COMMUNITY AND TECHNICAL COLLEGES
Washington State Board

BIG BEND COMMUNITY 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	28 structures · 555,403 GSF
Weighted-avg condition	237 (Adequate)
2027 preservation request	$1,327,000
Total 2027–2029 Minor Works	$3,154,000
Deferred preservation backlog	$8,142,000

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1. EXECUTIVE SUMMARY

This report covers Big Bend Community 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 2027 Minor Works Preservation request is $1,327,000 across 5 projects. Together with $104,000 of infrastructure (3 projects), a $1,161,000 program project, and $562,000 of Unanticipated Repair Fund allocation, the total 2027–2029 Minor Works request is $3,154,000 across 9 project line items.

Capital Planning Headlines

The 2027 preservation request leads with campus-wide life-safety systems. The two highest-scoring deficiencies in the survey are the absence of any fire protection system in the Aircraft Hanger (Bldg. 3100), at $401,000, and the campus-wide fire alarm control panel replacement, at $362,000 — ten buildings carry discontinued, unsupported panels and two buildings (1000 and 3100) have no panel at all. Together with the $137,000 sidewalk and food-pantry ramp repair, life-safety and accessibility work accounts for $900,000 (68%) of the preservation ask.

Campus-wide HVAC controls obsolescence is the single largest deferred item and the third consecutive cycle of controls work. The $1,707,000 campus-wide Metasys replacement (D22) follows the $74,000 Fine Arts controls project funded in 2023–2025 and the $374,000 multi-building controls request in 2025–2027. Nine buildings remain on Metasys Version 6 with unsupported UNT controllers and no modern authentication — a support, serviceability, and cybersecurity cliff that will not get cheaper by waiting.

Comp Science (Bldg. 1500) concentrates $2,182,000 of deferred work, including the largest single deficiency in the survey — the $1,914,000 replacement of its 30–40-year-old switchboards and transformer, which the survey describes in fire- and injury-risk terms. The building is also the master plan's renovation priority and is under renovation now, with its thirteen end-of-life rooftop heat pumps ($268,000) shut down in the interim.

The deferred preservation backlog totals $8,142,000 across 32 projects — 6.1× the 2027 ask — and one-third of the 2027 request ($427,000 of roof work) sits in buildings the college has flagged as replacement priorities (Trio Upward Bnd and the two vacant Childcare buildings). That alignment question is examined in Section 7.

Headline Numbers

Metric	Value
Total buildings (FPMT inventory)	28
Total portfolio GSF	555,403
Buildings surveyed (condition rating)	21 (dormitories, booths, storage, and recently built/leased facilities excluded)
Surveyed GSF	469,389
Weighted-average condition score (surveyed)	237 ("Adequate"); 234 in 2023
Buildings rated below "Adequate"	10 (4 maintenance-level + 6 renovation-level)
2027 Minor Works Preservation request	$1,327,000 (5 projects)

2027 infrastructure / program / URF request	$1,827,000 (infrastructure $104,000 / 3 projects; program $1,161,000 / 1 project; URF $562,000)
Total 2027–2029 Minor Works request	$3,154,000 (9 project line items plus URF)
Total deficiencies identified (2025 FCS)	38
Deferred preservation backlog	$8,142,000 (32 projects)
Excluded deficiencies (no budget estimate)	1 (D05)

Capital Outlook

Immediate biennium (2027–2029): a life-safety-led ask — fire protection, fire alarm panels, and an accessibility-critical sidewalk — plus two failed roofs. Average deficiency score of included projects is 86.4, well above the survey-wide median of 62.

Mid-term (4–6 years, 2029–2033): a substantially larger ask driven by four cohorts — the $1,707,000 campus-wide controls replacement, roughly $1,374,000 of R-22 refrigerant-constrained chillers and rooftop equipment in five buildings, the Comp Science electrical package, and approximately $1.0M of end-of-life egress doors and storefronts across nine buildings.

Long-term (7–10+ years): the 1952–1963 former-airbase core — 13 of the 21 surveyed buildings, now 62–73 years old — dominates the long horizon. Four of those buildings (Allied Health, both Childcare buildings, and Trio Upward Bnd) are master-plan replacement priorities, and the three maintenance/shop buildings (Maintenance, Paint/Carpentry, Aircraft Hanger) carry the worst condition scores in the portfolio (386–432).

2. COLLEGE PORTFOLIO OVERVIEW

Big Bend Community College serves the Moses Lake area and communities across Grant, Adams, and a portion of Lincoln counties. The college has operated since 1961 and at its present Main Campus location since 1975 (2023 FCS report). The 154-acre Main Campus holds the college's entire active portfolio — 26 permanent facilities plus two dormitories (Philips Hall and Viking Hall) that fall outside FCS scope as enterprise activities. Much of the campus core predates college occupancy: 13 of the 21 surveyed buildings were constructed between 1952 and 1963. A satellite site in Moses Lake holds a single unoccupied 2,400 GSF shop building (South Campus Shop), currently leased out.

Seven buildings are excluded from the 2025 condition rating: the two dormitories (enterprise facilities), the 2021 Airframe & Powerplant building (recent construction), the two athletic announcer booths, the AMT storage building, and the leased South Campus Shop.

Building Inventory

Building	GSF	Built	Reno.	Score	Rating	Predominant use
Workforce Education Center	122,900	2019	—	146	Superior	Workforce education instruction
Fine Arts	13,568	2008	—	146	Superior	Fine arts instruction
Library/Atec	66,935	2004	—	168	Superior	Library and conference center
Aviation	11,564	1955	—	179	Adequate	Flight Training Center
Van Garage	2,800	2006	—	203	Adequate	Van garage
Liberal Arts & Business	17,760	1985	—	211	Adequate	Business and liberal arts instruction
Amp Engine Run Station	1,320	2004	—	216	Adequate	AMT program engine testing
Childcare Facility	3,302	2004	—	219	Adequate	Childcare (vacant)
Student Center/Admin.	32,153	1959	2016	224	Adequate	Administration, registration, business office, ASB
Pe/Comm.Activity Center	44,458	1981	—	240	Adequate	Gymnasium
Grounds Building	5,520	1955	—	257	Adequate	Vehicle and grounds maintenance
Childcare	3,620	1959	—	277	Needs improvement — maintenance	Childcare (vacant)
CDL & Unmanned Aerial Systems (UAS)	4,860	1955	—	296	Needs improvement — maintenance	CDL training and security office

Science, Enigneering, Math	27,257	1961	—	302	Needs improvement — maintenance	Math/science instruction and STEM Center
Comp Science	24,468	1952	—	340	Needs improvement — maintenance	Health education and athletics
Trio Upward Bnd	5,091	1959	—	369	Needs improvement — renovation	TRIO Upward Bound
Allied Health	24,464	1952	—	376	Needs improvement — renovation	Nursing program
Wallenstien Perform. Arts	13,180	1959	—	378	Needs improvement — renovation	Theater and music
Maintenance	9,312	1955	—	386	Needs improvement — renovation	Maintenance and operations
Aircraft Hanger	30,251	1956	—	425	Needs improvement — renovation	Airplane storage and maintenance
Paint/Carpentry Maintenance	4,606	1955	—	432	Needs improvement — renovation	Carpentry and paint shop
Airframe & Powerplant	27,592	2021	—	—	Not surveyed	AMT program
Philips Hall	25,737	1963	—	—	Not surveyed	Dormitory
Viking Hall	25,737	1963	—	—	Not surveyed	Dormitory
Baseball Announcers Booth	564	1986	—	—	Not surveyed	Baseball announcer booth and restrooms
Softball Announcers Booth	384	2015	—	—	Not surveyed	Softball announcer booth
South Campus Shop	2,400	1972	—	—	Not surveyed	Shop (leased out, satellite site)
Storage-Behind Bldg 3300	3,600	1976	—	—	Not surveyed	AMT storage
Portfolio (surveyed, weighted by GSF)	469,389	—	—	237	Adequate (avg)	

Age Profile

The portfolio shows one dominant construction cohort and three smaller ones. The 1952–1963 core — 13 surveyed buildings totaling 196,346 GSF (42% of surveyed area), plus the two 1963 dormitories — is now 62–73 years old and contains every one of the 10 buildings rated below “Adequate” — all date from 1952–1961. A small 1981–1985 cohort (Pe/Comm. Activity Center and Liberal Arts & Business, 62,218 GSF) is in

adequate condition. The 2004–2008 cohort (Library/Atec, Fine Arts, Childcare Facility, Amp Engine Run Station, Van Garage; 87,925 GSF) and the 2019–2021 cohort (Workforce Education Center and Airframe & Powerplant; 150,492 GSF) anchor the bottom of the condition-score distribution. For capital planning purposes the mid-century cohort is the consequential one: its mechanical, electrical, envelope, and life-safety systems are aging out together, and the 2025 deficiency list is concentrated almost entirely within it.

3. CAPITAL PLANNING ROADMAP

3.1 Immediate Biennium (2027–2029 request)

The 2027 Minor Works Preservation ask of $1,327,000 (5 projects) is led by life safety. The two highest-scoring deficiencies in the entire survey are fire-protection items: a new fire protection system for the Aircraft Hanger (D01, $401,000 — the building currently has none) and the campus-wide fire alarm control panel replacement (D02, $362,000), which replaces discontinued, unsupported panels in ten buildings and adds panels to two buildings that today rely on 120VAC pull stations and local bells. The third project is the campus sidewalk repair (D03, $137,000), prioritizing the corroded ramp and threshold at the Building 1400 food pantry. The remaining two projects are failed or end-of-life roofs: the Childcare buildings 1300A/1300B (D04, $273,000) and the Trio Upward Bnd hot-tar roof, which has failed with alligator cracking across its entire surface (D06, $154,000). The average deficiency score of included projects is 86.4, well above the survey-wide median of 62.

One deficiency above the funding line was excluded rather than deferred: the Workforce Education Center welding-lab ventilation system (D05, score 80). The survey recommends recommissioning and a specification review rather than a capital scope, and no budget estimate was produced this cycle. It should be resolved — recommissioned or scoped as a capital project — before the 2029 cycle, since it is a safety-relevant item in the college's newest major instructional building.

Beyond preservation, the 2027–2029 request carries $104,000 of infrastructure across 3 projects (two electrical vault replacements and a three-phase transformer), a $1,161,000 program project (ATEC Library, adjoining rooms, and central Quad remodel), and $562,000 of URF allocation — bringing the total request to $3,154,000. Infrastructure is down sharply from the 2025–2027 cycle's $1,026,000 (switchgear, transformers, sewer and water lines, cooling towers), while the program ask is roughly flat against that cycle's $1,186,000 Aviation/ATEC remodel and URF is up modestly from $594,000.

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

The deferred preservation backlog of $8,142,000 across 32 projects defines the mid-term ask — 6.1× this biennium's preservation request. By system, deferred HVAC dominates at $4,021,000 (13 projects), followed by building electrical distribution at $2,267,000 (3 projects), exterior closure — doors, windows, and storefronts — at $1,027,000 (10 projects), roofing at $725,000 (3 projects), and small interior, plumbing, and fire-protection items totaling $102,000.

By building, the backlog concentrates in Comp Science at $2,182,000 (D07 switchboards $1,914,000; D20 thirteen rooftop heat pumps $268,000), the campus-wide HVAC controls replacement at $1,707,000 (D22), Science, Engineering, Math at $757,000 (D14, D19, D27), Allied Health at $647,000 (D21, D36, D37), Library/Atec at $574,000 (D23, D25, D29, D32, D35), Wallenstein Perform. Arts at $572,000 (D11, D16, D17), Liberal Arts & Business at $442,000 (D08, D15), and Fine Arts at $436,000 (D24, D28).

Several deferred items carry explicit escalation risk into the 2029 "Immediate" tier: (a) the Comp Science switchboards (D07) — the survey describes stuck-switch and phase-interruption failure modes that can lead to fire, equipment damage, or injury; (b) the campus-wide Metasys controls (D22), where a server update has already broken graphics and point data and the installed UNT controllers are no longer manufactured; (c) the three R-22 chillers (D17 Wallenstein, D19 Science/Engineering/Math, D21 Allied Health — $1,090,000 combined), one of which has already required a fabricated contactor because parts no longer exist; (d) the Paint/Carpentry Maintenance egress doors (D13), where hardware failure has already

produced a break-in and makeshift welds are holding the doors together; and (e) the Library/Atec fire riser pumps (D25), whose leaks were detected by the City of Moses Lake rather than by the college. All five should be assumed to compete strongly in the 2029 request.

