COMMUNITY AND TECHNICAL COLLEGES
Washington State Board

CASCADIA 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	6 surveyed buildings · 220,127 GSF
Weighted-avg condition	200 (Adequate)
2027 preservation request	$1,911,000 (3 projects)
Total 2027–2029 Minor Works	$4,743,000
Deferred preservation backlog	$3,829,000 (5 projects)

CONTENTS

1. Executive Summary 3
2. College Portfolio Overview 6
3. Capital Planning Roadmap 8
4. Deficiency Inventory and Findings 11
5. Building Profiles 22
6. Infrastructure Systems 24
7. Master Plan Alignment 25
8. Maintenance Capacity Snapshot 26
Appendix: Building Condition Components 28

1. EXECUTIVE SUMMARY

This report covers Cascadia College for the 2026 SBCTC Facility Condition Survey cycle, which informs the college's Minor Works capital budget request for the 2027–2029 biennium. Cascadia is co-located with the University of Washington Bothell on a shared Bothell campus, and the college owns only two of its six condition-surveyed buildings outright — **Cascadia I** (2000) and the **Global Learning and the Arts Building** (2009). The library, annex, and physical-plant buildings, and most campus-wide systems, are shared assets whose repair costs are split 50/50 with the University. The 2027 request comprises:

- **$1,911,000** in preservation projects (3 projects)
- **$818,000** in program funding (CC2-360 classroom converted to a physics and engineering lab)
- **$1,742,000** in infrastructure funding (potable water line replacement — 2,500 LF of 8-inch main from the northwest site perimeter to the southwest site quadrant)

Capital Planning Headlines

A deferred, campus-wide building-automation replacement is the single most important number in this report. The largest item in the entire 2026 survey — by a wide margin — is a deferred replacement of the campus Building Automation System (BAS) engines, a Johnson Controls Metasys platform spanning six buildings (CC1, CC2, CC3, LB1, LB2, and the Library Annex). At $3,124,000 it is 82% of the deferred backlog and roughly 1.6× the entire 2027 preservation request. It is deferred only because it exceeds this biennium's budget threshold; the system is operationally fragile (engines intermittently drop offline, the N2 bus infrastructure is obsolete, and the vendor has confirmed the engines are barely functional). This is the defining mid-term capital event for the college.

The 2027 preservation ask is a life-safety and access package dominated by a single fire alarm replacement. Of the $1,911,000 preservation request, $1,685,000 (88%) is one coordinated, campus-wide replacement of obsolete fire alarm control equipment (legacy 4100U/Cineplex panels) across CC1, CC3, the Library, the Library Annex, and the Physical Plant. The work must be cut over in a single coordinated transition to avoid mixed-system incompatibilities. The remaining preservation dollars are $35,000 of exterior flatwork repair and $191,000 to modernize the first of the two LB1 hydraulic elevators.

This is a shared campus — most projects are split 50/50 with UW Bothell. Fire alarm, building automation, windows, lighting controls, elevators, and central-plant equipment are all shared assets. Every shared-building dollar figure in this report reflects only Cascadia's 50% share; the University funds the balance separately. This cost-sharing structure shapes the scope, schedule, and budget of nearly every project and distinguishes Cascadia's capital planning from that of a standalone campus.

No building is in poor condition — the pressure is in campus-wide systems, not in any one structure. All six surveyed buildings are rated Superior or Adequate, with a GSF-weighted average condition score of 200 ("Adequate"). The capital story is driven by aging campus systems — fire alarm, building automation, lighting, windows, and a few roofs — rather than by any deteriorating individual building. The deferred preservation backlog totals $3,829,000 across 5 projects, the great majority of it the BAS replacement.

Headline Numbers

Metric	Value
Buildings condition-surveyed	6 (plus Chase House — roof-only, not condition-surveyed)

Metric	Value
Total surveyed portfolio GSF	220,127
Weighted-average condition score (surveyed)	200 (Adequate); 188 in the 2023 cycle
Buildings rated below “Adequate”	0 (all Superior or Adequate)
Total 2027 preservation request	**$1,911,000 (3 projects)**
Fire alarm replacement (D01)	$1,685,000
Exterior flatwork (D02)	$35,000
LB1 elevator modernization, Phase 1 (D03)	$191,000
Program request	$818,000 (CC2-360 lab conversion)
Infrastructure request	$1,742,000
URF request	$272,000
Total deficiencies identified (2026 FCS)	8
Deferred preservation backlog	**$3,829,000 (5 projects)**
of which campus BAS replacement (D06)	$3,124,000 (82% of backlog)

Capital Outlook

Immediate biennium (2027–2029): A focused, defensible package. Preservation ($1,911,000) is concentrated in the campus fire alarm replacement that carries the highest deficiency score in the survey (90), with smaller flatwork and elevator-modernization projects. Program funding ($818,000) converts a Cascadia I classroom to a physics and engineering lab to absorb growing STEM enrollment.

Mid-term (4–6 years, 2029–2033): Dominated by the $3,124,000 campus BAS replacement, which is deferred only on cost and is the most fragile major system on campus. Alongside it sit deferred shared-building items — lighting controls ($238,000), windows ($50,000) — and two roofs (Library 2 at $354,000 and Chase House at $63,000). Expect a substantially larger ask than 2027; the BAS alone, if not phased, exceeds a typical Cascadia biennial allocation and will likely need to be staged or paired with University funding.

Long-term (7–10+ years, 2033 and beyond): Central-plant renewal at the Physical Plant is the principal long-horizon item. The original 1,000-ton chiller — the largest of three serving the whole campus — was flagged in the 2023 survey as needing study and is required to support campus cooling as buildings come online; it did not generate a 2026 deficiency but remains on the watch list. Continued shared-system renewal (central plant, elevators, envelope) jointly with UW Bothell defines the long-term trajectory.

2. COLLEGE PORTFOLIO OVERVIEW

Cascadia College operates from a single campus in Bothell, in north King and south Snohomish counties, co-located with the University of Washington Bothell on a 128-acre site at the intersection of I-405 and SR 522. The college has been in operation since 2000. It owns two buildings outright — **Cascadia I** (300-CC1/CC2, built 2000), the main academic and instructional building, and the **Global Learning and the Arts Building** (300-CC3, built 2009). The remaining surveyed buildings — the **Bothell Library** (LB1), **Bothell Library 2** (LB2), **Bothell Library Annex** (LBA), and **Bothell Physical Plant** — are jointly operated facilities shared with the University; capital costs for these buildings are split 50/50 between the college and UW. The Physical Plant houses the central plant (chillers, cooling towers, and boilers) that serves the campus.

