COMMUNITY AND TECHNICAL COLLEGES
Washington State Board

CENTRALIA COLLEGE

2026 Capital Planning Facility Report

State Board for Community and Technical Colleges
Facility Condition Survey — 2025 Cycle
Minor Works Preservation — 2027–2029 Biennium Capital Request

Portfolio	21 buildings · 378,818 GSF
Buildings surveyed	12 - 361,983 GSF
Weighted-avg condition	268 (Adequate)
2027 preservation request	$4,024,000
Deferred backlog	$3,441,000

CONTENTS

1. Executive Summary 4
    Capital Planning Headlines 4
    Headline Numbers 4
    Capital Outlook 5
2. College Portfolio Overview 6
  Building Inventory 6
3. Capital Planning Roadmap 9
  3.1 Immediate biennium (2027–2029 request) 9
  3.2 Mid-term (next biennium plus one, 2029–2033) 9
  3.3 Long-term (7–10+ years, 2033 and beyond) 9
  3.4 Cross-cutting system themes 9
4. Deficiency Inventory and Findings 11
  Distribution Observations 12
  4.2 Findings detail 12
    D01 — BUR, Technology Center (Main Campus) 13
    D02 — Roof, Transitional Services Building (Main Campus) 13
    D03 — Roof, Michael Smith Gymnasium (Main Campus) 15
    D04 — Roof, Walton Science Center (Main Campus) 16
    D05 — Restroom, Hanson Administration Bd (Main Campus) 17
    D06 — Plumbing, Kirk Library (Main Campus) 17
    D07 — Exterior flatwork, Multiple (Main Campus) 19
    D08 — ADA Signage, Site (Main Campus) 19
    D09 — Rooftop package units, Technology Center (Main Campus) 20
    D10 — Rooftop air handling units, Washington Hall (Main Campus) 21
    D11 — Heat pumps, Transitional Services Building (Main Campus) 22
    D12 — HVAC Control System, Walton Science Center (Main Campus) 23
    D13 — Lighting controls, Washington Hall (Main Campus) 24
    D14 — Lighting, Multiple (Main Campus) 25
    D15 — Water Heater, Washington Hall (Main Campus) 26
    D16 — Water Heaters, Walton Science Center (Main Campus) 28
    D17 — Lighting, Washington Hall (Main Campus) 29
5. Building Profiles 31
    Child Development Center — condition score 378 31
    Technology Center — condition score 355 31

Hanson Administration Building — condition score 342 31
Transitional Services Building — condition score 322 32
Kirk Library — condition score 282 32
Washington Hall — condition score 278 32
Centralia College East — condition score 277 33
Michael Smith Gymnasium — condition score 274 33
Walton Science Center — condition score 213 34
6. Infrastructure Systems 35
Prior biennium funded — 2025–2027 (all categories) 35
On the radar for 2029–2031 35
7. Master Plan Alignment 36
8. Maintenance Capacity Snapshot 37
9. Decarbonization and Clean Buildings Compliance 39
9.1 The Clean Buildings Performance Standard 39
9.2 Centralia's covered buildings 39
9.3 Aligning capital renewal with compliance 40
9.4 The district-energy-system pathway (peer example) 41
10. Appendix: Building Condition Detail 42
Detec Storage Building — condition score 400 42
Facilities, Operations & Maintenance — condition score 397 43
Child Development Center — condition score 378 44
Technology Center — condition score 355 45
Hanson Administration Building — condition score 342 46
Transitional Services Building — condition score 322 47
Kirk Library — condition score 282 48
Washington Hall — condition score 278 49
Centralia College East — condition score 277 50
Michael Smith Gymnasium — condition score 274 51
Walton Science Center — condition score 213 52
Transalta Commons — condition score 194 54

1. EXECUTIVE SUMMARY

This report covers Centralia College for the 2025 SBCTC Facility Condition Survey cycle, which informs the college's Minor Works Preservation capital budget request for the 2027–2029 biennium. The 2025 survey identified **17 capital deficiencies totaling $7,465,000**. Of this, **$4,024,000 across 8 projects** is included in the 2027 preservation request, and **$3,441,000 across 9 projects** is deferred to future cycles.

Capital Planning Headlines

1. The 2027 preservation request is roofing-led.
Roofing accounts for $2,795,000 of the $4,024,000 request (69%), spread across four buildings: the Technology Center east roof ($1,162,000), the Transitional Services Building roof ($481,000), the Michael Smith Gymnasium roof ($800,000), and the Walton Science Center roof ($352,000). The remaining 31% is a Hanson Administration restroom reconstruction ($503,000), Kirk Library domestic-water piping ($248,000), and two site and ADA accessibility projects ($478,000 combined). The Technology Center project completes a two-phase roof replacement — the west side was funded in the 2025–27 biennium, and this request addresses the remaining east side.

2. The deferred backlog is mechanical, lighting, and controls — and it is concentrated in a few buildings.
The $3,441,000 deferred backlog is $2,033,000 lighting and electrical (100% deferred), $1,308,000 HVAC (100% deferred, every unit either R-22 refrigerant or failed controls), and $100,000 in gas-fired water heaters. By building, Washington Hall alone carries $1,468,000 — all of it deferred — spanning a rooftop air handler, lighting controls, theater lighting, and a water heater. Walton Science Center carries $722,000, the Technology Center $326,000, and the Transitional Services Building $149,000, alongside a $776,000 campus-wide lighting-replacement item. This backlog is 0.86× the size of the 2027 ask and is the most important number in this report for mid-term planning.

3. Every surveyed building's condition score declined between 2023 and 2025.
The GSF-weighted average condition score moved from 225 in the 2023 survey to 268 in 2025 — still within the "Adequate" band, but at its lower edge. In 2023, six of twelve surveyed buildings rated Adequate or better; in 2025 only three do (Transalta Commons 194, Walton Science Center 213, Michael Smith Gymnasium 274). The other nine now fall in a "Needs improvement" band.

4. Seven buildings come under the Clean Buildings Performance Standard within this planning window.
Washington's Clean Buildings Performance Standard (CBPS) reaches Centralia's mid-size buildings on a staggered schedule. Four buildings reach the Tier 2 benchmarking, energy-management-plan, and operations-and-maintenance deadline of July 1, 2027 (Technology Center, Transitional Services Building, Michael Smith Gymnasium, Kirk Library); three reach the Tier 1 deadline of June 1, 2028 (Walton Science Center, Washington Hall, Transalta Commons). The deferred mechanical, lighting, and water-heating backlog — roughly $2,665,000 — sits almost entirely in these same seven buildings. Because the deferred HVAC is uniformly R-22 (already subject to a federal refrigerant phase-out) and the deferred water heaters are gas-fired, the next equipment-replacement decision in each of these buildings is also a compliance decision. Section 9 develops this alignment.

Headline Numbers

Metric	Value
Total buildings (inventory)	21
Total portfolio GSF	378,818
Buildings surveyed (condition rating)	12 (9 auxiliary buildings under 20,000 GSF not scored)
Weighted-average condition score (surveyed)	268 (Adequate)
Buildings rated below “Adequate”	9 of 12
Total 2027 preservation request	**$4,024,000 (8 projects)**
Deferred preservation backlog	$3,441,000 (9 projects)
Total deficiencies identified (2025 FCS)	17
Prior biennium funded (2025–2027, all categories)	$3,616,000
Buildings under Clean Buildings Standard (within horizon)	7 (4 Tier 2 by 2027; 3 Tier 1 by 2028)

Capital Outlook

Immediate biennium (2027–2029). A roofing-led preservation ask of $4,024,000 across 8 projects, concentrated in building-envelope work (roofing is 69% of the request) plus a major restroom reconstruction and two accessibility/site projects. The request is defensible on score: seven of the eight funded projects scored 81 or above in the survey. The infrastructure, program, and URF components of the 2027–2029 request are not yet quantified in the provided source data.

Mid-term (4–6 years, 2029–2033). The $3,441,000 deferred backlog — overwhelmingly mechanical, lighting, and controls — defines the next ask. Washington Hall is the single largest deferred concentration at $1,468,000. The R-22 HVAC units and gas-fired water heaters are both operationally fragile and regulatorily exposed and should be sequenced into 2029–2031 rather than carried indefinitely.

Long-term (7–10+ years, 2033 and beyond). The Technology Center is identified in the college’s current master plan for program change; the 2027 east-roof investment keeps the envelope serviceable through that transition rather than committing to a building flagged for replacement. The Child Development Center carries a tentative demolition flag (approximately 2031) and generated no deficiencies, so no capital is being invested in a demolition candidate. The four lowest-scored buildings — Technology Center (355), Child Development Center (378), Facilities/O&M (397), and Detec Storage (400) — sit in the renovation band and warrant focused condition reassessment in advance of the next cycle.

Clean Buildings compliance. The Tier 2 (2027) and Tier 1 (2028) compliance deadlines arrive inside the mid-term window and overlap precisely with the buildings carrying the deferred mechanical and lighting backlog. Coordinating that deferred renewal with the compliance schedule — electrifying or upgrading to high-efficiency systems at the point of failure rather than replacing gas and R-22 equipment like-for-like — is the central capital-planning opportunity this cycle. This is developed in Section 9.

2. COLLEGE PORTFOLIO OVERVIEW

Centralia College operates two campuses: the Main Campus (site 121A) in Centralia, which holds the great majority of building area, and a small East Campus (site 121B) represented in this survey by the single Centralia College East instructional building. The Main Campus combines a historic early-twentieth-century core with a sequence of larger academic buildings added across the last several decades. The oldest structures — several small office-support houses (1915–1945), the 1924 Early Learning Center, the 1935 Hanson Administration Building, and the 1936 Michael Smith Gymnasium — sit alongside a mid-century academic block (1964 Silver student housing, the 1968 Transitional Services Building, the 1980 Facilities/O&M building, and the 1982 Technology Center). The college's three largest and newest major buildings — Washington Hall (2001), Walton Science Center (2008), and Transalta Commons (2017) — anchor the strong end of the condition-score distribution, while the aging mid-century academic stock carries the weakest conditions among the large buildings.

