detail (see Appendix).

Current biennium (2027 request). Fire alarm panel replacement — A Building is one of the three buildings (with R and Q) whose main panels are replaced under D02 ($314,000, carried under B Building in the record).

Deferred and emerging. Deferred IDs: D08 ($252,000, courtyard stormwater flooding into interior spaces). The A Building switchgear was replaced with 2023–2025 funding (deficiency F01, $116,000).

Long-term outlook. 1969-cohort building renovated in 2012; condition has drifted from 281 (2021) to 289 (2023) to 307 (2025), driven by roofing (BUR sections dating to 2002/2009) and glazing. Expect roof work to surface in the 2029–2031 cycle.

C Building

Building	GSF	Built	Reno.	Predominant use
C Building	83,150	1969	1998	Instruction/office tower

Condition. Current 2025 condition score: 304 (Needs improvement — maintenance). Prior cycle (2023): 276. Top weighted contributors to the score: Roofing (50), HVAC (32), Glazing (24). Structure, plumbing, and fire safety are rated superior in the component detail (see Appendix).

Current biennium (2027 request). None.

Deferred and emerging. Deferred IDs: D12 ($751,000, four south-wing rooftop units — the north-wing units were replaced as part of the W Building construction). Shares the tower brick envelope item D10. The interior classroom and shop renovation was funded as a $2,000,000 Program project in 2023–2025.

Long-term outlook. A 2017 master plan renovation priority ("Modernize — improve instructional infrastructure"). The $751,000 RTU package is the portfolio's largest single deferred item; its timing should be coordinated with renovation planning so preservation funds are not invested immediately ahead of a modernization project.

B Building

Building	GSF	Built	Reno.	Predominant use
B Building	89,115	1969	1998	Instruction/office tower

Condition. Current 2025 condition score: 277 (Needs improvement — maintenance). Prior cycle (2023): 267. Top weighted contributors to the score: Fire Safety (30), Roofing (30), then Appearance, Glazing, and Insulation (18 each). Plumbing, elevators, and structure are rated superior in the component detail (see Appendix).

Current biennium (2027 request). D02 — fire alarm panel replacement, $314,000 (carried under B Building; replaces the main panels in A, R, and Q Buildings; includes $137,000 from the infrastructure category).

Deferred and emerging. Deferred IDs: D11 ($377,000, rooftop units B7B and B13A rusted through at the base), D14 ($126,000, dry-system air compressor). Shares the tower brick envelope item D10 and the N/B fire riser need recorded at D19.

Long-term outlook. 1969-cohort building with a concentration of fire-protection exposure: panel (funded), compressor, and risers. Bundling the compressor and risers into an early-2029 fire/life-safety package after the panel replacement would close out the system in one pass. RTU replacement should be sequenced with any future roof work.

N Building

Building	GSF	Built	Reno.	Predominant use
N Building	60,300	1998	2010	Instruction

Condition. Current 2025 condition score: 198 (Adequate). Prior cycle (2023): 198. Top weighted contributors to the score: HVAC (24), Doors & Hardware (18), Glazing (18). Fifteen of the twenty components are rated superior; the score reflects ordinary mid-life wear plus the aging rooftop equipment (see Appendix).

Current biennium (2027 request). None.

Deferred and emerging. Deferred IDs: D13 ($377,000, four rooftop AHU/condensing/furnace sets past design life; repair of at least two prioritized). The FCS workbook notes the college's facilities contract with WA State Archives is currently responsible for these repairs. Also shares the fire riser need recorded at D19.

Long-term outlook. Adequate condition (198, unchanged from 2023). The rooftop equipment is the only material capital exposure; clarify the Archives contract responsibility before the item is priced into a 2029 state request.

T Health Sciences Building

Building	GSF	Built	Reno.	Predominant use
T Health Sciences Building	70,454	2015	—	Health sciences instruction

Condition. Current 2025 condition score: 146 (Superior). Prior cycle (2023): 146. Best condition score in the portfolio; nearly all components rated superior (see Appendix).