Building Inventory

Building	State ID	GSF	Built	Score	Rating	Predominant use
Global Learning and the Arts	300-CC3	58,491	2009	152	Superior	Instruction (global learning / arts)
Bothell Library Annex	300-4017	6,233	—	171	Superior	Library support (shared w/ UW)
Bothell Library 2 (LB2)	300-4054	14,989	—	190	Adequate	Library (shared w/ UW)
Cascadia I	300-CC1/CC2	114,130	2000	222	Adequate	Main academic / instruction
Bothell Library (LB1)	300-3998	22,434	—	226	Adequate	Library (shared w/ UW)
Bothell Physical Plant	300-4016	3,850	—	240	Adequate	Central plant (shared w/ UW)
Portfolio (surveyed, weighted by GSF)		**220,127**	—	**200**	**Adequate (avg)**	

Sorted by condition rating, then by score (lower score = better condition). GSF for Cascadia I and Global Learning is the current FPMT figure (the 2023 cycle recorded 111,500 and 54,006 respectively); GSF for the shared buildings is carried from the 2023 survey.

Age profile

Cascadia has an unusually young and compact portfolio. The two college-owned buildings date to 2000 (Cascadia I) and 2009 (Global Learning); the shared library and physical-plant buildings were developed with the original campus around 2000, and the newest building (Global Learning) anchors the best condition score (152). Unlike the older multi-building college portfolios, Cascadia has no aging construction cohort. Its capital pressure instead comes from campus-wide systems reaching the end of their service lives at roughly the same time — fire alarm panels (now 10–15+ years old), the Metasys BAS engines, the Lutron lighting controls, and the circa-2000 hydraulic elevators — rather than from the age of any individual structure. This makes Cascadia's mid-term capital trajectory a question of system renewal, much of it shared with UW, rather than building renovation.

Buildings excluded from the condition analysis. Chase House (CHAS), a small historic structure on the campus, was not condition-surveyed this cycle; it appears in the deficiency record only for a failed roof (D08). Consistent with SBCTC scope, University-owned-only facilities, dormitories, parking, and other enterprise activities are not evaluated because they do not qualify for State capital appropriations.

3. CAPITAL PLANNING ROADMAP

This section frames Cascadia's capital request in three horizons: the projects proposed for funding in the 2027–2029 biennium, the deferred backlog that will drive future requests, and the multi-biennium trajectory those two together imply. Because most of Cascadia's assets are shared 50/50 with UW Bothell, every dollar figure below is the college's share unless otherwise noted.

3.1 The 2027–2029 Request

The current-cycle request has two funded components in the provided materials — a preservation package and a program project — totaling **$2,729,000**. Two further Minor Works categories that appeared in the prior cycle, Infrastructure and the Unanticipated Repair Fund (URF), were not present in the 2026 materials provided for this report.

2027–2029 request component	Amount	Basis
Preservation (Minor Works)	$1,911,000	3 deficiencies (D01–D03)
Fire alarm control equipment (D01)	$1,685,000	Campus-wide, score 90
Exterior flatwork (D02)	$35,000	Site concrete, score 85
LB1 elevator modernization – Phase 1 (D03)	$191,000	1 of 2 cars, score 80
Program (Minor Works)	$818,000	CC2-360 lab conversion
Infrastructure (Minor Works)	$1,742,000	Potable water line
Unanticipated Repair Fund (URF)	$272,000	-
Total provided 2027–2029 request	**$4,743,000**	**Total**

Preservation package

The preservation request is concentrated in life safety. The **campus fire alarm replacement (D01, $1,685,000)** is 88% of the preservation ask and carries the highest deficiency score in the survey (90). It replaces obsolete legacy 4100U/Cineplex fire alarm control equipment across CC1, CC3, the Library, the Library Annex, and the Physical Plant in a single coordinated cutover — a scope that cannot be safely phased building-by-building because mixed legacy and retrofit panels create communication and annunciation gaps during transition. The remaining preservation dollars are modest and self-contained: $35,000 of exterior concrete flatwork repair (D02) and $191,000 to modernize the first of LB1's two hydraulic elevators (D03), whose 1999-vintage KONE 2100 controller is the limiting component. The second LB1 car is intentionally deferred to a later biennium so the two modernizations can be staged.

Program project

The $818,000 program request converts classroom CC2-360 in Cascadia I into a physics and engineering teaching laboratory. The conversion supports growing STEM enrollment — the request documents capacity for up to 108 FTE — and is the college's sole program (as opposed to preservation) capital ask this cycle. Because Cascadia I is college-owned, the program project is not subject to the 50/50 University cost split that governs the shared-building preservation work.

3.2 Deferred Backlog

Five deficiencies were identified as real and necessary but deferred beyond the 2027–2029 request, almost entirely because their cost exceeds what a single Cascadia biennial allocation can absorb. The deferred backlog totals **$3,829,000** — larger than the entire 2027 preservation-plus-program request — and is overwhelmingly a single project.

Deferred deficiency	System	Amount	Share of backlog
Campus BAS engine replacement (D06)	D30 HVAC	**$3,124,000**	**82%**
Bothell Library 2 roof (D07)	B30 Roofing	$354,000	9%
Lighting controls – LB1 & LB2 (D04)	D50 Electrical	$238,000	6%
Chase House roof (D08)	B30 Roofing	$63,000	2%
Windows – multiple buildings (D05)	B20 Exterior	$50,000	1%
Total deferred backlog		**$3,829,000**	**100%**

The backlog is the BAS. At $3,124,000 the campus Building Automation System replacement is 82% of everything deferred and dwarfs the next-largest item by nearly nine to one. It is a Johnson Controls Metasys platform whose supervisory engines and N2 bus communications span six buildings (CC1, CC2, CC3, LB1, LB2, and the Library Annex). The system is past end-of-support: engines intermittently drop offline from age-related hardware failure, the N2 bus is obsolete, and the vendor has confirmed the engines are barely functional. It is deferred on cost, not on need — and it is the most operationally fragile major system on the campus. The remaining deferred items are a Library 2 roof ($354,000, following a partial roof repair already completed in 2023–25), shared lighting controls in LB1 and LB2 ($238,000), the small Chase House metal roof ($63,000), and a modest shared-window package ($50,000).

3.3 Multi-Biennium Trajectory and Continuity

Cascadia's capital trajectory is defined by campus-system renewal rather than building renovation, and it is best read as a sequence in which the college and UW Bothell jointly retire aging shared systems one biennium at a time. The prior 2025–2027 cycle funded a coherent first wave of exactly this kind of work: a windows package (~$31,000 Cascadia share), Lutron lighting controls in LB1 and LB2 (~$149,000), central-plant cooling-tower replacement at the Physical Plant (~$749,000), and LB2 elevator controls (~$123,000), alongside a $771,000 program project, a $25,000 infrastructure water meter, and a $202,000 URF allocation. The 2027 request continues that wave with the fire alarm replacement and the first LB1 elevator car.

The defining future event is the BAS. The single most important planning fact for Cascadia is that the $3,124,000 BAS replacement is coming and is too large to sit comfortably in one Cascadia biennial allocation. Realistically it will need to be phased across buildings, paired with the University's 50% share, or both. The mid-term picture (2029–2033) is therefore a substantially larger ask than 2027, anchored by the BAS and accompanied by the deferred roofs, lighting, and windows. The long-term picture (2033+) is dominated by central-plant renewal: the original 1,000-ton chiller at the Physical Plant — the largest of three serving the whole campus — was flagged for study in the 2023 survey and will eventually require replacement to sustain campus cooling, though it did not generate a 2026 deficiency. A capital-reinvestment benchmark of roughly 2%–4% of current replacement value per year (discussed in Section 8) would

comfortably accommodate the fire alarm and BAS projects across consecutive biennia without a backlog spike, provided the shared-cost structure with UW holds.