Building Inventory

Building	Camp.	GSF	Built	Reno.	Score	Rating	Predominant use
Transalta Commons	Main	70,000	2017	—	**194**	Adequate	Student services / instructional
Walton Science Center	Main	70,000	2008	—	**213**	Adequate	Instructional
Michael Smith Gymnasium	Main	27,811	1936	2008	**274**	Adequate	Athletics / instructional
Centralia College East	East	5,500	1997	—	**277**	Needs improvement — maintenance	Instructional
Washington Hall	Main	67,000	2001	—	**278**	Needs improvement — maintenance	Instructional / theater
Kirk Library	Main	25,000	1990	—	**282**	Needs improvement — maintenance	Library
Transitional Services Building	Main	28,420	1968	1988	**322**	Needs improvement — maintenance	Instructional / transitional services / leased

Building	Camp.	GSF	Built	Reno.	Score	Rating	Predominant use
Hanson Administration Building	Main	9,100	1935	1970	**342**	Needs improvement — maintenance	Administration
Technology Center	Main	46,272	1982	1992	**355**	Needs improvement — renovation	Vocational instruction
Child Development Center	Main	7,920	1985	2003	**378**	Needs improvement — renovation	Childcare / early learning
Facilities, Operations & Maintenance	Main	2,400	1980	—	**397**	Needs improvement — renovation	Facilities / O&M
Detec Storage Building	Main	2,560	1999	—	**400**	Needs improvement — renovation	Classroom equipment storage
115 S. Silver	Main	7,752	1964	—	—	Not surveyed	Student housing
ELA	Main	1,602	1924	—	—	Not surveyed	Preschool (Early Learning Center)
920 W Pear	Main	1,200	Unknown	—	—	Not surveyed	Office support
Grounds Dept Shop	Main	1,200	Unknown	—	—	Not surveyed	Inactive / demolished (per pre-survey)
409 S Oak	Main	1,172	1915	—	—	Not surveyed	Office support
402 S Oak	Main	1,115	1930	—	—	Not surveyed	Office support
402 S King	Main	1,034	1945	—	—	Not surveyed	Office support
918 W Walnut	Main	960	1915	—	—	Not surveyed	Vehicle compound / lot
910 W. Pear	Main	800	1920	—	—	Not surveyed	Inactive / demolished

Building	Camp.	GSF	Built	Reno.	Score	Rating	Predominant use
							(per pre-survey)
Portfolio (surveyed, GSF-weighted)		**361,983**			**268**	**Adequate (avg)**	

Score = 2025 canonical building condition score (BCS), drawn from the CONDITION worksheet of the FCS workbook (lower is better). Rating bands follow the SBCTC scale shown in Section 4.1. "Not surveyed" buildings are the nine auxiliary structures under 20,000 GSF that did not receive a condition rating this cycle.

Age Profile

The portfolio spans more than a century of construction. The early-twentieth-century core (1915–1936) comprises small office-support and support buildings plus the Hanson Administration Building and Michael Smith Gymnasium; these are low-GSF but old, and the Gymnasium (last renovated 2008) remains in Adequate condition while Hanson does not. The mid-century academic buildings — the 1968 Transitional Services Building and the 1982 Technology Center — are the most consequential aging cohort for capital planning: both are large, both carry roofing and mechanical deficiencies in this cycle, and the Technology Center is the lowest-scored surveyed building (355). The three modern academic anchors (Washington Hall 2001, Walton Science Center 2008, Transalta Commons 2017) hold the best scores in the portfolio, but Washington Hall and Walton already carry the largest deferred mechanical and lighting backlogs — a reminder that even relatively young buildings accumulate system-renewal needs once their original equipment passes 20 years of service.

3. CAPITAL PLANNING ROADMAP

3.1 Immediate biennium (2027–2029 request)

The 2027 preservation ask of $4,024,000 (8 projects) is concentrated in building-envelope and accessibility work. Roofing is $2,795,000 (69% of the request) across four buildings: the Technology Center east roof ($1,162,000), the Michael Smith Gymnasium roof ($800,000), the Transitional Services Building roof ($481,000), and the Walton Science Center roof ($352,000). The non-roofing balance is a Hanson Administration restroom reconstruction ($503,000), exterior flatwork repairs across multiple buildings ($371,000), Kirk Library domestic-water piping replacement ($248,000), and an ADA site-signage project ($107,000). The average deficiency score for included projects is 84.4, well above the threshold for the deferred set.

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

The $3,441,000 deferred backlog across 9 projects defines the mid-term ask, and it is concentrated by building and by system. By building, Washington Hall carries $1,468,000 (a rooftop air-handling unit, lighting controls, theater lighting, and a water heater — D10, D13, D15, D17); Walton Science Center carries $722,000 (HVAC controls and water heaters — D12, D16); the Technology Center carries $326,000 (a rooftop HVAC unit — D09); and the Transitional Services Building carries $149,000 (heat pumps — D11). A single campus-wide lighting-replacement item (D14) adds $776,000. By system, deferred lighting and electrical dominates at $2,033,000, followed by HVAC at $1,308,000 and gas-fired water heaters at $100,000. The mid-term ask is fundamentally a mechanical, lighting, and controls-renewal program.

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

Two long-horizon decisions warrant attention now even though they sit outside the 2025 deficiency list. First, the Technology Center (1982, condition 355, the lowest-scored surveyed building) is identified in the current master plan for program change. The 2027 east-roof investment is a defensible envelope repair that keeps the building usable through that transition; beyond the roof, the building's mechanical systems (already carrying a deferred R-22 rooftop unit) should be evaluated in the context of the planned program change rather than renewed piecemeal. Second, the Child Development Center (1985, condition 378) carries a tentative demolition flag of approximately 2031 in the pre-survey. It generated no capital deficiencies this cycle, so no preservation funds are committed to a building that may be removed — an appropriate posture — but the demolition timeline and its replacement-of-childcare-space implications should be confirmed in the next master plan cycle.

The remaining low-scored buildings — Facilities/O&M (397) and Detec Storage (400), both small support structures in the renovation band — do not carry deficiencies in this cycle but should receive a focused condition reassessment, as their scores place them at the threshold where component-by-component repair gives way to whole-building decisions.

3.4 Cross-cutting system themes

R-22 refrigerant phase-out.

Four deferred HVAC deficiencies — the Technology Center rooftop unit (D09, $326,000), the Washington Hall rooftop air handler (D10, $186,000), the Transitional Services Building heat pumps (D11, $149,000), and, by association, the Walton control system serving R-22 equipment (D12, $647,000) — are tied to R-22 refrigerant. With U.S. production of R-22 banned since 2020 and remaining supply increasingly costly, these

units are operationally fragile and cannot be recharged economically. They should be sequenced into the next two biennia rather than carried indefinitely, and — as Section 9 develops — their replacement is the natural point to move to high-efficiency or electric systems consistent with the Clean Buildings Performance Standard.

Lighting and lighting controls.

Lighting and electrical is the largest deferred system at $2,033,000, split across a campus-wide lighting-replacement item ($776,000), Washington Hall theater lighting ($641,000), and Washington Hall lighting controls ($616,000). This is the single largest decarbonization-adjacent opportunity in the portfolio: an LED-and-controls conversion at this scale both clears the deferred backlog and directly lowers the energy-use intensity that the Clean Buildings Standard measures.

Roofing.

Roofing dominates the 2027 request rather than the deferred backlog. The four funded roofs ($2,795,000) are all included this cycle, and the Technology Center project completes a two-phase replacement begun with the west-side roof in 2025–27. No roofing deficiencies remain deferred, so roofing is well-positioned heading into 2029.

Gas-fired domestic hot water.

Two deferred deficiencies replace gas-fired water heaters — Washington Hall (D15, $25,000) and Walton Science Center (D16, $75,000). Individually minor, these are exactly the fossil-fuel end uses the Clean Buildings Standard pushes toward electrification at replacement; bundling them with the larger mechanical renewal in the same buildings avoids a stranded like-for-like gas replacement.

Clean Buildings Performance Standard alignment.

The most important cross-cutting theme this cycle is the overlap between the deferred mechanical and lighting backlog and the buildings coming under the Clean Buildings Performance Standard in 2027 (Tier 2) and 2028 (Tier 1). Roughly $2,665,000 of deferred work sits in the seven covered buildings, and almost all of it — R-22 HVAC, gas water heaters, and obsolete lighting — is precisely the equipment the standard targets. Treating the 2029 mechanical/lighting ask as a coordinated compliance-and-renewal program, rather than a series of like-for-like equipment swaps, is developed in full in Section 9.

4. DEFICIENCY INVENTORY AND FINDINGS

Section 4.1 is a ranked navigation index with a rating-band legend and distribution notes. 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.

4.1 Summary table

ID	Building	Camp.	System	Component	DSc	BCS	Budget	Status
D01	Technology Center	Main	B30 Roofing	BUR	90	355	$1,162,000	Included (2027)
D02	Transitional Services Building	Main	B30 Roofing	Roof	87	322	$481,000	Included (2027)
D03	Michael Smith Gymnasium	Main	B30 Roofing	Roof	86	274	$800,000	Included (2027)
D04	Walton Science Center	Main	B30 Roofing	Roof	86	213	$352,000	Included (2027)
D05	Hanson Administration Bd	Main	F10 Special Construction	Restroom	82	342	$503,000	Included (2027)
D06	Kirk Library	Main	D20 Plumbing	Plumbing	82	282	$248,000	Included (2027)
D07	Multiple	Main	G20 Site Improvements	Exterior flatwork	81	225	$371,000	Included (2027)
D08	Site	Main	G20 Site Improvements	ADA Signage	81	225	$107,000	Included (2027)
D09	Technology Center	Main	D30 HVAC	Rooftop package units	70	355	$326,000	Deferred
D10	Washington Hall	Main	D30 HVAC	Rooftop air handling units	67	278	$186,000	Deferred
D11	Transitional Services Building	Main	D30 HVAC	Heat pumps	67	322	$149,000	Deferred

ID	Building	Camp.	System	Component	DSc	BCS	Budget	Status
D12	Walton Science Center	Main	D30 HVAC	HVAC Control System	66	213	$647,000	Deferred
D13	Washington Hall	Main	D50 Electrical	Lighting controls	62	278	$616,000	Deferred
D14	Multiple	Main	D50 Electrical	Lighting	61	225	$776,000	Deferred
D15	Washington Hall	Main	D20 Plumbing	Water Heater	52	278	$25,000	Deferred
D16	Walton Science Center	Main	D20 Plumbing	Water Heaters	51	213	$75,000	Deferred
D17	Washington Hall	Main	D50 Electrical	Lighting	37	278	$641,000	Deferred

DSc = deficiency score. BCS = 2025 canonical building condition score. Budget = MACC + soft costs. Status: "Included (2027)" = funded in the 2027 preservation request; "Deferred" = below this biennium's budget cutoff (all deferred items are nonetheless designated Immediate in the survey).

SBCTC condition-rating bands

Score range	Rating
146–175	Superior
176–275	Adequate
276–350	Needs improvement — maintenance
351–475	Needs improvement — renovation
476–730	Replace or renovate

Distribution Observations

Washington Hall accounts for the largest concentration of deferred dollars ($1,468,000 across four deficiencies), all of it mechanical, lighting, and water-heating work. By Uniformat system, D30 HVAC and D50 Electrical together make up $3,341,000 of the $3,441,000 deferred backlog. The 2027 request, by contrast, is led by B30 Roofing ($2,795,000 across four buildings). Three deficiencies are campus-wide rather than building-specific: exterior flatwork across multiple buildings (D07), an ADA site-signage project (D08), and a campus-wide lighting replacement (D14).

4.2 Findings detail

D01 — BUR, Technology Center (Main Campus)



Deficiency score	**90**	**Budget estimate**	$1,162,000
Bldg condition score	355	**Status**	Included in 2027 request
System	B30 Roofing	**Deferability**	Immediate
Location	Roof	**Priorities**	Health/Safety (25%), Facility Use (75%)

Problem Description

The Technology Center (constructed in 1982, 46,272 GSF) has a built-up roofing system on the east side that has reached the end of its useful life. The roof has multiple active leaks, which are causing damage to the substrate and interior finishes. Several attempts to repair localized failures have not resolved the problem. The west side of the roof, which is also failing, has already been funded for replacement in the 2025–27 biennium. This request addresses the remaining 50% of the roof on the east side. The building currently has no permanent fall protection, which creates safety risks during routine maintenance and inspections. Installation of fall protection must be included with this project to meet current safety standards.

