COMMUNITY AND TECHNICAL COLLEGES
Washington State Board

BELLINGHAM 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	21 structures · 335,374 GSF
Weighted-avg condition	261 (Adequate)
2027 preservation request	$1,017,000
Total 2027–2029 Minor Works	$3,509,000
Deferred preservation backlog	$3,409,000

CONTENTS

1. Executive Summary 3
Capital Planning Headlines 3
Headline Numbers 3
Capital Outlook 4
2. College Portfolio Overview 5
3. Capital Planning Roadmap 7
3.1 Immediate Biennium (2027–2029 request) 7
3.2 Mid-term (next biennium plus one, 2029–2033) 7
3.3 Long-term (7–10+ years, 2033 and beyond) 8
3.4 Cross-cutting system themes 8
4. Deficiency Inventory and Findings 10
4.1 Summary table 10
4.2 Findings detail 12
5. Building Profiles 44
6. Infrastructure Systems 49
Recent infrastructure history (context) 49
On the radar for 2029–2031 50
7. Master Plan Alignment 51
8. Maintenance Capacity Snapshot 52
9. Appendix: Building Condition Detail 54

1. EXECUTIVE SUMMARY

This report covers Bellingham 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 documented Minor Works Preservation request is $1,017,000 across 7 projects. The full 2027–2029 Minor Works request totals $3,509,000 across 15 projects: $1,017,000 preservation (7 projects), $1,089,000 infrastructure (6 projects), $1,038,000 program (2 projects), and $365,000 for the Unanticipated Repair Fund (URF). That is $181,000 (5 percent) below the $3,690,000 funded in 2025–2027, which comprised $1,230,000 preservation, $1,064,000 infrastructure, $1,032,000 program, and $364,000 URF — preservation is down $213,000, while infrastructure, program, and URF each hold roughly flat.

Capital Planning Headlines

The 2027 preservation request is a campus-wide life-safety package. The 7 funded projects are spread across six buildings plus campus-wide systems, and six of the seven carry Health/Safety as the lead scoring priority: obsolete and unsupported fire alarm panels across campus ($109,000), the failed Haskell Center roof above the main electrical room ($366,000), mismatched 277-VAC breakers in a 120/208-VAC panel in Building C ($55,000), a structurally deflecting exterior overhang at Building H ($86,000), recalled smoke detectors in Building M's automotive shop ($36,000), and chronically flooding culinary floor drains in Building G ($78,000). The seventh project is 20,000 SF of heaved campus sidewalk ($287,000).

Building envelope is the largest deferred exposure. Five deferred envelope deficiencies total $1,417,000, led by wholesale replacement of Building K's original 1978 roof and metal wall panels ($720,000) and 20,000 SF of brick tuckpointing across the 1955–1981 masonry cohort ($423,000). A sixth envelope item — Building C's degraded insulation — was excluded pending a consultant study.

Morse Center (2007) carries five deferred deficiencies totaling $476,000 in one of the newest large buildings on campus — driven by design and installation flaws rather than age. Welding particulates have destroyed the lab exhaust motor and corroded the courtyard stormwater system, skylight seals over the welding booths have failed, and the boiler draft inducer was improperly installed and undersized. These should be scoped as a coordinated package.

Conditions are deteriorating broadly. 14 of the 20 surveyed buildings rate below "Adequate," and 17 of 20 condition scores worsened since the 2023 cycle — Building M alone moved from 335 to 421. The deferred preservation backlog of $3,409,000 across 18 projects is 3.4× the 2027 preservation ask and is the most important number in this report for mid-term planning.

Headline Numbers

Metric	Value
Total buildings (inventory)	21
Total portfolio GSF	342,332
Buildings surveyed (condition rating)	20 (Construction Pavilion excluded)
Weighted-average condition score (surveyed)	261
Buildings rated below "Adequate"	14 of 20

Metric	Value
2027 Minor Works Preservation request	$1,017,000 (7 projects)
2027 infrastructure / program / URF request	$2,492,000 — infrastructure $1,089,000 (6), program $1,038,000 (2), URF $365,000
Total deficiencies identified (2025 FCS)	26
Deferred preservation backlog	$3,409,000 (18 projects)
Excluded deficiencies (no current budget estimate)	1

Capital Outlook

Immediate biennium (2027–2029): A life-safety-led preservation ask averaging a deficiency score of 83 — well above the survey-wide median of 61 — spread across the campus rather than concentrated in one building. The request also carries $1,089,000 of infrastructure across six projects — three primary switchgear replacements, two potable water lines, and a sewer line — continuing a two-cycle pattern of heavy utility renewal.

Mid-term (4–6 years, 2029–2033): Expect an envelope-and-mechanical program. The drivers are (1) the 1955–1981 masonry/envelope cohort (~$1.4M deferred, led by Building K), (2) the Building M heating conversion ($750,000, the largest single deferred item), (3) the Morse Center premature-failure package ($476,000), and (4) the Haskell Center rooftop units ($135,000), documented as the most energy-intensive system on campus.

Long-term (7–10+ years): Four buildings the master plan flags for replacement — Buildings J, H, C, and the Veterinary Portable — continue to deteriorate (scores 392, 371, 323, and 344), and the 1955 core (Buildings A and B, scores 376 and 365) is approaching renovation-study territory. The Parent Education Portable (494) and Marine Drive Annex (527) sit in the “Replace or renovate” band; neither warrants further component-level capital investment beyond what protects safe interim use.

2. COLLEGE PORTFOLIO OVERVIEW

Bellingham Technical College serves the greater Bellingham area and Whatcom County from a 33-acre Main Campus in operation since 1955, plus a Satellite Campus in downtown Bellingham. The Main Campus holds 20 of the college's 21 buildings, ranging from the 1955 core (Buildings A and B) through three construction waves — seven 1970s vocational buildings, a small 1990s group, and the modern instructional core built 2003–2012 (Haskell Center, Desmond Mcardle Center, Morse Center, Construction Pavilion, and the Campus Center). The Satellite Campus is the 2013 Perry Center, which houses the Fisheries Technology program at the Whatcom Creek Hatchery site, a former wastewater treatment plant converted to a hatchery in 1978.

Building Inventory

Building	Campus	GSF	Built	Reno.	Score	Rating	Predominant use
Desmond Mcardle Center (250-P)	Main	21,542	2004	2012	170	Superior	Instructional
Campus Center (250-CC)	Main	68,093	2012	—	175	Superior	Student support
Perry Center (250-PC)	Satellite	7,823	2013	—	185	Adequate	Fisheries technology instruction
Morse Center (250-MC)	Main	50,065	2007	—	194	Adequate	Welding/lab instruction
Haskell Center (250-N)	Main	30,742	2003	—	207	Adequate	Instructional
College Services (250-Z)	Main	14,645	1993	—	216	Adequate	Administration/college services
Building T (250-T)	Main	16,789	1971	—	279	Needs improvement — maintenance	Instructional
Building U (250-U)	Main	9,495	1979	—	302	Needs improvement — maintenance	Instructional
Building G (250-G)	Main	17,197	1981	—	310	Needs improvement — maintenance	Culinary instruction
Building C (250-C)	Main	5,511	1965	—	323	Needs improvement — maintenance	Instructional
Veterinary Portable (250-R)	Main	1,826	1990	—	344	Needs improvement — maintenance	Veterinary technical lab
Building B (250-B)	Main	31,149	1955	—	365	Needs improvement — renovation	Instructional

Building	Campus	GSF	Built	Reno.	Score	Rating	Predominant use
Building H (250-H)	Main	9,158	1979	2014	371	Needs improvement — renovation	Instructional
Building A (250-A)	Main	11,535	1955	2013	376	Needs improvement — renovation	Instructional
Building K (250-K)	Main	4,302	1978	—	382	Needs improvement — renovation	Maintenance staff use
Building J (250-J)	Main	11,558	1977	2016	392	Needs improvement — renovation	Instructional
Maintenance Shop (250-GS)	Main	654	1975	—	407	Needs improvement — renovation	Maintenance/support
Building M (250-M)	Main	15,954	1977	—	421	Needs improvement — renovation	Automotive instruction
Parent Education Portable (250-Y)	Main	1,836	1991	—	494	Replace or renovate	Parent/child education
Marine Drive Annex (250-MDA)	Main	5,500	1956	—	527	Replace or renovate	Storage
Construction Pavilion (250-CP)	Main	6,958	2010	—	—	Not surveyed	Construction trades instruction
Portfolio (surveyed, weighted by GSF)		**335,374**	**—**	**—**	**261**	**Adequate (avg)**	

Construction dates and GSF are from the FPMT inventory in the 2025 FCS spreadsheet; the separate 2025 GSF extract matches these values. The Construction Pavilion was not condition-rated this cycle. The college did not return the building-use fields in the 2025 pre-survey input document; predominant uses shown above are derived from the 2023 FCS report and the 2025 deficiency record.

Age Profile

The portfolio shows four construction cohorts: the 1955–1956 core (Buildings A and B plus the Marine Drive Annex, 48,184 GSF); the 1971–1981 vocational block (Buildings T, M, J, K, H, U, G, and the Maintenance Shop, 85,107 GSF across eight buildings); a small 1990–1993 group (College Services and the two portables, 18,307 GSF); and the 2003–2013 modern core (111,130 GSF across five buildings plus the Perry Center). The 1971–1981 cohort is the most consequential for capital planning: eight buildings now 44–54 years old with overlapping envelope, mechanical, and fire-system service lives, and every building in the cohort scores below “Adequate.” The 1955 core and the brick envelope common to the 1955–1981 buildings drive the campus-wide tuckpointing deficiency (D19). Notably, even the modern core is generating capital work — the Haskell Center (2003) and Morse Center (2007) together carry 7 of the 26 deficiencies this cycle.

3. CAPITAL PLANNING ROADMAP

3.1 Immediate Biennium (2027–2029 request)

The 2027 Minor Works Preservation ask of $1,017,000 (7 projects) is unusually dispersed for its size: it touches six buildings, the campus-wide fire alarm network, and campus site paving, with no single project over $366,000. What unifies the request is risk profile rather than geography — six of the seven projects carry Health/Safety as the lead scoring priority, and the average deficiency score of included projects is 83.0, well above the survey-wide median of 61. The funded mix is roofing $366,000 (36%), site flatwork $287,000 (28%), fire protection $145,000 (14%), exterior closure/structural $86,000 (8%), plumbing $78,000 (8%), and electrical $55,000 (5%).

Three of the funded projects respond to documented incidents or formal findings: the Haskell Center roof failure caused a water-intrusion event over the main electrical room that forced a building evacuation (D02); the Building C electrical panel contains 277-VAC breakers in a 120/208-VAC system that will not trip under fault conditions (D03); and the Building M smoke detectors are recalled units documented in recent TEGRIS reports (D06).

Beyond preservation, the 2027–2029 request carries $1,089,000 of infrastructure across six projects, $1,038,000 of program work across two projects, and $365,000 for the Unanticipated Repair Fund. Infrastructure holds roughly steady with the two prior cycles, in which utility work was likewise a major component of the request (the 2025–2027 funded list carried $1,064,000 of infrastructure; the 2023–2025 request carried approximately $1,241,000). The infrastructure package is three primary switchgear replacements plus two potable water lines and a sewer line; the program component funds a College Services renovation ($638,000) and renovation of one Desmond Mcardle Center wing for the Electronics program ($400,000).

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

The deferred preservation backlog of $3,409,000 across 18 projects defines the mid-term ask. By building: Building M carries $750,000 in a single item (D21, the CO-RAY-VAC heating conversion); Building K carries $720,000 (D13, full envelope replacement); the Morse Center carries $476,000 across five items (D10, D11, D12, D20, D23); the campus-level “Multiple” items carry $607,000 (D09, D19, D26); the Parent Education Portable carries $194,000 across three items (D08, D18, D22); and Building G ($172,000, D17), the Perry Center ($160,000, D16), the Marine Drive Annex ($150,000, D25), the Haskell Center ($135,000, D14), and the site transformer ($45,000, D15) round out the list.

By system, deferred exterior closure dominates at $1,417,000 (D12, D13, D18, D19, D25), followed by HVAC at $1,178,000 (D10, D14, D17, D20, D21), roofing at $294,000 (D22, D23), site/stormwater at $152,000 (D09, D11), special construction at $160,000 (D16), interior construction at $115,000 (D26), plumbing at $48,000 (D08), and electrical at $45,000 (D15). The mid-term ask is fundamentally an envelope-and-mechanical renewal program.