4. DEFICIENCY INVENTORY AND FINDINGS

The 2026 Facility Condition Survey identified eight deficiencies at Cascadia College. This section presents them first as a ranked summary, then as individual findings reproducing the surveyor's problem and repair narratives. Deficiencies are numbered and ordered by deficiency score (highest first), then by budget. The three highest-scoring items (D01–D03) are included in the 2027–2029 preservation request; the remaining five are deferred to future biennia.

4.1 Ranked Deficiency Summary

ID	Building	Deferability	System	Component	Score	BCS	Budget	Status
D01	Multiple	Immediate	D40 Fire Protection	Fire alarm panels	90	—	$1,685,000	**2027 request**
D02	Site	Immediate	G20 Site Improvements	Exterior flatwork	85	—	$35,000	**2027 request**
D03	Bothell Library (LB1)	Immediate	D10 Vertical Transportation	Elevator	80	226	$191,000	**2027 request**
D04	Multiple	Immediate	D50 Electrical	Lighting controls	60	—	$238,000	Deferred
D05	Multiple	Immediate	B20 Exterior Closure	Windows	60	—	$50,000	Deferred
D06	Multiple	Immediate	D30 HVAC	BAS	50	—	$3,124,000	Deferred
D07	Bothell Library 2 (LB2)	Deferrable	B30 Roofing	Roof	38	190	$354,000	Deferred
D08	Chase House	Deferrable	B30 Roofing	Roof	38	—	$63,000	Deferred
Included subtotal (D01–D03)							**$1,911,000**	**2027 request**
Deferred subtotal (D04–D08)							**$3,829,000**	**Deferred**

Deficiency score reflects the surveyor's severity-and-priority rating (higher = more urgent). BCS is the overall Building Condition Score for the affected building, shown only where a single building is implicated; campus-wide items (Multiple), the Site item, and Chase House show "—." All budgets are Cascadia's share; shared-building work is split 50/50 with UW Bothell.

4.2 Findings

The narratives below are reproduced from the 2026 survey record. Building attributions, system codes, and dollar figures are presented as recorded.

D01 — Fire alarm panels (Multiple)



Deficiency score	90	**Budget estimate**	$1,685,000
Bldg condition score	-	**Status**	Included in 2027 request
System	D40 Fire Protection	**Deferability**	Immediate
Location	Multiple	**Priorities**	Health/Safety (50%), Facility Use (50%)

Problem Description

Multiple buildings across the campus are served by legacy fire alarm control panels (Cineplex operating system; representative example: Simplex 4100U). While the panels may appear to be in acceptable physical condition, the systems are obsolete, beyond manufacturer support, and increasingly unmaintainable due to discontinued replacement parts and limited technical support. This creates a life-safety and operational continuity risk: a single panel or network component failure can cause prolonged downtime, inspection deficiencies, and potential inability to reliably detect, annunciate, and support timely occupant notification/response during a fire event.

The 2023 facility condition survey similarly documents concern for fire alarm panel reliability across CC1, CC2, CC3, Library, Library Annex, and the Physical Plant, noting the panels are believed to be unsupported/unrepairable and recommending replacement if that support/parts condition is confirmed. Consistent with SBCTC validation criteria, replacement/upgrading of an existing fire alarm system requires written manufacturer documentation that support and replacement parts are no longer available (including via third parties).

Phasing this work building-by-building is not appropriate because mixed legacy/retrofit conditions can create communication and compatibility gaps between panels and monitoring, undermining system integrity. Campus documentation also indicates the off-site communications pathway has already been migrated from copper to cellular, so that conversion should not be duplicated in this scope.

Repair Description

Replace/retrofit the obsolete campus fire alarm control equipment (including 4100U/Cineplex legacy panels) and complete the required network/monitoring upgrades, with all buildings transitioned in a single coordinated cutover (including library system separation as required) to avoid mixed-system incompatibilities. Exclude copper-to-cellular communicator conversion from scope where already completed, and include model/serial inventory plus manufacturer end-of-support/parts-availability documentation to substantiate the replacement basis.

D02 — Exterior flatwork (Site)



Deficiency score	85	**Budget estimate**	$35,000
Bldg condition score		**Status**	Included in 2027 request
System	G20 Site Improvements	**Deferability**	Immediate
Location	Site	**Priorities**	Health/Safety (25%), Facility Use (75%)

Problem Description

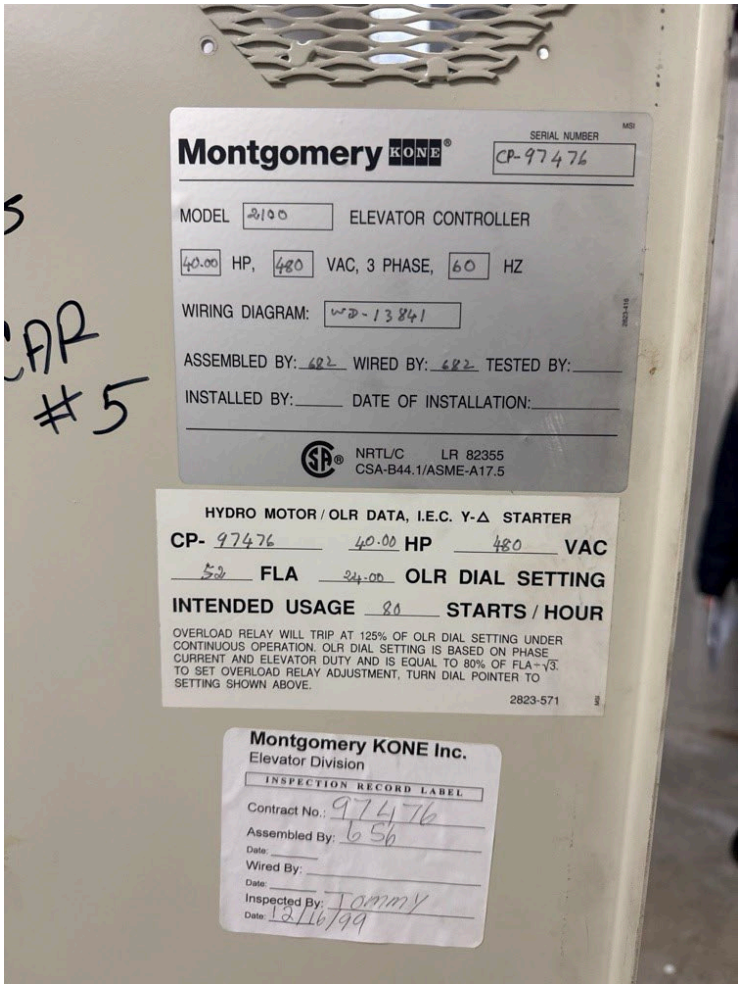
Across the campus site, exterior concrete flatwork (walks, pads, and similar pedestrian surfaces) shows localized cracking and early-stage heaving. While the majority of concrete is still serviceable, the observed movement indicates loss of slab support and differential vertical displacement is beginning to develop at select areas. This pattern is commonly driven by subgrade moisture variation, freeze–thaw cycling, and/or inadequate base compaction/drainage, which allow water to accumulate beneath slabs, weaken support, and lift or settle panels over time.