Current biennium (2027 request). None.

Deferred and emerging. Deferred IDs: D05 ($314,000, foundation/hydrostatic water infiltration into the basement mechanical, electrical, and server rooms — Immediate designation, deferred by cost cutoff), D17 ($63,000, curtain wall monitoring plan, Future designation).

Long-term outlook. The portfolio's newest surveyed major building, but with the survey's most consequential latent risk: water intrusion around electrical and IT infrastructure. The foundation item should be assumed to roll into the 2029 request — or be addressed sooner via URF if infiltration worsens — and the curtain wall should be tracked at each future assessment.

6. INFRASTRUCTURE SYSTEMS

2027 infrastructure request

Component	Asset #	Location	Budget
Fire panel (fire/life safety)	—	B Building — fire panel replacement; swapped from a C Building electric line project	$137,000

A single infrastructure project is in the 2027 ask, and it is atypical: $137,000 applied to the fire alarm panel replacement (D02) rather than to a campus distribution asset, swapped from a C Building electric line project (2025 FCS budget summary). This breaks a three-cycle pattern of phased utility renewal.

Recent infrastructure history (context)

From the 2023–2025 funded list: primary switchgear, asset 3753 ($59,000); three-phase transformer, asset 3752 ($69,000); storm line, asset 3820 ($210,000); underground storage, assets 3812 and 3819 ($89,000); plus $1,119,000 URF. The 2025–2027 request added underground storage units, assets 3766, 3778, 3785, and 3789 ($403,000), plus $1,481,000 URF. All asset locations and details are described in the agency's 2019 Infrastructure Survey.

On the radar for 2029–2031

Anticipated infrastructure pressure points: (a) the Kelsey Road buried electrical lines (D04, $252,000), an Immediate-designated safety hazard deferred this cycle and a natural candidate to return to the infrastructure or preservation line in 2029; (b) campus primary electrical distribution — the 2017 master plan flags capacity and age concerns for the phase 1 campus (Buildings A, B, C, D, E, and G), and the campus is fed through a single transformer with north/south main connections; (c) stormwater — the master plan reports the system at capacity under City of Bellevue requirements, consistent with the three stormwater deficiencies in this survey, and any future construction will require additional storm capacity; (d) the main sanitary sewer line, which may be near capacity and should be evaluated for growth projects; and (e) water pressure for fire protection, considered marginally adequate for three-story buildings, with booster pumps possibly necessary for some new facilities (2023 FCS report; 2017 master plan references therein).

7. MASTER PLAN ALIGNMENT

The college's most recent full master plan dates from 2017 with no subsequent update recorded (2025 pre-survey input document). The college's reported priorities are summarized below.

Category	Building	Master plan note
Renovation	C Building (080-BLDGC)	Modernize — improve instructional infrastructure
Renovation	E Building (080-BLDG E)	Modernize — improve instructional infrastructure
Replacement	None	—
Demolition	None	—

The 2027 capital repair recommendations are well aligned with these priorities. The preservation request invests entirely in the D Building roof and in fire alarm panels serving A, R, and Q Buildings — none of which is flagged for renovation, replacement, or near-term demolition. D Building is committed to a continued-use posture by three biennia of investment; given its 405 condition score, the next master plan update should explicitly confirm that posture.

Two alignment items to track for the 2029 cycle. First, C Building is a renovation priority and also carries the portfolio's largest deferred preservation item ($751,000 of rooftop units, D12); investing preservation funds there immediately ahead of a modernization project would be a poor use of capital repair dollars, so the RTU package and renovation timing should be decided together. Second, E Building is a renovation priority that generated no deficiencies — the appropriate pattern when needs are backlogged pending renovation — but its renovation has no funded path, and the building cannot be held in that posture indefinitely. The master plan is now eight years old and predates the W Building, the Student Success Center, the T Health Sciences Building's first decade, and the house acquisitions; an update would materially improve the 2029 capital cycle.