Several deferred items are at high risk of escalating into the 2029 “Immediate” category: (a) the Building G Gaylord kitchen hood (D17, $172,000), where improper grease drainage and fire-suppression issues have been noted by contractors and the fire marshal — functionally a life-safety item that fell below this biennium’s cutoff; (b) the Building K envelope (D13, $720,000), which is actively leaking with visibly compromised insulation; (c) the Haskell Center rooftop units (D14, $135,000), original 2003 equipment documented as the most energy-intensive and most frequently repaired HVAC system on campus; (d) the Parent Education Portable crawlspace plumbing (D08, $48,000), which has burst repeatedly in freeze

events; and (e) the Building M CO-RAY-VAC system (D21, $750,000), already non-functional in the garage zone. The Morse Center roof (D23, $213,000) is the one deficiency the surveyor explicitly slated for monitoring and potential replacement in the 2029–2031 biennium.

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

Three long-horizon decisions warrant attention now. First, the master plan's four replacement-flagged buildings — Building J (392), Building H (371), Building C (323), and the Veterinary Portable (344) — all sit below "Adequate" and continue to decline. No replacement program is documented as in motion. Until one is, capital repair in these buildings should remain confined to life-safety and weather-tightness, as it is in the 2027 request; component-level renewals (Building C's unit ventilators were funded in 2025–2027 at $182,000) deserve scrutiny against the replacement timeline.

Second, the 1955 core (Buildings A and B, 42,684 GSF combined, scores 376 and 365) has crossed into the "Needs improvement — renovation" band, and Building A's component detail notes seismic concerns and a size/design unsuited to instructional use. A renovation-versus-replacement study for the 1955 pair belongs in the next master plan update.

Third, the two "Replace or renovate" buildings — the Parent Education Portable (494) and the Marine Drive Annex (527) — are small (7,336 GSF combined) but carry $344,000 of deferred work between them. Both are candidates for disposition decisions rather than continued component repair: the portable is a 1991 modular with failing siding, roof, and plumbing simultaneously, and the Annex's deteriorating southwest section is used only for storage.

3.4 Cross-cutting system themes

1955–1981 masonry envelope cohort.

Brick is the predominant envelope material across the campus buildings constructed between 1955 and 1981, and the assemblies are failing in aggregate: the campus-wide tuckpointing deficiency (D19, $423,000, approximately 20,000 SF) sits alongside building-specific envelope failures at Building K (D13, $720,000 — the entire original roof and metal panel system), the Marine Drive Annex southwest section (D25, $150,000), and Building C (D24, excluded pending an envelope consultant study). With the Building H overhang repair (D05) funded this biennium, total identified envelope work across the cohort approaches $1.4M. A coordinated envelope program in 2029–2031, sequenced by water-intrusion severity, is likely more cost-effective than continued one-off repairs.

Morse Center premature-failure package.

The Morse Center (2007, 50,065 GSF) is only 18 years old and rates "Adequate" (194), yet carries five deferred deficiencies totaling $476,000. The cluster is rooted in design and installation defects amplified by the building's welding programs: the Optiflow exhaust motor sits in the particulate airflow path and has failed three times (D10); metal particulates have corroded and clogged the courtyard stormwater system (D11); skylight seals over the welding booths have failed, forcing booth abandonment (D12); and the boiler draft inducer was improperly installed and undersized, with covers removed to avoid lockout — a safety hazard (D20). The roof shows early vegetation growth (D23). These five items should be scoped together as a single corrective package rather than funded piecemeal, since the exhaust, stormwater, and roof items share a root cause in particulate management.

Fire and life-safety modernization.

The college is mid-way through a phased fire-alarm modernization. The 2025–2027 funded list replaced the failing copper communication lines linking buildings ($46,000, F04); the 2027 request replaces "at least three of the most critical" obsolete panels (D01, $109,000) and the recalled Building M detector heads,

which must be coordinated with the panel upgrade (D06, $36,000). Because D01 funds only the top-priority panels, the remaining unsupported panels across campus should be expected to surface as a follow-on request in 2029–2031. Fire Safety is also a top-three weighted component in the condition scores of seven surveyed buildings, reinforcing that this theme extends beyond the current deficiency list.

Heating-plant transition.

The 2025–2027 funded list replaced the three failing central boilers ($423,000, F08) and the failing Morse Center heat exchanger ($31,000, F09). The deferred list continues the theme: the Building M CO-RAY-VAC gas-fired infrared system is to be replaced with a ducted heat pump system ($750,000, D21 — the largest single deferred item), the Morse Center draft inducer needs replacement (D20), and the Haskell Center rooftop units — the most energy-intensive equipment on campus — are at end of life (D14, $135,000). Deferred HVAC totals $1,178,000 and is the second-largest deferred system after envelope.

Stormwater renewal continuity.

Storm-system renewal has appeared in three consecutive cycles: $537,000 of storm lines in the 2023–2025 request, $495,000 of storm lines plus a $60,000 pump station in the 2025–2027 funded list, and now two deferred deficiencies — the collapsed or root-intruded line between the Campus Center and Building G (D09, $69,000) and the particulate-corroded Morse Center courtyard system (D11, $83,000). The pattern indicates the underground storm network as a whole is reaching end of life; the 2019 Infrastructure Survey remains the reference document for sequencing the remaining segments.

Replacement-flagged buildings and investment discipline.

Buildings C, H, and J and the Veterinary Portable are master-plan replacement priorities. The 2027 request invests $141,000 in two of them — the Building C breaker corrections ($55,000) and the Building H overhang stabilization ($86,000) — both acute safety hazards that cannot wait for a replacement project. That is the right posture: life-safety only, no system renewals. The discipline question for 2029 is whether deficiencies that will inevitably emerge in these four buildings continue to be backlogged pending replacement funding, which requires the replacement program to actually advance.

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	Multiple	Main	D40 Fire Protection	Fire alarm panel	91	241	$109,000	**Included in 2027 request**
D02	Haskell Center (250-N)	Main	B30 Roofing	Roof	88	207	$366,000	**Included in 2027 request**
D03	Building C (250-C)	Main	D50 Electrical	Electrical panel	87	323	$55,000	**Included in 2027 request**
D04	Site	Main	G20 Site Improvements	Enterior flatwork	81	241	$287,000	**Included in 2027 request**
D05	Building H (250-H)	Main	B20 Exterior Closure	Roof (structure)	79	371	$86,000	**Included in 2027 request**
D06	Building M (250-M)	Main	D40 Fire Protection	Smoke detectors	79	421	$36,000	**Included in 2027 request**
D07	Building G (250-G)	Main	D20 Plumbing	Floor drains	76	310	$78,000	**Included in 2027 request**
D08	Parent Education Portable (250-Y)	Main	D20 Plumbing	Plumbing lines	66	494	$48,000	Deferred
D09	Multiple	Main	G20 Site Improvements	Stormwater line	65	241	$69,000	Deferred
D10	Morse Center (250-MC)	Main	D30 HVAC	Exhaust system	65	194	$61,000	Deferred
D11	Morse Center (250-MC)	Main	G20 Site Improvements	Stormwater line	65	194	$83,000	Deferred
D12	Morse Center (250-MC)	Main	B20 Exterior Closure	Skylights	62	194	$59,000	Deferred
D13	Building K (250-K)	Main	B20 Exterior Closure	Metal panel	61	382	$720,000	Deferred

ID	Building	Camp.	System	Component	DSc	BCS	Budget	Status
D14	Haskell Center (250-N)	Main	D30 HVAC	Rooftop units	61	207	$135,000	Deferred
D15	Site	Main	D50 Electrical	Transformer	61	241	$45,000	Deferred
D16	Perry Center (250-PC)	Satellite	F10 Special Construction	Fish rearing pond	61	185	$160,000	Deferred
D17	Building G (250-G)	Main	D30 HVAC	Exhaust hood	58	310	$172,000	Deferred
D18	Parent Education Portable (250-Y)	Main	B20 Exterior Closure	Plywood siding	58	494	$65,000	Deferred
D19	Multiple	Main	B20 Exterior Closure	Envelope	57	241	$423,000	Deferred
D20	Morse Center (250-MC)	Main	D30 HVAC	Boiler draft inducer	55	194	$60,000	Deferred
D21	Building M (250-M)	Main	D30 HVAC	CO-RAY-VAC system	55	421	$750,000	Deferred
D22	Parent Education Portable (250-Y)	Main	B30 Roofing	Roof	50	494	$81,000	Deferred
D23	Morse Center (250-MC)	Main	B30 Roofing	Roof	47	194	$213,000	Deferred
D24	Building C (250-C)	Main	B20 Exterior Closure	Envelope	42	323	Excluded	Excluded
D25	Marine Drive Annex (250-MDA)	Main	B20 Exterior Closure	Envelope	42	527	$150,000	Deferred
D26	Multiple	Main	C10 Interior Construction	Restroom tiles	31	241	$115,000	Deferred

DSc = deficiency score. BCS = building condition score as recorded in the 2025 FCS spreadsheet, rounded. Budget = MACC + soft costs. Status: "Included" = funded in the 2027 preservation request; "Deferred" = below this biennium's budget cutoff but still designated Immediate or Deferrable; "Excluded" = no budget estimate produced this cycle.

Distribution Observations

Unlike portfolios where deferrals concentrate in one building, Bellingham's 26 deficiencies are spread across 11 distinct buildings plus campus-level systems. The largest single-building concentration is the Morse Center with 5 deficiencies ($476,000, all deferred), followed by the Parent Education Portable with 3 ($194,000) and Buildings G, M, C, and the Haskell Center with 2 each.

By Uniformat category, B20 Exterior Closure accounts for 7 of 26 deficiencies and the largest share of deferred dollars ($1,417,000); D30 HVAC accounts for 5 deficiencies and $1,178,000 deferred. Together the two categories are 76% of the deferred backlog.

The two largest deferred items — Building M's heating conversion ($750,000) and Building K's envelope ($720,000) — are each larger than any funded 2027 project and together equal 43% of the deferred backlog. Both will be difficult to fund within a normal biennial preservation allocation without crowding out everything else, which argues for early scoping decisions.

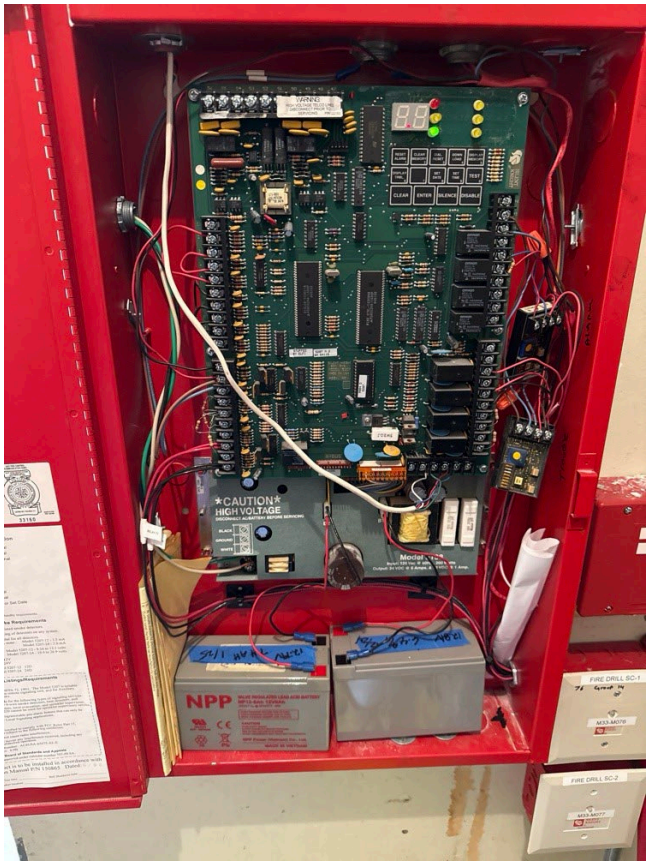
One item is tagged Excluded with no current budget estimate: D24, Building C's thermal envelope, pending an envelope-consultant assessment. Given Building C's replacement-priority status in the master plan, deferral of envelope investment there is consistent with capital discipline.

Both 2027-funded plumbing and roofing projects respond to active failures with documented operational consequences (kitchen flooding in Building G; an electrical-room water intrusion and evacuation at the Haskell Center), a pattern consistent with reactive discovery rather than preventive renewal.

4.2 Findings detail

Reproduced as recorded.