As displacement progresses, these surfaces become trip hazards, can disrupt the accessible route, and can create ponding that accelerates joint/crack widening, surface scaling, and continued movement. Budgeting for ~1,000 SF of targeted repairs is appropriate to address the developing heave before it expands into larger, more disruptive replacement scopes.

Repair Description

Repair approximately 1,000 SF of exterior flatwork by sawcutting and removing cracked/heaved panels, reworking and compacting base to restore uniform support and positive drainage, and replacing concrete with appropriate control/expansion joints and edge transitions to reduce future differential movement.

D03 — Elevator (Bothell Library (LB1))



Deficiency score	80	**Budget estimate**	$191,000
Bldg condition score		**Status**	Included in 2027 request
System	D10 Vertical Transportation	**Deferability**	Immediate
Location	Bothell Library (LB1)	**Priorities**	Facility Use (100%)

Problem Description

LB1 has two hydraulic elevators at end of reliable service life (separate modernization needs), with increasing mechanical failures, shutdowns, and extended repair times driven by obsolete controls and unsupported components. At least one unit is identified as a Montgomery KONE hydraulic elevator with controller Model 2100, serial CP-97476, with an install tag indicating 12/19/1999; the equipment is therefore circa 2000 vintage and has reached a point where parts availability and manufacturer support are unreliable.

Continued operation in this condition increases downtime risk, escalates maintenance costs, and threatens accessible vertical circulation and operational continuity for building occupants. The work is structured as a two-phase program to reduce near-term risk while distributing cost across biennia; the college will determine which elevator is modernized first at time of funding based on current reliability, service history, and operational impact.

Repair Description

Repair modernize one of the two LB1 hydraulic elevators in the 2027–29 biennium by replacing the obsolete controller/drive and associated door equipment, fixtures, and safety devices with current, serviceable technology (elevator to be prioritized by the college at time of funding). Repair modernize the remaining LB1 hydraulic elevator in the 2029–31 biennium to match Phase 1 scope and standardize campus support, testing, and maintainability.

D04 — Lighting controls (Multiple)



Deficiency score	60	**Budget estimate**	$238,000
Bldg condition score		**Status**	Deferred

System	D50 Electrical	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (50%), Increased Operating Cost (50%)

Problem Description

CC1 and CC2 are served by two legacy Lutron GRAFIK Eye lighting control panels, each an 80A, 277/480V, 3-phase, 4-wire lighting control panel (serial: CGP2-2774ML-20-CGP244). The panels have reached end of useful life: internal electronics and proprietary control modules have aged out, and panel components are no longer available; the vendor is reportedly unable to replace failed components, which prevents reliable restoration when failures occur.

As failures progress, lighting zones can become stuck on/off, schedules and automatic shutoff functions become unreliable, and troubleshooting devolves into extended outages because repairs are constrained to scavenging or workarounds rather than supported parts replacement. The result is unplanned downtime, increased staff time, inconsistent illumination in instructional and circulation areas, and avoidable energy waste. While a short-term “parts bank” strategy (replacing one panel and cannibalizing the removed unit to keep the remaining panel operating) may temporarily reduce downtime, it increases single-point failure risk and is not a durable preservation strategy.

CC1/CC2 (Cascadia I) is a core campus facility (built 2000, ~111,500 SF), so extended lighting controls downtime has outsized impact on daily operations and occupant experience.

Repair Description

Replace both existing Lutron GRAFIK Eye lighting control panels serving CC1 and CC2 (80A, 277/480V, 3Ø, 4W) with new, manufacturer-supported lighting control panels/controllers; re-terminate controlled circuits, restore zoning/scheduling functionality, and provide required interfaces/integration with campus lighting control architecture as applicable.

Test and commission the new controls (functional testing of all zones, schedules, sensors/interfaces as provided) and complete a planned cutover to minimize outages; if phased, retain the removed legacy panel as a temporary parts bank only until the second panel is replaced.

D05 — Windows (Multiple)



Deficiency score	60	**Budget estimate**	$50,000
Bldg condition score		**Status**	Deferred
System	B20 Exterior Closure	**Deferability**	Immediate
Location	Multiple	**Priorities**	System Use (100%)

Problem Description

The LB1 and LB2 skybridge window systems (library connector) exhibit widespread insulated glazing unit (IGU) seal failure, evidenced by water intrusion/fogging between lites, mineral/crystal deposits, and organic growth within the glazing cavity. This condition is consistent with loss of the IGU's hermetic edge seal (and desiccant effectiveness), allowing moisture-laden air to enter the airspace and condense on cooler glass surfaces; the result is persistent haze/staining and degraded optical clarity. Failed IGU seals also reduce thermal performance by compromising the insulating air/gas layer and creating colder interior glass zones that are more prone to condensation.

The survey record for this deficiency notes that compromised seals in the skybridges are producing drafts and significant loss of thermal efficiency, with continued degradation increasing the risk of mold growth, interior finish damage, accelerated deterioration at adjacent frame interfaces, and eventual unit failure if deferred. Frames are reported sound and intact, so the deficiency is primarily at the glazing units and their seals, not the framing system. Current documentation identifies 22 failed units (with vendor pricing obtained), while field notes indicate ~5 ft × 3 ft typical units and additional failures may be present; final

count should be verified during design and bid walk. Where glazing occurs in shared assets, cost responsibility should be coordinated accordingly (noted as 50/50 with UW for shared-building windows).

Repair Description

Replace failed insulated glazing units in the LB1/LB2 skybridge window systems (library connector), retaining existing frames, and install new, matching IGUs with new glazing gaskets and perimeter sealant to restore the IGU hermetic seal and the air/water barrier. Verify final quantity in the field (currently 22 units identified), perform representative water/air-infiltration testing after replacement, and repair adjacent interior finishes as required.

D06 — BAS (Multiple)

Deficiency score	50	**Budget estimate**	$3,124,000
Bldg condition score		**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (25%), Increased Operating Cost (75%)

Problem Description

The Building Automation System (BAS) infrastructure serving CC1, CC2, CC3, LB1, LB2, and LBA is end-of-support and functionally unstable, with obsolete BAS engines and legacy N2 bus communications that are no longer maintainable as a reliable, integrated system. Following a recent BAS software/server upgrade, Johnson Controls (JCI) confirmed the installed engines are beyond expected service life and only marginally functional, and that additional server upgrades are likely to trigger a full system failure. A failure at the engine/network layer would break campus-wide BAS integration, leaving buildings to operate as standalone systems without centralized supervisory control.