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 Custodian	40	$59,995
Maintenance Custodian	40	$59,995
Maintenance Mechanic 1	40	$80,369
Maintenance Mechanic 2	40	$88,576
Maintenance Mechanic 2	40	$88,576
Maintenance Mechanic 3	40	$95,551
Maintenance Mechanic 3	40	$95,551
Maintenance Mechanic 3	40	$95,551
Control Technician	40	$88,576
Refrigeration Mechanic	40	$88,576
Painter	40	$80,369
Total (11 positions)	440	$921,685

Derived metrics:

Metric	Value
In-house maintenance FTEs (440 hrs/wk ÷ 40)	11.0
Estimated equivalent contract FTEs (2023 cycle)	2.1
Combined total FTEs	13.1
GSF per combined FTE (1,289,912 GSF portfolio)	98,467
State avg (weighted, 2023 cycle)	74,279 GSF / FTE

Metric	Value
Total maintenance cost	$1,551,685 ($921,685 staff + $180K contract + $450K material; contract and material from 2023 cycle)
Maintenance cost per GSF	$1.20
State avg (weighted, 2023 cycle)	$1.48 / GSF
APPA self-rating (2023 cycle)	Comprehensive Stewardship (2 of 5)

Bellevue now maintains roughly 1.33× the state-average GSF per FTE and spends roughly 81% of the state-average cost per GSF. The maintained base has grown from approximately 817,988 GSF (2023, excluding leased facilities) to the 1,289,912 GSF portfolio reported in the 2025 budget summary — the latter figure includes the parking garage, BC Student Housing, and the Student Success Center, so the two bases are not strictly comparable — while in-house staffing has remained at 11 positions. On either basis the GSF-per-FTE ratio has widened materially from the 62,418 reported in 2023, which was then better than the state average. The college's Comprehensive Stewardship self-rating is the second highest of the APPA five levels, and the shallow, low-score deferred backlog is consistent with a maintenance organization that is keeping ahead of routine failure. The risk is dilution: a fixed 11-position roster absorbing roughly 50% more square footage will trend toward reactive maintenance without additional staffing or contract support. The staffing roster is flagged in the pre-survey document as pending college confirmation; the APPA self-rating and contract figures should be re-collected in the next cycle.

9. APPENDIX: BUILDING CONDITION DETAIL

The 20-component condition score breakdown for each major building scored in the 2025 cycle. One table per building. Reference data for component-level investigation; no narrative. Component weighted scores are rounded; building totals are the official 2025 rounded scores. F Building and Houses 20 and 21 were scored in the workbook but have been demolished and are excluded. The small structures (Houses 4, 5, and 19, the Hazmat Building, and the Radio Tower) are summarized at the end.

D Building — condition score 405

Component	Rating	Wt.	Wt. Score	Comment
Structure	3	8	24	Concrete post and beam; seismic retrofit in 2006
Exterior Closure	2	8	16	Concrete; brick stucco; repairs in 2006
Roofing	5	10	50	BUR with mineral-surfaced cap sheet and ballast blocks-2004
Floor Finishes	2	6	12	Carpet; vinyl tile; sheet vinyl; ceramic tile
Wall Finishes	3	6	18	Gypsum board; Formica; concrete; brick
Ceiling Finishes	3	6	18	Lay-in tile; wood strip
Doors & Hardware	2	6	12	Interior wood doors w HM frames; exterior aluminum/HM doors/frames
Elevators	3	6	18	2 stop
Plumbing	4	8	32	Copper, cast iron, steel and galvanized piping; porcelain fixtures
Electrical	1	8	8	2000amp 480/277v
Lights/Power	2	8	16	Lay-in, hanging, recessed can, ceiling-mount and wall-mount fluorescent lighting
Life/Safety	3	10	30	
Fire Safety	1	10	10	
Modifications	2	7	14	2007 major renovation was well constructed; new addition for library; some added classrooms
Maintenance	3	7	21	Roof needs severe cleaning