Repair Description

Replace the built-up roofing system on the east side of the Technology Center and install permanent fall protection.

D02 — Roof, Transitional Services Building (Main Campus)



Deficiency score	**87**	**Budget estimate**	$481,000
Bldg condition score	322	**Status**	Included in 2027 request
System	B30 Roofing	**Deferability**	Immediate
Location	Roof	**Priorities**	Health/Safety (25%), Facility Use (75%)

Problem Description

The TSB building has a built-up roof (BUR) with widespread blistering/bubbling across multiple roof areas. Blisters indicate trapped moisture or vapor pressure between plies; these areas are soft under foot traffic and prone to splitting, which leads to leaks. Expect wet insulation below the worst blisters, open lap seams at transitions, and stress cracking at penetrations and parapet bases. Standing water at low spots and around blocked drains is accelerating surface deterioration. The BUR surfacing shows mineral loss, with exposed felts in a few locations. The most deteriorated zones total about 10,000 square feet and require targeted removal and reconstruction to restore a watertight assembly.

Repair Description

Repair approximately 10,000 SF of the most deteriorated roof area: cut out blisters and wet substrate to sound material, replace insulation in kind, rebuild BUR plies, and resurface; reseal terminations, reflash

penetrations, and correct minor ponding around drains. Conduct moisture scanning and limited core cuts to verify repair extents and add walkway pads at service paths.

D03 — Roof, Michael Smith Gymnasium (Main Campus)



Deficiency score	**86**	**Budget estimate**	$800,000
Bldg condition score	274	**Status**	Included in 2027 request
System	B30 Roofing	**Deferability**	Immediate
Location	Roof	**Priorities**	Health/Safety (25%), Facility Use (75%)

Problem Description

The Michael Smith Gymnasium (27,811 GSF, built in 1936 and renovated in 2008) has significant roof deficiencies on both the south and north sections. The south side of the roof, constructed with built-up roofing, shows widespread bubbling and areas where the ceiling has separated from the structural deck, making the assembly vulnerable to cracking and water infiltration. Vegetation growth is extensive along the south parapet wall, accelerating membrane deterioration. The north side of the building also has at least 10,000 SF of roof that has been cordoned off due to similar failures, including vegetation buildup, membrane bubbling, and cracking. The roof area requiring replacement totals approximately 25,000 SF, all within parapet walls. The roof is at the end of its serviceable life and should be replaced with a TPO system to provide a watertight envelope and extend building life.

Repair Description

Replace approximately 25,000 SF of built-up roofing on the Michael Smith Gymnasium with a new TPO membrane system, including removal of vegetation and repair of parapet conditions.

D04 — Roof, Walton Science Center (Main Campus)



Deficiency score	**86**	**Budget estimate**	$352,000
Bldg condition score	213	**Status**	Included in 2027 request
System	B30 Roofing	**Deferability**	Immediate
Location	Roof	**Priorities**	Health/Safety (25%), Facility Use (75%)

Problem Description

The TPO roof on the east side of the Walton Science Center, constructed in 2008, has deteriorated and is leaking in multiple areas. Core areas of the membrane are failing, particularly around rooftop penetrations. The source of many leaks appears to be failing seals at approximately 200 rooftop upright penetrations. While the overall roof system is relatively modern, these specific sections are allowing moisture intrusion and need targeted remediation. Spot replacement of an estimated 15,000 square feet of roofing membrane is required to restore envelope integrity and prevent further damage to interior finishes and systems.

Repair Description

Repair approximately 15,000 square feet of the TPO membrane on the east roof of WSC. Reseal and repair around 200 rooftop penetrations.

D05 — Restroom, Hanson Administration Bd (Main Campus)

Deficiency score	82	**Budget estimate**	$503,000
Bldg condition score	342	**Status**	Included in 2027 request
System	F10 Special Construction	**Deferability**	Immediate
Location	Level one	**Priorities**	Facility Use (100%), None ()

Problem Description

The Hanson Administration Building (constructed in 1935 and last remodeled in 1970) contains three restrooms that are not ADA accessible. These restrooms—men's, women's, and a single-user all-gender restroom—were not upgraded during the 2005 remodel and remain out of compliance with accessibility standards. The building has documented plumbing issues, including leaks in restroom subfloor piping that have caused damage to adjacent carpeted areas. Plumbing serving the break room is tied into the restroom systems and is undersized for demand, further contributing to functional deficiencies. Correcting these issues will require full reconfiguration of the restrooms to meet ADA standards, replacement of restroom fixtures, and replacement of connected undersized plumbing in the break room. Due to the building's age and known plumbing deterioration, a large contingency should be included to address unforeseen subfloor piping replacement and reconfiguration needs.

Repair Description

Reconfigure and renovate three restrooms in the Hanson Administration Building to meet ADA standards. Replace restroom and break room plumbing, including undersized and leaking components.

D06 — Plumbing, Kirk Library (Main Campus)



Deficiency score	**82**	**Budget estimate**	$248,000
Bldg condition score	282	**Status**	Included in 2027 request
System	D20 Plumbing	**Deferability**	Immediate
Location	Restroom	**Priorities**	Facility Use (100%), None ()

Problem Description

The restrooms in the Kirk Library, constructed in 1990, have original plumbing, wall finishes, light fixtures, and door hardware that are now deteriorated and non-compliant with current accessibility standards. The concealed piping behind fixtures has begun to fail, leading to ongoing maintenance issues. Wall surfaces show signs of moisture damage, and existing light fixtures are outdated and inefficient. Door hardware does not meet ADA requirements for operability or clearances. These restrooms have not been modernized since construction and are no longer adequate for current campus needs or code compliance.

Repair Description

Repair or replace deteriorated piping, wall finishes, and lighting in the restrooms. Replace door hardware and fixtures to meet current ADA accessibility standards.

D07 — Exterior flatwork, Multiple (Main Campus)



Deficiency score	81	**Budget estimate**	$371,000
Bldg condition score	225	**Status**	Included in 2027 request
System	G20 Site Improvements	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (100%), None ()

Problem Description

Concrete sidewalks across campus have heaved and deteriorated due to age and tree root damage. The 2023 Facility Condition Survey documented widespread cracking and uplifted curbing that create accessibility barriers and trip hazards. The Pre-Survey input also noted unsafe sidewalks around the Transitional Services Building (built 1968) and in front of the Facilities, Operations & Maintenance building (built 1980), with large cracks and holes posing safety risks. These conditions violate ADA accessibility standards and affect pedestrian safety. An estimated 20,000 square feet of sidewalk replacement is needed, prioritized by the college.

Repair Description

Repair and replace approximately 20,000 square feet of damaged sidewalks and curbing across campus.

D08 — ADA Signage, Site (Main Campus)

Deficiency score	81	**Budget estimate**	$107,000

Bldg condition score	225	**Status**	Included in 2027 request
System	G20 Site Improvements	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (100%), None ()

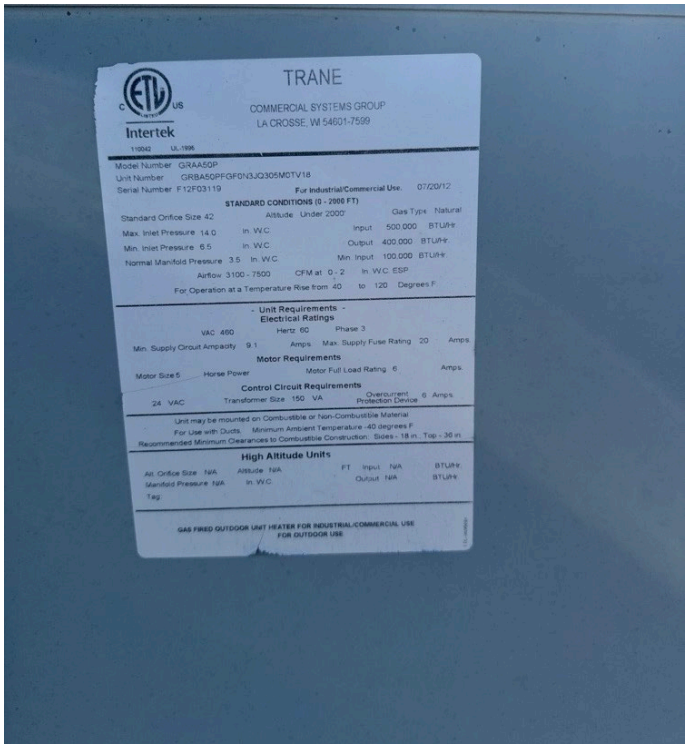
Problem Description

Existing interior signage across eleven (11) campus buildings at Centralia College does not comply with the 2010 ADA Standards for Accessible Design. Current signs lack required accessibility features including raised tactile text, Grade 2 Braille, high-contrast non-glare finishes, and compliant mounting heights. Deficiencies span four sign categories: office/room identification, standard room identification, life safety and accessibility (stairwell, restroom, and fire extinguisher), and tactile exit signs. The affected buildings are TransAlta Commons (TAC), WAH, WSC, TSB, TEC, CDC, ELC, FTC, Hanson, Kirk Library, and the Gymnasium. Non-compliant signage exposes the college to regulatory risk under federal ADA requirements and applicable state accessibility guidelines. Inconsistent and outdated signs also degrade wayfinding for students, faculty, staff, and visitors, with particular impact on individuals with visual impairments.

Repair Description

Replace all non-compliant interior signage campus-wide across eleven (11) buildings with ADA-compliant room identification signs, standard room signs, life safety and accessibility signs, and tactile exit signs; all signs to include raised tactile text, Grade 2 Braille, and high-contrast non-glare finish, installed at ADA-compliant mounting heights. Scope includes fabrication, removal of existing signage, professional installation, art proofing, room-list verification, with implementation phased building-by-building.

D09 — Rooftop package units, Technology Center (Main Campus)



Deficiency score	**70**	**Budget estimate**	$326,000
Bldg condition score	355	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Roof	**Priorities**	Facility Use (25%), System Use (75%)

Problem Description

The Technology Center (TEC), built in 1982 and remodeled in 1992, has four rooftop packaged heat pump units that are 30 years old and at the end of their useful life. These Trane units (model GRAA50P, serial F12F03119) use R-22 refrigerant, which is no longer supported or manufactured. Each unit has a minimum heating/cooling output of 400,000 BTU/hr. The units have required frequent repairs, and replacement parts are increasingly difficult to obtain. The units are beyond their design life and have been identified in prior facility assessments as failed or failing after multiple repairs. Their continued operation poses risks of further system failure, increased maintenance costs, and inability to maintain proper heating and cooling for instructional programs housed in the TEC building.

Repair Description

Replace all four-rooftop packaged heat pump units with new energy-efficient units sized for a minimum of 400,000 BTU/hr each.

