COMMUNITY AND TECHNICAL COLLEGES
Washington State Board

CLARK 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	41 buildings · 884,442 GSF
Buildings surveyed	34 — 798,924 GSF
Weighted-avg condition	238 (Adequate)
2027 preservation request	$6,533,000
College Minor Work total	$10,190,000
Deferred preservation backlog	$11,252,000

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Central Mechanical — condition score 223 99
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Cannell Library — condition score 212 102
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1. EXECUTIVE SUMMARY

This report covers Clark 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 **61 capital deficiencies totaling $17,785,000**. Of this, **$6,533,000 across 11 projects** is included in the 2027 preservation request, and **$11,252,000 across 46 projects** is deferred to future cycles; a further four high-priority accessibility and life-safety items are carried with cost "to be determined by the College" and are flagged below.

Capital Planning Headlines

1. The 2027 preservation request is overwhelmingly roofing. Roofing accounts for $6,157,000 of the $6,533,000 request (94%), spread across seven buildings: the Penguin Union Building ($2,454,000), the Frost Arts Center ($1,154,000), Health Sciences ($1,049,000), Scarpelli Hall ($1,049,000), Joan Stout Hall ($226,000), Cannell Library ($159,000), and the CTC building ($66,000). The remaining 6% is site and accessibility work — Baird Administration exterior handrails and flatwork ($56,000 combined) and damaged flatwork and sidewalks across multiple buildings ($320,000 combined). The request is defensible on score: every funded roofing project scored 87 or above in the survey, and the average deficiency score for the included set is 86.0.

2. The deferred backlog is mechanical, controls, and lighting — and it is, in substance, the campus decarbonization backlog. The $11,252,000 deferred backlog is $6,202,000 HVAC (55% of the deferred total), $1,984,000 roofing (two large roofs below the budget cutoff — the O'Connell Sport Center at $1,839,000 and a Cannell Library section at $145,000), $1,133,000 fire protection (campus fire-alarm panels), $705,000 exterior closure, $558,000 lighting, $359,000 plumbing, and $311,000 interior. The HVAC portion is dominated by central distribution and controls work — a campus control-panel replacement ($1,662,000), terminal-unit controllers ($982,000), heating and cooling lines ($927,000), and actuators and dampers ($516,000 combined) — exactly the equipment the college's HB 1390 decarbonization plan modernizes. By building, deficiencies tagged "Multiple" carry $5,946,000 of deferred work, the O'Connell Sport Center $2,063,000, Baird Administration $672,000, and the Frost Arts Center $548,000.

3. The weighted condition score is unchanged from 2023, and every building's score carried forward. The GSF-weighted average condition score is 238 in 2025 — squarely in the "Adequate" band — identical to the 238 recorded in the 2023 survey. Sixteen of the thirty-four surveyed buildings rate below Adequate, led by Foster Hall (435), the Horticulture Resource Center (434), and the Science building (384), all in the renovation band. The six lowest-scored buildings all date to 1958–1987 and are unrenovated.

4. Clark complies with HB 1390 through a campus district-energy-system decarbonization pathway, and the deferred mechanical backlog is the leading edge of that plan. Unlike colleges that comply building-by-building under the Clean Buildings Performance Standard, Clark operates a central mechanical plant — an open-loop ground-source well field with two chillers serving roughly 95% of campus cooling, and four natural-gas boilers serving over 84% of campus heating — and therefore complies via the campus-level energy-use-intensity (EUI) pathway under HB 1390. The college's current EUI of 89 kBtu/sf-yr already meets the 96 kBtu/sf-yr target with a compliance buffer. A 15-year decarbonization plan prepared by McKinstry (June 2025) lays out a roughly $47 million program to replace the chillers with ground-source heat-recovery heat pumps as they reach end of life, retain the gas boilers for about 10% peak/backup heating, and cut campus emissions 72% by 2040. The deferred HVAC controls, the deferred campus lighting, the deferred boiler, and the large deferred chilled-/hot-water distribution-piping infrastructure backlog all map directly onto measures

in that plan — and the plan's first funded biennium (2027–2029, roughly $10–11 million of efficiency and modernization work) coincides with this capital request. Section 9 develops the integration in full.

Headline Numbers

Total buildings (inventory)	41
Total portfolio GSF	884,442
Buildings surveyed	34 (7 auxiliary buildings not scored)
Weighted-average condition score (surveyed)	238 (Adequate)
Buildings rated below “Adequate”	16 of 34
Total 2027 preservation request	**$6,533,000 (11 projects)**
Deferred preservation backlog	$11,252,000 (46 projects)
Excluded (cost to be determined by College)	4 projects (ADA / life-safety)
2027 infrastructure request	$875,000 (2 projects)
2027 program request	$ 1,652,000
2027 URF request	$ 1,193,000
College Minor Work total (2027)	**$ 10,253,000**
Deferred infrastructure backlog (future)	$54,327,000 (226 items)
Total deficiencies identified (2025 FCS)	61
Prior biennium funded (2025–2027, all categories)	$5,259,000
HB 1390 compliance pathway	Campus district energy system (EUI target)

Capital Outlook

Immediate biennium (2027–2029). A roofing-led preservation ask of $6,533,000 across 11 projects, with roofing 94% of the request across seven buildings and the balance in site and ADA flatwork. Alongside preservation, the college's full 2027–2029 Minor Work request totals $10,190,000 — $875,000 of infrastructure (a sewer line and primary switchgear), $1,616,000 of program work, and $1,166,000 of Unanticipated Repair Fund. Four high-priority accessibility and life-safety items (plumbing fixtures, exterior

doors, door locks, and fall protection, all scoring 80–82) are carried with cost “to be determined by the College” and should be priced and placed before submission.

Mid-term (4–6 years, 2029–2033). The $11,252,000 deferred backlog — 55% HVAC and concentrated in central controls and distribution — defines the next ask and is the near-term face of the decarbonization plan. The $1,839,000 deferred O'Connell Sport Center roof and the $1,111,000 campus fire-alarm-panel replacement are the two largest single deferred items outside the mechanical scope and should be sequenced early. The deferred campus chilled- and hot-water distribution piping, carried in the infrastructure backlog, is a multi-biennium program in its own right.

Long-term (7–10+ years, 2033 and beyond). The master plan flags Foster Hall, Hawkins Hall, and Hanna Hall for replacement and the Science building and O'Connell Sport Center for renovation; the lowest-scored buildings in the portfolio (Foster Hall 435, Science 384) sit squarely in that set, so capital-repair investment in them should be limited to envelope and safety work that preserves use through transition. The campus decarbonization plan runs to 2040 and sets the trajectory for central-plant electrification, chiller replacement, and the distribution-piping renewal that underlies it.

Decarbonization integration. The defining capital-planning opportunity this cycle is that Clark's deferred mechanical, controls, lighting, and distribution-piping backlog is the same scope of work the HB 1390 decarbonization plan calls for — viewed from two directions. Specifying that deferred renewal as electrification-ready at the point of replacement, in step with the plan's biennial phasing, converts spending the college must make anyway into compliance progress rather than stranded like-for-like replacement. This is developed in Section 9.

2. COLLEGE PORTFOLIO OVERVIEW

Clark College operates across three campuses. The main campus in central Vancouver holds the great majority of building area and all but two of the surveyed buildings — a stock that ranges from a 1958–1959 instructional core (the Science, Frost Arts, Health Sciences, and Scarpelli buildings, plus Foster, Hawkins, and Hanna Halls) through a 1966–1995 expansion to a sequence of modern academic anchors built between 2005 and 2016. A satellite presence at the Columbia Tech Center (the CTC building, 2009) and a Clark instructional building on the WSU Vancouver campus (2005) round out the surveyed portfolio. A new Advanced Manufacturing Center at Boschma Farms in Ridgefield reached substantial completion in late 2024 but is not yet in the FPMT inventory or this survey.

Building Inventory

Building	Camp.	GSF	Built	Reno.	Score	Rating	Predominant use
Ctc Storage Building	Sat	675	2015	NA	146	Superior	Support
Stem	Main	69,998	2016	NA	146	Superior	Educational
Early Learning Center	Main	6,175	2011	NA	159	Superior	Educational
Clark College @ Ctc	Sat	69,928	2009	NA	164	Superior	Educational
Clark College @ Wsuv	WSUV	63,050	2005	NA	167	Superior	Educational
Joan Stout Hall	Main	19,943	2006	NA	170	Superior	Educational
Penguin Union Building	Main	47,048	2005	NA	178	Adequate	Office
Beacock Music	Main	10,095	1958	NA	202	Adequate	Educational
Cannell Library	Main	48,250	1990	NA	212	Adequate	Study
Gaiser Hall	Main	93,029	1958	2008	216	Adequate	Office
Central Mechanical	Main	3,155	1984	NA	223	Adequate	Support
Child & Family Studies	Main	6,321	1990	2002	224	Adequate	Educational