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

Three long-horizon issues warrant attention now. First, the mid-century core: 13 surveyed buildings constructed 1952–1963 will pass 75 years of age within the planning horizon. Four of them — Allied Health, Childcare (1300A), Childcare Facility (1300B), and Trio Upward Bnd — are already master-plan replacement priorities on program-configuration grounds, and the two Childcare buildings are vacant. Capital repair investment in these four should remain minimal and life-safety-focused (see Section 7); program-space planning for their successors should begin before physical condition forces the decision. Allied Health's condition score moved from 326 to 376 between the 2023 and 2025 cycles, the largest deterioration in the portfolio.

Second, the maintenance and shop cluster. The three worst condition scores in the portfolio belong to Paint/Carpentry Maintenance (432), the Aircraft Hanger (425), and the Maintenance building (386) — all 1955–1956 construction with no renovation history. The Aircraft Hanger supports the college's signature aviation programs and is receiving the 2027 fire-protection investment; its propane steam boilers (D18) and egress doors (D12) are deferred. A consolidated assessment of the shop/support cluster — repair, replace, or consolidate — belongs in the next master plan update.

Third, Comp Science. The building is the master plan's renovation priority, is under renovation now, and carries the largest deferred package in the portfolio ($2,182,000). Sequencing matters: the switchboard replacement and heat-pump replacement should be coordinated with — not duplicated by — the renovation scope, and the 2029 request should reflect whatever the renovation absorbs.

3.4 Cross-cutting system themes

Campus-wide life-safety systems. The 2025 survey's top-scoring deficiencies are all life-safety: no fire protection in the Aircraft Hanger (D01), discontinued fire alarm panels in ten buildings and none in two (D02, referencing the Big Bend Community College Fire Alarm Panel Assessment 2025), and corroded fire riser pumps at Library/Atec (D25, deferred). The 2027 request funds the first two. The fire alarm work establishes campus interoperability, which makes the deferred riser pumps and any future panel additions cheaper to integrate.

HVAC controls obsolescence — third consecutive cycle. Controls work has appeared in three straight bienna: Fine Arts digital controls funded in 2023–2025 ($74,000), a multi-building Metasys request in 2025–2027 ($374,000), and now the campus-wide replacement (D22, $1,707,000) plus the Library/Atec Automated Logic decision (D35, $205,000). Nine buildings remain on Metasys Version 6 against a current Version 14, communicating over the legacy N2 protocol through UNT controllers that are no longer manufactured, with no modern authentication. The $1.7M item is infrastructure-scale and is the obvious anchor of the 2029 facility request; the D35 platform decision (upgrade Automated Logic vs. convert to the campus standard) should be made before that request is scoped.

R-22 refrigerant phase-out. Five deferred deficiencies are explicitly tied to R-22: the Wallenstien theater chiller (D17, $322,000), the Science/Engineering/Math chiller (D19, $421,000), the Allied Health chiller (D21, $347,000), the four Library/Atec rooftop units (D23, $105,000), and the eight Fine Arts heat pumps (D24, $179,000) — roughly $1,374,000 of exposure. The 1200 and 1700 chillers are the same model, and

the 1700 unit has already required a fabricated contactor. With R-22 production ended, all five items are operationally fragile and should be sequenced across the next two bienna rather than carried indefinitely.

Building electrical distribution. A PCI electrical assessment underlies three deferred deficiencies: the Comp Science switchboards and transformer (D07, $1,914,000), the Liberal Arts & Business main switchgear (D08, $85,000), and the Allied Health emergency generator (D36, $268,000). All describe equipment 30–40+ years old lacking surge protection, arc energy reduction, and monitoring. This building-side renewal parallels the multi-biennium infrastructure-side switchgear and transformer replacements (Section 6); the two streams should be coordinated so primary and secondary distribution are not renewed out of sequence.

Egress doors, storefronts, and windows. Ten deferred exterior-closure deficiencies form a campus-wide cohort of roughly $1,027,000: egress doors at Trio (D10, $194,000), Wallenstien (D11, $153,000), the Aircraft Hanger (D12, $94,000), Paint/Carpentry Maintenance (D13, $75,000), and Childcare 1300A (D30, $13,000); storefronts at Science/Engineering/Math (D14, $62,000), Liberal Arts & Business (D15, $357,000), and Aviation (D31, $8,000); the Trio windows (D09, $60,000); and the Student Center roof-access door and hatch (D38, $11,000), plus the interior vestibule doors at Library/Atec (D32, $40,000). The repeated failure mode — hardware that can no longer be repaired because parts are unavailable — supports bundling these into one or two multi-building door/storefront packages in 2029–2031 rather than a dozen small projects.

Roofing program. The 2027 request replaces the two worst roofs (D04 Childcare 1300A/B, $273,000; D06 Trio, $154,000). Three roofs are deferred with a reconditioning posture consistent with state board practice: the Science/Engineering/Math valley reframing and drainage correction (D27, $274,000), and reconditioning at Fine Arts (D28, $257,000) and Library/Atec (D29, $194,000). The deferred roof exposure of $725,000 is manageable if the reconditioning work is done before the membranes fail; D27 in particular corrects a design defect (a ponding “bathtub” valley) that will only worsen.

4. DEFICIENCY INVENTORY AND FINDINGS

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

4.1 Summary table

ID	Building	System	Component	DSc	BCS	Budget	Status
D01	Aircraft Hanger	D40 Fire Protection	Fire protection system	95	425	$401,000	Included in 2027 request
D02	Multiple	D40 Fire Protection	Fire alarm control panel	91	234	$362,000	Included in 2027 request
D03	Multiple	G20 Site Improvements	Sidewalk	86	234	$137,000	Included in 2027 request
D04	Multiple	B30 Roofing	Roof	81	219	$273,000	Included in 2027 request
D05	Workforce Education Center	D30 HVAC	HVAC system	80	146	Excluded	Excluded
D06	Trio Upward Bnd	B30 Roofing	Roof	79	369	$154,000	Included in 2027 request
D07	Comp Science	D50 Electrical	Switchboard	72	340	$1,914,000	Deferred
D08	Liberal Arts & Business	D50 Electrical	Switchgear	71	211	$85,000	Deferred
D09	Trio Upward Bnd	B20 Exterior Closure	Windows	70	369	$60,000	Deferred
D10	Trio Upward Bnd	B20 Exterior Closure	Doors	70	369	$194,000	Deferred
D11	Wallenstien Perform. Arts	B20 Exterior Closure	Doors	70	378	$153,000	Deferred
D12	Aircraft Hanger	B20 Exterior Closure	Doors	70	425	$94,000	Deferred
D13	Paint/Carpentry Maintenance	B20 Exterior Closure	Doors	70	432	$75,000	Deferred
D14	Science, Engineering, Math	B20 Exterior Closure	Storefront	67	302	$62,000	Deferred
D15	Liberal Arts & Business	B20 Exterior Closure	Storefront	66	211	$357,000	Deferred
D16	Wallenstien Perform. Arts	D30 HVAC	Electric boiler	65	378	$97,000	Deferred

D17	Wallenstien Perform. Arts	D30 HVAC	Chiller	65	378	$322,000	Deferred
D18	Aircraft Hanger	D30 HVAC	Boilers	65	425	$162,000	Deferred
D19	Science, Engineering, Math	D30 HVAC	Chiller	62	302	$421,000	Deferred
D20	Comp Science	D30 HVAC	Heat pumps	62	340	$268,000	Deferred
D21	Allied Health	D30 HVAC	Chiller	62	376	$347,000	Deferred
D22	Multiple	D30 HVAC	HVAC controls	61	234	$1,707,000	Deferred
D23	Library/Atec	D30 HVAC	Rooftop units	60	168	$105,000	Deferred
D24	Fine Arts	D30 HVAC	Heat pumps	60	146	$179,000	Deferred
D25	Library/Atec	D40 Fire Protection	Fire riser pump	55	168	$30,000	Deferred
D26	Workforce Education Center	D30 HVAC	Exhaust system	50	146	$92,000	Deferred
D27	Science, Enigneering, Math	B30 Roofing	Roof	48	302	$274,000	Deferred
D28	Fine Arts	B30 Roofing	Roof	46	146	$257,000	Deferred
D29	Library/Atec	B30 Roofing	Roof	46	168	$194,000	Deferred
D30	Childcare	B20 Exterior Closure	Doors	43	277	$13,000	Deferred
D31	Aviation	B20 Exterior Closure	Storefront	42	179	$8,000	Deferred
D32	Library/Atec	C10 Interior Construction	Doors	41	168	$40,000	Deferred
D33	Student Center/Admin.	D30 HVAC	Heat pumps	39	224	$86,000	Deferred
D34	Pe/Comm.Activity Center	D30 HVAC	Heat pumps	39	240	$30,000	Deferred
D35	Library/Atec	D30 HVAC	HVAC controls	38	168	$205,000	Deferred
D36	Allied Health	D50 Electrical	Generator	37	376	$268,000	Deferred
D37	Allied Health	D20 Plumbing	Hot water pumps	33	376	$32,000	Deferred
D38	Student Center/Admin.	B20 Exterior Closure	Roof hatch	27	224	$11,000	Deferred

DSc = deficiency score. BCS = building condition score (current 2025 canonical value; see observations below). Budget = MACC + soft costs. Status: "Included" = funded in the 2027 preservation request; "Deferred" = below this biennium's budget threshold cutoff but still designated Immediate or Deferrable; "Excluded" = no budget estimate produced this cycle. All deficiencies are on the Main Campus.

Distribution Observations

D30 HVAC dominates by count and dollars: 14 of the 38 deficiencies and $4,021,000 of the deferred backlog. Exterior closure (doors, windows, storefronts) is the next largest count at 10 deficiencies, all deferred.

Library/Atec carries the most deficiencies of any single building (5, all deferred, $574,000), but Comp Science carries the most dollars ($2,182,000 across 2 deferred items, driven by the $1,914,000 switchboard package — the largest single deficiency in the survey). Three multi-building items (D02 fire alarms, D03 sidewalks, D04 Childcare roofs) account for $772,000 of the $1,327,000 included request.

Two of the five included projects — the D04 Childcare roofs and the D06 Trio roof, $427,000 combined — are listed as master-plan replacement priorities in buildings. See Section 7.

4.2 Findings detail

Reproduced as recorded.

D01 — Fire protection system, Aircraft Hanger (Bldg. 3100)

Image: None

Deficiency score	95	**Budget estimate**	$401,000
Bldg condition score	425	**Status**	Included in 2027 budget request
System	D40 Fire Protection	**Deferability**	Immediate
Location	Multiple	**Priorities**	Priority 1: Health/Safety (50%); Priority 2: Facility Use (50%)

Problem Description

Building 3100 currently has no fire protection system in place. The building houses storage and mechanical shop areas, which may require specialized fire suppression due to equipment, materials, and occupancy type. Given the unique use of the space, a tailored fire protection solution is likely needed. Coordination with the local fire authority is required to determine specific system requirements.

Repair Description

Design and install a fire protection system in Building 3100 appropriate for mechanical and storage uses. Confirm system requirements with the local fire authority.

D02 — Fire alarm control panel, Multiple

Image: None

Deficiency score	91	**Budget estimate**	$362,000
Bldg condition score	234	**Status**	Included in 2027 budget request
System	D40 Fire Protection	**Deferability**	Immediate
Location	Multiple	**Priorities**	Priority 1: Health/Safety (50%); Priority 2: Facility Use (50%)

Problem Description

Most fire alarm control panels across Big Bend Community College are discontinued models that have reached end-of-life status and are no longer supported by manufacturers. Seventeen buildings were evaluated (see report, Big Bend Community College Fire Alarm Panel Assessment 2025). Of those, ten buildings (Buildings 1100, 1200, 1400, 1500, 1600, 1700, 1900, 2000, 3000, and 4100) have outdated Silent Knight or Gamewell panels that will require full replacement if any issues arise. Two additional buildings, 1000 and 3100, have no fire alarm control panel at all and rely on 120VAC pull stations to sound local bells, which do not meet current safety standards. While five buildings (1300, 1800, 3200, 3700, and 6000) have newer Simplex systems that remain in good condition, the overall campus fire alarm infrastructure is fragmented and unreliable. Replacing the outdated systems is necessary to ensure life safety, system interoperability, and code compliance.

Repair Description

Replace fire alarm control panels in ten buildings and install new panels in two buildings that currently lack a system. Retain panels in five buildings with compliant systems.