D01 — Fire alarm panel, Multiple



Deficiency score	91	**Budget estimate**	$109,000
Bldg condition score	241	**Status**	Included in 2027 request

System	D40 Fire Protection	**Deferability**	Immediate
Location	Multiple	**Priorities**	Priority 1: Health/Safety (50%); Priority 2: Facility Use (50%)

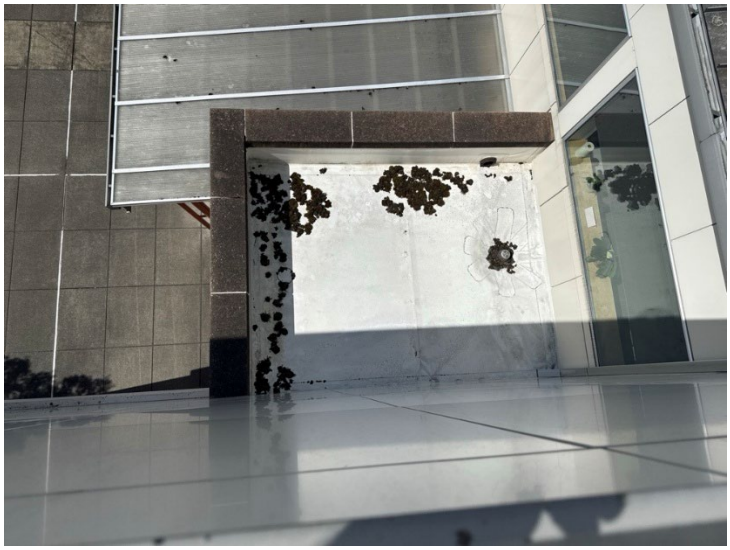
Problem Description

The fire alarm panels across Bellingham Technical College's main campus are outdated and no longer supported. These panels rely on obsolete communication infrastructure, including failing copper lines, and cannot integrate with newer systems. Multiple buildings have experienced communication failures, compromising fire safety. The existing panels are at the end of their useful life and pose a risk due to non-compliance with current fire protection standards. These deficiencies are widespread across campus and must be addressed to maintain life-safety systems and code compliance.

Repair Description

Replace at least three of the most critical fire alarm panels across campus with code-compliant models that support current communication protocols.

D02 — Roof, Haskell Center (250-N)



Deficiency score	88	**Budget estimate**	$366,000
Bldg condition score	207	**Status**	Included in 2027 request
System	B30 Roofing	**Deferability**	Immediate
Location	Roof	**Priorities**	Priority 1: Health/Safety (75%); Priority 2: Increased Repair/Replacement Cost (25%)

Problem Description

The TPO roof on the HC Building (Haskell Center), constructed in 2003, is original to the building and has significantly deteriorated. Mold and vegetation growth are widespread across the membrane. The roof has failed above the main electrical room, leading to a water intrusion event that caused an electrical outage and forced a building evacuation. The membrane has broken down from prolonged exposure to environmental elements and has exceeded its useful life. This condition presents an ongoing safety and operational risk.

Repair Description

Replace the original TPO roof on the HC Building in its entirety.

D03 — Electrical Panel, Building C (250-C)



Deficiency score	87	**Budget estimate**	$55,000
Bldg condition score	323	**Status**	Included in 2027 request
System	D50 Electrical	**Deferability**	Immediate
Location	Electrical closet	**Priorities**	Priority 1: Health/Safety (25%); Priority 2: Facility Use (75%)

Problem Description

The electrical panel in Building C (constructed in 1965) presents a significant safety hazard. Distribution breakers rated for 277 VAC are installed in a panel delivering 120/208 VAC. This mismatch prevents the

breakers from tripping under normal fault conditions, creating a fire and electrical hazard. This condition was confirmed in Panel D Section 1, indicating it may be systemic. The original issue was identified during investigation of a failed outlet, which revealed that the wiring and protection scheme were fundamentally incompatible. This setup allows circuit wiring or equipment to fail before the breaker responds, which violates standard electrical safety practices.

Repair Description

Replace all 277 VAC-rated breakers in the C Building panel with breakers compatible with the 120/208 VAC system. Confirm and correct breaker compatibility in other affected sections of the panel.

D04 — Exterior flatwork, Site



Deficiency score	81	**Budget estimate**	$287,000
Bldg condition score	241	**Status**	Included in 2027 request
System	G20 Site Improvements	**Deferability**	Immediate
Location	Multiple	**Priorities**	Priority 1: Facility Use (100%)

Problem Description

Concrete paving across the Bellingham Technical College main campus has widespread cracking and heaving. Multiple sidewalk panels have lifted and broken, creating significant trip hazards at pedestrian circulation routes. These failures are likely the result of age, settlement, and seasonal freeze–thaw cycles. The 2023 Facility Condition Survey notes that pedestrian walkways provide adequate circulation, but new pedestrian routes have been added through parking areas, suggesting added stress on site paving. Approximately 20,000 SF of concrete walkways require repair or replacement to restore safe circulation between buildings.

Repair Description

Repair broken and heaving concrete panels campus-wide. Replace approximately 20,000 SF of sidewalk to eliminate trip hazards and restore safe pedestrian access.

D05 — Roof (structure), Building H (250-H)



Deficiency score	79	**Budget estimate**	$86,000
Bldg condition score	371	**Status**	Included in 2027 request
System	B20 Exterior Closure	**Deferability**	Immediate
Location	Overhang	**Priorities**	Priority 1: Health/Safety (50%); Priority 2: Increased Repair/Replacement Cost (50%)

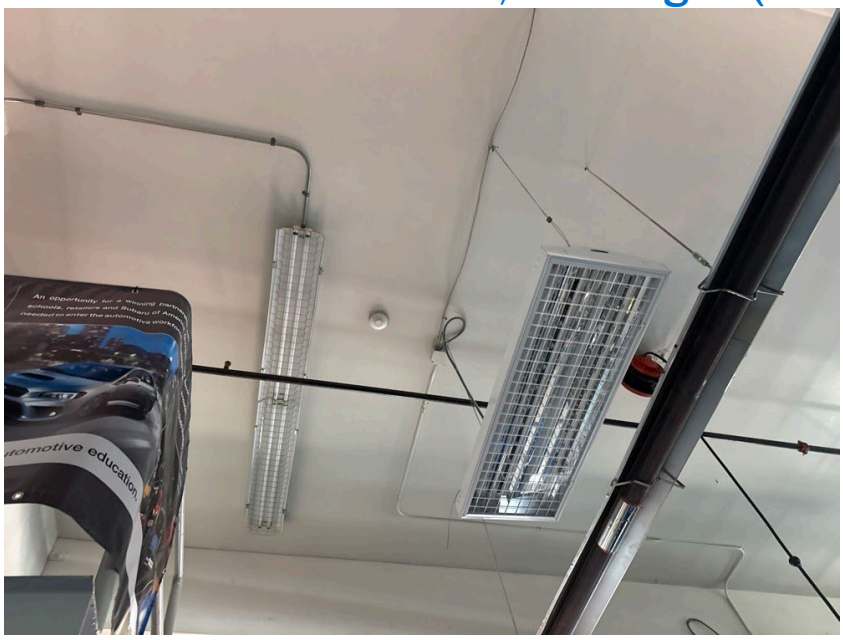
Problem Description

The south exterior overhang of Building H, constructed in 1979, has developed significant structural deflection. The soffit panels under the 6-foot overhang are deformed and sagging, with evidence that fasteners and connections have degraded. In some areas, the overhang appears to rely on light fixtures for support, creating a safety hazard if the structure fails. The extent of truss or framing deterioration is unknown, and concealed damage may be present. A structural examination is required to remove soffit panels, assess the condition of supporting trusses, and determine the scope of repair needed to restore stability and prevent collapse

Repair Description

Repair the south exterior overhang by removing soffit panels, inspecting supporting trusses, and reinforcing or replacing structural members as needed to restore stability. Replace degraded soffit panels and fasteners.

D06 — Smoke detectors, Building M (250-M)



Deficiency score	79	**Budget estimate**	$36,000
Bldg condition score	421	**Status**	Included in 2027 request
System	D40 Fire Protection	**Deferability**	Immediate
Location	Smoke detectors	**Priorities**	Priority 1: Health/Safety (50%); Priority 2: Increased Repair/Replacement Cost (50%)

Problem Description

The smoke detectors in Building M, constructed in 1977, are recalled head units that no longer function properly. These “Raise to Heat” detectors were part of a manufacturer recall, but the college missed the window for free replacement. As a result, approximately 30 detector head units must be replaced. The current system is incompatible with modern detectors and requires coordination with a broader upgrade to the fire alarm control panel. This deficiency is documented in recent TEGRIS reports and poses a safety risk due to unreliable fire detection in an active automotive shop.

Repair Description

Replace all recalled smoke detector head units in Building M and coordinate with the fire alarm panel upgrade to ensure compatibility.

D07 — Floor drains, Building G (250-G)



Deficiency score	76	**Budget estimate**	$78,000
Bldg condition score	310	**Status**	Included in 2027 request
System	D20 Plumbing	**Deferability**	Immediate
Location	Kitchen	**Priorities**	Priority 1: Health/Safety (50%); Priority 2: Increased Repair/Replacement Cost (50%)

Problem Description

The floor drains in Building G (constructed in 1981), which houses the culinary program, are a recurring problem. Despite annual cleanings performed by a plumbing contractor, the drains continue to back up and flood the kitchen areas. There are approximately 29 floor drains in the culinary section, and at least one has a failed pipe. The plumbing system shows signs of deterioration and compromise, contributing to ongoing operational disruptions and high maintenance costs. The recurring failures indicate possible pipe breaches or poor sealing, particularly in lines leading to the exterior.

Repair Description

Repair or replace failed floor drain piping in the culinary section. Reseal pipe penetrations to prevent flooding and reduce ongoing maintenance costs.

D08 — Plumbing lines, Parent Education Portable (250-Y)



Deficiency score	66	**Budget estimate**	$48,000
Bldg condition score	494	**Status**	Deferred
System	D20 Plumbing	**Deferability**	Immediate
Location	Crawlspace	**Priorities**	Priority 1: Facility Use (50%); Priority 2: Increased Repair/Replacement Cost (50%)

Problem Description

The plumbing lines in the crawlspace of the Y Building (constructed in 1991) are uninsulated and prone to freezing during cold weather. Repeated freeze-thaw cycles have caused the pipes to burst multiple times, leading to water damage. Ongoing leaks have compromised the subfloor insulation and increased heat loss through the crawlspace. The building contains two bathrooms and a kitchen that rely on these vulnerable plumbing lines. Approximately 50% of the crawlspace piping is affected and requires intervention.

Repair Description

Insulate the plumbing lines in the crawlspace and replace up to 50% of damaged pipe. Repair any compromised subfloor insulation.

D09 — Stormwater line, Multiple



Deficiency score	65	**Budget estimate**	$69,000
Bldg condition score	241	**Status**	Deferred
System	Site / G20 Site Improvements	**Deferability**	Immediate
Location	Stormwater line between the Campus Centerand Building G	**Priorities**	Priority 1: Facility Use (50%); Priority 2: Increased Repair/Replacement Cost (50%)

Problem Description

The stormwater line between the Campus Center (built 2012) and Building G (built 1981) floods and overflows during heavy rain events. This indicates a likely collapse or severe root intrusion in the underground piping. The line is unable to convey stormwater adequately, leading to water accumulation and potential damage to adjacent buildings and walkways. Immediate replacement is necessary to prevent repeated flooding and infrastructure deterioration.

Repair Description

Replace the damaged segment of stormwater pipe between the Campus Center and Building G to restore proper drainage and prevent future flooding.

D10 — Exhaust system, Morse Center (250-MC)



Deficiency score	65	**Budget estimate**	$61,000
Bldg condition score	194	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Exterior courtyard	**Priorities**	Priority 1: Facility Use (50%); Priority 2: Increased Repair/Replacement Cost (50%)

Problem Description

The Optiflow exhaust system serving the welding lab in the MC Building (constructed in 2007) is failing prematurely. The system is designed to extract welding fumes and collect metal particulates through a baghouse-style filtration unit. However, the motor is positioned in the same airflow path as the incoming particulates, resulting in significant metal debris buildup. This has led to repeated motor failures—the baghouse motor has already been replaced three times, and the variable frequency drives (VFDs) have failed twice. The current motor is undersized to support additional filtration. The last motor failure resulted in a two-week program shutdown. This system is essential for maintaining safe indoor air quality and continuous program operation.

Repair Description

Replace the existing exhaust motor with a higher-capacity unit. Add filtration between the ductwork and motor and replace both associated VFDs.

D11 — Stormwater line, Morse Center (250-MC)



Deficiency score	65	**Budget estimate**	$83,000
Bldg condition score	194	**Status**	Deferred
System	G20 Site Improvements	**Deferability**	Immediate
Location	Exterior courtyard	**Priorities**	Priority 1: Facility Use (50%); Priority 2: Increased Repair/Replacement Cost (50%)

Problem Description

The stormwater system in the courtyard outside the MC Building is deteriorating due to excessive accumulation of metal particulates from adjacent lab spaces. The original system design did not account for the volume or corrosive nature of these materials. As a result, the piping is rusting and clogging, and the system is no longer performing as intended. This has led to flooding and damage to downstream infrastructure. Built in 1956, the MC Building supports welding and lab-based programs that generate fine metal debris contributing to the system's failure

Repair Description

Reline the stormwater piping and install upgraded filtration at catchment points to prevent metal particulates from entering the system.