Component	Rating	Wt.	Wt. Score	Comment
Remaining Life	2	6	12	New additions constructed in 72, 75, 91 98;and 05
Appearance	3	6	18	Renovation has greatly improved appearance throughout
Insulation	3	6	18	
Glazing	3	6	18	
HVAC	5	8	40	Rooftop packaged HVAC units-1995; 10 replacement units funded 2023
Total weighted score			405	

E Building — condition score 324

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Concrete post and beam; brick
Exterior Closure	1	8	8	Brick; concrete; aluminum window walls
Roofing	3	10	30	BUR w mineral-surfaced cap sheet with reverse insulation ballast block-2003
Floor Finishes	2	6	12	Carpet; ceramic tile; concrete; carpet tile; wood panels
Wall Finishes	1	6	6	Brick; CMU; drywall; ventwood
Ceiling Finishes	1	6	6	Lay-in tile; concrete; wood strip
Doors & Hardware	3	6	18	Interior wood doors w HM frames-surface wear. exterior HM doors/frames
Elevators	5	6	30	Two stories, no elevator
Plumbing	1	8	8	Copper, galvanized, steel, and cast iron piping; porcelain fixtures
Electrical	1	8	8	3000 amp 480/277v

Component	Rating	Wt.	Wt. Score	Comment
Lights/Power	3	8	24	Ceiling-mount , pendant and wall-mount fluorescent and incandescent lighting
Life/Safety	3	10	30	
Fire Safety	2	10	20	
Modifications	1	7	7	None evident
Maintenance	3	7	21	Exterior maintenance needs improvement
Remaining Life	1	6	6	
Appearance	3	6	18	Very utilitarian interior/exterior
Insulation	3	6	18	
Glazing	5	6	30	
HVAC	2	8	16	Rooftop packaged HVAC units-1997/98
Total weighted score			324	

A Building — condition score 307

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Concrete post and beam
Exterior Closure	3	8	24	Concrete; brick-cracks and random mortar deterioration; stucco
Roofing	4	10	40	BUR with mineral-surfaced cap sheet and ballast blocks-2002 and 2009
Floor Finishes	2	6	12	Carpet-surface wear; vinyl tile; quarry tile; ceramic tile
Wall Finishes	2	6	12	Gypsum board-marred and dinged; concrete; brick
Ceiling Finishes	3	6	18	Lay-in tile; wood strip

Component	Rating	Wt.	Wt. Score	Comment
Doors & Hardware	3	6	18	Interior wood doors w HM frames-surface wear; exterior aluminum/HM doors/frames
Elevators	1	6	6	2 stop
Plumbing	1	8	8	Copper, cast iron, steel and galvanized piping; porcelain fixtures
Electrical	2	8	16	2000amp 480/277v
Lights/Power	1	8	8	Lay-in, hanging, recessed can, ceiling-mount and wall-mount fluorescent lighting
Life/Safety	1	10	10	
Fire Safety	3	10	30	
Modifications	1	7	7	All major and minor remodels appear well constructed
Maintenance	2	7	14	Exterior concrete and brick require cleaning and sealing
Remaining Life	1	6	6	Last major renovation in 2003
Appearance	3	6	18	
Insulation	2	6	12	
Glazing	4	6	24	
HVAC	2	8	16	Rooftop packaged HVAC units 2014
Total weighted score			307	

C Building — condition score 304

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Concrete post and beam
Exterior Closure	2	8	16	Concrete; brick-cracks and random mortar deterioration; stucco