D03 — Sidewalk, Multiple

Image: Link

Deficiency score	86	**Budget estimate**	$137,000
Bldg condition score	234	**Status**	Included in 2027 budget request
System	G20 Site Improvements	**Deferability**	Immediate
Location	Multiple	**Priorities**	Priority 1: Health/Safety (75%); Priority 2: Increased Operating Cost (25%)

Problem Description

Concrete flatwork across campus is cracked, uneven, and in general disrepair in multiple locations. One of the highest-priority areas is the ramp outside the 1400 Building's food pantry, where the concrete is heavily corroded and degraded. This creates a significant barrier for staff who rely on rolling carts to access the pantry. The threshold at the pantry door also requires adjustment to improve accessibility and function. Widespread deterioration across the site poses tripping hazards and limits safe mobility.

Repair Description

Repair broken and deteriorated concrete across campus. Prioritize reconstruction of the ramp and threshold outside the 1400 Building food pantry.

D04 — Roof, Multiple

Image: **None**

Deficiency score	81	**Budget estimate**	$273,000
Bldg condition score	219	**Status**	Included in 2027 budget request
System	B30 Roofing	**Deferability**	Immediate
Location	Roof	**Priorities**	Priority 1: Health/Safety (50%); Priority 2: System Use (50%)

Problem Description

The shingle roof on Building 1300B is 25 years old and has reached the end of its expected life. The roof shows general wear and aging, and while it is not currently leaking, it will require replacement soon. The building is currently vacant, and no immediate roofing issues are impacting operations. A full roof replacement is recommended but can be deferred until occupancy is confirmed. Included in this project is also Building 1300A.

Repair Description

Plan to replace the shingle roof on Building 1300B with a new layer of shingles. Replace the roof on Building 1300A

D05 — HVAC system, Workforce Education Center (Bldg. 3700)

Image: Link

Deficiency score	80	**Budget estimate**	Excluded
Bldg condition score	146	**Status**	Excluded
System	D30 HVAC	**Deferability**	Immediate
Location	Welding lab	**Priorities**	Priority 1: Facility Use (100%)

Problem Description

The ventilation system in the welding and fabrication lab of Building 3700 is not functioning as intended. The system does not adequately exhaust fumes or support the program's operational needs. Controls may not be properly configured or aligned with current instructional requirements. A full review of the system and its specifications is needed to determine whether adjustments or upgrades are required. The ventilation system should be recommissioned to restore safe and effective operation.

Repair Description

Recommission the ventilation system in the welding and fabrication lab of Building 3700. Review system controls and specifications to ensure they meet the needs of the instructional program.

D06 — Roof, Trio Upward Bnd (Bldg. 1000)

Image: Link

Deficiency score	79	**Budget estimate**	$154,000
Bldg condition score	369	**Status**	Included in 2027 budget request
System	B30 Roofing	**Deferability**	Immediate
Location	Roof	**Priorities**	Priority 1: Health/Safety (50%); Priority 2: Increased Repair/Replacement Cost (50%)

Problem Description

The roof on Building 1000 is a built-up hot tar roof that has failed. There is extensive alligator cracking across the entire surface, indicating widespread material breakdown and loss of waterproofing. The existing system no longer provides reliable protection, and water intrusion is likely without intervention. Gutters are currently installed only above entrances, leaving the rest of the perimeter unprotected. There is also no dedicated roof access. Based on Google Earth measurements, the roof is approximately 4,600 square feet.

Repair Description

Replace the entire 4,600-square-foot roof on Building 1000 with a new TPO membrane roof. Add perimeter gutters, fall protection, and a fixed access ladder.

D07 — Switchboard, Comp Science (Bldg. 1500)

Image: Link

Deficiency score	72	**Budget estimate**	$1,914,000
Bldg condition score	340	**Status**	Deferred
System	D50 Electrical	**Deferability**	Immediate
Location	Multiple	**Priorities**	Priority 1: Facility Use (50%); Priority 2: System Use (50%)

Problem Description

Building 1500 contains multiple aged and deficient electrical components. The main switchboard (MSWB), rated at 480/277V, and the downstream 208/120V switchboard (DSWB), along with a 500kVA transformer, are all 30–40 years old and in deteriorated condition. Dust, cobwebs, and a visibly broken switch unit in DSWB indicate a lack of preventive maintenance. These conditions increase the risk of internal failures, including switches becoming stuck in the ON position or failing to interrupt all three phases—scenarios that can lead to fire, equipment damage, or injury. The existing equipment lacks modern features such as surge protection, arc energy reduction, and integral power monitoring. These safety and performance deficiencies do not meet current electrical code requirements and compromise both safety and reliability.

Repair Description

Replace both the 480/277V and 208/120V switchboards and the 500kVA transformer in Building 1500. Install new equipment with surge protection, arc energy reduction, and integral power monitoring.

D08 — Switchgear, Liberal Arts & Business (Bldg. 1600)

Image: Link

Deficiency score	71	**Budget estimate**	$85,000
Bldg condition score	211	**Status**	Deferred
System	D50 Electrical	**Deferability**	Immediate
Location	Electrical room	**Priorities**	Priority 1: Facility Use (50%); Priority 2: System Use (50%)

Problem Description

The main switchgear in Building 1600, original to the 1985 construction, is in poor condition and no longer performs reliably. The PCI assessment identified multiple deficiencies, including a non-code-compliant disconnect located behind a bolted panel, aged surge suppression equipment likely no longer functional, and general signs of inconsistent maintenance. The switchgear's age makes replacement parts difficult to source, and its condition poses safety risks for maintenance staff. The lack of modern features, such as arc energy reduction, ground fault protection, and power monitoring, further limits the system's safety, efficiency, and code compliance.

Repair Description

Replace the main switchgear in Building 1600 with a modern unit that includes surge protection, ground fault protection, arc energy reduction, and integral power monitoring.

D09 — Windows, Trio Upward Bnd (Bldg. 1000)

Image: Link

Deficiency score	70	**Budget estimate**	$60,000
Bldg condition score	369	**Status**	Deferred
System	B20 Exterior Closure	**Deferability**	Immediate
Location	Multiple	**Priorities**	Priority 1: Facility Use (75%); Priority 2: Quality of Use (25%)

Problem Description

The windows in Building 1000 have failed, with visible mineral intrusion and fogging between the panes, indicating seal failure in the insulated glazing units. The affected windows are approximately 5 feet by 5 feet in size, and about 20 units require replacement. The failed seals compromise thermal performance, visibility, and occupant comfort.

Repair Description

Replace approximately 20 failed 5'x5' windows in Building 1000 with new insulated glazing units.

D10 — Doors, Trio Upward Bnd (Bldg. 1000)

Image: Link

Deficiency score	70	**Budget estimate**	$194,000
Bldg condition score	369	**Status**	Deferred
System	B20 Exterior Closure	**Deferability**	Immediate
Location	Multiple	**Priorities**	Priority 1: Facility Use (75%); Priority 2: Quality of Use (25%)

Problem Description

The exterior egress doors on Building 1000 use outdated hardware that is unreliable and difficult, or in some cases impossible, to repair due to a lack of available replacement parts. The condition of the hardware poses concerns for safety, accessibility, and compliance with modern building codes.

Repair Description

Replace the exterior egress doors on Building 1000 with new doors and modern life safety hardware, including panic hardware and accessible operators.

D11 — Doors, Wallenstein Perform. Arts (Bldg. 1100)

Image: Link

Deficiency score	70	**Budget estimate**	$153,000
Bldg condition score	378	**Status**	Deferred
System	B20 Exterior Closure	**Deferability**	Immediate
Location	Multiple	**Priorities**	Priority 1: Facility Use (75%); Priority 2: Quality of Use (25%)

Problem Description

The egress doors in Building 1100 are at the end of their useful life. The doors and associated hardware have aged significantly and are increasingly difficult to repair. Many lack modern safety features or accessibility upgrades. A total of 14 doors, both interior and exterior, require replacement. Several do not operate smoothly or reliably, and their condition raises concerns about emergency egress. To ensure safe and code-compliant egress routes, all door hardware must be compatible with accessibility actuators and crash bars, and all exit paths must be properly signed.

Repair Description

Replace 14 interior and exterior egress doors in Building 1100, including hardware, hydraulics, and accessibility actuators. Ensure all replacements meet current life safety and accessibility codes.

D12 — Doors, Aircraft Hanger (Bldg. 3100)

Image: Link

Deficiency score	70	**Budget estimate**	$94,000
Bldg condition score	425	**Status**	Deferred
System	B20 Exterior Closure	**Deferability**	Immediate
Location	Multiple	**Priorities**	Priority 1: Facility Use (75%); Priority 2: Quality of Use (25%)

Problem Description

The egress doors in Building 3100, including the door on the northwest corner, require upgraded panic hardware to meet current safety and security standards. The existing doors do not provide reliable exit or controlled entry and may not comply with life safety requirements. Photos show outdated hardware, and modifications may have compromised the door's function. Replacement is recommended to ensure secure locking from the exterior and safe egress from the interior. Confirm with college staff whether this work is already planned or funded in the 2025 biennium before proceeding.

Repair Description

Replace egress doors in Building 3100, including the northwest door, with new units equipped with panic hardware for safe exit and secure locking for entry control. Confirm scope and status with college before funding.

D13 — Doors, Paint/Carpentry Maintenance (Bldg. 4000)

Image: Link

Deficiency score	70	**Budget estimate**	$75,000
Bldg condition score	432	**Status**	Deferred
System	B20 Exterior Closure	**Deferability**	Immediate
Location	Multiple	**Priorities**	Priority 1: Facility Use (75%); Priority 2: Quality of Use (25%)

Problem Description

The 4000 Building has seven egress doors, six are double doors and one is a single door, all of which are well beyond their expected useful life. The doors no longer lock or hinge properly, compromising building security and safe egress. The college recently experienced a break-in due to these failures. Makeshift welds have been applied in an attempt to keep the doors functional. These temporary fixes are not sustainable. The doors are physically deteriorated and mechanically unreliable, posing ongoing security and safety risks.

Repair Description

Replace all seven egress doors in the 4000 Building, including associated hardware and hinges.

D14 — Storefront, Science, Engineering, Math (Bldg. 1200)

Image: Link

Deficiency score	67	**Budget estimate**	$62,000
Bldg condition score	302	**Status**	Deferred
System	B20 Exterior Closure	**Deferability**	Immediate
Location	Multiple	**Priorities**	Priority 1: Facility Use (75%); Priority 2: Quality of Use (25%)

Problem Description

The north vestibule storefront doors at Building 1200 are failing. The doors no longer sit flush, and both interior and exterior sets are binding and catching during operation. The hardware is worn and no longer functions reliably. The south storefront doors are the same age but are less frequently used and in slightly better condition. To ensure consistent hardware and system performance, replacing both north and south storefronts is recommended. If budget is limited, priority should be given to the heavily used north vestibule.

Repair Description

Replace the north and south storefront door systems at Building 1200. If phased, prioritize replacement of the north storefront.

D15 — Storefront, Liberal Arts & Business (Bldg. 1600)

Image: Link

Deficiency score	66	**Budget estimate**	$357,000
Bldg condition score	211	**Status**	Deferred
System	B20 Exterior Closure	**Deferability**	Immediate
Location	Multiple	**Priorities**	Priority 1: Facility Use (75%); Priority 2: Quality of Use (25%)

Problem Description

The storefront systems on Building 1600 are at the end of their useful life. There is visible sagging and wear at the footings, and multiple components show signs of failure. The north and south storefronts require repair due to aging framing and ongoing hardware issues. The east storefront has experienced persistent binding, and the college has already replaced multiple hardware components in an effort to keep the doors functional. As part of ongoing accessibility upgrades, new actuators have been installed, but the underlying storefront framing and components remain deteriorated and should be addressed.

Repair Description

Repair or replace the storefront systems on the north, south, and east sides of Building 1600 to address structural wear, hardware failure, and accessibility alignment.

D16 — Electric boiler, Wallenstein Perform. Arts (Bldg. 1100)

Image: Link

Deficiency score	65	**Budget estimate**	$97,000
Bldg condition score	378	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Mechanical room	**Priorities**	Priority 1: Facility Use (50%); Priority 2: Increased Operating Cost (50%)

Problem Description

The electric boiler in Building 1100 is nearing the end of its service life and requires frequent repairs. Replacement parts are increasingly difficult to source, causing delays and higher maintenance costs. The aging unit compromises heating reliability and efficiency for the building. Continued reliance on the current boiler increases the risk of unplanned outages and limits system performance.

Repair Description

Replace the existing electric boiler in Building 1100 with a modern, energy-efficient electric boiler.