D12 — Skylights, Morse Center (250-MC)



Deficiency score	62	**Budget estimate**	$59,000
Bldg condition score	194	**Status**	Deferred
System	B20 Exterior Closure	**Deferability**	Immediate
Location	Roof	**Priorities**	Priority 1: Health/Safety (25%); Priority 2: Increased Repair/Replacement Cost (75%)

Problem Description

The MC Building (constructed in 2007) has 10 skylights, each approximately 12 feet by 3 feet, located on the roof above the welding booths. The skylights have deteriorated seals and weatherstripping, causing active leaks during rain events. Water intrusion has forced abandonment of the welding booths beneath and presents a risk of electrical hazard due to proximity to welding equipment. The caulking and gaskets have failed due to age and prolonged exposure to weather.

Repair Description

Reseal all 10 skylights. Remove covers and glazing, replace gaskets and sealants, and reinstall to restore watertight integrity.

D13 — Metal panel, Building K (250-K)



Deficiency score	61	**Budget estimate**	$720,000
Bldg condition score	382	**Status**	Deferred
System	B20 Exterior Closure	**Deferability**	Immediate
Location	Exterior	**Priorities**	Priority 1: Facility Use (25%); Priority 2: Increased Repair/Replacement Cost (75%)

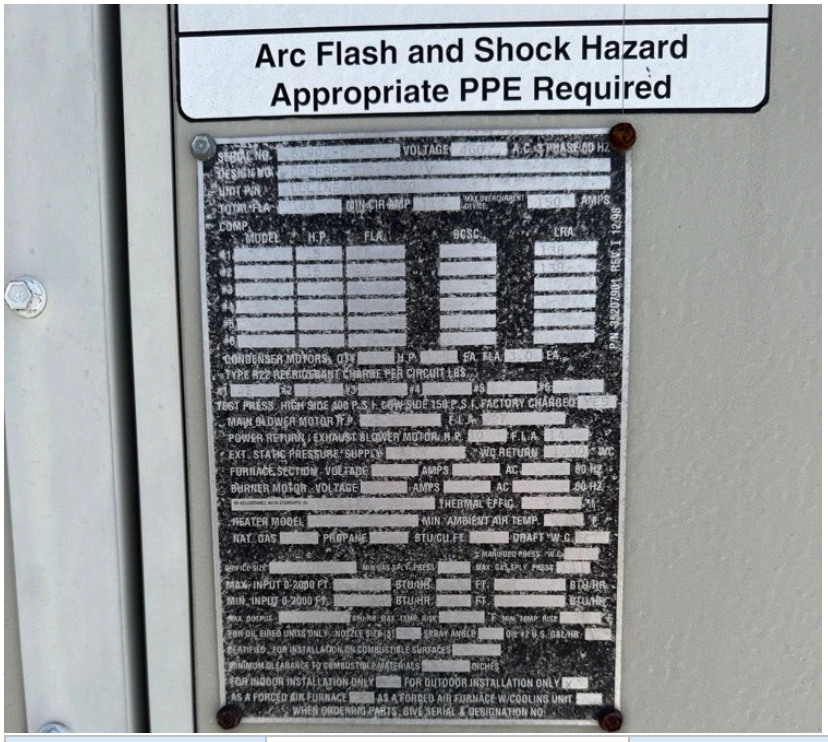
Problem Description

The K Building at Bellingham Technical College, constructed in 1978 and currently used by maintenance staff, has its original roof and metal panel siding. Both the roof and wall panels are showing significant deterioration, especially at the base where panels meet the foundation. Leaks have developed in multiple areas, and compromised insulation is visible inside the walls. The flashing and gutters are also failing, which prevents proper drainage into the stormwater system. While the four exterior windows were replaced approximately four years ago, the exterior frames require removal and re-flashing to ensure water tightness. The interior double-glazed units remain in good condition. Overall, the roof and envelope have reached the end of their useful life and no longer provide adequate building protection.

Repair Description

Replace the K Building roof and metal wall panels, including flashing and gutters, to restore a watertight envelope. Re-flash around existing exterior window frames to prevent leaks.

D14 — Rooftop units, Haskell Center (250-N)



Deficiency score	61	**Budget estimate**	$135,000
Bldg condition score	207	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Roof	**Priorities**	Priority 1: Facility Use (50%); Priority 2: Increased Operating Cost (50%)

Problem Description

The HC Building (Haskell Center), constructed in 2003, has two rooftop air handling units that have reached the end of their expected life. The units are original to the building, but their nameplates are worn and illegible, making it difficult to confirm manufacturer specifications or maintenance history. The equipment is inefficient by current standards and consumes more energy than any other HVAC system on campus. It is frequently under repair and has been documented as the most energy-intensive system at the college. Continued operation increases maintenance costs and contributes to excessive energy use.

Repair Description

Replace both rooftop air handling units with energy-efficient units appropriate for the building's scale and use.

D15 — Transformer, Site

Deficiency score	61	**Budget estimate**	$45,000
Bldg condition score	241	**Status**	Deferred
System	D50 Electrical	**Deferability**	Immediate
Location	East of Building J	**Priorities**	Priority 1: System Use (100%)

Problem Description

The transformer located east of Building J is not rated for outdoor use. It lacks the required waterproofing and weatherproof enclosure for exterior installation. This creates a potential electrical and life-safety hazard due to exposure to the elements. The transformer should be replaced with a UL-listed outdoor-rated unit to ensure code compliance and safe operation.

Repair Description

Replace the non-outdoor-rated transformer with a weatherproof, UL-listed unit suitable for exterior installation.

D16 — Fish rearing pond, Perry Center (250-PC) (Satellite Campus)



Deficiency score	61	**Budget estimate**	$160,000
Bldg condition score	185	**Status**	Deferred
System	F10 Special Construction	**Deferability**	Immediate
Location	Exterior	**Priorities**	Priority 1: Facility Use (50%); Priority 2: Increased Operating Cost (50%)

Problem Description

The fish rearing ponds at the Perry Center (constructed in 2013, satellite campus) are experiencing heavy plant growth and deterioration of the concrete basins. The excessive vegetation creates a nutrient-rich environment that promotes algae growth and unhealthy nitrogen levels, which threaten fish health. The concrete walls of the ponds are deteriorating, allowing conditions that accelerate this growth. There are 4 circular basins, each approximately 30 feet in diameter, that require attention. The hatchery program depends on these ponds for instructional and operational use, and failure to address the issue could compromise both water quality and fish viability

Repair Description

Repair the deteriorated concrete surfaces in all 4 ponds, remove invasive plant growth, and apply protective coatings. Coordinate with the hatchery team to select appropriate surface treatments to minimize future plant and algae growth.

D17 — Exhaust hood, Building G (250-G)



Deficiency score	58	**Budget estimate**	$172,000
Bldg condition score	310	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Kitchen	**Priorities**	Priority 1: Facility Use (25%); Priority 2: Increased Repair/Replacement Cost (75%)

Problem Description

The kitchen exhaust system in Building G, installed in 1981, is original to the building and no longer functions as designed. The system includes a Gaylord ventilator control cabinet and two 12' x 4' hood units, both of which show signs of structural failure and age-related degradation. The static grease filters cannot be removed for proper cleaning, and the system no longer drains grease effectively. The wall housing and grease drain lines are cracked and compromised. Improper drainage and fire suppression issues were noted by local contractors and the fire marshal. The failure of this system increases fire risk and does not meet current health or safety standards for culinary operations.

Repair Description

Replace the Gaylord kitchen hood system, including both hood units, control cabinet, grease removal lines, and wall housing. Rebuild and seal the utility wall and associated drain system to meet current code.

D18 — Plywood siding, Parent Education Portable (250-Y)



Deficiency score	58	**Budget estimate**	$65,000
Bldg condition score	494	**Status**	Deferred
System	B20 Exterior Closure	**Deferability**	Immediate
Location	Exterior	**Priorities**	Priority 1: Facility Use (25%); Priority 2: Increased Repair/Replacement Cost (75%)

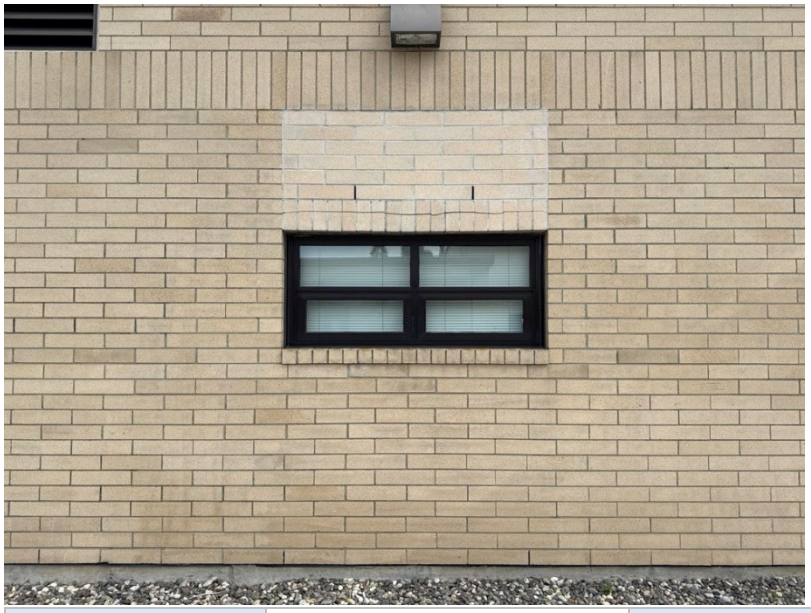
Problem Description

The exterior siding on the Y Building (constructed in 1991) is T1-11 plywood and is severely deteriorated. The siding is soft and rotten throughout, with multiple areas showing through-holes and exposed substrate. Water infiltration and age-related decay have compromised the integrity of the envelope. The existing T1-11 panels no longer provide effective weather protection. The building's perimeter skirting is also damaged and requires replacement.

Repair Description

Replace all deteriorated T1-11 siding and perimeter skirting. Remove existing materials and install new T1-11 panels with proper weatherproofing.

D19 — Envelope, Multiple (Main Campus)



Deficiency score	57	**Budget estimate**	$423,000
Bldg condition score	241	**Status**	Deferred
System	B20 Exterior Closure	**Deferability**	Immediate
Location	Multiple	**Priorities**	Priority 1: Facility Use (25%); Priority 2: Increased Repair/Replacement Cost (75%)

Problem Description

Most buildings at Bellingham Technical College were constructed between 1955 and 1981, and brick is the predominant envelope material across campus. Many of these brick assemblies show signs of significant degradation, including cracked units, failed mortar joints, and general envelope deterioration. Tuckpointing is required in multiple areas. Approximately 20,000 square feet of masonry envelope needs repair across multiple buildings to restore water resistance, maintain structural integrity, and preserve building longevity.

Repair Description

Repair and re-tuckpoint approximately 20,000 square feet of degraded brick masonry across multiple campus buildings.

D20 — Boiler draft inducer, Morse Center (250-MC)



Deficiency score	55	**Budget estimate**	$60,000
Bldg condition score	194	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Mechanical space	**Priorities**	Priority 1: System Use (50%); Priority 2: Increased Repair/Replacement Cost (50%)

Problem Description

The boiler draft inducer in the MC Building, constructed in 2007, was improperly installed and has sustained water damage from condensation. The induction motor and chase are undersized, preventing the system from supplying sufficient combustion air to the boilers. To keep the boilers operational, the covers have been removed to avoid lockout, which creates a safety hazard. Condensate removal in the ventilation is also inadequate, accelerating deterioration of the system. This condition compromises both boiler performance and the ventilation system, increasing the risk of failure

Repair Description

Replace the draft inducer assembly with an upsized unit and install a new motor. Ensure proper condensate management and ventilation design to restore safe and reliable boiler operation.

D21 — CO-RAY-VAC system, Building M (250-M)



Deficiency score	55	**Budget estimate**	$750,000
Bldg condition score	421	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Multiple	**Priorities**	Priority 1: Facility Use (25%); Priority 2: Increased Operating Cost (75%)

Problem Description

The CO-RAY-VAC gas-fired infrared heating system in Building M (constructed 1977, 15,954 GSF) is no longer functioning as intended due to corrosion and system degradation. The building includes a 5,000 square foot automotive garage with large operable doors that require independent climate control. The existing system cannot provide reliable or efficient heating for this space. A second gas-fired system of the same type also serves an adjacent 12,000 square foot area. Both systems are past their expected service life and should be replaced. A ducted heat pump system with independent heating and cooling is recommended to ensure proper zone control and improve energy performance. Replacement cost estimates should reference the full 15,954 GSF of the building, including both heated zones.

Repair Description

Replace the CO-RAY-VAC system with a ducted heat pump system capable of independent heating and cooling in the garage and adjacent zone.