Component	Rating	Wt.	Wt. Score	Comment
Roofing	5	10	50	BUR with mineral-surfaced cap sheet and ballast blocks-2006
Floor Finishes	2	6	12	Carpet-surface wear; vinyl tile; quarry tile; ceramic tile
Wall Finishes	1	6	6	Gypsum board-marred and dinged; concrete; brick
Ceiling Finishes	1	6	6	Lay-in tile; wood strip
Doors & Hardware	3	6	18	Interior wood doors w HM frames-surface wear; exterior aluminum/HM doors/frames
Elevators	3	6	18	2 stop
Plumbing	1	8	8	Copper, cast iron, steel and galvanized piping; porcelain fixtures
Electrical	2	8	16	1600amp 480/277v
Lights/Power	1	8	8	Lay-in, hanging, recessed can, ceiling-mount and wall-mount fluorescent lighting
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	1	7	7	None apparent
Maintenance	1	7	7	Exterior concrete and brick need cleaning and sealing
Remaining Life	2	6	12	New additions constructed in 72, 75 and 98
Appearance	3	6	18	Except for newer additions, interior and exterior are average
Insulation	3	6	18	
Glazing	4	6	24	
HVAC	4	8	32	Rooftop packaged HVAC units-1994
Total weighted score			304	

B Building — condition score 277

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Concrete post and beam
Exterior Closure	2	8	16	Concrete; brick-cracks and random mortar deterioration; stucco
Roofing	3	10	30	BUR with mineral-surfaced cap sheet and ballast blocks-2010; single-ply membrane w rock ballast-deteriorating
Floor Finishes	2	6	12	Carpet-surface wear; vinyl tile; quarry tile; ceramic tile
Wall Finishes	2	6	12	Gypsum board-marred and dinged; concrete; brick
Ceiling Finishes	2	6	12	Lay-in tile; wood strip
Doors & Hardware	2	6	12	Interior wood doors w HM frames-surface wear; exterior aluminum/HM doors/frames
Elevators	1	6	6	2 stop
Plumbing	1	8	8	Copper, cast iron, steel and galvanized piping; porcelain fixtures
Electrical	2	8	16	1600amp 480/277v
Lights/Power	1	8	8	Lay-in, hanging, recessed can, ceiling-mount and wall-mount fluorescent lighting
Life/Safety	1	10	10	
Fire Safety	3	10	30	
Modifications	1	7	7	All major and minor remodels appear well constructed
Maintenance	2	7	14	Exterior concrete and brick surface need cleaning and sealing
Remaining Life	1	6	6	New additions in 72, 75, 93 and 98
Appearance	3	6	18	
Insulation	3	6	18	

Component	Rating	Wt.	Wt. Score	Comment
Glazing	3	6	18	
HVAC	2	8	16	Rooftop packaged HVAC units-1998;some units deteriorating; design issues
Total weighted score			277	

M Building — condition score 243

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8.7	9	Steel framing; concrete slab
Exterior Closure	2	8.7	17	Metal wall panels
Roofing	2	10.9	22	Metal panels
Floor Finishes	3	6.5	20	Concrete; vinyl tile
Wall Finishes	2	6.5	13	Gypsum board; vinyl clad insulation; plywood
Ceiling Finishes	0	0	0	Vinyl clad insulation
Doors & Hardware	2	6.5	13	Interior/exterior HM doors and frames; metal coiling doors
Elevators	0	0	0	
Plumbing	1	8.7	9	Copper, cast iron, and steel piping; porcelain fixtures
Electrical	1	8.7	9	400amp 480/277v
Lights/Power	1	8.7	9	Hanging and lay-in fluorescent fixtures
Life/Safety	1	10.9	11	
Fire Safety	1	10.9	11	
Modifications	1	7.6	8	Minor modifications; well constructed
Maintenance	2	7.6	15	

Component	Rating	Wt.	Wt. Score	Comment
Remaining Life	1	6.5	7	
Appearance	2	6.5	13	Very adequate maintenance shop building
Insulation	2	6.5	13	
Glazing	3	6.5	20	
HVAC	3	8.7	26	Space heaters only; need ventilation for painting
Total weighted score			243	