Building	Camp.	GSF	Built	Reno.	Score	Rating	Predominant use
Scarpelli Hall	Main	41,192	1994	NA	228	Adequate	Educational
Bauer Hall	Main	31,091	1985	1990	238	Adequate	Educational
Health Sciences	Main	17,195	1958	1996	238	Adequate	Educational
Facilities Services	Main	22,246	1988	NA	240	Adequate	Support
Science Laboratory	Main	1,856	1994	NA	256	Adequate	Educational
Grounds Storage Building	Main	1,824	1998	2015	259	Adequate	Support
Applied Arts I	Main	12,074	1950	NA	290	NI — maintenance	Special Use
O'Connell Sport Center	Main	46,910	1958	2008	294	NI — maintenance	Special Use
Hawkins Hall	Main	4,951	1990	NA	301	NI — maintenance	Educational
Child Care Storage Shed	Main	264	1994	NA	305	NI — maintenance	Support
Haag Parent Education	Main	7,812	1975	NA	323	NI — maintenance	Educational
Hanna Hall	Main	18,765	1958	NA	339	NI — maintenance	Educational
Pechanec Hall	Main	26,567	1966	NA	340	NI — maintenance	Educational
Diesel	Main	13,910	1971	NA	345	NI — maintenance	Educational
Baird Administration	Main	23,949	1966	NA	346	NI — maintenance	Office
T Building	Main	30,609	1978	2006	350	NI — maintenance	Educational

Building	Camp.	GSF	Built	Reno.	Score	Rating	Predominant use
Frost Arts Center	Main	21,365	1958	NA	**354**	NI — renovation	Educational
Science Service Center	Main	6,282	1980	NA	**357**	NI — renovation	Educational
Greenhouse	Main	2,354	1979	NA	**364**	NI — renovation	Special Use
Science	Main	15,791	1958	NA	**384**	NI — renovation	Educational
Horticulture Resource Ctr	Main	808	1987	NA	**434**	NI — renovation	Educational
Foster Hall	Main	13,442	1966	NA	**435**	NI — renovation	Office
Portfolio (surveyed, GSF-weighted)		**798,924**			**238**	**Adequate (avg)**	

Score = 2025 canonical building condition score (BCS), drawn from the 2025 CONDITION worksheet of the FCS workbook (lower is better). Rating bands follow the SBCTC scale shown in Section 4.1. Camp.: Main = Vancouver main campus; Sat = Columbia Tech Center satellite; WSUV = WSU Vancouver campus. Seven auxiliary structures (bus shelter, concession/storage, athletics annex, plant-services storage, and three Applied Arts structures) are in the inventory but did not receive a 2025 condition rating and are omitted from this table.

3. CAPITAL PLANNING ROADMAP

3.1 Immediate biennium (2027–2029 request)

The 2027 preservation ask of $6,533,000 (11 projects) is concentrated almost entirely in roofing. Roofing is $6,157,000 — 94% of the preservation request — across seven buildings: the Penguin Union Building ($2,454,000), the Frost Arts Center ($1,154,000), Health Sciences ($1,049,000), Scarpelli Hall ($1,049,000), Joan Stout Hall ($226,000), Cannell Library ($159,000), and the CTC building ($66,000). The non-roofing balance is exterior handrails and flatwork at Baird Administration ($56,000) and damaged flatwork and sidewalks across multiple buildings ($320,000). The average deficiency score for the included projects is 86.0, and every included roof scored 87 or above.

Preservation is one line of a larger 2027–2029 Minor Work request. Per the college's budget submission, the full request is **$10,253,000**: $6,533,000 preservation, $875,000 infrastructure (a sewer line and primary switchgear — Section 6), $1,652,000 program, and $1,193,000 Unanticipated Repair Fund. Four high-priority accessibility and life-safety deficiencies (D10, D11, D14, D15 — plumbing fixtures, exterior doors, door locks, and fall protection, all scoring 80–82) are carried in the survey with cost “to be determined by the College” and are therefore neither included nor formally deferred; they are the most urgent items in the inventory not yet attached to a dollar figure.

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

The $11,252,000 deferred backlog across 46 projects defines the mid-term ask, and it is concentrated by system and tied to the campus decarbonization plan. By system, D30 HVAC dominates at $6,202,000 (21 items) — and within HVAC the weight is central controls and distribution rather than packaged units: a campus control-panel replacement ($1,662,000), terminal-unit controllers ($982,000), heating and cooling lines ($927,000), and pneumatic actuators and dampers ($516,000 combined). B30 roofing adds $1,984,000, but as two specific roofs that fell below this biennium's cutoff — the O'Connell Sport Center ($1,839,000) and a Cannell Library section ($145,000). D40 fire protection is $1,133,000, almost all of it a campus fire-alarm-panel replacement ($1,111,000). Exterior closure ($705,000), lighting ($558,000), plumbing ($359,000), and interior construction ($311,000) round out the list.

By building, deficiencies recorded against “Multiple” buildings carry $5,946,000 — the campus-scale control, distribution, fire-alarm, and lighting items — followed by the O'Connell Sport Center ($2,063,000, its deferred roof plus mechanical work), Baird Administration ($672,000), and the Frost Arts Center ($548,000). The mid-term ask is fundamentally a central-mechanical, controls, and life-safety renewal program, and the largest single non-mechanical items (the O'Connell roof and the fire-alarm panels) should be sequenced early in the 2029 cycle.

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

Three long-horizon themes sit outside the 2025 deficiency list but shape the trajectory. First, the master plan flags Foster Hall, Hawkins Hall, and Hanna Hall for replacement and the Science building and the O'Connell Sport Center for renovation. The lowest-scored buildings in the portfolio — Foster Hall (435), the Science building (384), and the Frost Arts Center (354) — fall in or adjacent to that set; capital-repair investment in them this cycle is limited to the Frost Arts roof, which is appropriate envelope work that preserves use through any transition. Second, the campus decarbonization plan runs to 2040 and sets the long-term path for central-plant electrification, sequential chiller replacement, and the chilled- and hot-water distribution renewal that underlies it (Section 9). Third, the new Advanced Manufacturing Center at Boschma Farms in

Ridgefield, which reached substantial completion in late 2024 and opened to classes in spring 2025, is not yet in the FPMT inventory or this survey; it should be added to the inventory before the next cycle so its area and systems enter the capital plan.

3.4 Cross-cutting system themes

Central plant and HVAC controls. The single largest theme is the aging central-mechanical infrastructure — the campus control-panel replacement (D34, $1,662,000), terminal-unit controllers (D35, $982,000), heating and cooling distribution lines (D36, $927,000), and actuators and dampers (D37, D38, $516,000 combined). These are not building-by-building HVAC swaps; they are the instrumentation and distribution of the central plant, and they are exactly the systems the decarbonization plan rebuilds when it converts the plant to heat-recovery heat pumps. Sequencing this deferred controls and distribution work with the plan's chiller-replacement phasing is the central mechanical-planning decision of the next several biennia.

Roofing. Roofing dominates the 2027 request (seven roofs, $6,157,000) but is not cleared from the backlog: the O'Connell Sport Center roof ($1,839,000) and a Cannell Library section ($145,000) remain deferred. The college reports that roofs have been chronically underfunded and that a prior practice of liquid-applied coatings is now reaching end of life across the portfolio, which argues for a sustained two-to-three-roof-per-biennium replacement cadence rather than a single-cycle surge.

Fire-alarm and life-safety systems. A campus fire-alarm-panel replacement (D18, $1,111,000) is the largest deferred non-mechanical item and a life-safety system; together with three high-scoring excluded items (exterior doors, door hardware, and WSU-V fall protection), it represents a code-and-safety cluster that should be priced and prioritized independently of the decarbonization sequencing.

Lighting. A deferred campus lighting project (D48, $558,000) is modest against the mechanical backlog but strategically important: the college reports that roughly 90% of campus buildings still use fluorescent lighting. LED conversion is both a deferred deficiency and one of the first energy-efficiency measures the decarbonization plan identifies, so it should be specified as LED-and-controls and counted toward the EUI target rather than handled as a like-for-like relamp.

Chilled- and hot-water distribution. The infrastructure backlog (Section 6) carries $26,868,000 of deferred non-potable-water work — the campus chilled- and hot-water distribution loop. The decarbonization plan independently identifies 40-year-old distribution piping for replacement, and the college notes that of roughly 1,400 feet of developed loop, about 1,200 feet remains after a recent ~200-foot, ~$600,000 segment. This is a multi-biennium program that underlies any central-plant electrification and should be planned jointly with it.