D17 — Chiller, Wallenstein Perform. Arts (Bldg. 1100)

Image: Link

Deficiency score	65	**Budget estimate**	$322,000
Bldg condition score	378	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Roof	**Priorities**	Priority 1: Facility Use (50%); Priority 2: Increased Operating Cost (50%)

Problem Description

The chiller serving Building 1100 is 25 years old, uses R-22 refrigerant, and has a history of frequent failures. The unit cools the theater area and is critical for maintaining occupant comfort during performances and events. R-22 refrigerant is no longer in production, making repairs costly and difficult. The age and condition of the chiller limit its reliability and efficiency.

Repair Description

Replace the chiller in Building 1100 with a modern unit that uses current refrigerant and provides reliable cooling for the theater area.

D18 — Boilers, Aircraft Hanger (Bldg. 3100)

Image: Link

Deficiency score	65	**Budget estimate**	$162,000
Bldg condition score	425	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Exterior of building	**Priorities**	Priority 1: Facility Use (50%); Priority 2: Increased Operating Cost (50%)

Problem Description

The propane-fired steam boilers in Building 3100 are aged and require frequent repairs to remain operational. The system is inefficient and contributes to high energy use, especially given the frequent opening of large overhead doors in the space. The building is not currently energy efficient and may be subject to future compliance under the Clean Buildings Performance Standard. Replacement of the boilers should be evaluated for alignment with state energy goals. Confirm whether this work was already funded in the 2023–25 biennium before proceeding.

Repair Description

Replace the propane-fired steam boilers in Building 3100 with energy-efficient systems. Confirm prior funding status and Clean Buildings eligibility with college staff before proceeding.

D19 — Chiller, Science, Engineering, Math (Bldg. 1200)

Image: Link

Deficiency score	62	**Budget estimate**	$421,000
Bldg condition score	302	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Roof	**Priorities**	Priority 1: Facility Use (50%); Priority 2: Increased Operating Cost (50%)

Problem Description

The chiller unit serving Building 1200 is at the end of its useful life and operates with R-22 refrigerant, which is obsolete and no longer manufactured. The unit is the same model as the chiller in Building 1700, which has also shown signs of failure and difficulty sourcing replacement parts. Continued use of the 1200 chiller presents operational risks and limits the college's ability to maintain energy efficiency and meet sustainability goals.

Repair Description

Replace the chiller unit in Building 1200 with a new system that uses a current refrigerant and includes readily available parts.

D20 — Heat pumps, Comp Science (Bldg. 1500)

Image: Link

Deficiency score	62	**Budget estimate**	$268,000
Bldg condition score	340	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Roof	**Priorities**	Priority 1: Facility Use (50%); Priority 2: Increased Operating Cost (50%)

Problem Description

Building 1500 has thirteen rooftop heat pumps that have reached the end of their expected service life. Although the building is currently under renovation and interior temperatures are being maintained through temporary means, the rooftop units are no longer in use and remain shut down. Due to their age and condition, the existing heat pumps are no longer reliable and should be replaced to restore long-term HVAC functionality once the renovation is complete.

Repair Description

Replace all thirteen rooftop heat pumps on Building 1500 with new units.

D21 — Chiller, Allied Health (Bldg. 1700)

Image: Link

Deficiency score	62	Budget estimate	$347,000
Bldg condition score	326	Status	Deferred
System	D30 HVAC	Deferability	Immediate
Location	Roof	Priorities	Priority 1: Facility Use (50%); Priority 2: Increased Operating Cost (50%)

Problem Description

The chiller serving Building 1700 is at the end of its useful life. The unit uses R-22 refrigerant, which is being phased out and is no longer readily available. Replacement parts are obsolete, and repairs have become increasingly difficult. Last year, the contactor failed and a replacement had to be fabricated due to lack of available components. Continued operation poses a growing maintenance risk and limits the college's ability to meet sustainability and efficiency goals.

Repair Description

Replace the chiller unit in Building 1700 with a new system that uses a current refrigerant and has readily available parts.

D22 — HVAC controls, Multiple

Image: **None**

Deficiency score	61	**Budget estimate**	$1,707,000
Bldg condition score	234	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Multiple	**Priorities**	Priority 1: Facility Use (50%); Priority 2: Increased Operating Cost (50%)

Problem Description

The HVAC control systems across Big Bend Community College rely on outdated Johnson Controls technology, including the legacy N2 communication protocol and unsupported UNT controllers. Nine buildings still operate on Version 6 of the Metasys platform, while Johnson Controls is now on Version 14. This widening gap has already caused graphics and system point data to fail when server updates occur, requiring time-consuming manual rebinding. The obsolete UNT controllers—no longer manufactured—must be programmed using legacy software and special hardware, which limits serviceability and increases maintenance burden. The system lacks modern security features, including authentication protocols, exposing it to cybersecurity risks such as unauthorized access and server-side request forgery (SSRF) vulnerabilities. These deficiencies prevent integration with modern building systems, hinder energy efficiency improvements, and threaten long-term operational reliability.

Repair Description

Replace the campus-wide HVAC control system with a modern, web-based platform. Install new controllers, migrate communications to MSTP protocol, and upgrade software to the current Metasys version.

D23 — Rooftop units, Library/Atec (Bldg. 1800)

Image: Link

Deficiency score	60	**Budget estimate**	$105,000
Bldg condition score	168	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Roof	**Priorities**	Priority 1: Facility Use (50%); Priority 2: Increased Operating Cost (50%)

Problem Description

Building 1800 has four rooftop HVAC units that are nearing the end of their service life. All four units operate using R-22 refrigerant, which is obsolete and no longer manufactured. The age of the equipment and the use of outdated refrigerant limit the college's ability to maintain and service the units effectively. To extend operational life and ensure compatibility with modern refrigerants, major components should be replaced or upgraded.

Repair Description

Replace or rebuild major components of the four rooftop units on Building 1800 to support modern refrigerants and extend equipment life.

D24 — Heat pumps, Fine Arts (Bldg. 1900)

Image: Link

Deficiency score	60	Budget estimate	$179,000
Bldg condition score	146	Status	Deferred
System	D30 HVAC	Deferability	Immediate
Location	Roof	Priorities	Priority 1: Facility Use (50%); Priority 2: Increased Operating Cost (50%)

Problem Description

There are eight rooftop heat pumps on Building 1900 that are nearing the end of their service life. The units use R-22 refrigerant, which is obsolete and no longer manufactured, making future repairs costly and limited. While the system remains operational, the age of the equipment and refrigerant type present long-term reliability and maintenance concerns. The units should be closely monitored and evaluated for inclusion in the next budget cycle.

Repair Description

Monitor the eight rooftop heat pumps on Building 1900 for continued performance. Plan for replacement or major repairs in the next budget cycle due to age and use of R-22 refrigerant.

D25 — Fire riser pump, Library/Atec (Bldg. 1800)

Image: Link

Deficiency score	55	**Budget estimate**	$30,000
Bldg condition score	168	**Status**	Deferred
System	D40 Fire Protection	**Deferability**	Immediate
Location	Fire riser room	**Priorities**	Priority 1: Health/Safety (25%); Priority 2: Increased Operating Cost (75%)

Problem Description

The fire riser pumps in Building 1800 are heavily corroded and show signs of past leakage. The base of the equipment has been grouted, and the surrounding drainage has masked ongoing issues. The City of Moses Lake recently notified the college of the leaks, which had gone undetected. The visible corrosion and history of leaks indicate the equipment is deteriorating and may not perform reliably in an emergency.

Repair Description

Repair or replace the corroded fire riser pumps in Building 1800 to restore reliable operation and ensure compliance with fire protection standards.

D26 — Exhaust system, Workforce Education Center (Bldg. 3700)

Image: Link

Deficiency score	50	**Budget estimate**	$92,000
Bldg condition score	146	**Status**	Deferred
System	D30 HVAC	**Deferability**	Deferrable
Location	Automotive shop	**Priorities**	Priority 1: Facility Use (100%)

Problem Description

The floor exhaust system in the automotive shop of Building 3700 is not functioning properly. The system does not adequately remove exhaust fumes from vehicles during operation, posing safety and air quality concerns. A specialist evaluation is needed to assess the condition and configuration of the existing system and confirm whether it meets current ventilation standards.

Repair Description

Recommission the floor exhaust system in the automotive shop of Building 3700. Engage a specialist to evaluate and confirm proper operation and exhaust performance.

D27 — Roof, Science, Engineering, Math (Bldg. 1200)

Image: Link

Deficiency score	48	Budget estimate	$274,000
Bldg condition score	302	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 Building 1200 has a low valley between the original structure and later additions that functions like a bathtub, trapping water instead of directing it to drains. The depressed area does not slope properly and creates long-term drainage and waterproofing issues. Flashing in this area is also in poor condition. Without intervention, the roof will continue to collect standing water, increasing the risk of leaks and structural damage. There is currently no safe roof access to the lower roof area, further complicating maintenance.

Repair Description

Reframe the valley area to eliminate the depressed section and align it with the adjacent sloped roof. Install crickets to direct water to existing roof drains. Repair flashing and add a fixed roof ladder to provide access to the lower roof area.

D28 — Roof, Fine Arts (Bldg. 1900)

Image: Link

Deficiency score	46	Budget estimate	$257,000
Bldg condition score	146	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 on Building 1900 is showing signs of surface failure. The mineral cap on the asphalt roofing has worn away in multiple areas, exposing the underlying material to weathering and potential water intrusion. While the college has applied patches in select locations, these are temporary measures. Without a full reconditioning, the roof is at risk of future leaks and more extensive damage.

Repair Description

Recondition the roof on Building 1900 by restoring the asphalt surface and mineral cap. Address all areas with exposed or failing material to prevent future leaks.

D29 — Roof, Library/Atec (Bldg. 1800)

Image: Link

Deficiency score	46	Budget estimate	$194,000
Bldg condition score	168	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 asphalt roof on Building 1800 is in good condition but is nearing the end of its expected service life. While there are no active leaks, preventative maintenance is recommended to avoid future failures. Reconditioning the roof now will extend its life and preserve the integrity of the building envelope.

Repair Description

Recondition the existing asphalt roof on Building 1800 to extend its service life and prevent future deterioration.

D30 — Doors, Childcare (Bldg. 1300A)

Image: Link

Deficiency score	43	**Budget estimate**	$13,000
Bldg condition score	277	**Status**	Deferred
System	B20 Exterior Closure	**Deferability**	Deferrable
Location	Multiple	**Priorities**	Priority 1: Facility Use (75%); Priority 2: Quality of Use (25%)

Problem Description

The egress doors in Building 1300A have outdated or missing hardware and do not meet current life safety standards. Two doors in one of the classrooms are of particular concern due to their incomplete or non-functional egress components. The building is currently vacant, and no active safety risk is present. Upgrades are recommended but can be deferred until future use and programming for the building are determined.

Repair Description

Upgrade egress doors and hardware in Building 1300A to meet current life safety standards. Defer work until the occupancy is determined.

D31 — Storefront, Aviation (Bldg. 3000)

Image: Link

Deficiency score	42	**Budget estimate**	$8,000
Bldg condition score	179	**Status**	Deferred
System	B20 Exterior Closure	**Deferability**	Deferrable
Location	Multiple	**Priorities**	Priority 1: Facility Use (75%); Priority 2: Quality of Use (25%)

Problem Description

The storefront system in Building 3000 has a faulty and unpredictable locking mechanism. Although the system is not particularly old, repeated modifications have been made to keep the lock operational. The current condition poses reliability and security concerns. This is considered a lower priority compared to other storefronts on campus, but if funding is available to address the issue repairs should be made.

Repair Description

Replace the locking mechanism on the storefront system in Building 3000 to ensure secure and reliable operation.

D32 — Doors, Library/Atec (Bldg. 1800)

Image: Link

Deficiency score	41	**Budget estimate**	$40,000
Bldg condition score	168	**Status**	Deferred
System	C10 Interior Construction	**Deferability**	Deferrable
Location	Multiple	**Priorities**	Priority 1: Facility Use (75%); Priority 2: Quality of Use (25%)

Problem Description

The interior vestibule doors in Building 1800 are outdated and scheduled for replacement. Although funding was previously allocated, the project was deferred due to budget constraints. The existing doors no longer meet current performance or accessibility expectations. Replacement is still needed at four vestibule locations to improve function, safety, and energy efficiency.

Repair Description

Replace interior vestibule doors at four locations in Building 1800 to meet current standards for accessibility, durability, and performance.