G Building — condition score 231

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Concrete post and beam; CMU; brick; exposed aggregate tilt-up panels
Exterior Closure	1	8	8	Concrete; CMU; stucco; brick; exposed aggregate tilt-up panels
Roofing	1	10	10	BUR w mineral-surfaced cap sheet with reverse insulation ballast block-2003; skylights
Floor Finishes	2	6	12	Carpet-surface wear; concrete; brick; ceramic tile; carpet tile; epoxy; hardwood
Wall Finishes	1	6	6	Brick; CMU; gypsum board; ceramic tile; plastic panels; wood strip
Ceiling Finishes	1	6	6	Lay-in tile; gypsum board; direct-adhered tile; ventwood
Doors & Hardware	2	6	12	Interior HM/wood/glass doors w HM frames-surface wear. exterior HM doors/frames
Elevators	5	6	30	None for second story portion
Plumbing	1	8	8	Galvanized, cast iron, steel and copper piping; porcelain fixtures

Component	Rating	Wt.	Wt. Score	Comment
Electrical	1	8	8	3000amp 480/277v
Lights/Power	2	8	16	Recessed can, lay-in and wall-mount fluorescent fixtures
Life/Safety	2	10	20	
Fire Safety	1	10	10	
Modifications	1	7	7	2020 improvements done well
Maintenance	2	7	14	Badly stained/mildewed concrete
Remaining Life	1	6	6	
Appearance	3	6	18	Very utilitarian interior/exterior
Insulation	2	6	12	
Glazing	2	6	12	
HVAC	1	8	8	Roof top packaged HVAC units-1995; HW boiler
Total weighted score			231	

L Building — condition score 224

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Concrete post and beam; steel frame
Exterior Closure	1	8	8	Concrete; stucco; brick
Roofing	3	10	30	BUR with mineral-surfaced capsheet-2002; Kalwall skylights
Floor Finishes	2	6	12	Carpet; vinyl tile-surface wear; sheet flooring; ceramic tile
Wall Finishes	2	6	12	Gypsum board-marred/dinged; ceramic tile; interior glass walls

Component	Rating	Wt.	Wt. Score	Comment
Ceiling Finishes	2	6	12	Lay-in tile-stained; gypsum board; wood strip
Doors & Hardware	2	6	12	Interior wood doors w HM frames-frame wear; sidelites; exterior aluminum/HM doors/frames-wear
Elevators	1	6	6	3 stop
Plumbing	1	8	8	Copper, cast iron, and steel piping; porcelain fixtures
Electrical	1	8	8	1600 amp 480/277v
Lights/Power	1	8	8	Recessed cans, wall mount, and lay-in fluorescent lighting
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	3	7	21	cut up temporary modifications to be torn down in future
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	1	6	6	Very nice interior and exterior
Insulation	3	6	18	
Glazing	1	6	6	Some operable units; partially replaced in 2010
HVAC	2	8	16	Rooftop packaged HVAC units
Total weighted score			224	

Building R — condition score 220

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Concrete post and beam; steel framing
Exterior Closure	1	8	8	Brick; aluminum window walls; concrete

Component	Rating	Wt.	Wt. Score	Comment
Roofing	4	10	40	Modified bitumen cap sheet with UV coating
Floor Finishes	2	6	12	Ceramic tile; sheet vinyl-surface wear; carpet-surface wear; slate
Wall Finishes	2	6	12	Gypsum board-marred/dinged; ceramic tile; concrete
Ceiling Finishes	1	6	6	Concrete; lay-in and direct adhered tile; perforated wood tile
Doors & Hardware	1	6	6	Interior wood glazed doors w HM frames; sidelites. exterior aluminum doors/frames
Elevators	1	6	6	4-stop
Plumbing	1	8	8	Copper, cast iron, steel and PVC piping; porcelain fixtures
Electrical	1	8	8	2000amp 480/277v
Lights/Power	1	8	8	Lay-in, recessed can, hanging strip and ceiling-mount fluorescent fixtures
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	1	7	7	No modifications evident
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	1	6	6	
Insulation	3	6	18	
Glazing	3	6	18	Operable awning units
HVAC	2	8	16	Ground source heat pump system; heat recovery unit
Total weighted score			220	