Decarbonization integration. The thread connecting these themes is that the deferred central-mechanical, controls, lighting, and distribution scope is the same work the HB 1390 decarbonization plan calls for. Treating the 2029-and-beyond mechanical ask as a coordinated electrification-and-renewal program — rather than a series of like-for-like replacements — 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	Frost Arts Center	Main	B30 Roofing	Roof	92	354	$1,154,000	Included (2027)
D02	Joan Stout Hall	Main	B30 Roofing	Roof	89	294	$226,000	Included (2027)
D03	Health Sciences	Main	B30 Roofing	Roof	88	238	$1,049,000	Included (2027)
D04	Cannell Library	Main	B30 Roofing	Roof	88	212	$159,000	Included (2027)
D05	Penguin Union Building	Main	B30 Roofing	Roof	88	178	$2,454,000	Included (2027)
D06	Scarpelli Hall	Main	B30 Roofing	Roof	88	228	$1,049,000	Included (2027)
D07	Clark College @ Ctc	Main	B30 Roofing	Roof	87	164	$66,000	Included (2027)
D08	Baird Administration	Main	G20 Site Improvements	Exterior flatwork	82	346	$29,000	Included (2027)
D09	Baird Administration	Main	G20 Site Improvements	Exterior handrails	82	346	$27,000	Included (2027)
D10	O'Connell Sport Center	Main	C10 Interior Construction	Plumbing fixtures	82	294	TBD	Excluded
D11	Multiple	Main	B20 Exterior Closure	Exterior doors	81	238	TBD	Excluded
D12	Multiple	Main	G20 Site Improvements	Exterior flatwork	81	238	$264,000	Included (2027)

ID	Building	Camp.	System	Component	DSc	BCS	Budget	Status
D13	Multiple	Main	G20 Site Improvements	Sidewalks	81	238	$56,000	**Included (2027)**
D14	Multiple	Main	F10 Special Construction	Door locks	81	238	TBD	Excluded
D15	Clark College @ Wsuv	WSUV	F10 Special Construction	Fall protection	80	167	TBD	Excluded
D16	Frost Arts Center	Main	D30 HVAC	Air Handling Unit	75	354	$181,000	Deferred
D17	Frost Arts Center	Main	B20 Exterior Closure	Windows	75	354	$44,000	Deferred
D18	Multiple	Main	D40 Fire Protection	Fire alarm control panels	75	238	$1,111,000	Deferred
D19	Clark College @ Ctc	Sat	D40 Fire Protection	Head detection units	74	164	$22,000	Deferred
D20	Applied Arts I	Main	D30 HVAC	Heating tubes	72	290	$112,000	Deferred
D21	Applied Arts II	Main	D30 HVAC	Gas-fired tube heating system	72	290	$120,000	Deferred
D22	Applied Arts II	Main	D30 HVAC	Supply fan	72	290	$84,000	Deferred
D23	Applied Arts II	Main	D30 HVAC	Air handling unit	72	290	$79,000	Deferred
D24	Pechanec Hall	Main	D30 HVAC	Heating and cooling pumps	72	340	$145,000	Deferred
D25	Baird Administration	Main	B20 Exterior Closure	Windows	72	346	$224,000	Deferred

ID	Building	Camp.	System	Component	DSc	BCS	Budget	Status
D26	Baird Administration	Main	D30 HVAC	Air handling unit	72	346	$174,000	Deferred
D27	Baird Administration	Main	D30 HVAC	Hydronic wall units	72	346	$174,000	Deferred
D28	Baird Administration	Main	D30 HVAC	Heating and cooling pumps	72	346	$100,000	Deferred
D29	O'Connell Sport Center	Main	D30 HVAC	Heating and cooling pumps	72	294	$224,000	Deferred
D30	Beacock Music	Main	D30 HVAC	Heating and cooling pumps	71	202	$249,000	Deferred
D31	Health Sciences	Main	D30 HVAC	Air handling unit	71	238	$86,000	Deferred
D32	Cannell Library	Main	D30 HVAC	Air handling unit	71	212	$28,000	Deferred
D33	Scarpelli Hall	Main	D30 HVAC	Air handling unit	71	228	$28,000	Deferred
D34	Multiple	Main	D30 HVAC	Control panel	71	238	$1,662,000	Deferred
D35	Multiple	Main	D30 HVAC	Terminal unit controllers	71	238	$982,000	Deferred
D36	Multiple	Main	D30 HVAC	Heating and cooling lines	71	238	$927,000	Deferred
D37	Multiple	Main	D30 HVAC	Actuators	71	238	$335,000	Deferred

ID	Building	Camp.	System	Component	DSc	BCS	Budget	Status
D38	Multiple	Main	D30 HVAC	HVAC Dampers and Actuators	71	238	$181,000	Deferred
D39	Stem	Main	D30 HVAC	Chilled water lines	70	146	$10,000	Deferred
D40	Frost Arts Center	Main	B20 Exterior Closure	Sub grade wall	66	354	$261,000	Deferred
D41	Science	Main	D20 Plumbing	Water heater	65	384	$13,000	Deferred
D42	Gaiser Hall	Main	D20 Plumbing	Water heater	61	216	$13,000	Deferred
D43	Scarpelli Hall	Main	D20 Plumbing	Water heater	61	228	$15,000	Deferred
D44	Scarpelli Hall	Main	D20 Plumbing	Water heater	61	228	$15,000	Deferred
D45	Multiple	Main	D20 Plumbing	Irrigation system	61	238	$125,000	Deferred
D46	O'Connell Sport Center	Main	B30 Roofing	Roof	56	294	$1,839,000	Deferred
D47	Cannell Library	Main	B30 Roofing	Roof	55	212	$145,000	Deferred
D48	Multiple	Main	D50 Electrical	Lighting	51	238	$558,000	Deferred
D49	Central Mechanical	Main	D30 HVAC	Boiler	45	223	$321,000	Deferred
D50	Science	Main	C10 Interior Construction	Floor	45	384	$311,000	Deferred
D51	Science	Main	D20 Plumbing	Water heater	43	384	$17,000	Deferred

ID	Building	Camp.	System	Component	DSc	BCS	Budget	Status
D52	Applied Arts IV	Main	D20 Plumbing	Water heater	40	290	$14,000	Deferred
D53	Applied Arts IV	Main	D20 Plumbing	Water heater	40	290	$12,000	Deferred
D54	Applied Arts V	Main	D20 Plumbing	Water heater	40	290	$11,000	Deferred
D55	Frost Arts Center	Main	B20 Exterior Closure	Exterior doors	40	354	$62,000	Deferred
D56	Joan Stout Hall	Main	D20 Plumbing	Water heater	40	294	$14,000	Deferred
D57	T Building	Main	D20 Plumbing	Water heater	40	350	$17,000	Deferred
D58	T Building	Main	D20 Plumbing	Water heater	40	350	$16,000	Deferred
D59	Penguin Union Building	Main	D20 Plumbing	Water heater	39	178	$12,000	Deferred
D60	Multiple	Main	D20 Plumbing	Isolation valves	39	238	$65,000	Deferred
D61	Pechanec Hall	Main	B20 Exterior Closure	Exterior doors	24	340	$114,000	Deferred

DSc = deficiency score. BCS = 2025 canonical building condition score. Budget = MACC + soft costs. "Included (2027)" = funded in the 2027 preservation request; "Deferred" = below this biennium's budget cutoff; "Excluded" = high-priority item carried with cost "to be determined by the College." All deficiencies are 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

The deferred backlog is concentrated by system and by building. D30 HVAC and B30 roofing together account for $8,186,000 of the $11,252,000 deferred total, and within HVAC the weight is central controls and distribution rather than per-building equipment. By building, deficiencies recorded against “Multiple” carry $5,946,000 — the campus-scale control-panel, distribution, fire-alarm, and lighting items — far more than any single named building; the O'Connell Sport Center ($2,063,000) is next, on the strength of its deferred roof. Fifty-nine of the sixty-one deficiencies are on the main campus, with one each at the WSU Vancouver building and the CTC satellite. Four high-priority accessibility and life-safety items (D10, D11, D14, D15, all scoring 80–82) are excluded only because their cost is not yet determined, not because they are low priority — they should be priced before submission.

4.2 Findings detail

D01 — Roof, Frost Arts Center (Main Campus)

Image: Link

Deficiency score	**92**	**Budget estimate**	$1,154,000
Bldg condition score	354	**Status**	Included in 2027 request
System	B30 Roofing	**Deferability**	Immediate
Location	Roof	**Priorities**	Health/Safety (75%), Increased Repair/Replacement Cost (25%)

Problem Description

The roof on the Frost Arts Center (FAC), constructed in 1958, is over 25 years old and has reached the end of its useful life. College staff have made repeated attempts to patch persistent leaks, but those repairs have failed. Water intrusion continues throughout the building. The TPO membrane is extensively worn and

no longer provides a watertight barrier. The roof covers approximately 22,000 square feet and requires full replacement, including insulation.

Repair Description

Replace the entire 22,000-square-foot TPO roofing system on the Frost Arts Center, including insulation.

D02 — Roof, Joan Stout Hall (Main Campus)

Image: Link

Deficiency score	**89**	**Budget estimate**	$226,000
Bldg condition score	294	**Status**	Included in 2027 request
System	B30 Roofing	**Deferability**	Immediate
Location	Roof	**Priorities**	Health/Safety (75%), Increased Repair/Replacement Cost (25%)

Problem Description

The roof on Joan Stout Hall, constructed in 2006, has widespread signs of failure. Multiple sections have been patched by campus staff over the years, but persistent issues remain. The thermoplastic polyolefin (TPO) roofing membrane is approximately 20 years old and has reached the end of its useful life. The membrane fibers are exposed, and insulation beneath is compromised, leading to recurring leaks throughout the building. Approximately 7,000 square feet of roofing is affected. A full roof system replacement is needed to restore the building envelope and prevent further water intrusion.

Repair Description

Replace 7,000 square feet of failed TPO roof membrane and underlying insulation on Joan Stout Hall.