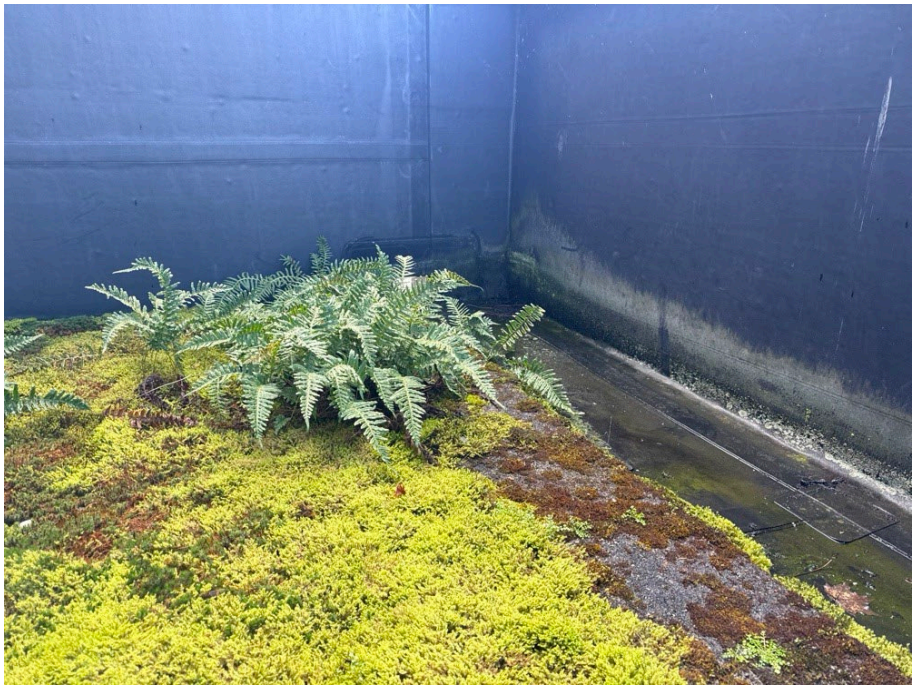
The engines intermittently go offline due to age-related hardware degradation, creating recurring loss of monitoring, alarms, schedules, and supervisory control. The associated N2 bus infrastructure is obsolete, constraining programming changes, troubleshooting, and replacement of communicating field devices. Because the engines and buses must communicate across buildings, a piecemeal approach would create mixed-generation incompatibilities, prolong outages, and compound operational risk; therefore, the deficiency requires a coordinated, full-system controls upgrade to restore stable communications and maintainable BAS operations.

Loss of reliable BAS supervision increases the likelihood of comfort complaints, energy waste (loss of optimized schedules and reset strategies), and equipment protection risks (missed alarms, failed sequences, and reduced ability to manage ventilation, temperature, and humidity control). It also increases staff labor and response time because operators lose dependable trending, diagnostics, and remote command capability across the campus HVAC systems.

Repair Description

Replace all legacy N2 bus communications across CC1, CC2, LB1, LB2, and LBA, and replace obsolete BAS engines in CC1, CC2, LB1, LB2, LBA, and CC3 (CC3 engine only, as buses are already newer) with a single, compatible, modern BAS platform that restores reliable cross-building communication. Replace/migrate points and graphics as required; reprogram sequences where needed; and complete campus-wide integration, testing, and commissioning under a coordinated cutover to avoid mixed-system incompatibilities and to maintain centralized HVAC management.

D07 — Roof (Bothell Library 2 (LB2))



Deficiency score	38	**Budget estimate**	$354,000
Bldg condition score		**Status**	Deferred
System	B30 Roofing	**Deferability**	Deferrable
Location	Bothell Library 2 (LB2)	**Priorities**	Health/Safety (25%), Increased Repair/Replacement Cost (75%)

Problem Description

Library 2 (LB2) has three low-slope roof sections with an original ballasted EPDM system that is experiencing leaks at multiple locations. The roof surface exhibits ponding/standing water and heavy vegetation growth (moss across ballasted areas and ferns at the edges), indicating chronic wetting and limited dry-out at the membrane surface. These service conditions accelerate membrane aging, increase the likelihood of seam/flashings failure, and make leak tracing and durable repairs difficult under ballast.

While portions of the roof appear to drain, recurring ponding and organic growth suggest localized slope/drainage deficiencies and persistent moisture retention within the ballast field. Continued leakage risks wet insulation (loss of thermal performance), concealed deterioration at deck/parapet interfaces, interior moisture damage, and mold, with compounding operational impacts from unplanned repairs during wet-season events. Prior survey documentation also indicates LB2 roofing has been treated as a combined need—replace the failing section and spot-repair remaining areas—and current planning recognizes this as one of three roof sections with shared-facility cost implications.

Planning quantities developed using Google Earth takeoffs to support funding: replace ~2,600 SF (upper roof section spanning the corner) and clean/patch ~6,800 SF (two lower roof sections), for a total addressed area of ~9,400 SF under this scoped approach.

Repair Description

Replace the existing ballasted EPDM roof system at the upper LB2 roof section (~2,600 SF, Google Earth) with a hot-applied built-up (bituminous) roofing assembly, including new insulation and parapet wall insulation, with tie-ins at all perimeters and penetrations. Repair the remaining two lower roof sections (~6,800 SF, Google Earth) by removing vegetation, cleaning the ballast field, restoring drainage at roof drains/scuppers as needed, and completing targeted membrane/flashings patching to stabilize leaks and extend service life.

D08 — Roof (Chase House)



Deficiency score	38	**Budget estimate**	$63,000
Bldg condition score		**Status**	Deferred
System	B30 Roofing	**Deferability**	Deferrable
Location	Chase House	**Priorities**	Health/Safety (25%), Increased Repair/Replacement Cost (75%)

Problem Description

The Dr. Reuben Chase House (built 1885; listed on the National Register of Historic Places) has an existing 3-tab asphalt shingle roof with heavy vegetation growth across the roof surfaces and notable plant growth at multiple locations. Vegetation and organic debris increase time-of-wetness and trap moisture against the shingles, accelerating granule loss, embrittlement, tab lift, and fastener/adhesive deterioration, which reduces the roof's water-shedding reliability and increases the probability of water entry at laps and terminations. Asphalt shingles are not a complete water barrier and rely on secondary protection (underlayment/membranes) to manage wind-driven rain and incidental water that passes the shingle layer; as the shingle field deteriorates, this vulnerability increases.

The roof geometry includes multiple eaves and lower-slope roof areas, increasing the number of edges, transitions, and flashing conditions that must perform correctly. Complex roofscapes (valleys,

dormers/returns, and other interruptions) concentrate leakage risk at flashing interfaces and make localized repairs less reliable over time. Continued exposure and wetting at this historic structure elevates risk of sheathing and framing decay, deterioration of eave details, and collateral impacts to historic interior finishes if moisture reaches concealed assemblies.

The college intends to pursue a metal roof replacement for longevity, but recognizes that a material change on a listed historic resource requires DAHP and local historic preservation consultation prior to finalizing the system selection and detailing.