Q Building — condition score 213

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8.4	8	Wood frame; concrete foundation
Exterior Closure	2	8.4	17	Hardi-Board beveled siding; brick facing on lower portion
Roofing	2	10.5	21	Asphalt 3-tab shingles; hypalon single-ply on flat areas
Floor Finishes	2	6.3	13	Carpet-surface wear; sheet vinyl; ceramic tile
Wall Finishes	2	6.3	13	Gypsum board-marred/dinged; ceramic tile
Ceiling Finishes	1	6.3	6	Gypsum board; lay-in tile
Doors & Hardware	2	6.3	13	Interior wood doors w HM frames; exterior HM doors/frames
Elevators	1	6.3	6	2-stop
Plumbing	2	8.4	17	Copper, steel and ABS piping; porcelain fixtures
Electrical	1	8.4	8	400amp 480/277v
Lights/Power	1	8.4	8	Lay-in and hanging fluorescent fixtures
Life/Safety	1	10.5	11	
Fire Safety	1	10.5	11	
Modifications	0	0	0	None apparent
Maintenance	1	7.4	7	
Remaining Life	1	6.3	6	
Appearance	1	6.3	6	Interior and exterior are well designed
Insulation	2	6.3	13	
Glazing	2	6.3	13	many have failed seals
HVAC	2	8.4	17	Hot water furnace and chiller w cooling/heat loop and condensing units

Component	Rating	Wt.	Wt. Score	Comment
Total weighted score			213	

N Building — condition score 198

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Steel framing; concrete
Exterior Closure	1	8	8	Brick veneer; metal wall panels; CMU; aluminum window walls
Roofing	1	10	10	Single-ply 2014; Kalwall skylights
Floor Finishes	2	6	12	Carpet tile; ceramic tile; concrete; vinyl tile
Wall Finishes	2	6	12	Gypsum board-dinged/marred; ceramic tile; concrete; brick; wood panels
Ceiling Finishes	1	6	6	Gypsum board; lay-in tile; ventwood
Doors & Hardware	3	6	18	Interior wood doors w HM frames-surface wear; sidelites; 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	1600amp 480/277v
Lights/Power	1	8	8	Recessed can, wall mount, and lay-in fluorescent fixtures
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	1	7	7	None evident; new 2.300 GSF addition in 2005
Maintenance	1	7	7	
Remaining Life	1	6	6	

Component	Rating	Wt.	Wt. Score	Comment
Appearance	1	6	6	Well designed exterior; very functional interior
Insulation	1	6	6	
Glazing	3	6	18	Operable awning units
HVAC	3	8	24	HW boiler; air-cooled chillers; AHUs with VAVs; gas furnaces-bad heat exchangers
Total weighted score			198	

V Building — condition score 178

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	
Exterior Closure	1	8	8	
Roofing	3	10	30	Reconditioning and repairs funded for 23-25
Floor Finishes	2	6	12	
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	10	
Fire Safety	1	10	10	

Component	Rating	Wt.	Wt. Score	Comment
Modifications	1	7	7	
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	1	6	6	
Insulation	2	6	12	
Glazing	1	6	6	
HVAC	1	8	8	
Total weighted score			178	

K Building — condition score 165

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8.3	8	Steel framing
Exterior Closure	1	8.3	8	Metal wall panels
Roofing	1	10.4	10	Metal roof
Floor Finishes	1	6.3	6	Concrete; carpet; sheet flooring; ceramic tile
Wall Finishes	2	6.3	13	Gypsum board-marred/dinged; ceramic tile; vinyl covered insulation
Ceiling Finishes	1	6.3	6	Lay-in tile; gypsum board; vinyl covered insulation; metal deck pan
Doors & Hardware	1	6.3	6	Interior wood glazed/HM doors w HM frames; exterior HM doors/frames; OH metal ceiling door
Elevators	0	0	0	One story except for storage mezzanine
Plumbing	1	8.3	8	Copper, cast iron, and steel piping; porcelain fixtures
Electrical	1	8.3	8	800amp 480/277v