D03 — Roof, Health Sciences (Main Campus)

Image: Link

Deficiency score	**88**	**Budget estimate**	$1,049,000
Bldg condition score	238	**Status**	Included in 2027 request
System	B30 Roofing	**Deferability**	Immediate
Location	Roof	**Priorities**	Health/Safety (75%), Increased Repair/Replacement Cost (25%)

Problem Description

The roof of the Health Sciences Center (HSC) building, constructed in 1958, is at the end of its service life. The 20,000 square foot thermoplastic polyolefin (TPO) membrane is failing at multiple seams, allowing water intrusion into the building. The membrane has separated from the substrate in several areas, resulting in visible stretching, buckling, and folding. Numerous patch repairs have been made, but they have not stopped ongoing deterioration. The roof surface has widespread alligator cracking and significant organic matter buildup, further degrading its ability to shed water. The membrane no longer performs as designed and poses a growing risk of interior damage.

Repair Description

Replace the 20,000 square foot HSC building roof, including damaged insulation and TPO membrane. Ensure proper seam welding, substrate adhesion, and drainage slope.

D04 — Roof, Cannell Library (Main Campus)

Image: Link

Deficiency score	**88**	**Budget estimate**	$159,000
Bldg condition score	212	**Status**	Included in 2027 request
System	B30 Roofing	**Deferability**	Immediate
Location	Roof	**Priorities**	Health/Safety (75%), Increased Repair/Replacement Cost (25%)

Problem Description

The section of the Cannell Library roof that connects to Gaiser Hall is beyond its useful life. This 3,000 square foot area shows significant deterioration, with extensive organic debris buildup and exposed TPO membrane fibers, indicating complete failure of the roofing material. The presence of rooftop equipment, including an exhaust fan and satellite dish, will require coordination during replacement to maintain system function and prevent damage. The remainder of the library roof was constructed in 1990 and may still function as designed, but this section requires immediate replacement.

Repair Description

Replace the 3,000 square foot section of roofing connecting the Library to Gaiser Hall. Coordinate removal and reinstallation of rooftop equipment during replacement.

D05 — Roof, Penguin Union Building (Main Campus)

Image: Link

Deficiency score	**88**	**Budget estimate**	$2,454,000
Bldg condition score	178	**Status**	Included in 2027 request

System	B30 Roofing	**Deferability**	Immediate
Location	Roof	**Priorities**	Health/Safety (75%), Increased Repair/Replacement Cost (25%)

Problem Description

The roofing system on the Penguin Union Building, constructed in 2005, has exceeded its expected service life. The college has documented multiple roof leaks over the past several years, resulting in water intrusion and damage to interior finishes. Temporary repairs and patching have become increasingly frequent and costly. The original roofing membrane shows signs of widespread wear, including seams that are beginning to delaminate and areas of ponding water that contribute to ongoing deterioration. The roof no longer provides reliable protection against water infiltration and is at the end of its useful life.

Repair Description

Replace the entire roof system on the Penguin Union Building. Include new insulation and membrane to restore full waterproofing integrity.

D06 — Roof, Scarpelli Hall (Main Campus)

Image: Link

Deficiency score	88	**Budget estimate**	$1,049,000
Bldg condition score	228	**Status**	Included in 2027 request
System	B30 Roofing	**Deferability**	Immediate
Location	Roof	**Priorities**	Health/Safety (75%), Increased Repair/Replacement Cost (25%)

Problem Description

The TPO roof on Scarpelli Hall (SHL), constructed in 1994, is more than 30 years old and has reached the end of its service life. The 20,000 square foot membrane is heavily degraded, with exposed substrate in several areas. Vegetation is present across portions of the roof, indicating persistent moisture retention and organic material buildup. The roof is no longer effectively shedding water, leading to active leaks and increasing the risk of water intrusion into occupied spaces. Past maintenance efforts are no longer sufficient to preserve the integrity of the roofing system.

Repair Description

Replace the 20,000 square foot TPO roof system on SHL, including membrane, insulation, and flashing.

D07 — Roof, Clark College @ Ctc (Main Campus)

Image: Link

Deficiency score	**87**	**Budget estimate**	$66,000
Bldg condition score	164	**Status**	Included in 2027 request
System	B30 Roofing	**Deferability**	Immediate
Location	Roof	**Priorities**	Health/Safety (75%), Increased Repair/Replacement Cost (25%)

Problem Description

The roof of the CTC building, constructed in 2009, includes a habitable area with a pedestal-paver system. This section leaks frequently, and college staff have documented persistent water intrusion under approximately 800 square feet of pedestal-supported pavers. These leaks are concentrated in the central and eastern portions of the roof system. The western section is in better condition and can be deferred until the 2029–2031 biennium. The current condition compromises the integrity of occupied spaces below and requires full removal and replacement of the affected membrane system.

Repair Description

Replace approximately 1,000 square feet of roofing, including the pedestal and paver system, over the central and eastern sections of the CTC roof. Defer western roof section until 2029–2031.

D08 — Exterior flatwork, Baird Administration (Main Campus)

Image: Link

Deficiency score	**82**	**Budget estimate**	$29,000
Bldg condition score	346	**Status**	Included in 2027 request
System	G20 Site Improvements	**Deferability**	Immediate
Location	Northwest entry	**Priorities**	Facility Use (100%)

Problem Description

The northwest side of the Baird Administration Building (BRD), constructed in 1966, presents multiple pedestrian safety hazards. Approximately 75 linear feet of exterior handrails are deteriorated and need full replacement. The concrete walkways in this area are heaving in several locations due to tree root intrusion, creating significant trip hazards. The handrails are no longer securely anchored, and the concrete presents uneven surfaces that fail to meet accessibility or safety standards. These site deficiencies compromise safe access to the building and should be addressed as a single, consolidated project to maximize construction efficiency and minimize disruption.

Repair Description

Replace 75 linear feet of failing handrail and remove and replace heaved concrete pathways on the northwest side of BRD. Include root removal and subgrade correction as needed to prevent future damage.

D09 — Exterior handrails, Baird Administration (Main Campus)

Image: Link

Deficiency score	**82**	**Budget estimate**	$27,000
Bldg condition score	346	**Status**	Included in 2027 request
System	G20 Site Improvements	**Deferability**	Immediate
Location	Entry to BRD building	**Priorities**	Facility Use (100%)

Problem Description

The exterior handrails at the BRD (Baird Administration) building, constructed in 1966, are deteriorated and no longer structurally secure. Several sections are loose at the base where they connect to the concrete, with visible failures around structural anchors. The railings do not consistently meet code-required height standards: some are too high, others too low. The paint has completely worn away, leaving sharp edges that pose a safety hazard to users. Approximately 120 linear feet of railing are affected and should be replaced.

Repair Description

Replace approximately 120 linear feet of failing exterior handrails at the BRD building with code-compliant, secure, and safely finished railings.

D10 — Plumbing fixtures, O'Connell Sport Center (Main Campus)

Image: Link

Deficiency score	**82**	**Budget estimate**	To be determined by College
Bldg condition score	294	**Status**	Excluded — cost to be determined by College
System	C10 Interior Construction	**Deferability**	Immediate
Location	Men's locker room	**Priorities**	Facility Use (100%)

Problem Description

The men's locker room in the O'Connell Sport Center does not meet current accessibility standards. The existing layout includes two standard toilet stalls that need to be consolidated into one ADA-compliant stall with appropriate clearance, grab bars, and accessible fixtures. Additionally, the ADA-designated shower is undersized and does not accommodate students who use wheelchairs and cannot transfer to the fixed seat.

To meet functional accessibility requirements, the shower must be enlarged to at least 5 feet 6 inches to allow roll-in access.

Repair Description

Reconfigure the locker room to combine two standard stalls into one ADA-compliant toilet stall and enlarge the ADA shower to a minimum of 5 feet 6 inches to allow roll-in access.

D11 — Exterior doors, Multiple (Main Campus)

Image: Link

Deficiency score	**81**	**Budget estimate**	To be determined by College
Bldg condition score	238	**Status**	Excluded — cost to be determined by College
System	B20 Exterior Closure	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (100%)

Problem Description

Exterior doors across multiple buildings do not meet ADA requirements for maneuvering clearance. Common issues include fixed storage or built-in elements obstructing required clearance at the latch side, door thresholds exceeding allowable height changes, and insufficient clear floor space adjacent to doorways. In some locations, doors require two-handed operation or tight grasping, both of which are noncompliant with current ADA hardware standards. These conditions limit accessibility for individuals using mobility devices and violate 2010 ADA Standard 404.2.4 and 404.2.7. Signage is also missing at non-accessible entrances to direct users to accessible alternatives

Repair Description

Replace or modify exterior doors that lack ADA-compliant maneuvering clearance or accessible hardware. Install compliant signage and accessible thresholds where required.

D12 — Exterior flatwork, Multiple (Main Campus)

Image: Link

Deficiency score	**81**	**Budget estimate**	$264,000
Bldg condition score	238	**Status**	Included in 2027 request
System	G20 Site Improvements	**Deferability**	Immediate
Location	SW entry to library	**Priorities**	Facility Use (100%)

Problem Description

The sidewalk approach on the southwest side of the Cannell Library, constructed in 1990, does not comply with ADA accessibility standards. According to the 2024 Civil Rights Accessibility Compliance Review, the path slope in this area exceeds 6%, which classifies it as a ramp under ADA guidelines and triggers additional design requirements such as handrails, landings, and maximum allowable rise. This section is the only direct accessible route to the library entrance from the west and south, making it a critical access path. Because the current slope exceeds both the 1991 and 2010 ADA maximum slope standards for accessible routes (5% running slope and 2% cross slope), it cannot be used safely by individuals using wheelchairs or other mobility aids. The report recommends reconstructing this section as a code-compliant ramp with appropriate features or regrading the sidewalk to meet accessible route standards

Repair Description

Redesign and reconstruct the southwest sidewalk approach to the Cannell Library to meet ADA slope, rise, and handrail requirements. Ensure the new route provides the only direct accessible entrance to the library without detours.