D33 — Heat pumps, Student Center/Admin. (Bldg. 1400)

Image: Link

Deficiency score	39	Budget estimate	$86,000
Bldg condition score	224	Status	Deferred
System	D30 HVAC	Deferability	Deferrable
Location	Roof	Priorities	Priority 1: Facility Use (50%); Priority 2: Increased Operating Cost (50%)

Problem Description

Building 1400 has three heat pump units that the college reports are at the end of their useful life. The units are visibly deteriorated, with two located on the west side of the building and one on the north side. Photos document physical wear. The units are still operational but show signs of aging that may impact reliability. Continued use without repair or replacement may result in system failure. College staff should confirm which specific units are most in need of replacement.

Repair Description

Repair or replace the three aging heat pump units on the west and north sides of Building 1400. Confirm unit status with facilities staff before proceeding.

D34 — Heat pumps, Pe/Comm.Activity Center (Bldg. 2000)

Image: Link

Deficiency score	39	**Budget estimate**	$30,000
Bldg condition score	240	**Status**	Deferred
System	D30 HVAC	**Deferability**	Deferrable
Location	Roof	**Priorities**	Priority 1: Facility Use (50%); Priority 2: Increased Operating Cost (50%)

Problem Description

The rooftop heat pump on Building 2000 serves two classrooms and is at the end of its expected service life. The aging unit poses a risk to maintaining consistent temperature control and may soon fail. Continued use without replacement could lead to service disruptions and impact classroom comfort.

Repair Description

Replace the rooftop heat pump on Building 2000 to ensure reliable heating and cooling for the two classrooms it serves.

D35 — HVAC controls, Library/Atec (Bldg. 1800)

Image: Link

Deficiency score	38	**Budget estimate**	$205,000
Bldg condition score	168	**Status**	Deferred
System	D30 HVAC	**Deferability**	Deferrable
Location	Multiple	**Priorities**	Priority 1: Facility Use (50%); Priority 2: Increased Operating Cost (50%)

Problem Description

The HVAC system in Building 1800 uses original Automated Logic controls that are nearing the end of their service life. These controls are no longer consistent with the rest of campus, which has transitioned to the Metasys platform. The aging system limits interoperability, increases maintenance complexity, and raises long-term reliability concerns. A decision is needed on whether to upgrade the existing Automated Logic controls or convert the building to Metasys to align with campus standards.

Repair Description

Evaluate and either upgrade the Automated Logic controls in Building 1800 or convert the system to Metasys for consistency with campus-wide HVAC controls.

D36 — Generator, Allied Health (Bldg. 1700)

Image: Link

Deficiency score	37	**Budget estimate**	$268,000
Bldg condition score	326	**Status**	Deferred
System	D50 Electrical	**Deferability**	Deferrable
Location	Exterior of building	**Priorities**	Priority 1: Facility Use (25%); Priority 2: Increased Repair/Replacement Cost (75%)

Problem Description

The emergency generator at Building 1700 is at the end of its useful life. The unit has aged beyond reliable service and poses a risk to backup power availability during outages. Continued use may result in failure during an emergency event, compromising life safety systems and operational continuity.

Repair Description

Replace the emergency generator at Building 1700 with a new, code-compliant unit to ensure reliable backup power.

D37 — Hot water pumps, Allied Health (Bldg. 1700)

Image: Link

Deficiency score	33	**Budget estimate**	$32,000
Bldg condition score	326	**Status**	Deferred
System	D20 Plumbing	**Deferability**	Deferrable
Location	Hot water pumps	**Priorities**	Priority 1: Facility Use (50%); Priority 2: Quality of Use (50%)

Problem Description

The hot water pumps serving Building 1700 and the adjacent dormitories are approaching the end of their service life. While there have been no failures or service interruptions to date, the pumps show visible signs of corrosion and mineral buildup, indicating advanced wear and potential for future breakdown. Given their age and condition, proactive replacement should be planned in either the 2027–29 or 2029–31 biennium to avoid unplanned outages that could affect both academic and residential buildings.

Repair Description

Replace the aging hot water pumps serving Building 1700 and the dormitories. Plan for implementation within the next one to two biennia.

D38 — Roof hatch, Student Center/Admin. (Bldg. 1400)

Image: Link

Deficiency score	27	**Budget estimate**	$11,000
Bldg condition score	224	**Status**	Deferred
System	B20 Exterior Closure	**Deferability**	Deferrable
Location	Roof	**Priorities**	Priority 1: Increased Repair/Replacement Cost (75%); Priority 2: Quality of Use (25%)

Problem Description

The roof access door located in the Vice President's office in Building 1400 is heavily deteriorated. The exterior wood veneer is rotted and peeling, and the door frame also appears to be wood and in poor condition. The extent of degradation compromises security and weather resistance. The condition of the door and frame suggests they are beyond repair and should be fully replaced. The adjacent roof hatch is also in poor condition and should be replaced at the same time.

Repair Description

Replace the deteriorated roof access door and frame in Building 1400, along with the adjacent roof hatch.

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. Six surveyed buildings — Aviation, Van Garage, Amp Engine Run Station, Student Center/Admin., Pe/Comm. Activity Center, and Grounds Building — are in superior or adequate condition with no material capital concentration ($105,000 of small deferrals among them) and are not profiled; their deficiency IDs appear in Section 4.1. The seven unsurveyed buildings (dormitories, booths, storage, Airframe & Powerplant, South Campus Shop) are likewise not profiled.

Paint/Carpentry Maintenance

Building (state ID)	GSF	Built	Reno.	Predominant use
Paint/Carpentry Maintenance (180-400)	4,606	1955	—	Carpentry and paint shop

Condition. Current 2025 condition score: 432 (Needs improvement — renovation); 2023 score: 432. Top weighted contributors: Fire Safety (46), Exterior Closure (37), Plumbing (37) (see Appendix).

Current biennium (2027 request). None.

Deferred and emerging. Deferred IDs: D13 ($75,000) — seven egress doors beyond useful life; a break-in has already occurred and makeshift welds are in place.

Long-term outlook. Worst condition score in the portfolio (432), 1955 construction, no renovation history. A small shop building where continued one-off repair has limited economic logic; evaluate together with the Maintenance building and Aircraft Hanger as a shop/support cluster in the next master plan update.

Aircraft Hanger

Building (state ID)	GSF	Built	Reno.	Predominant use
Aircraft Hanger (180-310)	30,251	1956	—	Airplane storage and maintenance

Condition. Current 2025 condition score: 425 (Needs improvement — renovation); 2023 score: 425. Top weighted contributors: Fire Safety (42), Doors & Hardware (31), Remaining Life (31) (see Appendix).

Current biennium (2027 request). D01 — fire protection system, $401,000 (the building currently has none).

Deferred and emerging. Deferred IDs: D12 ($94,000, egress doors — confirm prior funding status before advancing), D18 ($162,000, propane steam boilers; Clean Buildings exposure noted in the finding).

Long-term outlook. Second-worst condition score (425) but home to the college's signature aviation programs, which justifies the 2027 life-safety investment. Boiler replacement should be evaluated against Clean Buildings Performance Standard alignment. Long-term disposition belongs in the shop/support cluster assessment.

Maintenance

Building (state ID)	GSF	Built	Reno.	Predominant use
Maintenance (180-420)	9,312	1955	—	Maintenance and operations

Condition. Current 2025 condition score: 386 (Needs improvement — renovation); 2023 score: 386. Top weighted contributors: Fire Safety (42), Exterior Closure (33), Glazing (31) (see Appendix).

Current biennium (2027 request). None.

Deferred and emerging. Deferred IDs: None.

Long-term outlook. Condition 386 (Needs improvement — renovation) with no deficiencies generated this cycle — a building being run to failure-tolerance rather than invested in. Include in the shop/support cluster assessment alongside Paint/Carpentry Maintenance and the Aircraft Hanger.

Wallenstien Perform. Arts

Building (state ID)	GSF	Built	Reno.	Predominant use
Wallenstien Perform. Arts (180-110)	13,180	1959	—	Theater and music

Condition. Current 2025 condition score: 378 (Needs improvement — renovation); 2023 score: 378. Top weighted contributors: Glazing (31), Life/Safety (31), Structure (25) (see Appendix).

Current biennium (2027 request). None (fire alarm panel replacement under multi-building D02 includes Building 1100).

Deferred and emerging. Deferred IDs: D11 ($153,000, 14 egress doors), D16 ($97,000, electric boiler), D17 ($322,000, R-22 theater chiller — coordinate replacement with the performance season).

Long-term outlook. Condition 378, 1959 construction, no renovation history, and $572,000 of deferred work concentrated in mechanical and egress systems. The theater function makes the chiller the operationally critical item; it should anchor a 2029 package for this building.

Allied Health

Building (state ID)	GSF	Built	Reno.	Predominant use
Allied Health (180-170)	24,464	1952	—	Nursing program

Condition. Current 2025 condition score: 376 (Needs improvement — renovation); 2023 score: 326. Top weighted contributors: Elevators (30), Glazing (30), Structure (24) (see Appendix).

Current biennium (2027 request). None (fire alarm panel replacement under D02 includes Building 1700).

Deferred and emerging. Deferred IDs: D21 ($347,000, R-22 chiller — a contactor has already been fabricated for lack of parts), D36 ($268,000, emergency generator at end of life), D37 ($32,000, hot water pumps serving the building and the dormitories).

Long-term outlook. A master-plan replacement priority ("programs cannot function in space") whose condition deteriorated more than any other building this cycle (326 → 376). Capital repair here should stay minimal and reliability-critical — the chiller, generator, and pumps protect the nursing program and dormitory hot water while replacement planning proceeds.

Trio Upward Bnd

Building (state ID)	GSF	Built	Reno.	Predominant use
Trio Upward Bnd (180-100)	5,091	1959	—	TRIO Upward Bound

Condition. Current 2025 condition score: 369 (Needs improvement — renovation); 2023 score: 369. Top weighted contributors: Roofing (31), Life/Safety (31), Fire Safety (31) (see Appendix).

Current biennium (2027 request). D06 — roof replacement, $154,000 (failed hot-tar roof). New fire alarm panel under D02 (the building currently has none).

Deferred and emerging. Deferred IDs: D09 ($60,000, 20 failed windows), D10 ($194,000, exterior egress doors).

Long-term outlook. Condition 369 and a master-plan replacement priority. The roof has failed outright, which justifies intervention despite the replacement flag, but the deferred window and door work ($254,000) should be weighed against the building's planned disposition before being advanced in 2029 (see Section 7).

Comp Science

Building (state ID)	GSF	Built	Reno.	Predominant use
Comp Science (180-150)	24,468	1952	—	Health education and athletics

Condition. Current 2025 condition score: 340 (Needs improvement — maintenance); 2023 score: 340. Top weighted contributors: Exterior Closure (32), Elevators (30), Life/Safety (30) (see Appendix).

Current biennium (2027 request). None directly (fire alarm panel replacement under D02 includes Building 1500). The building is under renovation this cycle.

Deferred and emerging. Deferred IDs: D07 ($1,914,000, switchboards and 500kVA transformer — the largest single deficiency in the survey, with fire- and injury-risk failure modes described), D20 ($268,000, thirteen rooftop heat pumps, currently shut down during renovation).

Long-term outlook. The master plan's renovation priority. The 2029 request for this building should be scoped only after the current renovation's scope is fixed, so the electrical and HVAC packages are coordinated with — not duplicated by — the renovation.

Science, Enigneering, Math

Building (state ID)	GSF	Built	Reno.	Predominant use
Science, Enigneering, Math (180-120)	27,257	1961	—	Math/science instruction and STEM Center

Condition. Current 2025 condition score: 302 (Needs improvement — maintenance); 2023 score: 302. Top weighted contributors: Roofing (31), Life/Safety (31), Fire Safety (31) (see Appendix).

Current biennium (2027 request). None (fire alarm panel replacement under D02 includes Building 1200).

Deferred and emerging. Deferred IDs: D14 ($62,000, north/south storefronts), D19 ($421,000, R-22 chiller — same model as the failing Allied Health unit), D27 ($274,000, roof valley reframing and drainage correction).

Long-term outlook. Condition 302, 1961 construction. The 2025–2027 cycle already requested $1,012,000 for this building's roof; the D27 valley correction addresses a residual design defect. The chiller and roof items, $695,000 combined, make this building a likely 2029 package.

CDL & Unmanned Aerial Systems (UAS)

Building (state ID)	GSF	Built	Reno.	Predominant use

CDL & Unmanned Aerial Systems (UAS) (180-410)	4,860	1955	—	CDL training and security office

Condition. Current 2025 condition score: 296 (Needs improvement — maintenance); 2023 score: 296. Top weighted contributors: Roofing (31), Life/Safety (31), Fire Safety (31) (see Appendix).

Current biennium (2027 request). None (fire alarm panel replacement under D02 includes Building 4100).

Deferred and emerging. Deferred IDs: None.