D10 — Rooftop air handling units, Washington Hall (Main Campus)



Deficiency score	67	**Budget estimate**	$186,000
Bldg condition score	278	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Roof	**Priorities**	Facility Use (25%), System Use (75%)

Problem Description

Washington Hall, built in 2001, is served by three large Mammoth rooftop air handling units that are approximately 25 years old. These units operate on R-22 refrigerant, which is no longer manufactured and is being phased out of use due to federal regulations. Multiple compressors have failed across the units, and temporary repairs have been made, but the equipment is now at the end of its expected service life. The systems require an increasing level of maintenance and are no longer reliable for consistent operation. The recommended corrective action is to recondition the units by replacing all components tied to the obsolete R-22 refrigerant, motors, and other worn mechanical elements. Priority should be given to units 1, 2, and 3, in that order, to ensure uninterrupted building operation and code compliance.

Repair Description

Repair and recondition the three Mammoth rooftop air handling units in Washington Hall. Replace all R-22 refrigerant components, motors, and worn mechanical parts, starting with the two units in the worst condition.

D11 — Heat pumps, Transitional Services Building (Main Campus)

Deficiency score	67	**Budget estimate**	$149,000
Bldg condition score	322	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Mechanical courtyard	**Priorities**	Facility Use (25%), System Use (75%)

Problem Description

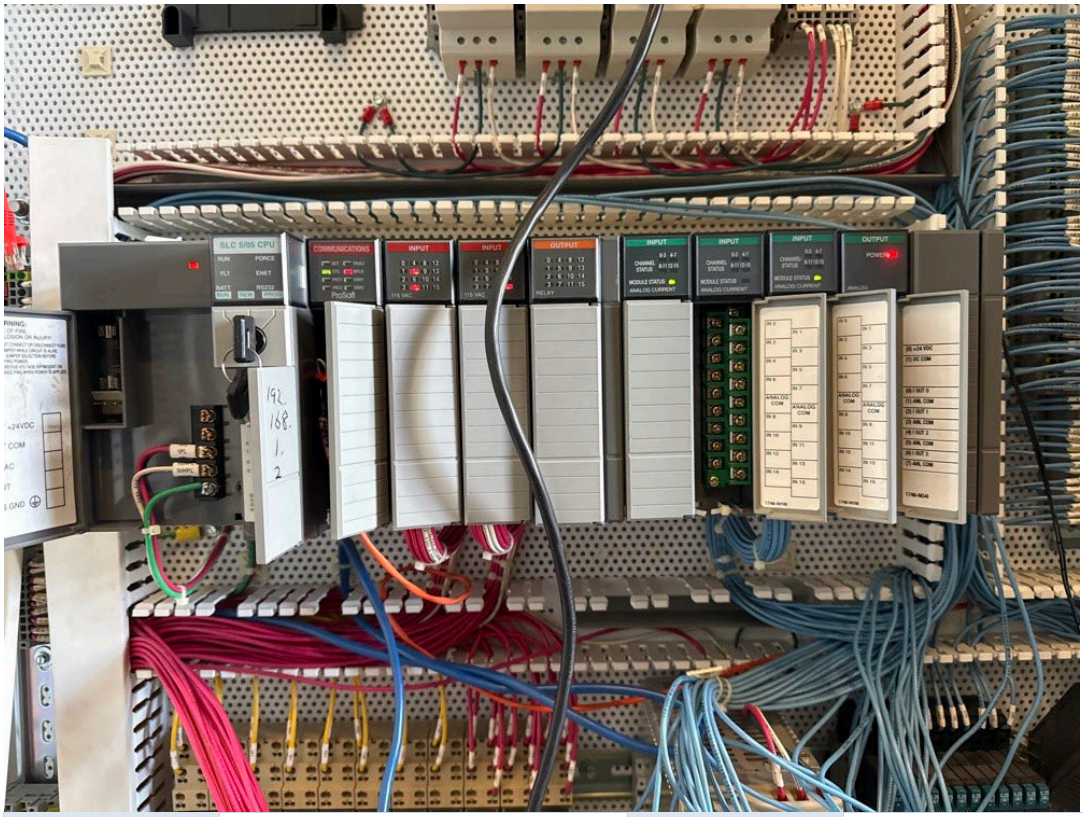
The TSP building is served by three Carrier heat pumps that are the oldest on campus (estimated 36 years old). One unit has failed; the other two require frequent repairs. All three use R-22 refrigerant with a reported charge of 11.3 pounds per unit. Nameplate design pressures are 450 psi (high side) and 210 psi (low side). The indoor return-air units that pair with these condensers are also Carrier units and are in poor condition. Given system age, the R-22 phase-out, and repeated failures, these units are beyond their useful life and no longer maintain reliable heating and cooling. Expected collateral issues include obsolete controls, degraded

coils, failing fan assemblies, and potential refrigerant leaks. Replacement should address refrigerant recovery, line-set condition, condensate management, electrical disconnects, seismic anchorage, and integration with campus controls.

Repair Description

Replace all three Carrier heat pumps and the three associated return-air units with new high-efficiency, non-R-22 equipment; include refrigerant recovery, new line sets as needed, controls integration, and testing and balancing. Replace related accessories (disconnects, pads/curbs, condensate piping) and commission the system.

D12 — HVAC Control System, Walton Science Center (Main Campus)



Deficiency score	66	**Budget estimate**	$647,000
Bldg condition score	213	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (25%), System Use (75%)

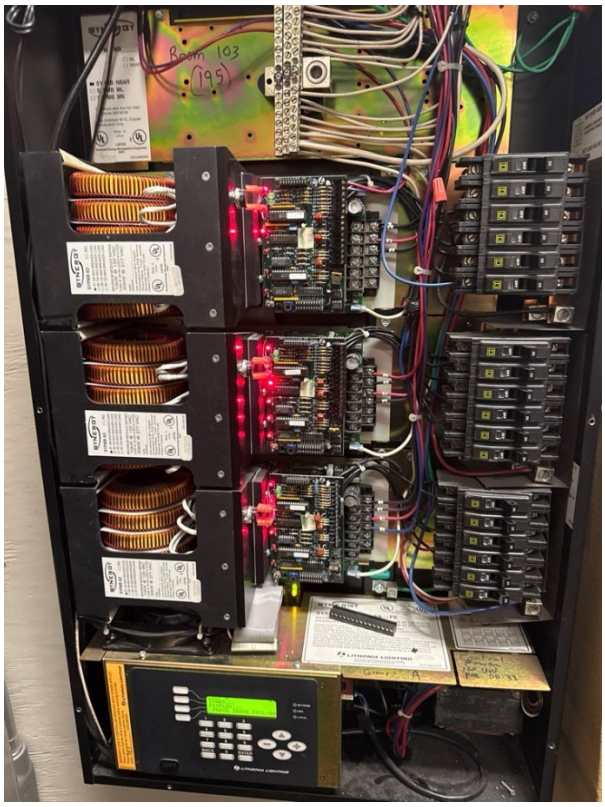
Problem Description

The Walton Science Center (constructed in 2008, 70,000 GSF) has a proprietary Systecon heating and cooling control system that has failed. The system is original to the building and is no longer supported by the manufacturer. The college has implemented a temporary workaround to maintain HVAC operation, but the primary control panel shows complete failure, with indicator lights out across every panel. Because the system is proprietary, replacement parts and service are no longer available, creating a risk to reliable heating and cooling throughout the facility. The controls are critical for regulating HVAC function across science labs, classrooms, and common areas, and their continued failure increases the risk of system-wide downtime and increased energy inefficiency.

Repair Description

Replace the failed proprietary Systecon HVAC control system with a modern, supported controls package that restores full heating and cooling functionality.

D13 — Lighting controls, Washington Hall (Main Campus)



Deficiency score	**62**	**Budget estimate**	$616,000
Bldg condition score	278	**Status**	Deferred
System	D50 Electrical	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (50%), Increased Operating Cost (50%)

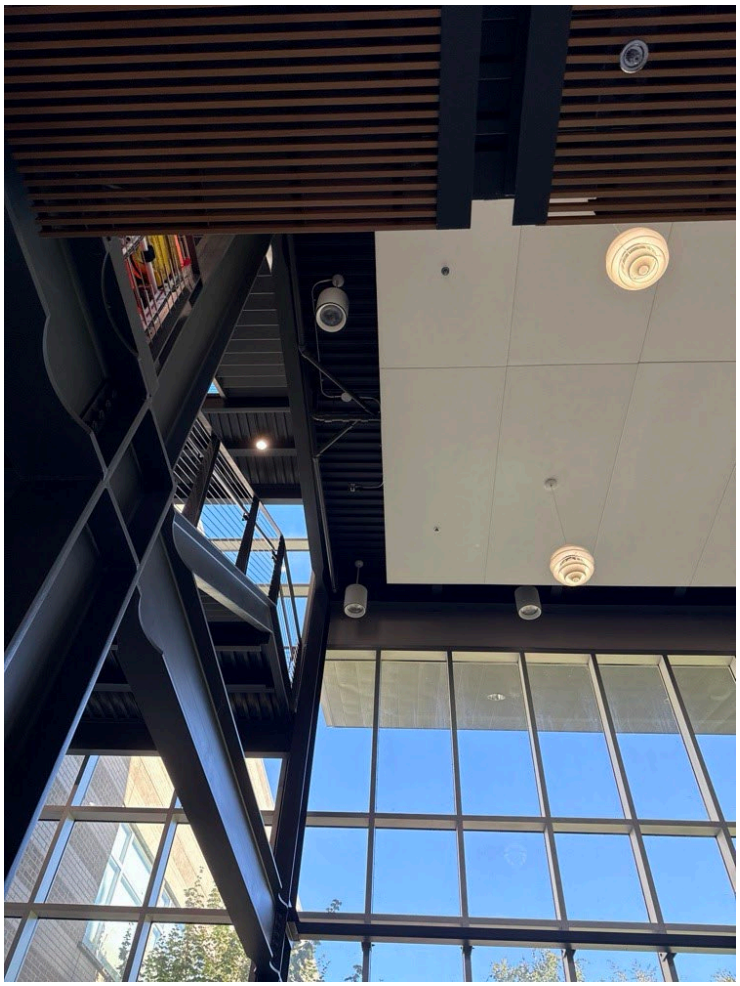
Problem Description

Washington Hall, constructed in 2001, is experiencing widespread lighting and control system failures. The building's lighting controls have failed and can no longer be repaired, requiring staff to cap off circuits as a temporary workaround. The lighting system relies on outdated ballasts and compact fluorescent lamps that are discontinued and no longer supported by manufacturers. Replacement parts are unavailable, and the system cannot be maintained to meet operational or safety standards. To restore full function, the lighting controls must be replaced in coordination with a complete lighting system upgrade throughout the building.

Repair Description

Replace all lighting fixtures and controls in Washington Hall. Coordinate installation of new controls with the full lighting system replacement.

D14 — Lighting, Multiple (Main Campus)



Deficiency score	61	Budget estimate	$776,000
Bldg condition score	225	Status	Deferred

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

Problem Description

Lighting systems have failed or are failing across multiple buildings at Centralia College's main campus. In Walton Science Center (built 2008), numerous interior fixtures have prematurely failed. These fixtures are proprietary, no longer supported by the manufacturer, and cannot be repaired without voiding UL listings, per L&I restrictions. A fire incident involving metal halide fixtures in WSC further underscores the safety risks of obsolete lighting equipment. Additional lighting systems across campus—including in Washington Hall (built 2001), the Technology Center (built 1982), Transitional Services Building (built 1968), Hanson Administration Building (built 1935), and Michael Smith Gymnasium (built 1936)—continue to rely on outdated T8 and T12 fluorescent lamps and ballasts. These components are no longer manufactured or are only intermittently available, making repairs infeasible. In the Technology Center, first-generation LED fixtures in the diesel and welding shops have begun to strobe and cannot be repaired, triggering health complaints from students. Campuswide, replacement parts are scarce, controls are outdated, and many fixtures pose health, safety, or operational risks. A comprehensive lighting upgrade is required to maintain adequate and safe learning and work environments.