Repair Description

Replace the existing 3-tab asphalt shingle roof (≈ 1,400 SF per Google Earth) with a metal roof system compatible with historic preservation requirements, including full tear-off to deck, selective replacement of deteriorated sheathing, new underlayment (including ice-and-water protection at eaves/valleys as required), and new manufacturer-compliant flashings at all edges, penetrations, and roof-to-wall interfaces. Complete the work under DAHP/local historic review approvals and coordinate gutters/downspouts and eave detailing to provide positive drainage and reduce chronic wetting at roof edges.

5. BUILDING PROFILES

This section profiles the buildings carrying capital-relevant activity in this cycle — those named in the 2027 request or in the deferred backlog. For each, the condition score trend (2023 to 2026), the deficiencies in play, and the cost-sharing context are summarized. The Library Annex is not profiled individually: it is a small (6,233 GSF), Superior-rated shared building whose only capital exposure is its share of the two campus-wide systems (fire alarm and BAS) already described under the buildings below.

Bothell Physical Plant

State ID: 300-4016 · **GSF:** 3,850 · **Built:** — · **Condition score (2023→2026):** 222 → 240 · **Rating:** Adequate

The Physical Plant is the campus's central utility building — small in floor area (3,850 GSF) but disproportionately important, housing the chillers, cooling towers, and boilers that condition the entire shared campus. It carries the highest (least favorable) condition score in the portfolio at 240, up from 222 in 2023, though still within the "Adequate" band. As a shared building, its capital costs are split 50/50 with UW Bothell. Its 2027 exposure is limited to its share of the campus fire alarm replacement (D01); it also carries a share of the deferred windows package (D05). The prior 2025–2027 cycle already funded cooling-tower replacement here (~$749,000 Cascadia share), retiring one major central-plant component.

Watch item — the 1,000-ton chiller. The 2023 survey flagged the original 1,000-ton chiller — the largest of three serving the whole campus — as needing study, with an order-of-magnitude figure near $479,000 for the Cascadia share. It did not generate a 2026 deficiency and is not in the current request, but it is the single most consequential long-horizon item for the campus: as additional buildings come online, reliable central cooling depends on it. It should remain on the joint Cascadia–UW capital watch list for the 2031+ horizon.

Cascadia I

State ID: 300-CC1/CC2 · **GSF:** 114,130 · **Built:** 2000 · **Condition score (2023→2026):** 200 → 222 · **Rating:** Adequate

Cascadia I (CC1/CC2) is the college's flagship — by far its largest building (114,130 GSF), college-owned, built in 2000, and home to most instruction and administration. Its condition score moved from 200 to 222 between cycles, remaining "Adequate." Because it is owned outright, capital work here is not cost-shared. Cascadia I is central to three separate 2026 items: it carries a share of the campus fire alarm replacement (D01, in the 2027 request), a share of the deferred windows package (D05), and a substantial share of the deferred campus BAS replacement (D06) — its Metasys engines and N2 bus are part of the end-of-support platform. It is also the site of the cycle's sole program project: the $818,000 conversion of classroom CC2-360 into a physics and engineering laboratory to accommodate growing STEM enrollment (capacity for up to 108 FTE).

Bothell Library (LB1)

State ID: 300-3998 · **GSF:** 22,434 · **Built:** — · **Condition score (2023→2026):** 215 → 226 · **Rating:** Adequate

The Bothell Library (LB1) is a shared building (22,434 GSF, split 50/50 with UW) whose condition score rose from 215 to 226, remaining "Adequate." It is the most capital-active of the shared library buildings this cycle. Its headline item is elevator modernization: LB1 has two 1999-vintage hydraulic elevators with original KONE

2100 controllers, and the 2027 request funds modernization of the first car (D03, $191,000, score 80). The second car is intentionally deferred to the 2029–2031 biennium so the two can be staged rather than done at once. Beyond the elevator, LB1 carries a share of the campus fire alarm replacement (D01, in the request) and shares of three deferred items — lighting controls (D04), windows (D05), and the campus BAS (D06).

Bothell Library 2 (LB2)

State ID: 300-4054 · **GSF:** 14,989 · **Built:** — · **Condition score (2023→2026):** 175 → 190 · **Rating:** Adequate

Bothell Library 2 (LB2) is the best-conditioned of the shared library buildings (score 190, improved from 175) and, like the others, is split 50/50 with UW. It carries no item in the 2027 request but appears in four deferred deficiencies. The most significant is its roof (D07, $354,000, score 38), which follows a partial LB2 roof repair already completed in the 2023–2025 cycle — the deferred item addresses the remaining roof area. LB2 also carries shares of the deferred lighting controls (D04), windows (D05), and campus BAS (D06). Its prior-cycle elevator controls (F01) were funded in 2025–2027, so its vertical transportation is current.

Global Learning and the Arts Building

State ID: 300-CC3 · **GSF:** 58,491 · **Built:** 2009 · **Condition score (2023→2026):** 152 (unchanged) · **Rating:** Superior

The Global Learning and the Arts Building (CC3) is the college's newest and best-conditioned building — college-owned, built in 2009, 58,491 GSF, with a condition score of 152 ("Superior") that did not change between cycles. It is the only surveyed building whose score held steady. Its capital exposure is correspondingly light: it carries a share of the campus fire alarm replacement (D01, in the 2027 request) and a share of the deferred campus BAS (D06), and no building-specific deficiencies of its own. As a college-owned building, fire alarm and BAS work attributable to CC3 is not cost-shared.

Chase House

State ID: CHAS (not condition-surveyed) · **Deficiency:** D08 — roof · **Budget:** $63,000 (deferred)

Chase House is a small historic structure on the campus. It was not condition-surveyed this cycle and has no Building Condition Score; it appears in the 2026 record solely for a failed metal roof (D08, $63,000, deferred). The roof replacement is a self-contained, modest project with no cost-share or system dependencies. Because the building was not otherwise evaluated, no broader condition assessment is available, and any future capital scope beyond the roof would require a dedicated survey.

6. INFRASTRUCTURE SYSTEMS

Infrastructure systems at Cascadia are predominantly campus-wide and shared with UW Bothell, and the most consequential of them are addressed elsewhere in this report under the deficiencies that drive them — the fire alarm control network (D01, Section 4), the Building Automation System (D06, Sections 3 and 4), and the central plant at the Physical Plant (Section 5). This section addresses infrastructure as a Minor Works funding category and the campus utility context.

One Infrastructure-category request this cycle. The 2026 materials include a single Infrastructure Minor Works line for the 2027–2029 biennium: replacement of the campus potable water line at $1,742,000, covering approximately 2,500 linear feet of 8-inch main from the northwest site perimeter to the southwest site quadrant. In the prior 2025–2027 cycle, the Infrastructure category carried a single modest item — a campus water meter at roughly $25,000 (Cascadia share). It accounts for the entire Infrastructure category within the college's $4,743,000 2027–2029 Minor Works request.