D22 — Roof, Parent Education Portable (250-Y)

Deficiency score	50	**Budget estimate**	$81,000
Bldg condition score	494	**Status**	Deferred
System	B30 Roofing	**Deferability**	Immediate
Location	Roof	**Priorities**	Priority 1: Increased Repair/Replacement Cost (100%)

Problem Description

The Y Building, constructed in 1991, has an asphalt shingle roof that is 20 years old and shows widespread deterioration. Moss and vegetation growth are present across much of the surface, indicating prolonged moisture exposure and reduced drainage capacity. The shingles are nearing the end of their useful life, and the roof is no longer weather-tight. Without intervention, the roofing system may begin to fail structurally and allow water intrusion into the building envelope.

Repair Description

Replace the asphalt shingle roof on the Y Building. Remove all existing roofing and install new asphalt shingles over the entire structure.

D23 — Roof, Morse Center (250-MC)



Deficiency score	47	**Budget estimate**	$213,000
Bldg condition score	194	**Status**	Deferred
System	B30 Roofing	**Deferability**	Deferrable
Location	Roof	**Priorities**	Priority 1: Health/Safety (50%); Priority 2: Increased Repair/Replacement Cost (50%)

Problem Description

The roof of the MC Building, constructed in 2007, has widespread vegetation growth. Although no active leaks have been reported, the overgrowth indicates deferred maintenance and early-stage degradation of the roofing membrane. The roof does not currently show signs of visible compromise, but the presence of biological growth suggests water retention that may lead to membrane failure over time. Continued observation and maintenance are recommended to benchmark the roof's condition and plan for potential replacement in the 2029–2031 biennium.

Repair Description

Monitor the roof condition and remove vegetation to prevent membrane deterioration. Plan for full roof assessment and potential replacement in the 2029–2031 biennium.

D24 — Envelope, Building C (250-C)

Deficiency score	42	**Budget estimate**	Excluded
Bldg condition score	323	**Status**	Excluded
System	B20 Exterior Closure	**Deferability**	Immediate
Location	Exterior	**Priorities**	Priority 1: Increased Operating Cost (100%)

Problem Description

The C Building, constructed in 1965, has an underperforming thermal envelope. The existing batt insulation in the ceiling plenum is heavily degraded and no longer provides effective thermal protection. The brick exterior walls are uninsulated, contributing to overall heat loss and energy inefficiency. The roof, replaced 4 years ago, is in good condition and should not be removed or altered. A building envelope consultant should be engaged to assess insulation levels and recommend a targeted approach to improve thermal performance without disturbing the existing roof system.

Repair Description

This deficiency was recorded without a budget estimate ("Excluded") and without a repair description; the problem description directs that an envelope consultant be engaged before a repair approach is scoped.

D25 — Envelope, Marine Drive Annex (250-MDA)

Deficiency score	42	**Budget estimate**	$150,000
Bldg condition score	527	**Status**	Deferred
System	B20 Exterior Closure	**Deferability**	Immediate
Location	Southwest addition	**Priorities**	Priority 1: Increased Operating Cost (100%)

Problem Description

The southwest section of the Marine Drive Annex (MDA), constructed in 1956, is masonry and has significant deterioration. The exterior walls are not insulated and show widespread water intrusion due to degraded mortar joints and failed protective coatings. The envelope allows moisture migration through the brick, accelerating decay and reducing air and water tightness. This section is currently used for storage. Five original single-glazed windows, each approximately 3' x 5', are also in poor condition and no longer provide an effective barrier against weather. These deficiencies increase the risk of structural damage and mechanical inefficiency.

Repair Description

Repair the southwest masonry envelope by stripping the exterior coating, tuck-pointing, cleaning, sealing, and repainting the brick. Replace the five deteriorated windows and coordinate with mechanical repairs to improve envelop air- and water-tightness.

D26 — Restroom tiles, Multiple



Deficiency score	31	**Budget estimate**	$115,000
Bldg condition score	241	**Status**	Deferred
System	C10 Interior Construction	**Deferability**	Immediate
Location	Multiple	**Priorities**	Priority 1: Increased Operating Cost (50%); Priority 2: Quality of Use (50%)

Problem Description

Across the Bellingham Technical College campus, multiple restrooms have 1-inch floor tiles that are failing. The fine aggregate base under these tiles has begun to crack, allowing fissures to propagate through the mortar joints. This movement compromises the stability of the tile assembly and results in loose, broken, or missing tiles. Several restrooms, including those in the Morse Center, Desmond McArdle Center, and Building J, show water intrusion beneath the tile, further accelerating failure.

Repair Description

Replace all failing 1-inch restroom floor tiles across campus with larger-format tile to improve durability and reduce future maintenance.

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, ordered worst condition first. Six buildings — the Campus Center, Desmond Mcardle Center, College Services, Construction Pavilion, and Buildings T and U — are not individually profiled: the first four are in Superior or Adequate condition (or were not surveyed) with no deficiencies this cycle, and Buildings T (279) and U (302), while below "Adequate," generated no deficiencies and share the 1971–1981 cohort trajectory discussed in Section 3. The Maintenance Shop (407, 654 GSF) and Veterinary Portable (344) also generated no deficiencies; the Veterinary Portable is a master-plan replacement priority and is tracked in Sections 3.3 and 7. Deficiency text is referenced by ID only; the verbatim descriptions are in Section 4.2.

Marine Drive Annex (250-MDA)

Building	Campus	GSF	Built	Reno.	Predominant use
Marine Drive Annex (250-MDA)	Main	5,500	1956	—	Storage

Condition. Current 2025 condition score: 527 (Replace or renovate); 2023 score: 507. Top weighted contributors: Fire Safety (44), Exterior Closure (35), Plumbing (35). The worst score in the portfolio.

Current biennium (2027 request). None.

Deferred and emerging. Deferred IDs: D25 ($150,000) — southwest masonry envelope and five original single-glazed windows.

Long-term outlook. A 1956 building in the "Replace or renovate" band whose deteriorating section is used only for storage. A disposition decision (replacement, divestment, or scope reduction) is a better use of planning effort than continued envelope repair; D25 should be weighed against that decision before funding.

Parent Education Portable (250-Y)

Building	Campus	GSF	Built	Reno.	Predominant use
Parent Education Portable (250-Y)	Main	1,836	1991	—	Parent/child education

Condition. Current 2025 condition score: 494 (Replace or renovate); 2023 score: 478. Top weighted contributors: Fire Safety (52), Exterior Closure (42), Modifications (36).

Current biennium (2027 request). None.

Deferred and emerging. Deferred IDs: D08 ($48,000) crawlspace plumbing, D18 ($65,000) T1-11 siding, D22 ($81,000) asphalt shingle roof — $194,000 total, equal to roughly 11% of the portable's share of campus deferred work concentrated in 1,836 GSF.

Long-term outlook. A 1991 modular with envelope, roof, and plumbing failing simultaneously — the classic end-of-life pattern for portables. The freeze-prone plumbing (D08) is the operational risk most likely to force action; the college should decide between a one-time stabilization package and replacement of the modular before piecemeal funding begins.

Building M (250-M)

Building	Campus	GSF	Built	Reno.	Predominant use
Building M (250-M)	Main	15,954	1977	—	Automotive instruction

Condition. Current 2025 condition score: 421 (Needs improvement — renovation); 2023 score: 335 — the largest single-cycle decline in the portfolio (+86). Top weighted contributors: Roofing (42), Elevators (32), Glazing (32).

Current biennium (2027 request). D06 — recalled smoke detector head units, $36,000 (coordinated with the campus fire alarm panel upgrade, D01).

Deferred and emerging. Deferred IDs: D21 ($750,000) — replacement of the CO-RAY-VAC gas-fired infrared heating with a ducted heat pump system serving the 5,000 SF garage and adjacent 12,000 SF zone. The largest single deferred item in the survey.

Long-term outlook. The steep condition decline and the scale of D21 relative to the building (the heating conversion approaches half the building's share of a normal biennial allocation) argue for evaluating D21 within a broader building-renewal scope in 2029–2031 rather than as a standalone mechanical project.

Building J (250-J)

Building	Campus	GSF	Built	Reno.	Predominant use
Building J (250-J)	Main	11,558	1977	2016	Instructional

Condition. Current 2025 condition score: 392 (Needs improvement — renovation); 2023 score: 375. Top weighted contributors: Appearance (31), Remaining Life (31), Fire Safety (31).

Current biennium (2027 request). None.

Deferred and emerging. Deferred IDs: none. The non-outdoor-rated transformer east of the building (D15, $45,000) is a site item adjacent to Building J.

Long-term outlook. Master-plan replacement priority (poor configuration — programs cannot function in the space). The absence of deficiencies reflects backlogging pending replacement, not good condition; the worst condition score among the four replacement-flagged buildings.

Building K (250-K)

Building	Campus	GSF	Built	Reno.	Predominant use
Building K (250-K)	Main	4,302	1978	—	Maintenance staff use

Condition. Current 2025 condition score: 382 (Needs improvement — renovation); 2023 score: 350. Top weighted contributors: Fire Safety (42), Roofing (42), Life/Safety (31).

Current biennium (2027 request). None.

Deferred and emerging. Deferred IDs: D13 ($720,000) — replacement of the original 1978 roof and metal wall panels, flashing, and gutters; actively leaking with compromised insulation.

Long-term outlook. D13 costs roughly 13× the building's recorded original construction cost and exceeds $167/GSF for envelope work alone on a 4,302 GSF support building. Before 2029, the college should test D13 against relocation of the maintenance function or replacement of the structure — a renewal-versus-replace decision in miniature.

Building A (250-A)

Building	Campus	GSF	Built	Reno.	Predominant use
Building A (250-A)	Main	11,535	1955	2013	Instructional

Condition. Current 2025 condition score: 376 (Needs improvement — renovation); 2023 score: 351. Top weighted contributors: Life/Safety (31), Appearance (25), Insulation (25). Component detail notes seismic concerns and a size/design not suitable for instructional use.

Current biennium (2027 request). None.

Deferred and emerging. Deferred IDs: none building-specific; shares the campus-wide brick envelope (D19) and fire alarm (D01) themes.

Long-term outlook. Half of the 1955 core. Crossing into the renovation band with structural (seismic) and program-fit concerns flagged in the component detail; pair with Building B for a renovation-versus-replacement study in the next master plan update.

Building H (250-H)

Building	Campus	GSF	Built	Reno.	Predominant use
Building H (250-H)	Main	9,158	1979	2014	Instructional

Condition. Current 2025 condition score: 371 (Needs improvement — renovation); 2023 score: 346. Top weighted contributors: Fire Safety (31), Appearance (25), Exterior Closure (25).

Current biennium (2027 request). D05 — south overhang structural stabilization, $86,000.

Deferred and emerging. Deferred IDs: none. The 2023 survey flagged masonry cracks possibly related to a prior seismic event (F06, "Needs Study"); no corresponding 2025 deficiency was generated.

Long-term outlook. Master-plan replacement priority. D05 is the right kind of investment for a replacement-flagged building — hazard removal only. The unresolved 2023 masonry/seismic question should be answered before any further capital is committed here.

Building B (250-B)

Building	Campus	GSF	Built	Reno.	Predominant use
Building B (250-B)	Main	31,149	1955	—	Instructional

Condition. Current 2025 condition score: 365 (Needs improvement — renovation); 2023 score: 342. Top weighted contributors: Fire Safety (31), Life/Safety (31), Appearance (25).

Current biennium (2027 request). None.

Deferred and emerging. Deferred IDs: none building-specific; the largest single building in the 1955–1981 brick cohort addressed by the campus-wide tuckpointing deficiency (D19).

Long-term outlook. The larger half of the 1955 core (31,149 GSF). Major systems are older but maintained, with a 5–15 year remaining-useful-life note in the component detail — the renovation-study window is this decade.

Building C (250-C)

Building	Campus	GSF	Built	Reno.	Predominant use
Building C (250-C)	Main	5,511	1965	—	Instructional

Condition. Current 2025 condition score: 323 (Needs improvement — maintenance); 2023 score: 300. Top weighted contributors: Glazing (31), Fire Safety (31), Life/Safety (31).

Current biennium (2027 request). D03 — replacement of incompatible 277-VAC breakers in the 120/208-VAC panel, $55,000.

Deferred and emerging. Excluded (no current cost estimate): D24 — degraded ceiling-plenum insulation and uninsulated brick walls, pending an envelope-consultant assessment. The unit ventilators were funded for replacement in the 2025–2027 cycle (F07, $182,000).

Long-term outlook. Master-plan replacement priority. The breaker hazard (D03) cannot wait for replacement; the envelope study (D24) should be scoped only to inform the replacement decision, not to justify further envelope investment.

Building G (250-G)

Building	Campus	GSF	Built	Reno.	Predominant use
Building G (250-G)	Main	17,197	1981	—	Culinary instruction

Condition. Current 2025 condition score: 310 (Needs improvement — maintenance); 2023 score: 293. Top weighted contributors: Fire Safety (31), Appearance (25), Exterior Closure (25).