Repair Description

Replace failing fluorescent and early LED lighting fixtures across campus with modern LED systems and updated controls. Prioritize buildings with the highest failure rates and safety risks.

D15 — Water Heater, Washington Hall (Main Campus)



Deficiency score	**52**	**Budget estimate**	$25,000
Bldg condition score	278	**Status**	Deferred
System	D20 Plumbing	**Deferability**	Immediate
Location	Mechanical	**Priorities**	Facility Use (50%), Quality of Use (50%)

Problem Description

Water Heater One in Washington Hall (WAH), constructed in 2001, is at the end of its useful life. The unit is a gas-fired water heater that appears to be 20–30 years old, showing heavy exterior corrosion and visible leaks around the shell. These conditions indicate tank deterioration and an increased risk of ignition failure. The 2025 pre-survey notes that Washington Hall and Walton Science Center both contain water heaters that

are beginning to leak and fail, which is consistent with this unit's condition. Continued operation poses risks of water damage, energy inefficiency, and potential service disruption to the building's hot water supply.

Repair Description

Replace the failed gas-fired water heater with a new high-efficiency unit. Ensure connections, venting, and safety systems are brought up to current code.

D16 — Water Heaters, Walton Science Center (Main Campus)



Deficiency score	51	**Budget estimate**	$75,000
Bldg condition score	213	**Status**	Deferred
System	D20 Plumbing	**Deferability**	Immediate
Location	Mechanical	**Priorities**	Facility Use (50%), Quality of Use (50%)

Problem Description

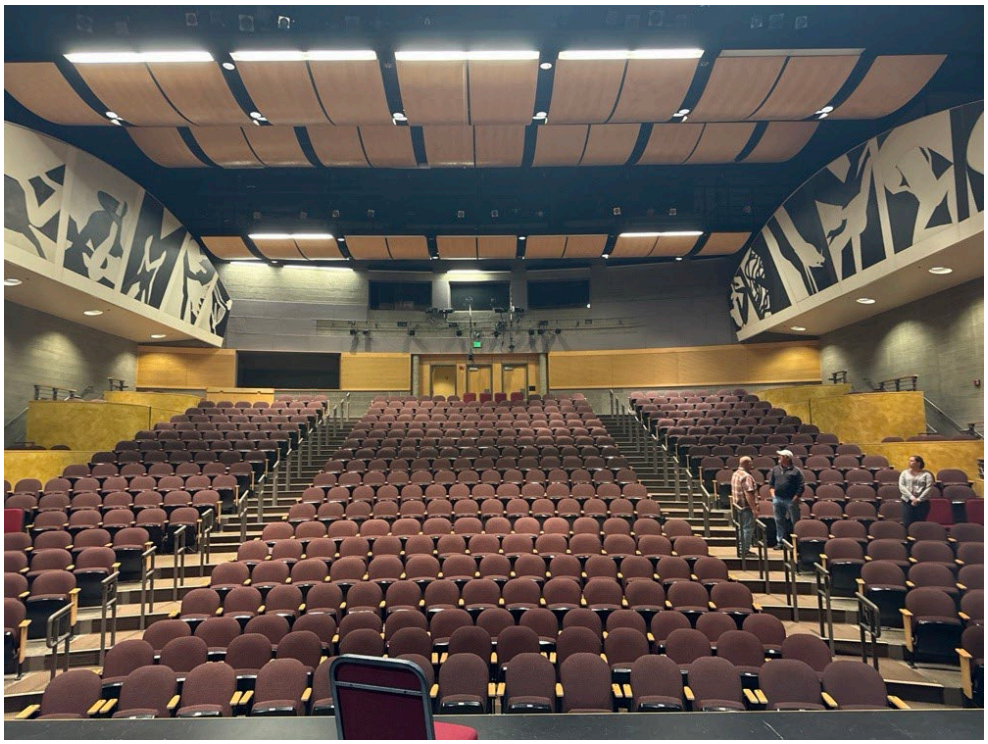
The two gas-fired domestic water heaters serving the WSC building were manufactured in 2007 and are original to the facility. Both units are at end of service life; GWH-2 is in worse condition and shows more frequent fault indications. Each heater is rated for a maximum input of 300,000 BTU/h. Age-related risks include tank corrosion and leakage, reduced combustion efficiency, scaling on heat-transfer surfaces, unreliable ignition controls, and failing temperature/pressure (T&P) relief components. Ancillary appurtenances—recirculation pumps, isolation valves, mixing/tempering valve, expansion tank, backflow

prevention, combustion air, venting, and seismic anchorage—are also past their expected life and may not meet current code or best practice. Failure would interrupt domestic hot water service to restrooms, custodial, and any showers or breakroom fixtures in the building, and could cause water damage in the mechanical room.

Repair Description

Replace both gas-fired water heaters with new high-efficiency commercial units (each ~300,000 BTU/h), prioritizing GWH-2 if funding is limited. Replace associated appurtenances (recirc pump, mixing valve, expansion tank, isolation valves, backflow, venting/combustion air, seismic anchorage) and commission the system.

D17 — Lighting, Washington Hall (Main Campus)



Deficiency score	**37**	**Budget estimate**	$641,000
Bldg condition score	278	**Status**	Deferred
System	D50 Electrical	**Deferability**	Immediate
Location	Theater	**Priorities**	Facility Use (25%), Quality of Use (75%)

Problem Description

The theater lighting system in Washington Hall, constructed in 2001, is obsolete and no longer serviceable. Many fixtures have failed and cannot be repaired because ballasts and fluorescent lamps are discontinued. Labor & Industries restrictions prevent retrofitting with non-listed LED components, leaving the system

without viable replacement parts. The theater, which serves a large instructional and performance space of approximately 20,000 SF, relies on outdated control panels and dimming equipment that are also beyond their service life and no longer supported. The combination of fixture and control failures makes the system unreliable and limits the ability to safely stage performances and classes. This deficiency is consistent with broader lighting and control obsolescence issues across campus, where discontinued components and code restrictions prevent continued maintenance.

Repair Description

Replace all theater light fixtures and lighting controls in Washington Hall with a modern, code-compliant system.

5. BUILDING PROFILES

Profiles below cover buildings with capital activity in the 2027 request, a condition score above 275, or a material concentration of deferred deficiencies. The best-conditioned buildings with no capital action this cycle (Transalta Commons, 194) and the small renovation-band support buildings with no deficiencies (Facilities/O&M, 397; Detec Storage, 400) are not profiled individually — their component detail is in the Appendix. Deficiency text is referenced by ID; the verbatim descriptions are in Section 4.2.

Child Development Center — condition score 378

Building	Campus	GSF	Built	Reno.	Predominant use
Child Development Center	Main	7,920	1985	2003	Childcare / early learning

Condition. 2025 condition score 378 (Needs improvement — renovation). Top weighted contributors: Exterior Closure (35), Roofing (33), Life/Safety (33).

Current biennium (2027 request). None.

Deferred and emerging. None.

Long-term outlook. Carries a tentative demolition flag of approximately 2031 in the pre-survey and generated no capital deficiencies this cycle, so no preservation funds are committed to it. The score (378, renovation band) reflects a 1985 building last renovated in 2003. The demolition timeline and the plan for replacing childcare/early-learning space should be confirmed in the next master plan cycle before the score pressures a reactive decision.

Technology Center — condition score 355

Building	Campus	GSF	Built	Reno.	Predominant use
Technology Center	Main	46,272	1982	1992	Vocational instruction

Condition. 2025 condition score 355 (Needs improvement — renovation). Top weighted contributors: HVAC (32), Roofing (30), Elevators (30).

Current biennium (2027 request). D01 ($1,162,000)

Deferred and emerging. D09 ($326,000)

Long-term outlook. The lowest-scored surveyed building (355) and the master plan's designated program-change candidate. The 2027 east-roof replacement completes a two-phase roof project and keeps the envelope serviceable through the planned program transition. The deferred R-22 rooftop HVAC unit (D09) should be evaluated together with that program change and with Clean Buildings Standard compliance (the building reaches the Tier 2 deadline in 2027) rather than renewed in isolation.

Hanson Administration Building — condition score 342

Building	Campus	GSF	Built	Reno.	Predominant use
Hanson Administration Building	Main	9,100	1935	1970	Administration

Condition. 2025 condition score 342 (Needs improvement — maintenance). Top weighted contributors: Life/Safety (42), HVAC (33), Fire Safety (31).

Current biennium (2027 request). D05 ($503,000)

Deferred and emerging. None.

Long-term outlook. A 1935 administration building (renovation recorded 1970) scoring 342. The 2027 request funds a full reconstruction of three non-ADA-compliant restrooms with associated plumbing repairs (D05). No deferred items. With the restroom and plumbing work addressed, the building's near-term capital exposure is largely resolved for this cycle.

Transitional Services Building — condition score 322

Building	Campus	GSF	Built	Reno.	Predominant use
Transitional Services Building	Main	28,420	1968	1988	Instructional / transitional services / leased

Condition. 2025 condition score 322 (Needs improvement — maintenance). Top weighted contributors: Life/Safety (40), Structure (24), Roofing (20).

Current biennium (2027 request). D02 ($481,000)

Deferred and emerging. D11 ($149,000)

Long-term outlook. A 1968 building scoring 322 with both a 2027 roof replacement (D02) and a deferred R-22 heat-pump system (D11, the oldest heat pumps on campus at roughly 36 years). The building reaches the Clean Buildings Standard Tier 2 deadline in 2027; the deferred heat-pump replacement is the natural point to move to high-efficiency or electric equipment, and should be sequenced into 2029–2031.

Kirk Library — condition score 282

Building	Campus	GSF	Built	Reno.	Predominant use
Kirk Library	Main	25,000	1990	—	Library

Condition. 2025 condition score 282 (Needs improvement — maintenance). Top weighted contributors: Life/Safety (44), HVAC (35), Floor Finishes (20).

Current biennium (2027 request). D06 ($248,000)

Deferred and emerging. None.

Long-term outlook. A 1990 library scoring 282. The 2027 request funds replacement of failing domestic-water piping (D06). No deferred items. The building reaches the Clean Buildings Standard Tier 2 deadline in 2027 (benchmarking and energy management), which is a documentation-and-operations obligation rather than a capital one at this stage.

Washington Hall — condition score 278

Building	Campus	GSF	Built	Reno.	Predominant use
Washington Hall	Main	67,000	2001	—	Instructional / theater

Condition. 2025 condition score 278 (Needs improvement — maintenance). Top weighted contributors: HVAC (34), Plumbing (25), Roofing (21).

Current biennium (2027 request). None.