Long-term outlook. Condition 296 (Needs improvement — maintenance; rated as "Auto Classrooms" in the condition detail), 1955 construction, no building-specific deficiencies this cycle. Watch-list building for the 2029 survey.

Childcare

Building (state ID)	GSF	Built	Reno.	Predominant use
Childcare (180-13A)	3,620	1959	—	Childcare (vacant)

Condition. Current 2025 condition score: 277 (Needs improvement — maintenance); 2023 score: 277. Top weighted contributors: Fire Safety (31), Structure (25), Exterior Closure (25) (see Appendix).

Current biennium (2027 request). D04 — roof replacement (combined 1300A/1300B project, $273,000 total).

Deferred and emerging. Deferred IDs: D30 ($13,000, egress door hardware; the finding defers the work until occupancy is determined).

Long-term outlook. Condition 277, vacant, and a master-plan replacement priority. The roof investment protects the asset shell; all other work should be deferred until a programming decision is made for the 1300 complex.

Childcare Facility

Building (state ID)	GSF	Built	Reno.	Predominant use
Childcare Facility (180-13B)	3,302	2004	—	Childcare (vacant)

Condition. Current 2025 condition score: 219 (Adequate); 2023 score: 219. Top weighted contributors: Fire Safety (31), Wall Finishes (19), Remaining Life (19) (see Appendix).

Current biennium (2027 request). D04 — roof replacement (combined 1300A/1300B project, $273,000 total; the 1300B shingle roof is 25 years old).

Deferred and emerging. Deferred IDs: None.

Long-term outlook. Condition 219 (Adequate) but vacant and a master-plan replacement priority. Same posture as 1300A: shell protection only, pending a programming decision.

Liberal Arts & Business

Building (state ID)	GSF	Built	Reno.	Predominant use
Liberal Arts & Business (180-160)	17,760	1985	—	Business and liberal arts instruction

Condition. Current 2025 condition score: 211 (Adequate); 2023 score: 211. Top weighted contributors: Electrical (25), Fire Safety (21), Insulation (19) (see Appendix).

Current biennium (2027 request). None (fire alarm panel replacement under D02 includes Building 1600).

Deferred and emerging. Deferred IDs: D08 ($85,000, 1985-original main switchgear with code-compliance issues), D15 ($357,000, north/south/east storefronts with repeated hardware failures).

Long-term outlook. Adequate condition (211) and the beneficiary of the $2,000,000 classroom renovation program project funded in 2023–2025. The switchgear and storefront items are discrete, well-defined 2029 candidates.

Library/Atec

Building (state ID)	GSF	Built	Reno.	Predominant use
Library/Atec (180-180)	66,935	2004	—	Library and conference center

Condition. Current 2025 condition score: 168 (Superior); 2023 score: 168. Top weighted contributors: Exterior Closure (18), Ceiling Finishes (13), Doors & Hardware (13) (see Appendix).

Current biennium (2027 request). None.

Deferred and emerging. Deferred IDs: D23 ($105,000, four R-22 rooftop units), D25 ($30,000, corroded fire riser pumps — leaks identified by the City of Moses Lake), D29 ($194,000, roof reconditioning), D32 ($40,000, interior vestibule doors — previously funded, then deferred), D35 ($205,000, Automated Logic controls platform decision).

Long-term outlook. Superior condition (168) but the most deficiencies of any building (5, $574,000). The 2004 building's original equipment is reaching 20+ years in lockstep. The riser pumps are the urgent item; the controls platform decision (D35) should precede the campus-wide D22 controls project so Building 1800 lands on the campus standard.

Fine Arts

Building (state ID)	GSF	Built	Reno.	Predominant use
Fine Arts (180-190)	13,568	2008	—	Fine arts instruction

Condition. Current 2025 condition score: 146 (Superior); 2023 score: 146. Top weighted contributors: Roofing (10), Life/Safety (10), Fire Safety (10) (see Appendix).

Current biennium (2027 request). None (fire alarm panel replacement under D02 includes Building 1900).

Deferred and emerging. Deferred IDs: D24 ($179,000, eight R-22 rooftop heat pumps — monitor and plan for the next cycle per the finding), D28 ($257,000, roof reconditioning).

Long-term outlook. Superior condition (146) but its 2008-original rooftop fleet is R-22 and aging in lockstep. Both items are natural 2029–2031 candidates; reconditioning the roof before membrane failure preserves the low-cost intervention path.

Workforce Education Center

Building (state ID)	GSF	Built	Reno.	Predominant use

Workforce Education Center (180-370)	122,900	2019	—	Workforce education instruction

Condition. Current 2025 condition score: 146 (Superior); 2023 score: 146. Top weighted contributors: Roofing (11), Life/Safety (11), Fire Safety (11) (see Appendix).

Current biennium (2027 request). None. D05 (welding-lab ventilation, score 80) was excluded this cycle pending recommissioning and a specification review; no budget estimate was produced.

Deferred and emerging. Deferred IDs: D26 ($92,000, automotive shop floor exhaust — specialist evaluation recommended).

Long-term outlook. The newest and largest building (2019, 122,900 GSF; condition 146). Both identified items are ventilation-performance issues in instructional shops rather than age failures; both should be resolved through recommissioning before any capital scope is requested in 2029.

6. INFRASTRUCTURE SYSTEMS

2027 infrastructure request

The 2027–2029 infrastructure request totals $104,000 across three projects: two electrical vault replacements and one three-phase transformer replacement. At 3.3% of the college's $3,154,000 Minor Works request, this is a deliberately narrow infrastructure ask — roughly one-tenth of the $1,026,000 requested in 2025–2027 — and reflects a cycle in which life-safety preservation and the ATEC program project absorbed the available target.

Recent infrastructure history (context)

From the 2023–2025 funded list: primary switchgear, assets 1645 & 1702 ($59,000); potable water meters, assets 1560, 1613, 1647, 1676 & 1696 ($114,000); sewer lines, assets 1603, 1604, 1606 & 1616 ($1,529,000); electric line, asset 1627 ($50,000); cooling towers, assets 1622 & 1623 ($284,000); potable water line, asset 1697 ($45,000); plus $461,000 of URF. The 2025–2027 request added primary switchgear 1618 ($50,000), 3-phase transformers 1655 & 1656 ($165,000), potable water meter 1590 ($25,000), sewer lines 1600, 1698, 1700 & 1701 ($403,000), electric line 1598 ($64,000), cooling towers 1692, 1693 & 1694 ($173,000), and potable water line 1633 ($146,000) — $1,026,000 of infrastructure — plus $594,000 of URF.

On the radar for 2029–2031

Two consecutive bienna have carried nearly $1.9M of sewer line replacement (four assets each cycle), the clearest multi-biennium infrastructure pattern on this campus and one likely to continue. Phased renewal of primary switchgear, transformers, water meters, and cooling towers is also running on a steady cadence; the building-side electrical deficiencies in this survey (D07, D08, D36) should be sequenced against that program so primary and secondary distribution are renewed coherently. The campus master plan does not address infrastructure system condition in any detail (2023 FCS report); the 2019 Infrastructure Survey remains the controlling reference, and an infrastructure-specific 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 2020 with no subsequent update (2025 pre-survey input). The 2023 FCS report references a master plan completed in 2015; the discrepancy should be reconciled with the college, and the 2020 date is used here as the more recent source. The college's reported priorities are summarized below.

Category	Building	Master plan note
Renovation	Comp Science (180-150)	Poor configuration — inefficient space use
Replacement	Allied Health (180-170)	Poor configuration — programs cannot function in space
Replacement	Childcare Facility (180-13B)	Poor configuration — programs cannot function in space
Replacement	Childcare Co-Op (180-13A)	Poor configuration — programs cannot function in space
Replacement	Trio Upward Bnd (180-100)	Poor configuration — programs cannot function in space
Demolition	None	—

Alignment is solid for $900,000 of the $1,327,000 request — the fire protection, fire alarm, and sidewalk projects are life-safety and accessibility work whose value does not depend on any building's long-term disposition (and the campus-wide fire alarm system is interoperable infrastructure regardless of which buildings are eventually replaced). The remaining $427,000 — the D04 Childcare roofs and D06 Trio roof — invests in three buildings the college lists as replacement priorities, two of which are vacant. The Trio roof has failed outright, so intervention there protects an occupied program while replacement planning proceeds. The Childcare roof project warrants closer scrutiny: the verbatim finding itself describes the 1300B roof as deferrable until occupancy is confirmed, and both buildings are vacant. If the 1300 complex's programming decision is imminent, the $273,000 may be better held; if the buildings will be occupied or held as assets for 13+ years (the OFM minimum benefit horizon for capital repair), shell protection is defensible.

Two further alignment items to track for 2029. First, the deferred Trio window and door work ($254,000, D09/D10) and any non-life-safety work in Allied Health should be weighed against replacement timelines before being advanced. Second, Comp Science — the renovation priority — carries the largest deferred package ($2,182,000); its 2029 scope should be set only after the current renovation's scope is fixed.

8. MAINTENANCE CAPACITY SNAPSHOT

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

Position	Hours per week	Estimated annual staff cost
Maintenance Mechanic 3	30	$71,546
Utility Worker 2	30	$48,340
Maintenance Mechanic 2	30	$66,450
Maintenance Mechanic 1	35	$70,256
Maintenance Mechanic 1	30	$60,522
Buildings and Grounds Supervisor A	10	$23,859
Utility Worker 2	20	$32,224
Total (7 positions)	**185**	**$373,197**

Derived metrics:

Metric	Value
In-house maintenance FTEs (185 hrs/wk ÷ 40)	4.6
Estimated equivalent contract FTEs (2023 cycle)	2.3
Combined total FTEs	6.9
GSF per combined FTE (469,389 surveyed GSF)	68,027
State avg (weighted, 2023 cycle)	74,279 GSF / FTE
Total maintenance cost	$646,919 ($373,197 staff + $200,719 contract + $73,003 material; contract and material from 2023 cycle)
Maintenance cost per GSF	$1.38
State avg (weighted, 2023 cycle)	$1.48 / GSF
APPA self-rating (2023 cycle)	Managed Care (3 of 5)

Big Bend maintains slightly less area per FTE than the state average (68,027 vs. 74,279 GSF/FTE) and spends about 93% of the state-average cost per GSF, with roughly a third of its maintenance effort delivered through outside contracts. The Managed Care self-rating is the middle of the APPA five-level scale. Capacity appears adequate for day-to-day operation of the current plant, but the composition of the deficiency list — controls requiring weekly manual intervention, equipment kept alive with fabricated parts and makeshift welds, and riser-pump leaks detected by the city rather than the college — indicates an organization reactively sustaining aging systems rather than getting ahead of them. The staffing roster is pending college confirmation; the APPA self-rating and contract figures should be re-collected in the next cycle.

9. APPENDIX: BUILDING CONDITION DETAIL

The 20-component condition score breakdown for each building scored in the 2025 cycle, ordered worst to best. One table per building. Reference data for component-level investigation; no narrative. Buildings are listed under their FPMT inventory names; the 2025 condition sheet rates the Childcare building as "Childcare Co-Op" and the CDL & UAS building as "Auto Classrooms."