Current biennium (2027 request). D07 — culinary floor drain piping repair/replacement, $78,000.

Deferred and emerging. Deferred IDs: D17 ($172,000) — replacement of the original 1981 Gaylord kitchen hood system, with fire-suppression issues noted by contractors and the fire marshal. A hood exhaust replacement was previously funded in the 2023–2025 cycle (F09, $82,000).

Long-term outlook. The culinary program's plumbing and exhaust infrastructure is failing as a 1981 cohort. D17 is the highest-risk deferred item in the building given the fire-marshal findings and should be assumed to roll into the 2029 request, scoped jointly with the D07 drain work now funded.

Haskell Center (250-N)

Building	Campus	GSF	Built	Reno.	Predominant use
Haskell Center (250-N)	Main	30,742	2003	—	Instructional

Condition. Current 2025 condition score: 207 (Adequate); 2023 score: 178. Top weighted contributors: Roofing (42), Insulation (19), Exterior Closure (17).

Current biennium (2027 request). D02 — full replacement of the original 2003 TPO roof, $366,000 (the largest project in the 2027 request), following a roof failure over the main electrical room that caused an outage and building evacuation.

Deferred and emerging. Deferred IDs: D14 ($135,000) — the two original rooftop air handling units, at end of life and documented as the most energy-intensive and most frequently repaired HVAC system on campus.

Long-term outlook. A 22-year-old building hitting its first major component-renewal wave. Sequencing matters: replacing the RTUs (D14) immediately after the new roof (D02) avoids disturbing a fresh membrane twice — the two projects should be coordinated even though they fall in different biennia.

Morse Center (250-MC)

Building	Campus	GSF	Built	Reno.	Predominant use
Morse Center (250-MC)	Main	50,065	2007	—	Welding/lab instruction

Condition. Current 2025 condition score: 194 (Adequate); 2023 score: 167. Top weighted contributors: HVAC (25), Roofing (21), Structure (17).

Current biennium (2027 request). None.

Deferred and emerging. Deferred IDs: D10 ($61,000) Optiflow exhaust motor, D11 ($83,000) courtyard stormwater, D12 ($59,000) skylight reseal over the welding booths, D20 ($60,000) boiler draft inducer, D23 ($213,000) roof monitoring/replacement — $476,000 across five items, the largest deferred concentration in the portfolio. A boiler heat exchanger was replaced under 2025–2027 funding (F09, $31,000).

Long-term outlook. Design- and installation-driven failures amplified by welding particulates, not age. Fund as one coordinated corrective package addressing particulate management at the source; the surveyor has already slated the roof (D23) for a 2029–2031 decision.

Perry Center (250-PC)

Building	Campus	GSF	Built	Reno.	Predominant use
Perry Center (250-PC)	Satellite	7,823	2013	—	Fisheries technology instruction

Condition. Current 2025 condition score: 185 (Adequate); 2023 score: 174. Top weighted contributors: Roofing (21), Structure (17), Maintenance (15).

Current biennium (2027 request). None. (Corroded floor drains were funded in the 2025–2027 cycle, F02, $34,000.)

Deferred and emerging. Deferred IDs: D16 ($160,000) — repair and protective coating of the four 30-foot fish rearing basins, which the hatchery program depends on for instructional and operational use.

Long-term outlook. The newest building in the portfolio, but its salt-water and hatchery environment is consuming program-critical site infrastructure faster than the building itself ages. D16 is program-continuity work and should be weighed accordingly in 2029 prioritization.

6. INFRASTRUCTURE SYSTEMS

2027 infrastructure request

The college's 2027–2029 infrastructure request comprises six Main Campus projects totaling $1,089,000: three primary switchgear replacements ($154,000), two potable water line segments ($530,000), and one sewer line segment ($405,000). All six are drawn from the agency infrastructure asset inventory and are flagged for inclusion in the 2027 budget request.

Asset	System	Component and specification	Location	Estimate
3180	Electrical	Primary switchgear — 1,200 A, interior	Building B	$52,000
3197	Electrical	Primary switchgear — 1,000 A, interior	Building J	$51,000
3198	Electrical	Primary switchgear — 1,000 A, interior	Building M	$51,000
3255	Potable water	Water line — 300 LF at 4 ft depth	Main Campus (serves ~50%)	$203,000
3257	Potable water	Water line — 500 LF at 4 ft depth	Main Campus (serves ~25%)	$327,000
3226	Sewer	Sewer line — 400 LF at 8 ft depth	Main Campus (serves ~50%)	$405,000
Total				**$1,089,000**

The three switchgear units are each 44 years old against a 40-year expected service life — roughly 11 years past end of life — and each serves a large instructional building. The two potable water lines are 64 and 66 years old against a 72-year expected life; asset 3257 has passed end of life and asset 3255 has under two years remaining, and both carry recorded deficiencies. Together the water lines serve an estimated three-quarters of campus.

The sewer line (asset 3226) is the outlier in the group: at 20 years against a 63-year expected life it retains roughly 36 years of service and records no deficiency, yet at $405,000 it is 37 percent of the request. Its priority relative to the electrical and potable water work should be confirmed with the college before submission.

Recent infrastructure history (context)

From the 2025–2027 funded list: Main Campus primary switchgear, assets 3180, 3185, 3187, 3190, 3197 & 3198 ($241,000); storm lines, assets 3058, 3064 & 3078 ($495,000); potable water lines, assets 3264 & 3267 ($218,000); pump station, asset 3137 ($60,000); gas meters 3143 & 3149 ($25,000); and potable water meters 3139, 3150 & 3272 ($25,000) — $1,064,000 in total. The 2023–2025 request included three-phase transformers, assets 3157, 3177, 3183, 3191 & 3209 ($423,000); storm lines, assets 3047, 3059 & 3061 ($537,000); a sewer line, asset 3222 ($246,000); and a potable water meter, asset 3262 ($35,000). All are referenced to the agency's 2019 Infrastructure Survey.

On the radar for 2029–2031

Anticipated pressure points based on the multi-biennium pattern and the 2019 Infrastructure Survey reference: (a) continuation of the storm-line renewal program — three consecutive cycles of storm work plus two deferred 2025 deficiencies (D09, D11) indicate the underground network is failing segment by segment; (b) remaining primary electrical components beyond the 2025–2027 switchgear group, including the D15 transformer; and (c) continued gas- and water-meter renewal as remaining assets age out. The 2014 master plan addresses utility systems only in summary form, indicating future capital projects will focus on overall replacement of antiquated systems as necessary (2023 FCS report); an infrastructure-specific planning update would benefit the 2029 capital cycle.

7. MASTER PLAN ALIGNMENT

The college's most recent full master plan for the Main Campus dates from 2014, with a 2020 update; the Satellite Campus is documented within other planning documents (2023 FCS report). The college's reported priorities at the time of the prior survey are summarized below. Note: the master-planning tables in the 2025 pre-survey input document were not updated for Bellingham and contain another college's data; the priorities below are therefore carried from the 2023 FCS report and should be re-confirmed by the college for the 2025 cycle.

Category	Building	Master plan note
Renovation	College Services (250-Z)	Recent growth — undersized to meet needs
Replacement	Building J (250-J)	Poor configuration — programs cannot function in space
Replacement	Building H (250-H)	Poor configuration — programs cannot function in space
Replacement	Building C (250-C)	Poor configuration — programs cannot function in space
Replacement	Veterinary Portable (250-R)	Poor configuration — programs cannot function in space
Demolition	None	—

The 2027 capital repair recommendations are consistent with these priorities. Of the $1,017,000 preservation request, $141,000 (14%) is invested in replacement-flagged buildings — the Building C breaker corrections ($55,000) and the Building H overhang stabilization ($86,000) — and both are acute life-safety hazards that cannot reasonably be deferred to a replacement project with no documented schedule. No major-system renewal is proposed in any replacement-flagged building, and the one envelope deficiency identified in Building C (D24) was excluded from costing. This is the correct minimum-investment posture.

Two alignment observations to track for the 2029 cycle. First, the longer the replacement program for Buildings J, H, C, and the Veterinary Portable remains unscheduled, the more life-safety and weather-tightness work will accumulate in buildings the college does not intend to keep — Building J's score (392) is already the worst of the four. Second, College Services is a renovation priority on growth grounds while in Adequate condition (216); its 2025–2027 HVAC-controls funding (F11, $219,000) is the kind of system renewal that should be coordinated with, not duplicated by, any renovation scope.

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; the roster was pending college confirmation at the time of this report. 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	40	$105,407
Maintenance Mechanic 3	40	$95,403
Maintenance Mechanic 3	40	$95,403
Maintenance Mechanic 3	40	$95,403
Maintenance Mechanic 3	40	$95,403
Maintenance Mechanic 4	40	$105,407
Maintenance Specialist 5	40	$125,089
Painter	15	$30,125
Painter	15	$30,125
Maintenance Mechanic 2	15	$33,238
Maintenance Mechanic 2	40	$88,636
Maintenance Mechanic 2	40	$88,636
Maintenance Mechanic 3	40	$95,403
Automotive Technician	40	$80,305
Total (14 positions)	**485**	**$1,163,983**

Derived metrics:

Metric	Value
In-house maintenance FTEs (485 hrs/wk ÷ 40)	12.1
Estimated equivalent contract FTEs (2023 cycle)	0.5
Combined total FTEs	12.6

Metric	Value
GSF per combined FTE (342,332 GSF portfolio)	27,170
State avg (weighted, 2023 cycle)	74,279 GSF / FTE
Total maintenance cost	$1,333,591 ($1,163,983 staff + $45,883 contract + $123,725 material; contract and material from 2023 cycle)
Maintenance cost per GSF	$3.90
State avg (weighted, 2023 cycle)	$1.48 / GSF
APPA self-rating (2023 cycle)	Managed Care (3 of 5)

Taken at face value, these figures represent a step-change from the 2023 cycle, when the college reported 4.4 in-house FTEs, $327,032 of staff cost, 68,283 GSF per combined FTE, and $1.48 per GSF — the 2025 roster nearly triples in-house FTEs and would place Bellingham far above the state average in both staffing density and cost per GSF. The 2025 roster also includes classifications (two painters, an automotive technician) that may not have been categorized as maintenance in prior cycles, so the comparison may reflect a reporting-scope change rather than a true staffing expansion. The roster, the contract-maintenance figure, and the APPA self-rating all require college confirmation before these metrics are used for cross-college comparison. What the condition data does show is that 17 of 20 building scores worsened between 2023 and 2025 and the deferred backlog is dominated by envelope and HVAC renewal — capital-scale work that maintenance staffing of any size cannot substitute for.

9. APPENDIX: BUILDING CONDITION DETAIL

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

Marine Drive Annex (250-MDA) — condition score 527

Component	Rating	Wt.	Wt. Score	Comment
Structure	3	8	26	Cast concrete; brick; wood roof framing
Exterior Closure	4	8	35	Concrete; brick
Roofing	2	10	22	Corrugated metal 2019. single-ply 2016
Floor Finishes	5	6	33	Vinyl tile-well worn; concrete
Wall Finishes	3	6	20	Gypsum board CMU, ceramic tile; good condition
Ceiling Finishes	4	6	26	Gypsum board in office area
Doors & Hardware	4	6	26	Interior HM/steel doors w HM/steel frames; exterior steel doors/frames and wood sectional OH doors-poor condition
Elevators	0	6	0	
Plumbing	4	8	35	Galvanized and cast iron piping to rest room; porcelain fixtures
Electrical	3	8	26	100amp 208/120v
Lights/Power	3	8	26	Ceiling mount fluorescent fixtures
Life/Safety	3	10	33	
Fire Safety	4	10	44	
Modifications	0	7	0	Building interior appears not to have had any renovations over the years
Maintenance	4	7	31	
Remaining Life	4	6	26	Very well constructed storage building, but not useful for anything else due to design and construction
Appearance	5	6	33	
Insulation	5	6	33	

Component	Rating	Wt.	Wt. Score	Comment
Glazing	5	6	33	
HVAC	2	8	18	Forced air gas furnace 2014
Total weighted score			**527**	

Parent Education Portable (250-Y) — condition score 494

Component	Rating	Wt.	Wt. Score	Comment
Structure	3	8	25	Wood frame (portable)
Exterior Closure	5	8	42	T1-11 wood siding
Roofing	3	10	31	Composition shingle
Floor Finishes	3	6	19	Carpet, sheet vinyl
Wall Finishes	3	6	19	Wood paneling
Ceiling Finishes	2	6	13	Lay-in tile
Doors & Hardware	3	6	19	Interior wood doors/frames; exterior HM doors/frames
Elevators	0	6	0	1 story
Plumbing	3	8	25	Serviceable
Electrical	1	8	8	200amp 208/120v
Lights/Power	3	8	25	Lay-in fluorescent lighting
Life/Safety	2	10	21	
Fire Safety	5	10	52	No FA system; no sprinklers
Modifications	5	7	36	
Maintenance	3	7	22	
Remaining Life	5	6	31	
Appearance	5	6	31	Functional and well maintained spaces; structure is not attractive