Central plant. The campus central plant (chillers, cooling towers, boilers) resides in the shared Physical Plant building and serves the entire co-located campus. Its recent and forthcoming renewal is the principal infrastructure story: cooling-tower replacement was funded in the prior 2025–2027 cycle (~$749,000 Cascadia share), and the original 1,000-ton chiller — flagged for study in 2023 — remains the major long-horizon infrastructure item, to be planned jointly with UW Bothell. See Section 5 (Bothell Physical Plant) for detail.

7. MASTER PLAN ALIGNMENT

Cascadia's most recent comprehensive campus master plan dates to 2000, with an update in 2017. The plan and its update were developed jointly within the framework of the shared Cascadia–UW Bothell campus. Neither the master plan nor the facility records reviewed for this report identify any building on the Cascadia portfolio as a candidate for renovation, replacement, or demolition.

No renovation, replacement, or demolition priorities. All surveyed buildings are designated for continued use over a long planning horizon (15+ years), and the pre-survey input confirms no planned demolition. This alignment is consistent with the condition findings: with every building rated Superior or Adequate and a young, compact portfolio, there is no structure whose condition would justify replacement rather than repair. The capital program is therefore correctly oriented toward preservation and system renewal rather than toward major building projects.

Consistency of the capital request with the plan. Every 2026 deficiency — fire alarm, elevators, BAS, lighting, windows, roofs, flatwork — is a repair or renewal of an existing, continued-use asset. None proposes new construction, change of use beyond the in-kind CC2-360 lab conversion, or any action inconsistent with the master plan's continued-use designations. The request is fully aligned with the plan; the principal forward-looking planning question is not which buildings to renovate but how to sequence shared-system renewal (BAS, central plant, elevators) jointly with UW Bothell, as described in Section 3.3.

8. MAINTENANCE CAPACITY SNAPSHOT

This section summarizes the staffing and spending that maintain Cascadia's facilities, and places those figures against the statewide community and technical college average and recognized industry benchmarks. A defining feature of Cascadia's maintenance model is that it is shared: maintenance staff are part-time positions jointly deployed across the co-located campus with UW Bothell, so the figures below represent Cascadia's portion of a combined operation.

Maintenance Staffing

Current in-house maintenance roster (pre-survey input). Each position is part-time and shared with UW Bothell.

Position	Hours / week	Estimated staff cost
Facilities Operations Maintenance Specialist	10	$23,290
Facilities Operations Maintenance Specialist	10	$23,290
Maintenance Technician 2	5	$9,541
Facilities Operations Maintenance Specialist	5	$11,646
Maintenance Mechanic 2	10	$22,155
Facilities Operations Maintenance Specialist	10	$23,290
Maintenance Mechanic 2	5	$11,078
Plumber	10	$22,155
Facilities Operations Maintenance Specialist	5	$11,646
Control Technician	5	$11,078
Painter	5	$10,042
Facilities Operations Maintenance Specialist	5	$11,646
Locksmith	10	$20,048
Total — 13 part-time positions	**95**	**$210,905**

Staffing and Spending Metrics

Metric	Cascadia	State CTC avg (2023)
In-house maintenance FTE (95 hrs/wk ÷ 40)	≈ 2.4	—
Contract / vendor FTE (carried from 2023)	≈ 1.2	—

Metric	Cascadia	State CTC avg (2023)
Combined maintenance FTE	**≈ 3.6**	10.1
GSF per combined FTE	≈ 61,600	74,279
Staff cost	$210,905	—
Contract cost (carried from 2023)	$101,929	—
Materials cost (carried from 2023)	$75,501	—
Total maintenance spending	**$388,335**	—
Maintenance cost per GSF	**$1.76**	**$1.48**

Cascadia figures combine in-house and contract resources; the GSF basis is the 220,127 surveyed portfolio. Statewide averages are from the 2023 SBCTC cycle and are shown only where a comparable figure exists.

Benchmarking and Interpretation

Cascadia spends more per square foot but covers less space per worker than the statewide average. At $1.76 per GSF, Cascadia's maintenance spending runs about 19% above the 2023 state CTC average of $1.48, and each combined FTE covers roughly 61,600 GSF versus the state average of 74,279 — i.e., Cascadia is somewhat more staff-intensive per unit of space. Both differences are consistent with the nature of the campus: a small (220,127 GSF), shared portfolio offers limited economies of scale, and the part-time, shared-staffing model spreads thirteen specialized trades (plumber, locksmith, painter, control technician, mechanics) across a campus jointly with UW rather than concentrating effort in a few full-time generalists. The higher cost intensity buys specialized coverage that a portfolio this size could not otherwise sustain.

APPA operational posture. Cascadia's carried self-assessment places its facilities operation at the "Managed Care" level — level 3 of the five levels in APPA's operational guidelines framework (Showpiece, Comprehensive Stewardship, Managed Care, Reactive Management, Crisis Response). Managed Care denotes adequate but not generous resourcing: systems are kept functional and reasonably maintained, with limited capacity for proactive or discretionary work. That posture is coherent with the condition results (all buildings Adequate or better) and with the deferred backlog (real needs held back on cost, not neglected). It also underscores why the BAS — a system whose failure directly erodes the efficiency of a Managed Care operation — is the most important item on the horizon.

Capital-reinvestment context. Recognized industry guidance (APPA and IFMA facilities-performance practice) places annual capital reinvestment for an institution in steady state at roughly 2%–4% of current replacement value. Detailed per-GSF operating benchmarks from the APPA Facilities Performance Indicators and the IFMA O&M Benchmarking Report sit behind paywalls and are not reproduced here; the publicly reported direction from sources such as Gordian's State of Facilities in Higher Education is that capital-renewal backlogs continue to grow faster than reinvestment at most institutions. For Cascadia, the practical implication is favorable: its identified backlog is concentrated and well-defined (the BAS and a handful of roofs, elevators, and systems), so a disciplined 2%–4% reinvestment cadence — shared with UW Bothell — is sufficient to retire it across consecutive biennia without a structural backlog problem.

APPENDIX: BUILDING CONDITION COMPONENTS

This appendix reproduces the component-level condition scoring behind each surveyed building's overall Building Condition Score (BCS). For every building, twenty standard building components are each rated and weighted, and the weighted contributions sum to the building's overall score. Lower scores indicate better condition. Chase House is not included — it was not condition-surveyed this cycle (it appears in the deficiency record only for a roof).