D13 — Sidewalks, Multiple (Main Campus)

Image: Link

Deficiency score	**81**	**Budget estimate**	$56,000
Bldg condition score	238	**Status**	Included in 2027 request
System	G20 Site Improvements	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (100%)

Problem Description

The sidewalks throughout the college's Main Campus exhibit widespread cracking and heaving, creating unsafe walking conditions and potential tripping hazards. Damage is likely due to age, root intrusion, and subgrade movement. These pathways serve high-volume pedestrian traffic between buildings constructed from 1950 to 2016, across the college's 50+ buildings and more than 750,000 GSF. The deteriorated concrete undermines accessibility and campus aesthetics and will continue to degrade without intervention.

Repair Description

Repair heaving and cracked sidewalks throughout the Main Campus. Remove and replace damaged concrete sections to restore level and safe walking surfaces.

D14 — Door locks, Multiple (Main Campus)

Image: Link

Deficiency score	**81**	**Budget estimate**	To be determined by College
Bldg condition score	238	**Status**	Excluded — cost to be determined by College

System	F10 Special Construction	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (100%)

Problem Description

Clark College uses an obsolete door lock system known as CORKEY, manufactured by a company based in Hawaii that ceased operations around 2018. The college purchased a limited backstock of replacement parts before the company closed, but this inventory is now nearly depleted. CORKEY components are no longer manufactured or supported. As failures increase, the college cannot reliably repair or replace failed locks. The CORKEY system also presents significant compliance concerns. It requires two-handed operation, which violates ADA accessibility standards that mandate operability with one hand and without tight grasping, pinching, or twisting of the wrist. This presents a barrier for individuals with mobility or dexterity impairments. Additionally, fire and life safety codes require doors along egress routes to be operable with a single motion, without the use of tools or special effort. The CORKEY system does not meet these standards, creating potential life safety risks and increasing liability for the college.

Repair Description

Replace the CORKEY door locking system campuswide with a modern, ADA-compliant, single-motion egress system.

D15 — Fall protection, Clark College @ Wsuv (WSU Vancouver)

Image: Link

Deficiency score	**80**	**Budget estimate**	To be determined by College
Bldg condition score	167	**Status**	Excluded — cost to be determined by College
System	F10 Special Construction	**Deferability**	Immediate
Location	Roof	**Priorities**	Facility Use (100%)

Problem Description

The fall protection trolley system on the roof of the WSU-V building, constructed in 2005, failed a recent inspection. The system is no longer compliant and must be upgraded and resecured to the roof structure to meet current safety standards. Deficiencies were documented in the inspection report and require corrective action to maintain safe access for rooftop maintenance.

Repair Description

Repair and upgrade the fall protection trolley system. Resecure all anchorage points to the roof structure in accordance with current safety standards.

D16 — Air Handling Unit, Frost Arts Center (Main Campus)

Image: Link

Deficiency score	**75**	**Budget estimate**	$181,000
Bldg condition score	354	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Roof	**Priorities**	Facility Use (50%), System Use (50%)

Problem Description

Air Handling Unit 3, located on the roof of the Frost Arts Center (FAC), is over 25 years old and has reached the end of its useful life. The unit shows visible corrosion and ongoing performance failures despite repeated component replacements by facilities staff. The unit continues to experience breakdowns, reducing system efficiency and reliability. The building was constructed in 1958 and serves the Arts Department for instructional use. The rooftop unit is critical for ventilation and climate control, and its failure poses operational risks for classroom use.

Repair Description

Replace rooftop Air Handling Unit 3 serving the FAC building due to age, corrosion, and repeated failure.

D17 — Windows, Frost Arts Center (Main Campus)

Image: Link

Deficiency score	**75**	**Budget estimate**	$44,000
Bldg condition score	354	**Status**	Deferred
System	B20 Exterior Closure	**Deferability**	Immediate
Location	Area next to pottery studio	**Priorities**	Increased Operating Cost (50%), Health/Safety (50%)

Problem Description

The windows at the sunken area adjacent to the ceramic studio in the Frost Arts Center (FAC) are original to the building, which was constructed in 1958. These are single-pane units with degraded glazing and failed frames. The window assemblies exhibit visible corrosion and poor thermal performance. The frames are no longer watertight, contributing to heat loss and water intrusion in this area.

Repair Description

Replace failed single-pane windows and deteriorated frames at the sunken area of the ceramic studio.

D18 — Fire alarm control panels, Multiple (Main Campus)

Image: Link

Deficiency score	**75**	**Budget estimate**	$1,111,000
Bldg condition score	238	**Status**	Deferred
System	D40 Fire Protection	**Deferability**	Immediate
Location	Multiple	**Priorities**	Health/Safety (50%), Increased Repair/Replacement Cost (50%)

Problem Description

All campus buildings use Edwards Systems Technology (EST) fire alarm control panels, many of which are obsolete models such as the EST3. These panels rely on proprietary software and components that are no longer manufactured. Replacement parts are increasingly scarce and require certified technicians to program and install. The college recently experienced a panel failure in the DSL building that required emergency replacement. The panel alone cost over $60,000, despite being one of the smallest units on campus. Remaining panels are at equal or greater risk of failure. If one fails, it could lead to life safety risks, costly emergency response, and extended downtime due to the complexity of sourcing parts and reprogramming the system.

Repair Description

Replace all obsolete EST fire alarm panels campus-wide with new code-compliant fire alarm control systems.

D19 — Head detection units, Clark College @ Ctc (CTC Satellite)

Image: Link

Deficiency score	**74**	**Budget estimate**	$22,000
Bldg condition score	164	**Status**	Deferred
System	D40 Fire Protection	**Deferability**	Immediate
Location	Multiple	**Priorities**	Health/Safety (50%), Increased Repair/Replacement Cost (50%)

Problem Description

The fire alarm detection system in the CTC Building, constructed in 2009, is failing during cold weather. These failures are likely due to a manufacturing defect in the heat detection head units. Approximately 80 head units are affected. System reliability is compromised, increasing the risk of non-performance during an emergency and requiring frequent staff intervention. Replacement parts are no longer readily available.

Repair Description

Replace all 80 defective fire alarm heat detection head units in the CTC Building.

D20 — Heating tubes, Applied Arts I (Main Campus)

Image: Link

Deficiency score	72	**Budget estimate**	$112,000
Bldg condition score	290	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (50%), System Use (50%)

Problem Description

The gas-fired tube heating system in the Applied Arts I (AA1) building, constructed in 1950, is more than 20 years old and no longer meets the heating capacity required for the building. The system experienced a blower failure during the previous winter. Because the original blower model was obsolete, the college was forced to install a new electrical circuit and a blower motor combo kit to keep the unit operational. This workaround highlights the increasing difficulty of maintaining the aging system. Based on mechanical engineering recommendations, the unit should be replaced with a ducted split system that includes supplemental heat to ensure adequate and reliable service.

Repair Description

Replace the gas-fired tube heating unit in AA1 with a ducted split system and supplemental heat, as recommended by engineering analysis.

D21 — Gas-fired tube heating system, Applied Arts II (Main Campus)

Image: Link

Deficiency score	72	**Budget estimate**	$120,000
Bldg condition score	290	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (50%), System Use (50%)

Problem Description

The gas-fired tube heating system in Applied Arts II (Building AA2), constructed in 1950, is over 20 years old and no longer maintains heating capacity. The blower motor is obsolete, and replacement parts are

unavailable. Any repair requires an electrical upgrade. The rooftop air handling unit serving Rooms 105 and 106 has also failed multiple times, resulting in extensive water and electrical damage. Continued use of the existing heating system poses a risk of further failures and increased maintenance costs.

Repair Description

Replace the gas-fired tube heating system and rooftop air handling unit in AA2 with a split-system heat pump.

D22 — Supply fan, Applied Arts II (Main Campus)

Image: Link

Deficiency score	**72**	**Budget estimate**	$84,000
Bldg condition score	290	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Mechanical space	**Priorities**	Facility Use (50%), System Use (50%)

Problem Description

The supply fan serving the welding lab in the Applied Arts II (AA2) building, constructed in 1950, has reached the end of its service life. The motor, pulleys, and bearings are degraded. The attic-mounted heating coils associated with this unit have also failed repeatedly. The system cannot maintain reliable ventilation or temperature control. This fan and coil system should be replaced as part of a consolidated upgrade to improve reliability and reduce ongoing maintenance. Replacing the attic-mounted components with a packaged roof-mounted heat pump will streamline service and increase system resilience.

Repair Description

Replace the failed supply fan and attic heating coils with a roof-mounted heat pump to serve the welding lab.