Paint/Carpentry Maintenance (180-400) — condition score 432

Component	Rating	Wt.	Wt. Score	Comment
Structure	2	8	18	Concrete; steel framing; CMU
Exterior Closure	4	8	37	Concrete walls; CMU
Roofing	2	10	23	Single-ply membrane installed in 2008
Floor Finishes	2	6	14	Concrete
Wall Finishes	4	6	27	Concrete and gypsum board
Ceiling Finishes	0	6	0	Concrete ceilings
Doors & Hardware	4	6	27	Interior wood doors w HM frames; exterior HM doors/frames and aluminum doors/frames
Elevators	0	6	0	
Plumbing	4	8	37	Galvanized, cast iron and steel piping; porcelain fixtures
Electrical	1	8	9	400amp 240/120v
Lights/Power	1	8	9	Lay-in fluorescent lighting
Life/Safety	3	10	34	
Fire Safety	4	10	46	
Modifications	3	7	24	Some hurried modifications evident for temporary space use
Maintenance	4	7	32	
Remaining Life	3	6	21	This was an air force ammo bunker converted to maintenance and support uses
Appearance	4	6	27	
Insulation	3	6	21	
Glazing	0	6	0	
HVAC	3	8	27	Unit heaters; window HVAC units
Total weighted score			**432**	

Aircraft Hanger (180-310) — condition score 425

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Steel frame; concrete slab

Exterior Closure	3	8	25	Metal wall panels
Roofing	3	10	31	Metal roof coated in 1998 with foam
Floor Finishes	2	6	13	Concrete
Wall Finishes	3	6	19	CMU; metal panels; plywood
Ceiling Finishes	3	6	19	Lay-in tile throughout-areas of deterioration from old roof leaks
Doors & Hardware	5	6	31	Interior wood doors and frames; exterior steel doors/frames; metal coiling OH doors; sliding hangar doors
Elevators	0	6	0	
Plumbing	3	8	25	Galvanized, cast iron and steel piping; older porcelain fixtures
Electrical	1	8	8	800amp 240/120v
Lights/Power	1	8	8	Ceiling fluorescent - ESCO upgrade 2013
Life/Safety	3	10	31	
Fire Safety	4	10	42	
Modifications	3	7	22	Modification appear minor but not well done
Maintenance	3	7	22	
Remaining Life	5	6	31	Old Air Force hanger; 50 ft. high ceilings; expensive to operate
Appearance	5	6	31	
Insulation	3	6	19	
Glazing	5	6	31	Fiberglass panels; single glazing; metal-framed
HVAC	1	8	8	New steam boilers in 2000; no A/C in building; Heat unit in shop 2014
Total weighted score			**425**	

Maintenance (180-420) — condition score 386

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Steel framing; concrete slab
Exterior Closure	4	8	33	Metal walls; extensive denting and some rusting
Roofing	3	10	31	Metal roof
Floor Finishes	3	6	19	Concrete and vinyl tile
Wall Finishes	2	6	13	Gypsum board and plywood
Ceiling Finishes	1	6	6	Lay-in tiles in some areas; metal roof deck
Doors & Hardware	3	6	19	Interior and exterior HM doors/frames; metal OH doors
Elevators	0	6	0	

Plumbing	3	8	25	Galvanized, cast iron and steel piping; porcelain fixtures
Electrical	3	8	25	2ea. 200amp 208/120v
Lights/Power	1	8	8	Lay-in and hanging fluorescent fixtures
Life/Safety	3	10	31	
Fire Safety	4	10	42	No alarm or sprinklers
Modifications	1	7	7	Interior modifications are properly constructed
Maintenance	3	7	22	
Remaining Life	3	6	19	Medium term use only; very old metal building
Appearance	3	6	19	Exterior looks neglected; interior is adequate
Insulation	3	6	19	
Glazing	5	6	31	Single and double glazing; aluminum and metal-framed
HVAC	1	8	8	Split system heat pumps - 1998
Total weighted score			**386**	

Wallenstien Perform. Arts (180-110) — condition score 378

Component	Rating	Wt.	Wt. Score	Comment
Structure	3	8	25	Concrete and CMU-generally
Exterior Closure	2	8	17	CMU and metal fascia-some CMU and wood fascia trim paint deterioration
Roofing	1	10	10	Built-up roof 2021
Floor Finishes	2	6	13	Carpet; vinyl tile; vinyl-asbestos tile; ceramic tile; new carpet in lobby in 06
Wall Finishes	3	6	19	Gypsum board and CMU; some vinyl wall covering;
Ceiling Finishes	3	6	19	Acoustical ceiling tile; gypsum board
Doors & Hardware	3	6	19	Interior and exterior metal doors w HM frames
Elevators	0	6	0	
Plumbing	3	8	25	Galvanized, cast iron, copper and steel piping; some older porcelain fixtures
Electrical	3	8	25	800amp 208/120v
Lights/Power	3	8	25	Hanging and lay-in fluorescent lighting; upgraded in theater
Life/Safety	3	10	31	
Fire Safety	1	10	10	Partial sprinklers
Modifications	3	7	22	Dressing room modification not well done
Maintenance	3	7	22	Maintenance appears average
Remaining Life	3	6	19	Funded in 05 for renovation, but little done; money allocated to new fine arts bldg.

Appearance	3	6	19	Very basic, unattractive exterior; interior has received some upgrades
Insulation	3	6	19	
Glazing	5	6	31	
HVAC	1	8	8	AHU and split system A/C-new in 2003; new electric boiler in 06
Total weighted score			**378**	

Allied Health (180-170) — condition score 376

Component	Rating	Wt.	Wt. Score	Comment
Structure	3	8	24	CMU and concrete
Exterior Closure	3	8	24	CMU exterior walls
Roofing	2	10	20	single-ply 2021
Floor Finishes	2	6	12	New carpet, ceramic tile and vinyl tile throughout in 06
Wall Finishes	3	6	18	Gypsum board and CMU;
Ceiling Finishes	2	6	12	Lay-in tile
Doors & Hardware	2	6	12	New wood doors and HM frames and hardware in 06
Elevators	5	6	30	None; but has lower level that is used
Plumbing	3	8	24	Galvanized, cast iron, steel and copper piping
Electrical	2	8	16	New service in 1995-96; distribution upgrades in 06
Lights/Power	2	8	16	Older recessed fluorescent lighting, but adequate
Life/Safety	2	10	20	
Fire Safety	2	10	20	Sprinklers but no fire alarm
Modifications	2	7	14	Modifications on main level well executed
Maintenance	2	7	14	Maintenance is good
Remaining Life	3	6	18	Should have been replaced after construction of Library/ATEC bldg.; not funding eligible
Appearance	3	6	18	
Insulation	3	6	18	
Glazing	5	6	30	
HVAC	2	8	16	Deteriorated boilers with new coils 2016. Air handlers 2016
Total weighted score			**376**	

Trio Upward Bnd (180-100) — condition score 369

Component	Rating	Wt.	Wt. Score	Comment
Structure	3	8	25	Concrete and CMU
Exterior Closure	3	8	25	CMU construction
Roofing	3	10	31	Mineral-surfaced cap sheet
Floor Finishes	3	6	19	Carpet; vinyl tile
Wall Finishes	2	6	13	Gypsum board; plaster; ceramic tile
Ceiling Finishes	3	6	19	Lay-in tile
Doors & Hardware	3	6	19	Interior wood doors w HM frames; exterior steel doors/frames
Elevators	0	6	0	One story
Plumbing	3	8	25	Galvanized, cast iron and steel piping; older porcelain fixtures
Electrical	1	8	8	600amp 208/120v
Lights/Power	3	8	25	Lay-in fluorescent lighting
Life/Safety	3	10	31	
Fire Safety	3	10	31	
Modifications	1	7	7	Only minor modifications evident
Maintenance	1	7	7	
Remaining Life	3	6	19	Building is structurally sound, but old and too small for significant upgrades
Appearance	3	6	19	
Insulation	3	6	19	
Glazing	3	6	19	
HVAC	1	8	8	Split system heat pumps 2017
Total weighted score			**369**	

Comp Science (180-150) — condition score 340

Component	Rating	Wt.	Wt. Score	Comment
Structure	2	8	16	Concrete and CMU
Exterior Closure	4	8	32	CMU walls-random mortar deterioration; paint peeling and cracking
Roofing	1	10	10	Single-ply 2014
Floor Finishes	2	6	12	Carpet; vinyl tile; concrete; quarry tile; sheet flooring
Wall Finishes	2	6	12	Gypsum board; CMU; plaster; good condition
Ceiling Finishes	3	6	18	Lay-in tile; Gypsum board; plaster; ceramic tile; general lower level wear

Doors & Hardware	2	6	12	Interior wood doors w HM frames-mostly new in 2006; HM and aluminum exterior doors/frames
Elevators	5	6	30	None, but ADA access ramp to lower level. Only stair access to lower mechanical space and archives.
Plumbing	2	8	16	Copper, cast iron, steel, PVC and galvanized piping; porcelain fixtures
Electrical	3	8	24	1600amp 208/120v; 1600amp 480/277c; services are older
Lights/Power	1	8	8	Lay-in and ceiling-mount fluorescent lighting' mostly new in 06
Life/Safety	3	10	30	Basement has some exiting code violations
Fire Safety	2	10	20	
Modifications	1	7	7	Remodel completed in 06; work appears nicely done
Maintenance	1	7	7	
Remaining Life	3	6	18	Kitchen and dining area converted to instructional space in 06
Appearance	3	6	18	Exterior is very dated and utilitarian; dates from airbase period
Insulation	3	6	18	
Glazing	4	6	24	
HVAC	1	8	8	New split system heat pumps installed in 06; boilers abandoned in place
Total weighted score			**340**	

Science, Enigneering, Math (180-120) — condition score 302

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Steel frame; wood frame; concrete
Exterior Closure	1	8	8	Brick; EIFS; CMU; metal panels
Roofing	3	10	31	Standing seam metal roof with foam overlay. Some single-ply.
Floor Finishes	2	6	13	Carpet and vinyl tile; ceramic tile
Wall Finishes	1	6	6	Gypsum board throughout
Ceiling Finishes	3	6	19	Lay-in tiles throughout-areas of water staining due to old roof leaks
Doors & Hardware	1	6	6	Interior wood and laminate doors; w HM frames; exterior aluminum glazed doors/frames
Elevators	0	6	0	
Plumbing	2	8	17	Galvanized, cast iron and steel piping; newer porcelain fixtures. Lab renovation 2021
Electrical	1	8	8	Fed from the addition (1200A)

Lights/Power	3	8	25	Lay-in and wall mount fluorescent lights
Life/Safety	3	10	31	
Fire Safety	3	10	31	
Modifications	1	7	7	Minor modifications-appear well done
Maintenance	1	7	7	
Remaining Life	3	6	19	Average construction; built in 1961; uncertain remaining life
Appearance	3	6	19	Exterior is very dates and utilitarian
Insulation	3	6	19	
Glazing	3	6	19	
HVAC	1	8	8	New DX packaged unit in 06
Total weighted score			**302**	

CDL & Unmanned Aerial Systems (UAS) (180-410) — condition score 296

Component	Rating	Wt.	Wt. Score	Comment
Structure	2	8	17	Steel framing; concrete slab
Exterior Closure	3	8	25	Metal walls-bent and damaged in a number of areas
Roofing	3	10	31	Metal roof; foam coated in 2000
Floor Finishes	2	6	13	Concrete; vinyl tile
Wall Finishes	1	6	6	gypsum board
Ceiling Finishes	2	6	13	Gypsum board and lay-in tile
Doors & Hardware	1	6	6	Interior wood doors w HM frames; exterior HM doors/frames
Elevators	0	6	0	
Plumbing	1	8	8	Copper, cast iron and steel piping; porcelain fixtures
Electrical	1	8	8	800amp 240/120v
Lights/Power	1	8	8	Lay-in and wall mount fluorescent lighting
Life/Safety	3	10	31	
Fire Safety	3	10	31	Pull stations; no sprinklers
Modifications	1	7	7	Interior remodel was very well constructed; use changed from arts to classroom
Maintenance	1	7	7	
Remaining Life	3	6	19	Extensive interior remodel in 2000
Appearance	3	6	19	Exterior is very utilitarian
Insulation	3	6	19	
Glazing	3	6	19	
HVAC	1	8	8	Split system heat pumps 2016

Total weighted score			**296**	

Childcare (180-13A) — condition score 277

Component	Rating	Wt.	Wt. Score	Comment
Structure	3	8	25	Concrete and CMU
Exterior Closure	3	8	25	CMU-deterioration under window areas on south side
Roofing	2	10	21	Modified bitumen cap sheet w granulated surface; no scuppers; UV coating in 2010
Floor Finishes	1	6	6	Carpet and vinyl tile, ceramic tile
Wall Finishes	1	6	6	Gypsum board and CMU
Ceiling Finishes	1	6	6	Lay-in tile throughout
Doors & Hardware	3	6	19	Interior and exterior HM doors/frames
Elevators	0	6	0	
Plumbing	1	8	8	Galvanized, cast iron and steel piping; porcelain fixtures
Electrical	1	8	8	600amp 208/120v
Lights/Power	1	8	8	Lay-in fluorescent lighting
Life/Safety	1	10	10	
Fire Safety	3	10	31	
Modifications	1	7	7	Only minor modifications; well done
Maintenance	1	7	7	
Remaining Life	3	6	19	Bldg. Is over 40 years old; sound structurally; 15 yr. life
Appearance	3	6	19	Very nice interior; utilitarian exterior
Insulation	3	6	19	
Glazing	1	6	6	Double glazing; New vinyl-framed
HVAC	3	8	25	Split system heat pumps-new in 1997; undersized necessitating electric baseboard heat
Total weighted score			**277**	

Grounds Building (180-450) — condition score 257

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	9	Wood framing; concrete slab
Exterior Closure	2	8	18	Metal wall panels
Roofing	1	10	11	Metal roof panels
Floor Finishes	1	6	7	Concrete