Global Learning and the Arts Building (300-CC3) · BCS 152 · Superior

Component	Rating (0–5)	Weight	Wt. score	Comment
HVAC	1	8	8	4 HW boilers; chilled water from central plant; AHUs w terminal units
Structure	1	8	8	Steel framing; concrete
Exterior Closure	1	8	8	Brick; metal panels; aluminum window walls; concrete
Roofing	1	10	11	TPO single-ply; 2 small green roofs
Floor Finishes	2	6	13	Concrete; carpet; vinyl tile; wood strip
Wall Finishes	1	6	6	Gypsum board; concrete; ceramic tile; wood panels; masonite panels; wood strips; wood framed interior glass walls
Ceiling Finishes	1	6	6	Lay-in tile; wood strip; metal deck pan; tectum panels; gypsum board
Doors & Hardware	1	6	6	Interior wood/HM doors/frames; exterior aluminum/HM doors/frames; metal coiling doors; aluminum glazed OH doors
Elevators	1	6	6	3 stop
Plumbing	1	8	8	Copper, cast iron, PVC and steel piping; porcelain fixtures
Electrical	1	8	8	1200amp 480/277v
Lights/Power	1	8	8	Recessed can, hanging strip, hanging pendant, lay-in and wall-mount fluorescent fixtures
Life/Safety	1	10	11	—
Fire Safety	1	10	11	—

Component	Rating (0–5)	Weight	Wt. score	Comment
Modifications	0	7	0	None
Maintenance	1	7	7	—
Remaining Life	1	6	6	—
Appearance	1	6	6	Well designed multi-use meeting hall with good space use flexibility
Insulation	1	6	6	—
Glazing	1	6	6	Operable awning units
Overall Building Condition Score			**152**	(sum of rounded contributions: 149)

Bothell Library Annex (300-4017) · BCS 171 · Superior

Component	Rating (0–5)	Weight	Wt. score	Comment
HVAC	1	8	8	—
Structure	1	8	8	—
Exterior Closure	1	8	8	—
Roofing	1	10	11	—
Floor Finishes	2	6	13	—
Wall Finishes	1	6	6	—
Ceiling Finishes	1	6	6	—
Doors & Hardware	1	6	6	—
Elevators	1	6	6	—
Plumbing	1	8	8	—
Electrical	1	8	8	—
Lights/Power	1	8	8	—
Life/Safety	1	10	11	—
Fire Safety	1	10	11	—
Modifications	—	7	0	—

Component	Rating (0–5)	Weight	Wt. score	Comment
Maintenance	1	7	7	—
Remaining Life	1	6	6	—
Appearance	1	6	6	—
Insulation	2	6	13	—
Glazing	3	6	19	—
Overall Building Condition Score			**171**	(sum of rounded contributions: 169)

Bothell Library 2 (LB2) (300-4054) · BCS 190 · Adequate

Component	Rating (0–5)	Weight	Wt. score	Comment
Structure	1	8	8	—
Exterior Closure	1	8	8	—
Roofing	2	10	21	Ballasted roof leaks; replacement funded 23-25
Floor Finishes	2	6	13	—
Wall Finishes	2	6	13	—
Ceiling Finishes	1	6	6	—
Doors & Hardware	1	6	6	—
Elevators	2	6	13	Elevator with exterior access has become less reliable
Plumbing	1	8	8	—
Electrical	1	8	8	—
Lights/Power	1	8	8	—
Life/Safety	1	10	11	—
Fire Safety	1	10	11	—
Modifications	0	7	0	—
Maintenance	1	7	7	—
Remaining Life	1	6	6	—

Component	Rating (0–5)	Weight	Wt. score	Comment
Appearance	1	6	6	—
Insulation	2	6	13	—
Glazing	1	6	6	—
HVAC	2	8	17	Boiler replacement funded 23-25
Overall Building Condition Score			**190**	(sum of rounded contributions: 189)

Cascadia I (300-CC1/CC2) · BCS 222 · Adequate

Component	Rating (0–5)	Weight	Wt. score	Comment
Structure	1	8	8	Steel framing; concrete post and beam
Exterior Closure	1	8	8	Brick; metal wall panels; aluminum window walls
Roofing	3	10	30	Standing seam metal; rock-ballasted EPDM membrane; single ply TPO
Floor Finishes	2	6	12	Sealed concrete; quarry tile; carpet-surface wear
Wall Finishes	3	6	18	Gypsum board-marred and dinged
Ceiling Finishes	1	6	6	Lay-in tile; concrete; direct adhered tile; open wood strip
Doors & Hardware	2	6	12	Interior wood/HM doors w HM frames-surface wear; sidelites; exterior wood/aluminum glazed doors/frames
Elevators	1	6	6	5 stop
Plumbing	1	8	8	Copper, cast iron, PVC and steel piping; porcelain fixtures
Electrical	1	8	8	1600amp 480/277v; 1200amp 480/277v
Lights/Power	1	8	8	Recessed can, lay-in, hanging strip and ceiling-mount fluorescent lighting
Life/Safety	1	10	10	—
Fire Safety	1	10	10	—
Modifications	1	7	7	First floor remodel on south end in 2008; appears well constructed
Maintenance	1	7	7	—

Component	Rating (0–5)	Weight	Wt. score	Comment
Remaining Life	1	6	6	Facility has some construction/material defects, but core of building is solid
Appearance	2	6	12	—
Insulation	2	6	12	—
Glazing	3	6	18	Operable awning units
HVAC	2	8	16	4 HW boilers (2-1999, 2-2015); chilled water from central plant; AHUs w terminal units; boiler exhaust corrosion problems
Overall Building Condition Score			222	—

Bothell Library (LB1) (300-3998) · BCS 226 · Adequate

Component	Rating (0–5)	Weight	Wt. score	Comment
Structure	1	8	8	—
Exterior Closure	1	8	8	—
Roofing	4	10	42	Ballasted roofs leaking
Floor Finishes	2	6	13	—
Wall Finishes	2	6	13	—
Ceiling Finishes	1	6	6	—
Doors & Hardware	1	6	6	—
Elevators	1	6	6	—
Plumbing	1	8	8	—
Electrical	1	8	8	—
Lights/Power	2	8	17	—
Life/Safety	1	10	11	—
Fire Safety	1	10	11	—
Modifications	0	7	0	Only minor updates
Maintenance	1	7	7	—

Component	Rating (0–5)	Weight	Wt. score	Comment
Remaining Life	1	6	6	—
Appearance	1	6	6	—
Insulation	2	6	13	—
Glazing	3	6	19	—
HVAC	2	8	17	Boiler replaced 21-25; 2nd boiler funded for replacement 23-25
Overall Building Condition Score			**226**	(sum of rounded contributions: 225)

Bothell Physical Plant (300-4016) · BCS 240 · Adequate

Component	Rating (0–5)	Weight	Wt. score	Comment
HVAC	1	8	9	—
Structure	1	8	9	—
Exterior Closure	1	8	9	—
Roofing	3	10	33	Repairs funded 2021
Floor Finishes	3	6	20	—
Wall Finishes	1	6	7	—
Ceiling Finishes	1	6	7	—
Doors & Hardware	1	6	7	—
Elevators	0	6	0	—
Plumbing	1	8	9	—
Electrical	2	8	18	—
Lights/Power	3	8	26	—
Life/Safety	1	10	11	—
Fire Safety	1	10	11	—
Modifications	0	7	0	—
Maintenance	1	7	8	—

Component	Rating (0–5)	Weight	Wt. score	Comment
Remaining Life	1	6	7	—
Appearance	3	6	20	—
Insulation	2	6	13	—
Glazing	3	6	20	—
Overall Building Condition Score			**240**	(sum of rounded contributions: 244)