Deferred and emerging. D10 ($186,000), D13 ($616,000), D15 ($25,000), D17 ($641,000)

Long-term outlook. A 2001 instructional and theater building scoring 278 — and the single largest deferred concentration in the portfolio at $1,468,000 (rooftop air handler D10, lighting controls D13, theater lighting D17, water heater D15). No 2027 request items, but every deferred item is designated Immediate. The building reaches the Clean Buildings Standard Tier 1 deadline in 2028; its deferred package (R-22 HVAC, obsolete lighting, gas water heater) is almost a turnkey compliance project and is the strongest candidate in the portfolio for a coordinated mechanical-and-lighting renewal in 2029–2031.

Centralia College East — condition score 277

Building	Campus	GSF	Built	Reno.	Predominant use
Centralia College East	East	5,500	1997	—	Instructional

Condition. 2025 condition score 277 (Needs improvement — maintenance). Top weighted contributors: HVAC (35), Floor Finishes (26), Fire Safety (22).

Current biennium (2027 request). None.

Deferred and emerging. None.

Long-term outlook. The only East Campus building in this survey (1997, score 277). No deficiencies this cycle. Sits just into the maintenance band; component detail is in the Appendix, and a routine reassessment in the next cycle is sufficient.

Michael Smith Gymnasium — condition score 274

Building	Campus	GSF	Built	Reno.	Predominant use
Michael Smith Gymnasium	Main	27,811	1936	2008	Athletics / instructional

Condition. 2025 condition score 274 (Adequate). Top weighted contributors: HVAC (32), Elevators (30), Roofing (20).

Current biennium (2027 request). D03 ($800,000)

Deferred and emerging. None.

Long-term outlook. A 1936 gymnasium, last renovated 2008, scoring 274 — the best-scored building carrying a 2027 request item (a roof replacement, D03, $800,000). No deferred items. The building reaches

the Clean Buildings Standard Tier 2 deadline in 2027. With the roof addressed, near-term exposure is limited.

Walton Science Center — condition score 213

Building	Campus	GSF	Built	Reno.	Predominant use
Walton Science Center	Main	70,000	2008	—	Instructional

Condition. 2025 condition score 213 (Adequate). Top weighted contributors: Life/Safety (21), Electrical (17), Lights/Power (17).

Current biennium (2027 request). D04 ($352,000)

Deferred and emerging. D12 ($647,000), D16 ($75,000)

Long-term outlook. A 2008 science building and the second-best score in the portfolio (213), yet carrying $722,000 of deferred mechanical and plumbing work — a failed HVAC control system (D12) and gas-fired water heaters (D16) — plus a 2027 roof replacement (D04). The building reaches the Clean Buildings Standard Tier 1 deadline in 2028. The deferred controls and water-heater work should be coordinated with that deadline and with the Washington Hall renewal as a paired 2029–2031 mechanical program.

6. INFRASTRUCTURE SYSTEMS

Infrastructure requests (campus utilities, distribution, and site systems) are budgeted separately from building preservation. For the 2027–2029 cycle, the source materials provided to this report contained the preservation deficiency inventory only; no infrastructure, program, or URF request line was included. The prior biennium's funded amounts are documented below for context, since they indicate the categories and scale of the college's non-preservation capital activity.

Prior biennium funded — 2025–2027 (all categories)

Funded category (2025–2027)	Amount
Roofing (Technology Center west roof)	$1,098,000
Program	$1,050,000
Facility	$749,000
Unanticipated Repair Fund (URF)	$430,000
Infrastructure (three-phase transformers)	$213,000
Site	$76,000
Total funded (2025–2027)	**$3,616,000**

The 2025–27 roofing line funded the west side of the Technology Center roof; the 2027 request (D01) completes the east side. The infrastructure line funded three-phase transformer replacement, consistent with the typical multi-biennium pattern of phased electrical-distribution renewal on community-college campuses.

On the radar for 2029–2031

Two infrastructure-adjacent pressures are visible from the deficiency data even though no infrastructure request was provided this cycle. First, the campus-wide lighting replacement (D14, $776,000) and the building-level lighting projects together represent a portfolio-scale electrical-load item that overlaps with Clean Buildings Standard energy-use targets (Section 9). Second, the concentration of R-22 HVAC equipment across the Technology Center, Washington Hall, Transitional Services Building, and Walton Science Center implies a coordinated mechanical-renewal program in 2029–2031 that may carry associated electrical-service and controls-infrastructure upgrades as buildings move from gas and R-22 systems toward higher-efficiency or electric equipment. An infrastructure-specific scope for the 2029 cycle — transformers, electrical service capacity for electrification, and controls networks — would benefit the next capital request.

7. MASTER PLAN ALIGNMENT

The college's Main Campus master plan is current — a full plan and update both dated 2024 — so its stated priorities are fresh for this capital cycle. The East Campus plan is older (full 2006, update 2017), but the single East Campus building in this survey generated no deficiencies. The pre-survey reported the following capital priorities.

Master planning currency

Campus	Most recent full plan	Most recent update
Main Campus (121A)	2024	2024
East Campus (121B)	2006	2017

Reported capital priorities

Category	Building	Master plan note
Renovation	Technology Center (121-TEC)	Change — new program(s) in building
Replacement	None	—
Demolition	Child Development Center	Planned demolition ~2031 (tentative)

The 2027 capital-repair recommendations align with these priorities. The single largest 2027 project — the $1,162,000 Technology Center east-roof replacement — invests in the one building the master plan flags for renovation (program change), not replacement. A roof replacement that keeps the envelope watertight and the building usable through a program transition is a suitable use of preservation funds; it preserves optionality rather than committing major capital to a building slated for removal. No 2027 preservation project invests in any building flagged for replacement (there are none) or near-term demolition: the Child Development Center, the only demolition candidate, generated no deficiencies and receives no funding this cycle.

Two alignment items to track for the 2029 cycle. First, the Child Development Center demolition flag is tentative ("~2031 ?" in the source); confirming the timeline and the plan for replacement childcare/early-learning space matters because the building scores in the renovation band (378) and could otherwise generate pressure for interim repairs. Second, the Technology Center program change should be scoped together with the building's deferred R-22 mechanical work and its 2027 Clean Buildings Standard Tier 2 obligation, so the renovation, the mechanical renewal, and the compliance pathway are planned as one coordinated event rather than three.

8. MAINTENANCE CAPACITY SNAPSHOT

The in-house staffing roster below is from the 2025 pre-survey input document. Contract-maintenance and materials figures were not refreshed in the pre-survey and are carried forward from the 2023 FCS cycle as noted. All ratios use the surveyed building area (361,983 GSF), consistent with the prior cycle's methodology.

In-house maintenance staffing (2025 pre-survey)

Position	Hours per week	Estimated annual cost
Maintenance Mechanic 4	40	$105,380
Maintenance Mechanic 3	40	$95,431
Maintenance Mechanic 3	40	$95,431
Maintenance Mechanic 2	40	$88,621
Total (4 positions)	**160**	**$384,863**

Derived metrics

In-house maintenance FTEs (160 hrs/wk ÷ 40)	4.0
Estimated equivalent contract FTEs (2023 cycle)	0.8
Combined total FTEs	4.8
GSF per combined FTE (361,983 GSF surveyed)	75,413
State average (weighted, 2023 cycle)	74,279 GSF / FTE
Total maintenance cost	$527,874 ($384,863 staff + $68,011 contract + $75,000 material; contract and material from 2023 cycle)
Maintenance cost per GSF	$1.46
State average (weighted, 2023 cycle)	$1.48 / GSF
APPA self-rating (2023 cycle)	Managed Care (3 of 5)

Centralia's maintenance organization sits almost exactly at the state average on both headline ratios: 75,413 GSF per FTE against a state average of 74,279 (about 1.5% above), and $1.46 per GSF against a state average of $1.48 (about 1% below). This is a lean, average-scaled maintenance program. The composition of the deferred capital backlog — overwhelmingly HVAC, lighting, and controls, and every item designated Immediate — is consistent with a program that is reactively keeping aging equipment running rather than getting ahead of it. A maintenance organization at this staffing level is unlikely to absorb a

meaningful step-up in preventive-maintenance scope (or the new benchmarking, energy-management-plan, and operations-and-maintenance obligations the Clean Buildings Standard imposes from 2027) without additional staffing or contract support.

Capital reinvestment context

Industry guidance (APPA and NACUBO) places an appropriate annual capital-reinvestment rate at roughly 2–4% of current replacement value (CRV) for a stable facilities portfolio. Centralia's combined identified need this cycle — $7,465,000 of preservation deficiencies plus the not-yet-quantified infrastructure, program, and URF components — would normally be assessed against portfolio CRV to judge whether reinvestment is keeping pace with deterioration.

9. DECARBONIZATION AND CLEAN BUILDINGS COMPLIANCE

Washington's Clean Buildings Performance Standard (CBPS), administered by the Department of Commerce under RCW 19.27A, is now a binding constraint on how Centralia's larger buildings are operated and re-equipped. For a community college the standard is not an abstract sustainability goal — it is a compliance deadline attached to specific buildings, backed by penalties, and squarely overlapping the mechanical, lighting, and water-heating work already sitting in this report's deferred backlog. This section maps which Centralia buildings are covered, when each must comply, and how the 2027–2029 capital request can be sequenced so that required repairs and required decarbonization are funded as one coordinated effort rather than two.

9.1 The Clean Buildings Performance Standard

The standard applies in two tiers based on a building's gross floor area. Tier 1 covers nonresidential buildings of 50,000 GSF and larger and imposes a measured energy-use-intensity (EUI) target along with benchmarking, an energy-management plan, and an operations-and-maintenance program. Tier 2 covers buildings between 20,001 and 50,000 GSF and, in its first compliance phase, requires benchmarking, an energy-management plan, and an operations-and-maintenance program — an enforceable EUI target for Tier 2 buildings is expected later in the rollout. Compliance dates are staggered by building size:

Tier	Building size (GSF)	First compliance date	First-phase obligation
Tier 1	Over 220,000	June 1, 2026	EUI target + benchmarking + EMP + O&M
Tier 1	90,001 – 220,000	June 1, 2027	EUI target + benchmarking + EMP + O&M
Tier 1	50,001 – 90,000	**June 1, 2028**	EUI target + benchmarking + EMP + O&M
Tier 2	20,001 – 50,000	**July 1, 2027**	Benchmarking + EMP + O&M (EUI target later)

The two compliance dates that fall on Centralia are highlighted: July 1, 2027 for the college's Tier 2 buildings and June 1, 2028 for its Tier 1 buildings. Non-compliance penalties run up to $5,000 plus $1.50 per square foot of floor area, assessed annually until the building conforms. Commerce has also offered early-adopter incentive payments — on the order of $0.85 per square foot for Tier 1 and $0.30 per square foot for Tier 2 buildings that demonstrate early compliance — which can partially offset the cost of the qualifying upgrades.

9.2 Centralia's covered buildings

Seven of Centralia's buildings exceed the 20,000 GSF coverage floor. Three are Tier 1 (June 1, 2028) and four are Tier 2 (July 1, 2027). The remaining fourteen inventory buildings are each below 20,000 GSF and are not currently covered. The table pairs each covered building with the deferred capital backlog already identified for it in Section 4 — the figure that turns this from a compliance exercise into a capital-planning one.