D23 — Air handling unit, Applied Arts II (Main Campus)

Image: Link

Deficiency score	**72**	**Budget estimate**	$79,000
Bldg condition score	290	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Roof	**Priorities**	Facility Use (50%), System Use (50%)

Problem Description

The rooftop air handling unit (AHU-4) on the Applied Arts II (AA2) building, constructed in 1950, has reached the end of its service life. This unit only provides cooling, as the building uses electric reheat coils for heating. The unit has experienced repeated failures and is no longer reliable. Continued operation risks further damage and disruption to the instructional spaces below, including Welding and General Education programs.

Repair Description

Replace AHU-4 with a cooling-only heat pump. Connect to the existing electric reheat system for heating.

D24 — Heating and cooling pumps, Pechanec Hall (Main Campus)

Image: Link

Deficiency score	72	**Budget estimate**	$145,000
Bldg condition score	340	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Mechanical Room 102B	**Priorities**	Facility Use (50%), System Use (50%)

Problem Description

Pechanec Hall (APH), constructed in 1966 with 26,567 square feet, has original heating and cooling supply pumps located in Mechanical Room 102B. These pumps have significant wear and have reached the end of their useful life. Continued operation in their current condition risks sudden failure, which would disable building HVAC systems and disrupt occupancy. The supply lines and pumps are installed in a below-grade pit that complicates access and increases repair time. Staff recommend replacing the failed equipment and elevating the new pumps, supply lines, and returns above the pit to improve accessibility and reduce future maintenance challenges.

Repair Description

Replace the worn heating and cooling supply lines and pumps in Mechanical Room 102B. Elevate new equipment above the existing pit to improve access and maintainability.

D25 — Windows, Baird Administration (Main Campus)

Image: Link

Deficiency score	72	**Budget estimate**	$224,000
Bldg condition score	346	**Status**	Deferred
System	B20 Exterior Closure	**Deferability**	Immediate

Location	Multiple	**Priorities**	Increased Operating Cost (50%), Health/Safety (50%)

Problem Description

The original single-pane windows throughout the BRD Building, constructed in 1966, have reached the end of their service life. The window frames are deteriorating and cannot be repaired due to age and material degradation. The single glazing offers poor thermal performance, contributing to heat loss and operational inefficiency. Failed or failing frames compromise weather resistance and increase the risk of water intrusion, especially in office areas.

Repair Description

Replace all original single-pane windows and deteriorated frames in the BRD Building with energy-efficient, thermally broken glazing systems.

D26 — Air handling unit, Baird Administration (Main Campus)

Image: Link

Deficiency score	72	**Budget estimate**	$174,000
Bldg condition score	346	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Mechanical mezzanine	**Priorities**	Facility Use (50%), System Use (50%)

Problem Description

The air handling unit located in the mechanical mezzanine of the Baird Administration Building (BRD), constructed in 1966, is original to the building and has reached the end of its service life. This AHU serves the main lobby and rotunda and is a critical component of the building's heating and cooling system. The equipment is more than 30 years old, no longer reliable, and poses a risk to maintaining environmental control in occupied spaces. Continued failure could impact building operations and occupant comfort.

Repair Description

Replace the failing air handling unit serving the BRD rotunda and lobby.

D27 — Hydronic wall units, Baird Administration (Main Campus)

Image: Link

Deficiency score	72	**Budget estimate**	$174,000
Bldg condition score	346	**Status**	Deferred

System	D30 HVAC	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (50%), System Use (50%)

Problem Description

The hydronic wall units in the Baird (BRD) Building, constructed in 1966, are outdated and failing. These units are original to the building and no longer operate reliably. A 2019 funding request secured $327,000, which covered only design, engineering, and replacement for a single wing. The remaining wings still rely on original equipment that has exceeded its useful life. These aging wall units do not provide adequate heating and contribute to uneven thermal comfort throughout the building. Parts are increasingly difficult to source, making ongoing maintenance unsustainable.

Repair Description

Replace all remaining outdated hydronic wall units in the BRD Building not addressed in the previous project. Include necessary controls and distribution upgrades.

D28 — Heating and cooling pumps, Baird Administration (Main Campus)

Image: Link

Deficiency score	72	**Budget estimate**	$100,000
Bldg condition score	346	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Mechanical room	**Priorities**	Facility Use (50%), System Use (50%)

Problem Description

The heating and cooling pumps in the BRD (Baird Administration) building, constructed in 1966, have reached the end of their service life. The pumps are heavily corroded, leaking, and show signs of mechanical failure. Insulation around the piping is deteriorating and held together with duct tape, and there is visible water damage on the concrete slab below. All three pumps in this mechanical room, along with five associated shut-off valves, require full replacement to restore reliable service and prevent emergency failures that would impact climate control in the building.

Repair Description

Replace three failed heating and cooling pumps and five shut-off valves in the BRD building mechanical room. Include new insulation and remove water-damaged materials.

D29 — Heating and cooling pumps, O'Connell Sport Center (Main Campus)

Image: Link

Deficiency score	**72**	**Budget estimate**	$224,000
Bldg condition score	294	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (50%), System Use (50%)

Problem Description

The heating and cooling pumps in the O'Connell Sport Center (OSC), constructed in 1958, have reached the end of their useful life. The associated piping connections are also deteriorating. Visible signs of wear suggest an increased risk of failure, which could lead to line breaks and significant water damage. The system serves both athletic and instructional functions and is essential to building operations. Continued degradation will compromise climate control in the facility and may result in emergency shutdowns or costly unplanned repairs.

Repair Description

Replace the failed heating and cooling pumps and associated piping in OSC. Install new connections to restore reliable hydronic circulation.

D30 — Heating and cooling pumps, Beacock Music (Main Campus)

Image: Link

Deficiency score	**71**	**Budget estimate**	$249,000
Bldg condition score	202	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (50%), System Use (50%)

Problem Description

The HVAC pumps and piping in the Beacock Music Hall (BMH), constructed in 1958, have reached the end of their service life. The system shows visible signs of failure, including active leaks that have caused water damage to the floor area below. These aging components pose a risk to both building operations and adjacent building materials. If not addressed, failures could disrupt instructional use and lead to higher repair costs.

Repair Description

Replace the failed HVAC pumps and associated piping in BMH. Address water damage and restore adjacent affected areas.

D31 — Air handling unit, Health Sciences (Main Campus)

Image: Link

Deficiency score	**71**	**Budget estimate**	$86,000
Bldg condition score	238	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Roof	**Priorities**	Facility Use (50%), System Use (50%)

Problem Description

The rooftop air handling unit (AHU-2) serving the Health Sciences Center (HSC) is original to the 1958 building and has reached the end of its useful life. The exterior shell is heavily corroded, and the unit's overall condition is degraded. It no longer operates efficiently and poses a risk of failure, which would disrupt critical heating, ventilation, and air distribution for instructional and healthcare spaces. This unit is one of several aging HVAC systems on campus that require replacement to maintain operational reliability.

Repair Description

Replace the rooftop air handling unit with a new heat pump system to improve efficiency and reliability.

D32 — Air handling unit, Cannell Library (Main Campus)

Image: Link

Deficiency score	**71**	**Budget estimate**	$28,000
Bldg condition score	212	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Mechanical space	**Priorities**	Facility Use (50%), System Use (50%)

Problem Description

Air Handling Unit 1 in the Cannell Library (constructed in 1990) is original to the building and has reached the end of its useful life. The supply fan motor, pulleys, and bearings are significantly worn and require frequent repairs. These components are drawing excessive staff time and resources. This unit serves a large portion of the building, and its declining performance is affecting HVAC reliability and thermal comfort.

Repair Description

Replace the motor, pulleys, and bearings for Air Handling Unit 1 in the Library.

D33 — Air handling unit, Scarpelli Hall (Main Campus)

Image: Link

Deficiency score	**71**	**Budget estimate**	$28,000
Bldg condition score	228	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Mechanical space	**Priorities**	Facility Use (50%), System Use (50%)

Problem Description

The air handling unit serving Scarpelli Hall (SHL), constructed in 1994, uses the original supply fan motor and pulley, both now over 30 years old. These components have reached the end of their design life. If they fail, the entire unit will cease to function, compromising heating and cooling across the building. Replacement parts are difficult to source due to system age. Continued operation poses risk of unplanned failure and disruption to building climate control.

Repair Description

Replace the fan motor and pulley for the air handling unit serving Scarpelli Hall.

D34 — Control panel, Multiple (Main Campus)

Image: Link

Deficiency score	**71**	**Budget estimate**	$1,662,000
Bldg condition score	238	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (50%), System Use (50%)

Problem Description

Across multiple buildings at the college, the main HVAC control panels, known as MBC (Modular Building Controller) panels, are obsolete and have reached the end of their useful life. Replacement parts are no longer available. If a panel fails, building HVAC systems cannot be monitored or controlled, leading to potential system shutdowns. There are 18 panels remaining that need to be replaced. The estimated cost per panel replacement is approximately $60,000. This issue affects operational control of HVAC systems campus-wide and should be prioritized to avoid costly system failures and emergency repairs

Repair Description

Replace the 18 remaining obsolete MBC HVAC panels across campus with modern control panels. Prioritize upgrades to maintain reliable HVAC system control.