Component	Rating	Wt.	Wt. Score	Comment
Insulation	5	6	31	Insulation present but not to current standards
Glazing	3	6	19	Double glazed vinyl windows
HVAC	3	8	25	Exterior wall mounted HVAC
Total weighted score			**494**	

Building M (250-M) — condition score 421

Component	Rating	Wt.	Wt. Score	Comment
Structure	2	8	17	Structural brick; glu-lam beams; wood and steel columns
Exterior Closure	2	8	17	Brick
Roofing	4	10	42	TPO single-ply membrane-new in 2011
Floor Finishes	2	6	13	Concrete; vinyl tile; ceramic tile
Wall Finishes	3	6	19	Gypsum board; brick; CMU; wood paneling; T1-11; vinyl panels; ceramic tile
Ceiling Finishes	3	6	19	Gypsum board and lay-in tiles
Doors & Hardware	4	6	25	Interior/exterior HM doors/frames; OH metal doors w new motors in 2009
Elevators	5	6	32	2 story; offices & storage 2nd floor. No elevator.
Plumbing	3	8	25	Copper, cast iron, steel, galvanized and ABS piping; porcelain fixtures
Electrical	2	8	17	600amp, 480/277v; six disconnect rule; fed from another building
Lights/Power	2	8	17	Ceiling mount and hanging fluorescent lights
Life/Safety	3	10	32	
Fire Safety	2	10	21	Sprinklers installed in 2010
Modifications	0	7	0	No major modifications to date

Component	Rating	Wt.	Wt. Score	Comment
Maintenance	1	7	7	
Remaining Life	3	6	19	Should have 15 year+ life
Appearance	4	6	25	Some spaces are not very functional; building is very spartan on exterior
Insulation	3	6	19	
Glazing	5	6	32	Seals broken
HVAC	3	8	25	Gas make-up air units; linear ceiling radiant heating
Total weighted score			**421**	

Maintenance Shop (250-GS) — condition score 407

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	10	Concrete slab
Exterior Closure	5	8	52	Wood studs and siding
Roofing	4	10	52	Single ply 2017
Floor Finishes	1	6	8	
Wall Finishes	3	6	23	Plywood
Ceiling Finishes	0	6	0	Insulation
Doors & Hardware	3	6	23	
Elevators	0	6	0	
Plumbing	0	8	0	
Electrical	1	8	10	
Lights/Power	2	8	21	
Life/Safety	2	10	26	

Component	Rating	Wt.	Wt. Score	Comment
Fire Safety	3	10	39	
Modifications	0	7	0	
Maintenance	3	7	27	
Remaining Life	3	6	23	
Appearance	5	6	39	
Insulation	3	6	23	
Glazing	0	6	0	
HVAC	3	8	31	Hung electric unit
Total weighted score			**407**	

Building J (250-J) — condition score 392

Component	Rating	Wt.	Wt. Score	Comment
Structure	3	8	25	Structural brick, roof trusses, wood frame partitions; seismic concerns
Exterior Closure	1	8	8	Brick; textured ext. gypsum board soffits; marblecrete fascia-minor damage
Roofing	2	10	21	New TPO single-ply membrane in 2011
Floor Finishes	2	6	13	Vinyl tile, carpet-wear throughout, ceramic tile, concrete; VAT
Wall Finishes	2	6	13	Gypsum board and laminate panels
Ceiling Finishes	3	6	19	Gypsum board
Doors & Hardware	2	6	13	Interior wood doors w HM frames; exterior HM doors/frames
Elevators	0	6	0	
Plumbing	3	8	25	Galvanized, cast iron, steel and copper piping; porcelain fixtures
Electrical	1	8	8	600amp 480/27v; six breaker rule

Component	Rating	Wt.	Wt. Score	Comment
Lights/Power	3	8	25	Surface-mount fluorescent lighting
Life/Safety	3	10	31	
Fire Safety	3	10	31	
Modifications	1	7	7	No major modifications to date
Maintenance	3	7	22	
Remaining Life	5	6	31	Building is not adequate for vocational training programs
Appearance	5	6	31	
Insulation	4	6	25	
Glazing	3	6	19	
HVAC	3	8	25	Rooftop packaged HVAC units
Total weighted score			**392**	

Building K (250-K) — condition score 382

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Engineered metal building; steel frame
Exterior Closure	3	8	25	Metal siding-minor dents
Roofing	4	10	42	Metal roof
Floor Finishes	1	6	6	Concrete, vinyl tile; carpet
Wall Finishes	2	6	13	Gypsum board; exposed steel structure; plywood; encapsulated insulation
Ceiling Finishes	2	6	13	Gypsum board; exposed steel structure; encapsulated insulation
Doors & Hardware	3	6	19	Interior wood doors/frames; exterior HM doors/frames; metal OH door
Elevators	0	6	0	1 story w/ mezzanine. No elevator

Component	Rating	Wt.	Wt. Score	Comment
Plumbing	2	8	17	Copper, steel, and cast iron piping; porcelain fixtures
Electrical	1	8	8	225amp 480/277v
Lights/Power	3	8	25	Ceiling mount and hanging fluorescent fixtures
Life/Safety	3	10	31	
Fire Safety	4	10	42	
Modifications	3	7	22	Mezzanine may not meet code
Maintenance	1	7	7	
Remaining Life	3	6	19	Should have 15+ year life
Appearance	4	6	25	
Insulation	4	6	25	
Glazing	3	6	19	
HVAC	2	8	17	Ceiling radiant heat; pad-mount packaged gas heating unit
Total weighted score			**382**	

Building A (250-A) — condition score 376

Component	Rating	Wt.	Wt. Score	Comment
Structure	3	8	25	Concrete tilt-up, steel columns; steel roof joists; seismic concerns
Exterior Closure	1	8	8	Concrete; stucco panels
Roofing	2	10	21	Hypalon single-ply roof 2014
Floor Finishes	3	6	19	Vinyl tile; carpet-worn; sheet vinyl; ceramic tile
Wall Finishes	1	6	6	Concrete and gypsum board; CMU
Ceiling Finishes	3	6	19	Metal pan roof deck; lay-in tiles

Component	Rating	Wt.	Wt. Score	Comment
Doors & Hardware	3	6	19	Interior wood/HM doors w HM frames; exterior HM doors/frames; metal OH door
Elevators	0	6	0	
Plumbing	3	8	25	Galvanized, steel, cast iron and copper piping; porcelain fixtures. Boilers funded for replacement 2015
Electrical	2	8	17	1200amp, 208v
Lights/Power	3	8	25	Lay-in, hanging and ceiling-mount fluorescent lighting
Life/Safety	3	10	31	
Fire Safety	2	10	21	East half of building only has addressable fire alarm
Modifications	3	7	22	Some modifications appear not well thought out
Maintenance	2	7	15	
Remaining Life	3	6	19	Size and design not suitable for instructional use
Appearance	4	6	25	
Insulation	4	6	25	
Glazing	3	6	19	Mix of deteriorating single-glazed and newer double glazed aluminum windows
HVAC	2	8	17	Rooftop packaged HVAC units w split A/C; 2 HW boilers
Total weighted score			**376**	

Building H (250-H) — condition score 371

Component	Rating	Wt.	Wt. Score	Comment
Structure	3	8	25	Structural brick, roof trusses, wood frame partitions
Exterior Closure	3	8	25	Brick; textured gypsum board soffits; marblecrete fascia
Roofing	2	10	21	New PTO roof 2013

Component	Rating	Wt.	Wt. Score	Comment
Floor Finishes	4	6	25	Vinyl tile; carpet and carpet tile; ceramic tile; sheet vinyl
Wall Finishes	3	6	19	Gypsum board; laminate panels
Ceiling Finishes	3	6	19	Gypsum board; direct-adhered tile
Doors & Hardware	3	6	19	Interior wood doors w HM frames; exterior HM doors/frames
Elevators	0	6	0	
Plumbing	2	8	17	Copper, cast iron, steel and ABS piping; porcelain fixtures
Electrical	1	8	8	600amp 480/277v
Lights/Power	3	8	25	Surface mount fluorescent fixtures
Life/Safety	1	10	10	
Fire Safety	3	10	31	
Modifications	2	7	15	2003 renovation appears to be in compliance with codes and well constructed
Maintenance	2	7	15	
Remaining Life	3	6	19	
Appearance	4	6	25	Very spartan exterior; interior is average
Insulation	3	6	19	
Glazing	3	6	19	
HVAC	2	8	17	Four of five packaged rooftop gas pack units 2013
Total weighted score			**371**	

Building B (250-B) — condition score 365

Component	Rating	Wt.	Wt. Score	Comment
Structure	2	8	17	Concrete tilt-up; steel columns; steel roof joists

Component	Rating	Wt.	Wt. Score	Comment
Exterior Closure	1	8	8	Concrete; stucco panels; brick; corrugated metal siding; dryvit panels
Roofing	2	10	21	Single-ply membrane 2019
Floor Finishes	2	6	13	Vinyl tile, carpet, concrete
Wall Finishes	2	6	13	Gypsum board; concrete; CMU; ceramic tile
Ceiling Finishes	2	6	13	Gypsum board lay-in tile; exposed steel structure; good condition
Doors & Hardware	3	6	19	Interior and exterior HM doors/frames; metal OH doors
Elevators	0	6	0	
Plumbing	3	8	25	Galvanized, steel, cast iron and copper piping; porcelain fixtures
Electrical	3	8	25	1200amp 480/277v upgraded 2000
Lights/Power	2	8	17	Lay-in, hanging and ceiling mount fluorescent lights; metal halide in shop areas
Life/Safety	3	10	31	
Fire Safety	3	10	31	
Modifications	1	7	7	2001 rear addition and updated front exterior well-thought out & constructed
Maintenance	3	7	22	
Remaining Life	3	6	19	Major systems older but maintained, RUL 5-15 years
Appearance	4	6	25	
Insulation	4	6	25	
Glazing	3	6	19	
HVAC	2	8	17	Rooftop heating/ventilation units; hydronic classroom heating/ventilation; rooftop packaged HVAC unit w VAVs
Total weighted score			**365**	

Veterinary Portable (250-R) — condition score 344

Component	Rating	Wt.	Wt. Score	Comment
Structure	3	8	25	Wood frame (portable) relocated on new concrete foundation 2005
Exterior Closure	3	8	25	T1-11 wood siding
Roofing	2	10	21	Composition shingle
Floor Finishes	2	6	13	Vinyl
Wall Finishes	1	6	6	Gypsum board; slot wall paneling
Ceiling Finishes	1	6	6	Lay-in tile
Doors & Hardware	1	6	6	Interior wood doors/frames; exterior HM doors/frames
Elevators	0	6	0	1 story
Plumbing	1	8	8	Sink only, no restrooms
Electrical	3	8	25	200amp 208/120v - 2 ea.
Lights/Power	1	8	8	Lay-in fluorescent lighting
Life/Safety	2	10	21	
Fire Safety	3	10	31	Addressable FA; no sprinklers
Modifications	3	7	22	Inadequate life safety and HVAC provided during 2005 renovation
Maintenance	3	7	22	
Remaining Life	5	6	31	PORTABLE STRUCTURE; WAS SCHEDULED TO BE REPLACED IN 2012
Appearance	5	6	31	
Insulation	3	6	19	
Glazing	1	6	6	Double glazed vinyl windows
HVAC	2	8	17	Unit ventilators 2021; no A/C
Total weighted score			**344**	

Building C (250-C) — condition score 323

Component	Rating	Wt.	Wt. Score	Comment
Structure	3	8	25	Structural brick, roof trusses, wood frame partitions
Exterior Closure	1	8	8	Brick; textured exterior gypsum board soffits; marblecrete fascia
Roofing	2	10	21	Single-ply roof - 2019
Floor Finishes	1	6	6	Vinyl tile, vinyl asbestos tile; carpet; sheet vinyl
Wall Finishes	1	6	6	Gypsum board and brick
Ceiling Finishes	1	6	6	Gypsum board; lay-in tile; direct adhered tile
Doors & Hardware	1	6	6	Interior wood doors/frames; exterior HM doors/frames
Elevators	0	6	0	
Plumbing	3	8	25	Galvanized, steel, cast iron and copper piping; porcelain fixtures
Electrical	1	8	8	400amp 208/120v
Lights/Power	1	8	8	Surface mount fluorescent fixtures
Life/Safety	3	10	31	
Fire Safety	3	10	31	Fire Alarm panel in Building D
Modifications	1	7	7	Modifications appear to be in compliance with codes and well constructed
Maintenance	1	7	7	
Remaining Life	3	6	19	Major systems are older but maintained, RUL 5-15 years
Appearance	4	6	25	Interior spaces are above average for age of building; exterior is spartan
Insulation	4	6	25	No insulation in the walls
Glazing	5	6	31	Frames bent
HVAC	3	8	25	HW univents-served from Building A; mix of vintages; no A/C
Total weighted score			**323**	