Component	Rating	Wt.	Wt. Score	Comment
Lights/Power	1	8.3	8	Lay-in fluorescent fixtures, ceiling-mount metal halide fixtures
Life/Safety	1	10.4	10	
Fire Safety	1	10.4	10	
Modifications	1	7.3	7	None evident
Maintenance	1	7.3	7	
Remaining Life	1	6.3	6	
Appearance	1	6.3	6	
Insulation	1	6.3	6	
Glazing	3	6.3	19	
HVAC	1	8.3	8	Split system heat pumps; gas unit heater
Total weighted score			165	

S Building — condition score 152

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Steel frame; concrete column; cast concrete
Exterior Closure	1	8	8	Aluminum window walls; cast concrete; standing seam/flat metal panels
Roofing	1	10	10	Single-ply TPO membrane
Floor Finishes	1	6	6	Concrete; sheet vinyl; vinyl tile; carpet
Wall Finishes	2	6	12	Gypsum board-dinged/marred; cork board; laminate panels; masonite panels
Ceiling Finishes	1	6	6	Metal deck pan; lay-in tile; tectum panels; wood slat panels

Component	Rating	Wt.	Wt. Score	Comment
Doors & Hardware	1	6	6	Interior wood/HM doors w HM frames; sidelites. exterior aluminum glazed doors/frames
Elevators	1	6	6	4-stop
Plumbing	1	8	8	Copper, steel, cast iron, and stainless steel piping; porcelain fixtures
Electrical	1	8	8	2500amp 480/208v
Lights/Power	1	8	8	Recessed, can, ceiling mount and hanging fluorescent fixtures
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	1	7	7	None apparent
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	1	6	6	Very contemporary exterior; nice interior but some low first cost wall finishes
Insulation	1	6	6	
Glazing	1	6	6	Some operable awning units
HVAC	1	8	8	2 HW boilers; AHUs with VAVs; packaged rooftop DX cooling; heat recovery system; fin tube radiators on perimeter
Total weighted score			152	

T Health Sciences Building — condition score 146

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8.4	8	Steel frame

Component	Rating	Wt.	Wt. Score	Comment
Exterior Closure	1	8.4	8	Metal panels;Hollow metal windows
Roofing	1	10.5	11	Green roof
Floor Finishes	1	6.3	6	polished concrete
Wall Finishes	1	6.3	6	GWB and acoustic bamboo
Ceiling Finishes	1	6.3	6	Acoustic bamboo and tile
Doors & Hardware	1	6.3	6	
Elevators	1	6.3	6	
Plumbing	1	8.4	8	
Electrical	1	8.4	8	1600A & 400A
Lights/Power	1	8.4	8	
Life/Safety	1	10.5	11	
Fire Safety	1	10.5	11	
Modifications	0	0	0	
Maintenance	1	7.4	7	
Remaining Life	1	6.3	6	
Appearance	1	6.3	6	
Insulation	1	6.3	6	
Glazing	1	6.3	6	
HVAC	1	8.4	8	Ground source heat pumps
Total weighted score			146	

Small structures — condition score summary

Component-level detail for the structures below is in the 2025 CONDITION sheet. Summary scores only; no deficiencies were generated for any of these structures this cycle except the Lot 21 well house item (D18), which is recorded at the site level.

Structure	Year built	GSF	Condition score / rating
Hazmat Bldg	Unknown	240	268 — Adequate
Radio Tower	2003	300	227 — Adequate
House 19	1959	1,710	288 — Needs improvement — maintenance
House 5	1957	2,353	382 — Needs improvement — renovation
House 4	1955	3,070	406 — Needs improvement — renovation