D35 — Terminal unit controllers, Multiple (Main Campus)

Image: Link

Deficiency score	**71**	**Budget estimate**	$982,000
Bldg condition score	238	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (50%), System Use (50%)

Problem Description

The HVAC terminal unit controllers (TECs) across the main campus are obsolete. These controllers regulate heating, cooling, and outside air exchange for all classrooms and office spaces. The manufacturer has discontinued production, and the college must now rely on refurbished units to replace failed controllers. Clark College has more than 600 TECs in service. Failure to replace them when they go out will result in the loss of temperature control and fresh air ventilation in occupied spaces, creating unacceptable indoor environmental conditions. Replacement involves a system-wide upgrade with modern controllers and reprogramming, which will incur a higher upfront cost but is necessary to preserve basic building operability and meet ventilation standards.

Repair Description

Replace obsolete terminal unit controllers with a modern control system. Upgrade includes new controls and programming to restore HVAC functionality and air exchange capacity.

D36 — Heating and cooling lines, Multiple (Main Campus)

Image: Link

Deficiency score	**71**	**Budget estimate**	$927,000
Bldg condition score	238	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (50%), System Use (50%)

Problem Description

Across the main campus, heating and cooling hydronic lines are routed through 10 vaults. These vaults house both heating and chilled water lines in close proximity. During cooling operations, condensation consistently forms on the valves due to temperature differentials, causing corrosion and premature valve

failure. This design has led to ongoing maintenance challenges and moisture-related damage. The current configuration does not allow for effective separation or mitigation of moisture buildup. Creating distinct vaults for heating and cooling lines at these 10 locations would reduce condensation and extend valve lifespan.

Repair Description

Separate combined hydronic vaults into dedicated heating and cooling vaults. Replace corroded valves at all 10 vault locations.

D37 — Actuators, Multiple (Main Campus)

Image: Link

Deficiency score	**71**	**Budget estimate**	$335,000
Bldg condition score	238	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (50%), System Use (50%)

Problem Description

The college has more than 300 HVAC actuators across campus, many of which are over 10 years old and failing. These fast-acting actuators are subject to frequent cycling and high static pressure, which accelerates wear and reduces their service life. Due to the volume of actuators and their importance in maintaining zone-level control and air exchange rates, failure can significantly impact building climate control and energy efficiency. The college replaces actuators in sets or “banks,” but ongoing failures are outpacing routine replacements. This widespread degradation now represents a capital-level need.

Repair Description

Replace all HVAC actuators over 10 years old across campus to restore reliable zone-level control. Prioritize fast-acting actuators in high-use systems.

D38 — HVAC Dampers and Actuators, Multiple (Main Campus)

Image: Link

Deficiency score	**71**	**Budget estimate**	$181,000
Bldg condition score	238	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (50%), System Use (50%)

Problem Description

Across the college's main campus, HVAC dampers and actuators are over 20 years old and have begun to fail. These components are essential for regulating airflow and maintaining indoor air quality and thermal comfort. As part of the aging HVAC infrastructure, many dampers and actuators no longer operate reliably, leading to inconsistent heating, cooling, and ventilation. Failures in these components compromise the college's ability to control air exchange and energy efficiency, particularly in classrooms and offices. Replacement is necessary to maintain functional and safe learning environments across all affected buildings.

Repair Description

Replace failing HVAC dampers and actuators throughout campus based on condition and criticality.

D39 — Chilled water lines, Stem (Main Campus)

Deficiency score	**70**	**Budget estimate**	$10,000
Bldg condition score	146	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (50%), System Use (50%)

Problem Description

The chilled water lines running through the corridor of the STEM building, constructed in 2016, are experiencing frequent failures. During the walkthrough, four active leaks were observed, all related to failing gate valves. These chilled water lines serve the stairwells only but have caused repeated water intrusion events that risk further interior damage. The system requires immediate attention to prevent further deterioration and water-related damage to building finishes.

Repair Description

Repair or replace the leaking gate valves serving the chilled water lines in the STEM building corridor to prevent further water intrusion.

D40 — Sub grade wall, Frost Arts Center (Main Campus)

Image: Link

Deficiency score	**66**	**Budget estimate**	$261,000
Bldg condition score	354	**Status**	Deferred
System	B20 Exterior Closure	**Deferability**	Immediate

Location	Area next to pottery studio	**Priorities**	Health/Safety (25%), Increased Repair/Replacement Cost (75%)

Problem Description

The sunken courtyard adjacent to the Pottery Studio at the Frost Arts Center (constructed in 1958) is experiencing waterproofing failure. Water is migrating through the concrete structure and surfacing inside the building. The existing waterproofing membrane has failed, allowing persistent moisture intrusion. Approximately 45 linear feet of soil around the sunken area must be excavated to expose the structure, remove the deteriorated barrier, and install new waterproofing. The existing grade must then be reestablished. A transformer and adjacent safety switch currently located against the building may need to be relocated or replaced during excavation. Relocating this equipment to the roof should be evaluated for long-term protection and access.

Repair Description

Excavate around the sunken area, install a new waterproofing system, and restore the grade. Replace or relocate the adjacent transformer and safety switch.

D41 — Water heater, Science (Main Campus)

Image: Link

Deficiency score	65	**Budget estimate**	$13,000
Bldg condition score	384	**Status**	Deferred
System	D20 Plumbing	**Deferability**	Immediate
Location	Room 124A	**Priorities**	Facility Use (50%), Increased Operating Cost (50%)

Problem Description

The gas-fired 50-gallon water heater in Room 124A of the Science Building (SCI) is 31 years old and has reached the end of its expected service life. Originally constructed in 1958, the Science Building spans approximately 15,791 square feet and houses instructional labs and classrooms. The water heater provides essential domestic hot water to classroom support areas. Due to its age, the unit poses an increasing risk of failure and may no longer meet current energy efficiency or safety standards. It should be replaced to ensure continued reliable operation.

Repair Description

Replace the 50-gallon gas water heater in Science Building Room 124A.

D42 — Water heater, Gaiser Hall (Main Campus)

Image: Link

Deficiency score	**61**	**Budget estimate**	$13,000
Bldg condition score	216	**Status**	Deferred
System	D20 Plumbing	**Deferability**	Immediate
Location	Mechanical room 217	**Priorities**	Facility Use (50%), Increased Operating Cost (50%)

Problem Description

The electric 50-gallon water heater in Room 217 of Gaiser Hall (Building GHL) is 31 years old and has reached the end of its expected service life. It is original to the building, which was constructed in 1958, and continued operation poses a risk of failure. Replacement is necessary to maintain reliable domestic hot water supply and prevent unexpected service disruptions.

Repair Description

Replace the 50-gallon electric water heater in Room 217 of Gaiser Hall.

D43 — Water heater, Scarpelli Hall (Main Campus)

Image: Link

Deficiency score	**61**	**Budget estimate**	$15,000
Bldg condition score	228	**Status**	Deferred
System	D20 Plumbing	**Deferability**	Immediate
Location	Mechanical room 002	**Priorities**	Facility Use (50%), Increased Operating Cost (50%)

Problem Description

Scarpelli Hall (Building SHL), constructed in 1994, contains an electric 80-gallon water heater located in Room 002 that is 31 years old and has reached the end of its useful life. The unit is original to the building and provides domestic hot water for the lower level. Due to its age, the risk of failure and water damage is increasing. Replacement parts are no longer readily available, and the unit no longer meets efficiency expectations.

Repair Description

Replace the 80-gallon electric water heater in SHL Room 002 with a new, code-compliant unit.

D44 — Water heater, Scarpelli Hall (Main Campus)

Image: Link

Deficiency score	**61**	**Budget estimate**	$15,000
Bldg condition score	228	**Status**	Deferred
System	D20 Plumbing	**Deferability**	Immediate
Location	Room 218	**Priorities**	Facility Use (50%), Increased Operating Cost (50%)

Problem Description

The SHL Building contains an electric 80-gallon water heater in Room 218 that is 31 years old and has reached the end of its expected service life. Continued use increases the risk of failure and disruption to domestic hot water service. Replacement is necessary to maintain reliable operation and prevent potential water damage or service interruptions.

Repair Description

Replace the 80-gallon electric water heater in Room 218 of the SHL Building.

D45 — Irrigation system, Multiple (Main Campus)

Image: Link

Deficiency score	**61**	**Budget estimate**	$125,000
Bldg condition score	238	**Status**	Deferred
System	D20 Plumbing	**Deferability**	Immediate
Location	Multiple	**Priorities**	System Use (100%)

Problem Description

The irrigation system across the Clark College main campus is more than 40 years old and has largely failed. Numerous components, including underground piping, valves, and zone controls - leak or no longer function. These failures have made the system inoperable in many areas and have placed a significant burden on maintenance staff, who cannot keep up with the required repairs. The deterioration of this infrastructure impacts landscaping health and increases water waste. The most degraded sections should be prioritized for replacement based on operational impact and repair history.

Repair Description

Replace failed irrigation system components across campus. Prioritize the oldest and most degraded sections.

D46 — Roof, O'Connell Sport Center (Main Campus)

Image: Link

Deficiency score	**56**	**Budget estimate**	$1,839,000
Bldg condition score	294	**Status**	Deferred
System	B30 Roofing	**Deferability**	Deferrable
Location	Roof	**Priorities**	Health/Safety (75%), Increased Repair/Replacement Cost (25%)

Problem Description

The roof on the O'Connell Sport Center (OSC), constructed in 1958, has widespread deterioration. The thermoplastic polyolefin (TPO) membrane has failed in multiple locations, exposing the embedded fibers and compromising the waterproofing system. Interior evidence of water intrusion is present throughout the building. The existing roof has exceeded its service life, and prior attempts at roof coatings or patching are no longer effective. A full replacement of the TPO membrane is necessary to maintain the building envelope and prevent further water damage.