Building G (250-G) — condition score 310

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Structural brick, roof trusses
Exterior Closure	3	8	25	Brick; stucco upper wall panels; dryvit gypsum board soffits-some damage
Roofing	2	10	21	3-tab composition shingles 2017; TPO single-ply membrane on flat areas 2019; skylights
Floor Finishes	2	6	13	Ceramic and vinyl tile; concrete; carpet-puckered; sheet flooring
Wall Finishes	2	6	13	Gypsum board; brick, ceramic tile; CMU
Ceiling Finishes	3	6	19	Lay-in and direct-adhered ceiling tile
Doors & Hardware	2	6	13	Interior wood doors w HM frames; exterior HM doors/frames
Elevators	0	6	0	
Plumbing	1	8	8	Copper, steel, cast iron, ABS and galvanized piping; porcelain fixtures. Boiler replaced 2010.
Electrical	2	8	17	1200amp 408/277v
Lights/Power	2	8	17	Lay-in, hanging and wall-mount fluorescent lighting
Life/Safety	1	10	10	
Fire Safety	3	10	31	
Modifications	2	7	15	Modifications appear to be in compliance with codes and well constructed
Maintenance	1	7	7	
Remaining Life	2	6	13	Classroom and office 2,600 GSF addition completed, 2002; should have 20+ years of life
Appearance	4	6	25	
Insulation	2	6	13	
Glazing	3	6	19	

Component	Rating	Wt.	Wt. Score	Comment
HVAC	3	8	25	Hot water boiler; AHUs with DX split A/C; VAVs; gas rooftop furnaces
Total weighted score			**310**	

Building U (250-U) — condition score 302

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Structural brick; steel columns; glu-lam beams
Exterior Closure	1	8	8	Brick
Roofing	4	10	42	Hypalon single ply-1999; excessive mold growth on membrane
Floor Finishes	3	6	19	Concrete; vinyl tile; carpet-general staining
Wall Finishes	1	6	6	Gypsum board; hardboard; ceramic tile
Ceiling Finishes	3	6	19	Gypsum board and direct-adhered tile
Doors & Hardware	3	6	19	Interior wood/HM doors w HM frames; exterior H doors/frames; metal OH doors
Elevators	0	6	0	1 story with storage mezzanine. No elevator.
Plumbing	2	8	17	Copper, cast iron, steel and PVC piping; porcelain fixtures
Electrical	1	8	8	800amp 480/277v
Lights/Power	1	8	8	Ceiling mount and pendant mounted fluorescent fixtures
Life/Safety	1	10	10	
Fire Safety	3	10	31	Fire alarm replacement 2011
Modifications	1	7	7	Modifications appear to be in compliance with codes and well constructed
Maintenance	1	7	7	
Remaining Life	3	6	19	Building is structurally sound; 15 yr. life

Component	Rating	Wt.	Wt. Score	Comment
Appearance	3	6	19	
Insulation	3	6	19	
Glazing	3	6	19	
HVAC	2	8	17	Univents; DX A/C; gas furnaces
Total weighted score			**302**	

Building T (250-T) — condition score 279

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Structural brick; steel columns; glu-lam beams
Exterior Closure	1	8	8	Brick; EIFS at addition; corrugated metal siding
Roofing	2	10	21	TPO single-ply roof -2022
Floor Finishes	4	6	25	Concrete; vinyl tile; ceramic tile; carpet-puckering everywhere
Wall Finishes	1	6	6	Brick; gypsum board; ceramic tile; moveable partition walls
Ceiling Finishes	1	6	6	Exposed structure; lay-in tile; gypsum board; car deck wood
Doors & Hardware	1	6	6	Interior and exterior HM/wood doors w HM frames; metal OH and coiling doors
Elevators	0	6	0	
Plumbing	1	8	8	Copper, cast iron, steel and galvanized piping; porcelain fixtures
Electrical	3	8	25	400amp 480/277V -2ea.
Lights/Power	1	8	8	Lay-in, ceiling mount and hanging strip fluorescent fixtures; metal halide lights
Life/Safety	3	10	31	Appears to meet codes for vintage of construction; illuminated exit signs, emergency lights
Fire Safety	1	10	10	

Component	Rating	Wt.	Wt. Score	Comment
Modifications	1	7	7	Newer addition in 1999 appears well constructed
Maintenance	1	7	7	
Remaining Life	3	6	19	Structurally sound building; 15 year life
Appearance	3	6	19	
Insulation	3	6	19	
Glazing	3	6	19	Kalwall clerestory at addition
HVAC	3	8	25	Ceiling radiant heat; rooftop split system HVAC units; make-up air units; furnaces; no A/C
Total weighted score			**279**	

College Services (250-Z) — condition score 216

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Wood frame
Exterior Closure	1	8	8	Metal siding on upper front wall, stucco on lower sides and rear walls- multiple cracks
Roofing	2	10	20	TPO single-ply membrane-2008
Floor Finishes	2	6	12	Vinyl tile; carpet tile; carpet-general wear downstairs; ceramic tile
Wall Finishes	1	6	6	Gypsum board and ceramic tile; good condition
Ceiling Finishes	1	6	6	Gypsum board; lay-in tile; direct-adhered tile
Doors & Hardware	3	6	18	Interior laminate doors w HM frames; exterior aluminum doors/frames
Elevators	1	6	6	2 stop
Plumbing	1	8	8	Copper, cast iron, steel and ABS piping; porcelain fixtures
Electrical	1	8	8	400amp 480/277v

Component	Rating	Wt.	Wt. Score	Comment
Lights/Power	1	8	8	Wall mounted vapor proof fixtures; wall mount, lay-in and recessed can fluorescent lighting
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	1	7	7	2003 remodel was well designed and executed; 1,983 GSF addition currently under construction; completion in 12/2011
Maintenance	1	7	7	
Remaining Life	3	6	18	Low first cost construction quality; RUL <25 years
Appearance	3	6	18	
Insulation	2	6	12	
Glazing	3	6	18	Some operable sections
HVAC	1	8	8	Rooftop packaged HVAC units 2016 and fan powered VAVs
Total weighted score			**216**	

Haskell Center (250-N) — condition score 207

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Structural steel; concrete frame
Exterior Closure	2	8	17	Brick; concrete; enameled steel building panels; ext. gypsum board soffits,
Roofing	4	10	42	Hypalon single ply; metal standing seam; metal deck on steel framed entrance canopy
Floor Finishes	1	6	6	Ceramic tile; carpet; sheet vinyl; vinyl tile
Wall Finishes	1	6	6	Gypsum board; ceramic tile
Ceiling Finishes	1	6	6	Gypsum board; acoustic texture; ventwood; plywood panels; lay-in and direct-adhered tile

Component	Rating	Wt.	Wt. Score	Comment
Doors & Hardware	1	6	6	Interior wood doors/frames; exterior aluminum sliding doors/frames; HM doors/frames
Elevators	1	6	6	2 stop
Plumbing	1	8	8	Copper, cast iron, steel and ABS piping; porcelain fixtures
Electrical	1	8	8	1200amp 480/277v
Lights/Power	1	8	8	Hanging strip, wall mount, hanging circular and recessed can fluorescent lights
Life/Safety	1	10	11	
Fire Safety	1	10	11	
Modifications	0	7	0	No major modifications to date; minor renovation planned for 21-23
Maintenance	1	7	7	
Remaining Life	1	6	6	Building should have at least a 45+ year life
Appearance	1	6	6	
Insulation	3	6	19	
Glazing	1	6	6	
HVAC	2	8	17	2 HW boilers; packaged chiller and AHUs
Total weighted score			**207**	

Morse Center (250-MC) — condition score 194

Component	Rating	Wt.	Wt. Score	Comment
Structure	2	8	17	Structural steel frame, CMU, open web steel joists
Exterior Closure	1	8	8	Brick veneer; integral colored pre-cast concrete panels; aluminum panels; metal sunshades
Roofing	2	10	21	Single ply TPO membrane; fiberglass skylights

Component	Rating	Wt.	Wt. Score	Comment
Floor Finishes	1	6	6	Concrete; carpet; ceramic tile; linoleum
Wall Finishes	2	6	13	Gypsum board CMU, ceramic tile; good condition
Ceiling Finishes	1	6	6	Gypsum board; lay-in tile; metal pan deck
Doors & Hardware	1	6	6	Interior wood/HM doors w HM frames; exterior aluminum doors/frames, HM doors/frames, metal and glazed OH doors; metal coiling doors
Elevators	1	6	6	2 stop
Plumbing	1	8	8	Copper, cast iron, steel, ABS and PVC piping; porcelain fixtures
Electrical	1	8	8	2500amp 480/277v
Lights/Power	1	8	8	Ceiling mount, recessed, can, hanging circular and hanging pendant fluorescent fixtures
Life/Safety	1	10	11	
Fire Safety	1	10	11	
Modifications	0	7	0	None evident to date
Maintenance	1	7	7	
Remaining Life	1	6	6	Very well constructed vocational building; high quality components
Appearance	1	6	6	
Insulation	2	6	13	
Glazing	1	6	6	Some operable windows; glass block
HVAC	3	8	25	Hot water boilers, AHUs; hot water wall radiators; radiant floor heating in shops; split system w DX cooling
Total weighted score			**194**	

Perry Center (250-PC) — condition score 185

Component	Rating	Wt.	Wt. Score	Comment
Structure	2	8	17	Heavy timber post and beam; settling apparent in some HM door frames
Exterior Closure	1	8	8	Metal and cement siding
Roofing	2	10	21	Metal and single-ply
Floor Finishes	1	6	6	Concrete
Wall Finishes	2	6	13	Gypsum
Ceiling Finishes	1	6	6	Gypsum or exposed
Doors & Hardware	2	6	13	
Elevators	1	6	6	2 stop
Plumbing	1	8	8	
Electrical	1	8	8	
Lights/Power	1	8	8	
Life/Safety	1	10	11	
Fire Safety	1	10	11	Pop down sprinklers, smoke detection
Modifications	0	7	0	
Maintenance	2	7	15	
Remaining Life	1	6	6	
Appearance	1	6	6	
Insulation	1	6	6	
Glazing	1	6	6	interior wood trim
HVAC	1	8	8	
Total weighted score			**185**	

Campus Center (250-CC) — condition score 175

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Masonry, steel
Exterior Closure	1	8	8	Brick; metal panel
Roofing	2	10	20	
Floor Finishes	1	6	6	Ceramic and vinyl tile; concrete; carpet; sheet flooring
Wall Finishes	1	6	6	Gypsum board; brick, ceramic tile; CMU
Ceiling Finishes	1	6	6	Lay-in ceiling tile and gypsum
Doors & Hardware	1	6	6	Interior wood doors w HM frames; exterior HM doors/frames
Elevators	1	6	6	
Plumbing	1	8	8	
Electrical	1	8	8	5% photo cells
Lights/Power	1	8	8	Lay-in, hanging and wall-mount fluorescent lighting
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	2	7	14	
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	1	6	6	
Insulation	1	6	6	
Glazing	3	6	18	
HVAC	1	8	8	Two large air handlers located in mechanical mezzanine
Total weighted score			**175**	

Desmond Mcardle Center (250-P) — condition score 170

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	9	CMU, steel ceiling joists and metal decking
Exterior Closure	1	8	9	Brick veneer and pre-cast concrete and aluminum panels
Roofing	2	10	22	Single ply TPO membrane
Floor Finishes	1	6	7	Vinyl tile; carpet; ceramic tile; ground architectural concrete; ceramic tile
Wall Finishes	1	6	7	Gypsum board; CMU, ceramic tile
Ceiling Finishes	1	6	7	Lay-in tile; gypsum board; exposed steel deck pan
Doors & Hardware	1	6	7	Interior wood/HM doors w HM frames; exterior HM doors/frames; OH glazed aluminum doors
Elevators	0	6	0	1 story and mezzanine
Plumbing	1	8	9	Copper, cast iron, steel and ABS piping; porcelain fixtures
Electrical	1	8	9	1200amp 480/120v
Lights/Power	1	8	9	Hanging, wall mount and recessed can fluorescent lights; metal halide in shops
Life/Safety	1	10	11	
Fire Safety	1	10	11	
Modifications	0	7	0	No modifications to date
Maintenance	1	7	8	
Remaining Life	1	6	7	RUL >35 years; 5,555 GSF addition w two classrooms and 2 shops under construction; completion in 12/2011
Appearance	2	6	13	
Insulation	2	6	13	Roof insulation in older section does not meet current code
Glazing	1	6	7	
HVAC	1	8	9	Heating and ventilation only; no A/C; fan powered VAVs
Total weighted score			**170**	