Building	GSF	Tier	Compliance date	Deferred backlog in building
Walton Science Center	70,000	1	June 1, 2028	$722,000
Transalta Commons	70,000	1	June 1, 2028	—
Washington Hall	67,000	1	June 1, 2028	**$1,468,000**
Technology Center	46,272	2	**July 1, 2027**	$326,000
Transitional Services Building	28,420	2	**July 1, 2027**	$149,000
Michael Smith Gymnasium	27,811	2	**July 1, 2027**	—
Kirk Library	25,000	2	**July 1, 2027**	—
Covered total (7 buildings)	**334,503**			**$2,665,000**

Tier 2 buildings face the earlier deadline (July 1, 2027), but their first-phase obligation — benchmarking, an energy-management plan, and an operations-and-maintenance program — is administrative rather than capital-intensive. The Tier 1 buildings have one more year (June 1, 2028) but must hit a measured EUI target, which is where physical upgrades to mechanical and lighting systems become the binding requirement. Kirk Library's identified deficiency (D06, domestic-water piping) is in the 2027 funded request rather than the deferred backlog, so its deferred figure shows as none; the campus-wide lighting project (D14, $776,000) is not attributed to a single building here but lands substantially within these seven.

9.3 Aligning capital renewal with compliance

The central planning observation of this report is that Centralia's deferred backlog and its Clean Buildings obligations are largely the same scope of work seen from two directions. Of the $3,441,000 in deferred deficiencies, $2,665,000 sits inside the seven covered buildings, and almost all of it is exactly the equipment the standard targets: aging HVAC, obsolete lighting and controls, and gas-fired water heating.

The deferred backlog is, in substance, a decarbonization backlog

Three categories dominate the deferred list, and each maps directly onto a Clean Buildings compliance lever:

- **R-22 rooftop and heat-pump HVAC —** Technology Center (D09, $326,000), Washington Hall (D10, $186,000), and the Transitional Services Building (D11, $149,000) all carry rooftop units or heat pumps charged with R-22, a refrigerant whose production has been phased out. These units must be replaced regardless of the standard; replacing them with high-efficiency electric equipment is the single most direct EUI-reducing move available, and doing it on a like-for-like basis would strand capital against the 2027–2028 deadlines.
- **Obsolete lighting and lighting controls —** Washington Hall lighting and controls (D13 and D17, $1,257,000 combined) and the campus-wide lighting project (D14, $776,000) represent the lowest-cost, highest-certainty EUI reduction in the portfolio. LED conversion with modern controls is a qualifying energy-efficiency measure under the standard and typically the first measure an energy-management plan identifies.
- **Gas-fired water heating —** Washington Hall (D15, $25,000) and Walton Science Center (D16, $75,000) both have gas water heaters flagged for replacement. At replacement, electric or heat-pump water heating eliminates a combustion end-use and contributes to the EUI target, again at no additional capital event beyond the replacement that is already required.

Walton's HVAC control system (D12, $647,000) completes the picture: modern controls are both a deferred deficiency and the instrumentation an energy-management plan depends on to demonstrate compliance. In short, the deferred mechanical, lighting, and controls work is not a separate cost from decarbonization — it is the mechanism of decarbonization, and it is concentrated in the buildings with the nearest deadlines.

Planning implication for the 2027–2029 request

Because R-22 phase-out and equipment age force these replacements within the same window as the compliance deadlines, the efficient path is to specify the deferred mechanical, lighting, water-heating, and controls scope as high-efficiency electric or LED at the point of replacement rather than as like-for-like swaps. This converts spending the college must make anyway into Clean Buildings progress, and it positions the covered buildings to capture the early-adopter incentive (roughly $0.85 per square foot Tier 1, $0.30 per square foot Tier 2) instead of exposure to the up-to-$5,000-plus-$1.50-per-square-foot penalty. The corollary is that any of this deferred work funded as a straight replacement — a new gas water heater, a new R-410A like-for-like rooftop unit — risks being re-touched within a few years to meet the EUI target, which is the most expensive way to comply.

9.4 The district-energy-system pathway (peer example)

Washington offers a distinct compliance route for campuses that heat and cool their buildings from a central plant through a shared thermal loop — a district energy system. Under HB 1390 and RCW 19.27A.260, the owner of a participating campus district energy system develops a multi-year decarbonization plan (generally up to 15 years, longer with approval) and submits it to Commerce, the Authority Having Jurisdiction, following the content outline in Normative Annex W of the standard. That pathway substitutes a planned, phased decarbonization of the central plant for building-by-building EUI compliance.

The uploaded UW Bothell / Cascadia College materials are a useful illustration of this route. As a shared state campus DES, Bothell's owners filed a single decarbonization plan and a Form K content checklist covering the buildings on the central loop (ARC, CC1, CC2, CC3, and Innovation Hall), addressing the existing and proposed plant, benchmarking configuration, compliance pathway selection (EUI target versus investment criteria), metering, utility engagement, and an implementation timeline. It is reproduced conceptually here only as an example of what the DES pathway requires; the building data and schedules in it are specific to Bothell.

Which pathway applies to Centralia depends on a fact this report cannot confirm from the survey data: whether Centralia operates a central heating/cooling plant serving its buildings through a campus thermal loop, or whether each building has its own packaged or split HVAC equipment. The deferred-deficiency record — individual rooftop package units, building-level heat pumps, and per-building controls — strongly suggests distributed, building-level systems rather than a central district plant. If that is correct, Centralia's covered buildings comply individually on the Tier 1 / Tier 2 schedule in Section 9.2, and the DES decarbonization-plan route does not apply.

10. APPENDIX: BUILDING CONDITION DETAIL

The 20-component condition-score breakdown for each of the twelve surveyed buildings, ordered from worst to best overall score. Each table is reference data for drilling into a building's score; there is no narrative. The Weighted Score column reflects SBCTC's adjusted component weighting, so an individual row's weighted score may not equal a simple rating × weight product, while the column total equals the building's canonical condition score.

Detec Storage Building — condition score 400

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	12	Steel frame
Exterior Closure	3	8	35	Metal panels-random damage
Roofing	3	10	44	Metal panels-surface wear
Floor Finishes	3	6	27	Concrete
Wall Finishes	0	6	0	Vinyl clad insulation
Ceiling Finishes	0	6	0	none
Doors & Hardware	3	6	27	Exterior HM doors/frames and aluminum roll-up doors
Elevators	0	6	0	
Plumbing	0	8	0	
Electrical	2	8	24	100amp 208/120v
Lights/Power	3	8	35	Ceiling fluorescent lighting
Life/Safety	2	10	29	
Fire Safety	5	10	74	
Modifications	0	7	0	None evident
Maintenance	3	7	31	
Remaining Life	1	6	9	
Appearance	4	6	35	
Insulation	2	6	18	
Glazing	0	6	0	

Component	Rating	Wt.	Wt. Score	Comment
HVAC	0	8	0	
Total weighted score			**400**	*Needs improvement — renovation*

Facilities, Operations & Maintenance — condition score 397

Component	Rating	Wt.	Wt. Score	Comment
Structure	3	8	25	Wood frame
Exterior Closure	4	8	33	Beveled wood horizontal siding
Roofing	3	10	31	Hypalon single-ply-1994; drains poorly
Floor Finishes	3	6	19	Carpet and vinyl tile
Wall Finishes	2	6	13	Gypsum board
Ceiling Finishes	2	6	13	Lay-in tile
Doors & Hardware	3	6	19	Interior wood doors/frames; exterior HM doors/frames; surface wear
Elevators	0	6	0	
Plumbing	2	8	17	Copper and cast iron piping; porcelain fixtures
Electrical	2	8	17	200amp 208/120v
Lights/Power	3	8	25	Lay-in fluorescent lighting
Life/Safety	3	10	31	
Fire Safety	2	10	21	
Modifications	1	7	7	Only minor modifications
Maintenance	2	7	15	Exterior maintenance is neglected
Remaining Life	3	6	19	Building is basically a portable; should be replaced
Appearance	5	6	31	
Insulation	3	6	19	
Glazing	3	6	19	

Component	Rating	Wt.	Wt. Score	Comment
HVAC	3	8	25	Rooftop packaged heat pumps-2004
Total weighted score			**397**	*Needs improvement — renovation*

Child Development Center — condition score 378

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	9	Wood frame
Exterior Closure	4	8	35	Composition wood siding
Roofing	3	10	33	Single-ply roof-no overflow scuppers; composition 3-tab shingles
Floor Finishes	2	6	13	Laminate, sheet vinyl floor - 2018
Wall Finishes	2	6	13	Gypsum board and vinyl wall panels
Ceiling Finishes	4	6	26	Lay-in tile
Doors & Hardware	3	6	20	Interior composite wood doors/frames; exterior HM doors/frames; surface wear
Elevators	0	6	0	
Plumbing	2	8	18	Copper, ABS and steel piping; porcelain fixtures
Electrical	2	8	18	2 ea. 200 amp 208/120v
Lights/Power	3	8	26	Lay-in fluorescent lighting
Life/Safety	3	10	33	
Fire Safety	2	10	22	
Modifications	0	7	0	None evident
Maintenance	2	7	15	Exterior maintenance needed
Remaining Life	4	6	26	Modular construction; interior renovation in 1992; 2,400 GSF wing added in2002
Appearance	3	6	20	Exterior is very utilitarian
Insulation	3	6	20	Adequate
Glazing	2	6	13	

Component	Rating	Wt.	Wt. Score	Comment
HVAC	2	8	18	Packaged rooftop HVAC units; wall-mount heat pumps
Total weighted score			**378**	*Needs improvement — renovation*

Technology Center — condition score 355

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Concrete; CMU; steel frame; wood frame
Exterior Closure	2	8	16	CMU; concrete; metal panels; beveled wood; some wood siding deterioration - funded 2021
Roofing	3	10	30	BUR w mineral-surface cap sheet-2006; metal panels
Floor Finishes	3	6	18	Carpet; vinyl tile; sheet vinyl; ceramic tile; concrete
Wall Finishes	3	6	18	Gypsum board; ceramic tile; interior walls in non-shop areas need paint
Ceiling Finishes	1	6	6	Lay-in tile; gypsum board; metal deck pan
Doors & Hardware	3	6	18	Interior wood/laminate/HM doors w HM frames-surface wear; exterior HM doors/frames; metal coiling doors
Elevators	5	6	30	2 stop to storage, but none to 2nd floor classroom
Plumbing	2	8	16	Copper, galvanized, cast iron, PVC and steel piping; porcelain fixtures
Electrical	2	8	16	1200amp 480/277v; 800amp 208/120v
Lights/Power	2	8	16	Lay-in, and ceiling mount fluorescent fixtures; LED and metal halide hanging fixtures
Life/Safety	3	10	30	
Fire Safety	2	10	20	
Modifications	1	7	7	All modifications appear properly constructed
Maintenance	2	7	14	

Component	Rating	Wt.	Wt. Score	Comment
Remaining Life	1	6	6	1982 addition of 33,272 GSF for heavy equipment programs
Appearance	3	6	18	Interior is average for "dirty" vocational programs; exterior is very utilitarian
Insulation	3	6	18	
Glazing	3	6	18	
HVAC	4	8	32	Rooftop packaged HVAC units; split system heat pumps; AHU w duct heater; welding exhaust system-funded in 2013
Total weighted score			**355**	*Needs improvement — renovation*