Wall Finishes	1	6	7	Insulation; OSB
Ceiling Finishes	0	6	0	Insulation
Doors & Hardware	1	6	7	Metal overhead doors; metal doors & wood frames
Elevators	0	6	0	
Plumbing	1	8	9	Galvanized compressed air lines; no rest room
Electrical	1	8	9	200amp 208/120v
Lights/Power	2	8	18	Fluorescent lighting
Life/Safety	2	10	23	
Fire Safety	5	10	57	Extinguishers only
Modifications	1	7	8	None evident
Maintenance	2	7	16	
Remaining Life	2	6	14	Metal building; should have 30+ year life; addition constructed in 2006
Appearance	3	6	21	
Insulation	2	6	14	
Glazing	0	6	0	No windows
HVAC	1	8	9	Electric unit heaters
Total weighted score			**257**	

Pe/Comm.Activity Center (180-200) — condition score 240

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Concrete and CMU
Exterior Closure	1	8	8	CMU and concrete
Roofing	1	10	10	Single-ply membrane; Drain inlets need cleaning; some roof/flashing leaks; funded in 2011
Floor Finishes	2	6	12	Concrete and hardwood; some carpet; ceramic tile; rubber mats
Wall Finishes	1	6	6	Gypsum board and CMU
Ceiling Finishes	3	6	18	Lay-in tiles-some staining from roof leaks; direct-adhered tile; concrete
Doors & Hardware	1	6	6	Interior/exterior metal doors w HM frames; coiling metal OH door
Elevators	1	6	6	2 stop
Plumbing	3	8	24	Galvanized, cast iron, steel and copper piping; porcelain fixtures; shower trees
Electrical	1	8	8	1200amp 480/277v; emergency generator
Lights/Power	1	8	8	Lay-in fluorescent lighting; new in 06

Life/Safety	1	10	10	
Fire Safety	3	10	30	New fire alarm in 06
Modifications	1	7	7	Modifications appear well constructed
Maintenance	1	7	7	
Remaining Life	1	6	6	Building well constructed; has long term potential
Appearance	1	6	6	
Insulation	3	6	18	
Glazing	3	6	18	
HVAC	3	8	24	AHUs w heat coils; split system heat pump; electric duct heaters
Total weighted score			**240**	

Student Center/Admin. (180-140) — condition score 224

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Concrete and CMU
Exterior Closure	2	8	16	CMU in old wing; synthetic stucco system in new wing;
Roofing	1	10	10	TPO mingle-ply membrane 2013
Floor Finishes	1	6	6	Vinyl tile; vinyl sheet flooring and carpet-some deterioration upstairs; ceramic tile
Wall Finishes	1	6	6	Gypsum board and CMU; ceramic tile; wood panels
Ceiling Finishes	1	6	6	Lay-in tile; direct-adhered tile; gypsum board
Doors & Hardware	1	6	6	Interior wood doors w HM frames; exterior HM doors/frames and aluminum doors/frames
Elevators	3	6	18	2 stop
Plumbing	1	8	8	Copper, galvanized, cast iron , steel and PVC piping; porcelain fixtures
Electrical	1	8	8	Major upgrade in 1993;1600amp 208/120v
Lights/Power	1	8	8	Lay-in and ceiling-mount fluorescent lights
Life/Safety	1	10	10	
Fire Safety	2	10	20	
Modifications	1	7	7	All major interior renovations appear properly done.
Maintenance	1	7	7	
Remaining Life	1	6	6	Extensive remodel of the downstairs of areas not done in 2006 was completed in 2010
Appearance	3	6	18	
Insulation	1	6	6	
Glazing	3	6	18	Upstairs replaced in 2008
HVAC	4	8	32	New packaged A/C units in 2000

Total weighted score			**224**	

Childcare Facility (180-13B) — condition score 219

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Wood framing; pier block foundation
Exterior Closure	2	8	17	T1-11 plywood
Roofing	1	10	10	3-tab asphalt shingles
Floor Finishes	1	6	6	Carpet; sheet vinyl; OSB sub floor; OSB could be maintenance problem
Wall Finishes	3	6	19	Vinyl covered OSB wall panels; OSB could be maintenance problem
Ceiling Finishes	2	6	13	Lay-in ceiling tile
Doors & Hardware	1	6	6	Interior wood doors and frames; exterior HM doors/frames
Elevators	0	6	0	
Plumbing	1	8	8	Copper and cast iron piping; porcelain fixtures
Electrical	1	8	8	Fed from 1300
Lights/Power	1	8	8	Lay-in fluorescent lighting
Life/Safety	1	10	10	
Fire Safety	3	10	31	Fire alarm and smoke detectors
Modifications	1	7	7	None evident
Maintenance	1	7	7	
Remaining Life	3	6	19	Modular building comprised of 4 modules; 25 yr. Life
Appearance	1	6	6	
Insulation	1	6	6	
Glazing	3	6	19	
HVAC	1	8	8	Split system heat pumps
Total weighted score			**219**	

Amp Engine Run Station (180-32B) — condition score 216

Component	Rating	Wt.	Wt. Score	Comment
Structure	3	8	28	Tilt-up concrete; concrete slab
Exterior Closure	1	8	9	Concrete
Roofing	1	10	12	Standing seam metal roof
Floor Finishes	1	6	7	Bare concrete

Wall Finishes	1	6	7	Painted concrete
Ceiling Finishes	0	6	0	Metal roof panels
Doors & Hardware	3	6	21	HM doors and frames
Elevators	0	6	0	
Plumbing	0	8	0	
Electrical	1	8	9	225amp service
Lights/Power	1	8	9	Ceiling mount fluorescent lights
Life/Safety	1	10	12	
Fire Safety	3	10	35	Fire extinguishers, but interior is all concrete and metal
Modifications	1	7	8	
Maintenance	1	7	8	
Remaining Life	1	6	7	Room to view airplane engine testing; 2 test cells; should have 35+ yr. Life
Appearance	3	6	21	Very spartan building' very average appearance
Insulation	1	6	7	Adequate
Glazing	1	6	7	Vinyl coated aluminum framed double glazing
HVAC	1	8	9	Electric unit heater
Total weighted score			**216**	

Liberal Arts & Business (180-160) — condition score 211

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	CMU and concrete
Exterior Closure	1	8	8	CMU exterior
Roofing	1	10	10	Ballasted built-up 2021
Floor Finishes	1	6	6	Carpet and carpet tile 2014; vinyl tile; ceramic tile; concrete
Wall Finishes	1	6	6	CMU and gypsum board; ceramic tile
Ceiling Finishes	2	6	13	Lay-in tile and gypsum board
Doors & Hardware	2	6	13	Interior wood doors w HM frames; exterior aluminum doors/frames
Elevators	0	6	0	
Plumbing	1	8	8	Copper, cast iron and steel piping; porcelain fixtures
Electrical	3	8	25	1600amp 208/120v
Lights/Power	1	8	8	Lay-in fluorescent lighting throughout
Life/Safety	1	10	10	
Fire Safety	2	10	21	

Modifications	1	7	7	Minor modifications; appear well constructed
Maintenance	1	7	7	
Remaining Life	1	6	6	Building has long term use potential
Appearance	1	6	6	
Insulation	3	6	19	CMU walls
Glazing	3	6	19	
HVAC	1	8	8	Split system heat pumps; partially replaced in 08; other units 2015
Total weighted score			**211**	

Van Garage (180-460) — condition score 203

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	11	Wood framing; concrete slab
Exterior Closure	1	8	11	Metal wall panels
Roofing	1	10	14	Metal roof panels
Floor Finishes	1	6	8	Concrete
Wall Finishes	0	6	0	Metal panel
Ceiling Finishes	0	6	0	Metal panel
Doors & Hardware	1	6	8	Metal overhead doors; metal doors & wood frames
Elevators	0	6	0	
Plumbing	0	8	0	
Electrical	1	8	11	200amp 208/120v
Lights/Power	1	8	11	Fluorescent lighting
Life/Safety	1	10	14	
Fire Safety	4	10	55	
Modifications	0	7	0	None evident
Maintenance	1	7	10	
Remaining Life	1	6	8	Metal building; should have 30+ year life
Appearance	1	6	8	
Insulation	3	6	25	
Glazing	0	6	0	
HVAC	1	8	11	Electric unit heaters
Total weighted score			**203**	

Aviation (180-300) — condition score 179

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Concrete and CMU; wood framed addition
Exterior Closure	1	8	8	CMU walls and newer EIFS cladding
Roofing	1	10	10	New standing seam metal roof in 03
Floor Finishes	1	6	6	Carpet and vinyl tile; concrete
Wall Finishes	1	6	6	Ceramic tile and gypsum board, some over CMU
Ceiling Finishes	1	6	6	Lay-in ceiling tile; gypsum board
Doors & Hardware	1	6	6	Interior wood doors w HM frames; exterior aluminum doors/frames
Elevators	0	6	0	
Plumbing	1	8	8	Copper, cast iron, and steel piping; porcelain fixtures
Electrical	1	8	8	1200amp 208/120v; upgraded in 1993
Lights/Power	1	8	8	Lay-in and hanging strip indirect fluorescent lighting
Life/Safety	1	10	10	
Fire Safety	3	10	31	Fire alarm; no sprinklers
Modifications	1	7	7	New 6,100 SF addition in 2003 is well constructed
Maintenance	1	7	7	
Remaining Life	1	6	6	Complete interior renovation completed in 2003; building should have 25+ year life expectancy
Appearance	1	6	6	
Insulation	1	6	6	
Glazing	3	6	19	
HVAC	1	8	8	Split system heat pumps 2016
Total weighted score			**179**	

Library/Atec (180-180) — condition score 168

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	9	Steel framing; concrete; brick
Exterior Closure	2	8	18	Brick; concrete
Roofing	1	10	11	Modified bitumen cap sheet
Floor Finishes	1	6	7	Carpet; vinyl tile; porcelain tile; concrete
Wall Finishes	1	6	7	Gypsum board; ceramic tile; laminate panels; vinyl wall covering
Ceiling Finishes	2	6	13	Lay-in ceiling tile; Gypsum board; metal panels
Doors & Hardware	2	6	13	Interior laminate doors and HM frames; exterior aluminum framed glazed doors

Elevators	0	6	0	
Plumbing	1	8	9	Copper, steel and PVC piping; Corian and porcelain fixtures
Electrical	1	8	9	2000amp 208/120v
Lights/Power	1	8	9	Lay-in and suspended fluorescent light fixtures
Life/Safety	1	10	11	
Fire Safety	1	10	11	
Modifications	0	7	0	None evident
Maintenance	1	7	8	
Remaining Life	1	6	7	New building; 45+ year life expectancy
Appearance	1	6	7	
Insulation	1	6	7	
Glazing	1	6	7	
HVAC	1	8	9	Rooftop packaged DX units; AHUs with VAV boxes
Total weighted score			**168**	

Workforce Education Center (180-370) — condition score 146

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	
Exterior Closure	1	8	8	
Roofing	1	10	11	
Floor Finishes	1	6	6	
Wall Finishes	1	6	6	
Ceiling Finishes	1	6	6	
Doors & Hardware	1	6	6	
Elevators	1	6	6	2-stop
Plumbing	1	8	8	
Electrical	1	8	8	3 phase 4,000 Amps
Lights/Power	1	8	8	
Life/Safety	1	10	11	
Fire Safety	1	10	11	
Modifications	0	7	0	
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	1	6	6	
Insulation	1	6	6	

Glazing	1	6	6	
HVAC	1	8	8	
Total weighted score			**146**	

Fine Arts (180-190) — condition score 146

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Steel frame; brick; CMU
Exterior Closure	1	8	8	Brick; CMU
Roofing	1	10	10	BUR w granular cap sheet
Floor Finishes	1	6	6	Concrete; ceramic tile; carpet
Wall Finishes	1	6	6	Gypsum board; wood chair rail; brick; ceramic tile
Ceiling Finishes	1	6	6	Gypsum board and lay-in tile
Doors & Hardware	1	6	6	Exterior aluminum glazed doors/frames; interior HM doors/frames, some sidelites
Elevators	0	6	0	
Plumbing	1	8	8	Copper, cast iron, steel and PVC piping; porcelain fixtures
Electrical	1	8	8	1600amp, 208/120V
Lights/Power	1	8	8	Hanging strip, recessed can, lay-in and wall mount fluorescent lighting
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	1	7	7	New building
Maintenance	1	7	7	
Remaining Life	1	6	6	Well constructed; should have 40 yr. Life
Appearance	1	6	6	
Insulation	1	6	6	
Glazing	1	6	6	
HVAC	1	8	8	Packaged rooftop heat pumps; electric kilns
Total weighted score			**146**	