Hanson Administration Building — condition score 342

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Wood frame; barrel roof
Exterior Closure	2	8	17	Building exterior replaced with stucco cladding in 2002; minor cracking
Roofing	2	10	21	Single-ply PVC membrane roof
Floor Finishes	3	6	19	Carpet and sheet vinyl
Wall Finishes	1	6	6	Gypsum board; wood paneling; folding partition wall
Ceiling Finishes	1	6	6	Lay-in tile and gypsum board
Doors & Hardware	3	6	19	Interior wood doors w HM frames-surface wear; exterior aluminum doors/frames
Elevators	0	6	0	
Plumbing	2	8	17	Galvanized, cast iron and copper piping; porcelain fixtures
Electrical	2	8	17	1200amp 208/120vv
Lights/Power	2	8	17	Ceiling mount, hanging circular and lay-in fluorescent lighting
Life/Safety	4	10	42	

Component	Rating	Wt.	Wt. Score	Comment
Fire Safety	3	10	31	
Modifications	1	7	7	2002 renovation appears well constructed
Maintenance	1	7	7	
Remaining Life	3	6	19	Structure is of average construction; renovation has added at least 15 years to useful life
Appearance	3	6	19	Exterior is very utilitarian
Insulation	3	6	19	
Glazing	3	6	19	
HVAC	4	8	33	Rooftop packaged heat pumps- 1994
Total weighted score			**342**	*Needs improvement — maintenance*

Transitional Services Building — condition score 322

Component	Rating	Wt.	Wt. Score	Comment
Structure	3	8	24	Wood frame; CMU; metal framing;
Exterior Closure	1	8	8	Metal panels, masonry, storefront
Roofing	2	10	20	TPO single-ply membrane on lower roof-2011; upper roof single-ply membrane - 2018
Floor Finishes	1	6	6	Vinyl tile; carpet; ceramic tile; general surface wear
Wall Finishes	2	6	12	Gypsum board; ceramic tile; CMU; vinyl wall cover
Ceiling Finishes	2	6	12	Lay-in tile; direct adhered tile; gypsum board; wood decking
Doors & Hardware	3	6	18	Interior wood doors w HM frames-surface wear; glazed wood sidelites; exterior wood doors w HM frames
Elevators	2	6	12	3 stop
Plumbing	2	8	16	Galvanized, copper, cast iron, steel and PVC piping; porcelain fixtures
Electrical	2	8	16	800amp 480.277v; 6 disconnect rule

Component	Rating	Wt.	Wt. Score	Comment
Lights/Power	2	8	16	Recessed can, lay-in, hanging strip and surface mount fluorescent lights
Life/Safety	4	10	40	
Fire Safety	2	10	20	
Modifications	1	7	7	Several interior remodels since 2018; well constructed
Maintenance	1	7	7	
Remaining Life	3	6	18	Forty-eight year old building; inadequate for student center programs; not cost-effective to renovate
Appearance	3	6	18	Exterior is not very attractive; remodeled interior is more contemporary
Insulation	3	6	18	
Glazing	3	6	18	Double glazing; steel framed-rusting and need replacing
HVAC	2	8	16	Rooftop packaged HVAC units-2011
Total weighted score			**322**	*Needs improvement — maintenance*

Kirk Library — condition score 282

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	9	Concrete; brick; steel framing
Exterior Closure	1	8	9	Concrete; brick
Roofing	1	10	11	BUR with mineral-surface cap sheet-2009
Floor Finishes	3	6	20	Carpet-surface wear and staining; vinyl tile; ceramic tile; concrete
Wall Finishes	2	6	13	Gypsum board; wood; ceramic tile; vinyl wall cover; interior glazing
Ceiling Finishes	1	6	7	Lay-in tile; gypsum board;
Doors & Hardware	3	6	20	Interior wood doors/frames-surface wear; glazed wood sidelites; exterior aluminum doors/frames

Component	Rating	Wt.	Wt. Score	Comment
Elevators	0	6	0	Mezzanine used for storage
Plumbing	1	8	9	Copper, cast iron and steel piping; porcelain fixtures
Electrical	2	8	18	400amp 480/277v
Lights/Power	2	8	18	Recessed can, hanging circular, lay-in and surface-mount fluorescent & LED lights
Life/Safety	4	10	44	
Fire Safety	1	10	11	Fire alarm; sprinklers
Modifications	0	7	0	No modifications evident
Maintenance	1	7	8	
Remaining Life	1	6	7	
Appearance	2	6	13	
Insulation	2	6	13	
Glazing	3	6	20	
HVAC	4	8	35	Hot water boiler; AHU w VAV and DX cooling
Total weighted score			**282**	*Needs improvement — maintenance*

Washington Hall — condition score 278

Component	Rating	Wt.	Wt. Score	Comment
Structure	2	8	17	Steel frame; brick; CMU
Exterior Closure	1	8	8	Steel frame; brick; CMU
Roofing	2	10	21	Built up roofing; deteriorated metal panels
Floor Finishes	2	6	13	Terrazzo; carpet-stains and surface wear; vinyl tile-surface wear; ceramic tile
Wall Finishes	2	6	13	CMU; gypsum board; ceramic tile; plaster; brick; wood panels; interior glazing
Ceiling Finishes	1	6	6	Lay-in tile; gypsum board; metal deck pan; wood panels

Component	Rating	Wt.	Wt. Score	Comment
Doors & Hardware	2	6	13	Interior wood doors w HM frames-surface wear; sidelites; exterior aluminum and HM doors/frames
Elevators	1	6	6	2 stop
Plumbing	3	8	25	Copper, cast iron, PVC and steel piping; porcelain fixtures. Heating loop joint leaks - funded 2021.
Electrical	2	8	17	2000amp 208/120v; 1200amp 480/277v
Lights/Power	2	8	17	Recessed can, lay-in, ceiling-mount, wall-mount and hanging pendant fluorescent lighting
Life/Safety	2	10	21	
Fire Safety	1	10	11	
Modifications	0	7	0	None apparent
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	2	6	13	Building at edge of campus; scale of building overpowers residential neighborhood
Insulation	2	6	13	
Glazing	3	6	19	Operable units
HVAC	4	8	34	2 HW sectional boilers-failing; DX cooling; AHUs w VAV and fan-coils
Total weighted score			**278**	*Needs improvement — maintenance*

Centralia College East — condition score 277

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	9	Wood framing with concrete foundation.
Exterior Closure	2	8	18	Wood framing with concrete foundation.
Roofing	1	10	11	Metal roofing
Floor Finishes	4	6	26	Carpet-surface wear; vinyl tile-surface wear and cracking

Component	Rating	Wt.	Wt. Score	Comment
Wall Finishes	2	6	13	Gypsum board and textured wall panels
Ceiling Finishes	2	6	13	Lay-in tile
Doors & Hardware	2	6	13	Interior/exterior wood doors/frames-surface wear
Elevators	0	6	0	
Plumbing	1	8	9	Copper, ABS and steel piping ; porcelain fixtures
Electrical	2	8	18	200amp 208/120v
Lights/Power	2	8	18	Lay-in fluorescent fixtures
Life/Safety	1	10	11	
Fire Safety	2	10	22	
Modifications	0	7	0	No modifications evident
Maintenance	2	7	15	
Remaining Life	1	6	7	
Appearance	2	6	13	Very utilitarian exterior
Insulation	2	6	13	
Glazing	2	6	13	
HVAC	4	8	35	Split system heat pumps - funded 2023-25
Total weighted score			**277**	*Needs improvement — maintenance*

Michael Smith Gymnasium — condition score 274

Component	Rating	Wt.	Wt. Score	Comment
Structure	2	8	16	Concrete; CMU; some wood and steel framing; seismic upgrades via renovation
Exterior Closure	2	8	16	Stucco overlay on all sides of exterior except one; aluminum window walls
Roofing	2	10	20	Single-ply PVC; BUR with mineral-surfaced cap sheet 2015

Component	Rating	Wt.	Wt. Score	Comment
Floor Finishes	1	6	6	Carpet; wood; vinyl tile; ceramic tile; hardwood; linoleum; wood composite panels
Wall Finishes	2	6	12	Gypsum board; ceramic tile; concrete
Ceiling Finishes	2	6	12	Lay-in tile; gypsum board; direct-adhered tile; wood deck; concrete
Doors & Hardware	1	6	6	Interior wood doors w HM frames; exterior aluminum and HM doors/frames
Elevators	5	6	30	Second story exercise room
Plumbing	1	8	8	Copper, cast iron, PEX and steel piping, porcelain fixtures
Electrical	2	8	16	1200amp 208/120v
Lights/Power	1	8	8	Ceiling-mount, hanging circular, lay-in, hanging pendant and wall washer fluorescent lights
Life/Safety	2	10	20	
Fire Safety	1	10	10	
Modifications	1	7	7	Comprehensive interior renovation and addition completed in 2008; well constructed
Maintenance	1	7	7	
Remaining Life	1	6	6	Structure is very well built; renovation has added at least 20 years to useful life
Appearance	2	6	12	
Insulation	2	6	12	
Glazing	3	6	18	
HVAC	4	8	32	Steam boiler; AHU with steam coils; rooftop packaged HVAC units
Total weighted score			**274**	*Adequate*

Walton Science Center — condition score 213

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Concrete; structural steel (heavy and light); metal frame
Exterior Closure	1	8	8	Brick veneer; aluminum window walls; glass panels; metal panels
Roofing	1	10	11	TPO single-ply membrane; glass panels
Floor Finishes	2	6	13	Linoleum; ceramic tile; concrete; terrazzo
Wall Finishes	2	6	13	Concrete; gypsum board; ceramic tile; aluminum window walls; structural steel
Ceiling Finishes	1	6	6	Exposed structure; lay-in tile; wood strips
Doors & Hardware	2	6	13	Interior wood and HM doors/frames; exterior aluminum and HM doors/frames
Elevators	1	6	6	5 stop
Plumbing	1	8	8	Copper, steel cast iron and PVC piping; porcelain fixtures
Electrical	2	8	17	1600amp 480/277vv; 2000amp 208/120v; 150 kVA emergency generator
Lights/Power	2	8	17	Ceiling-mount, hanging circular, hanging strip and lay-in fluorescent lights
Life/Safety	2	10	21	
Fire Safety	1	10	11	
Modifications	0	7	0	New building
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	2	6	13	Very nice and light interiors; 3rd floor greenhouse detracts from attractiveness of building
Insulation	2	6	13	
Glazing	1	6	6	
HVAC	2	8	17	2 HW boilers; air cooled chiller; AHUs w VAVs; radiant heat; evaporative cooler

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

Transalta Commons — condition score 194

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	2	6	13	
Elevators	1	6	6	
Plumbing	1	8	8	
Electrical	2	8	17	
Lights/Power	2	8	17	
Life/Safety	2	10	21	
Fire Safety	1	10	11	
Modifications	0	7	0	
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	2	6	13	
Insulation	1	6	6	
Glazing	1	6	6	
HVAC	2	8	17	

Component	Rating	Wt.	Wt. Score	Comment
Total weighted score			**194**	*Adequate*