Repair Description

Replace the deteriorated TPO roofing system across the majority of the OSC roof area.

D47 — Roof, Cannell Library (Main Campus)

Image: Link

Deficiency score	**55**	**Budget estimate**	$145,000
Bldg condition score	212	**Status**	Deferred
System	B30 Roofing	**Deferability**	Deferrable
Location	Roof	**Priorities**	Health/Safety (75%), Increased Repair/Replacement Cost (25%)

Problem Description

The Cannell Library roof, constructed in 1990, is experiencing persistent leaks on the east side, particularly in the area adjacent to tall vegetation. Organic debris accumulation has caused deterioration of the roofing membrane and compromised the roof envelope. This section of the roof shows signs of moisture intrusion and damage due to poor drainage and vegetative contact. The remainder of the roof appears to be performing adequately. Approximately 4,000 square feet of roofing on the east side is affected and requires repair to maintain weatherproofing and extend the life of the system.

Repair Description

Repair approximately 4,000 square feet of the east side of the Cannell Library roof. Remove organic debris, replace damaged roofing materials, and restore the integrity of the membrane.

D48 — Lighting, Multiple (Main Campus)

Image: Link

Deficiency score	**51**	**Budget estimate**	$558,000
Bldg condition score	238	**Status**	Deferred
System	D50 Electrical	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (25%), Increased Operating Cost (75%)

Problem Description

Most of the college's buildings still operate with fluorescent lighting. These systems are increasingly difficult to maintain due to the phasing out of fluorescent ballasts and components by major manufacturers, particularly in California and Oregon. Sourcing replacement parts has become unreliable. Continued reliance on this outdated lighting system increases maintenance burden and energy use across campus.

Repair Description

Replace fluorescent lighting with energy-efficient LED fixtures in a phased, campus-wide upgrade. Prioritize areas with the highest maintenance needs or lamp failure rates.

D49 — Boiler, Central Mechanical (Main Campus)

Deficiency score	**45**	**Budget estimate**	$321,000
Bldg condition score	223	**Status**	Deferred
System	D30 HVAC	**Deferability**	Deferrable
Location	CMB	**Priorities**	Facility Use (50%), System Use (50%)

Problem Description

The Central Mechanical Building (CMB), constructed in 1984, houses four Aerco Benchmark 3.0 Low NOx boilers installed in 2008. These boilers are nearing the end of their service life and have required significant maintenance. Over the past eight years, the college has spent approximately $100,000 on repairs to keep the system operational. The boilers remain critical to campus operations and are included in the Clark College Decarbonization Plan as a source of redundant heat during the transition to a new primary heating

system. Continued reliance on these aging units increases the risk of system failure during the implementation of the decarbonized system.

Repair Description

Replace the four Aerco Benchmark 3.0 boilers in the CMB building. Maintain system integration for use as redundant heat during decarbonization system transition.

D50 — Floor, Science (Main Campus)

Image: Link

Deficiency score	**45**	**Budget estimate**	$311,000
Bldg condition score	384	**Status**	Deferred
System	C10 Interior Construction	**Deferability**	Deferrable
Location	Multiple	**Priorities**	Facility Use (50%), Increased Repair/Replacement Cost (50%)

Problem Description

The Science Building, constructed in 1958, has widespread interior flooring issues due to moisture infiltration. There is no vapor barrier beneath the floor slab, and moisture intrusion has caused floor tiles to buckle and heave throughout the building. The college believes the existing flooring contains asbestos. Any abatement and replacement work must account for hazardous material handling. The college is considering demolition of the Science Building, so funding for flooring replacement should only proceed after confirming its long-term status.

Repair Description

Replace flooring only if the building is not scheduled for demolition. Include asbestos abatement and installation of a vapor barrier.

D51 — Water heater, Science (Main Campus)

Image: Link

Deficiency score	**43**	**Budget estimate**	$17,000
Bldg condition score	384	**Status**	Deferred
System	D20 Plumbing	**Deferability**	Deferrable
Location	Mechanical Room	**Priorities**	Facility Use (50%), Increased Operating Cost (50%)

Problem Description

The Science Building at Clark College, constructed in 1958, contains a 125-gallon hot water storage tank that is 32 years old and has reached the end of its expected service life. The tank is no longer reliable and poses a risk of failure, which could disrupt hot water service in the building and lead to further water damage or system downtime.

Repair Description

Replace the 125-gallon storage tank serving the Science Building due to age and end-of-life condition.

D52 — Water heater, Applied Arts IV (Main Campus)

Image: Link

Deficiency score	**40**	**Budget estimate**	$14,000
Bldg condition score	290	**Status**	Deferred
System	D20 Plumbing	**Deferability**	Deferrable
Location	Mechanical room 105B	**Priorities**	Facility Use (50%), Increased Operating Cost (50%)

Problem Description

Building AA4 (Applied Arts IV), constructed in 1950, contains an electric 80-gallon water heater located in room 105B. This unit is 25 years old and has reached the end of its expected service life. Due to its age, failure is likely, and replacement parts may be difficult to source. The college should plan for its replacement within the next biennium to prevent disruption to plumbing and instructional functions in the building.

Repair Description

Replace the 80-gallon electric water heater in room 105B of Building AA4.

D53 — Water heater, Applied Arts IV (Main Campus)

Image: Link

Deficiency score	**40**	**Budget estimate**	$12,000
Bldg condition score	290	**Status**	Deferred
System	D20 Plumbing	**Deferability**	Deferrable
Location	Mechanical room 205A	**Priorities**	Facility Use (50%), Increased Operating Cost (50%)

Problem Description

The electric 30-gallon water heater in Mechanical Room 205A of Building AA4 is 25 years old and has reached the end of its expected service life. The unit shows visible exterior corrosion, indicating prolonged wear and potential tank deterioration. It was installed without a catch pan, which increases the risk of water damage in the event of a failure. Building AA4 was constructed in 1950 and houses general education programs.

Repair Description

Replace the 30-gallon electric water heater in Room 205A and install a code-compliant catch pan with drainage.

D54 — Water heater, Applied Arts V (Main Campus)

Image: Link

Deficiency score	**40**	**Budget estimate**	$11,000
Bldg condition score	290	**Status**	Deferred
System	D20 Plumbing	**Deferability**	Deferrable
Location	Mechanical room 224	**Priorities**	Facility Use (50%), Increased Operating Cost (50%)

Problem Description

In Building AA5, Room 224, the 50-gallon electric water heater is 21 years old and nearing the end of its design life. The unit shows signs of age-related wear but remains operational. Given its age and declining reliability, it should be monitored closely and planned for replacement in the 2029–2031 biennium.

Repair Description

Monitor the aging water heater and replace it when it fails or reaches the end of its serviceable life.

D55 — Exterior doors, Frost Arts Center (Main Campus)

Image: Link

Deficiency score	**40**	**Budget estimate**	$62,000
Bldg condition score	354	**Status**	Deferred
System	B20 Exterior Closure	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (25%), Quality of Use (75%)

Problem Description

The exterior doors of the Frost Arts Center (FAC), built in 1958, are original to the building and have significantly deteriorated. Multiple sets show signs of structural failure, including warped door panels and hardware issues. In some cases, there is a visible half-inch gap between door leaves, allowing water intrusion and air leakage. These deficiencies compromise the building envelope, reduce energy efficiency, and contribute to interior moisture issues. The worn door hardware also presents operational and security concerns. Four sets of exterior doors are affected.

Repair Description

Replace four sets of original exterior doors at the Frost Arts Center to restore envelope integrity and improve operability.

D56 — Water heater, Joan Stout Hall (Main Campus)

Image: Link

Deficiency score	**40**	**Budget estimate**	$14,000
Bldg condition score	294	**Status**	Deferred
System	D20 Plumbing	**Deferability**	Deferrable
Location	Mechanical room	**Priorities**	Facility Use (50%), Increased Operating Cost (50%)

Problem Description

The 80-gallon electric water heater located in the basement of Joan Stout Hall (constructed in 2006) is 21 years old and has reached the end of its service life. The unit supports domestic hot water supply for the building, which houses instructional functions. Due to its age, the risk of failure has increased and replacement parts may no longer be readily available. The water heater should be scheduled for replacement in the 2027–2029 or 2029–2031 biennium to avoid service disruption.

Repair Description

Replace the 80-gallon electric water heater in the basement of Joan Stout Hall. Schedule replacement in either the 2027–2029 or 2029–2031 biennium.

D57 — Water heater, T Building (Main Campus)

Image: Link

Deficiency score	**40**	**Budget estimate**	$17,000
Bldg condition score	350	**Status**	Deferred
System	D20 Plumbing	**Deferability**	Deferrable

Location	Mechanical room 227	**Priorities**	Facility Use (50%), Increased Operating Cost (50%)

Problem Description

The T Building (constructed in 1978) contains a 120-gallon electric water heater located in Room 227. This unit is 31 years old and has reached the end of its service life. While the water heater shell does not show signs of corrosion, there is visible corrosion on the concrete floor beneath the unit. The gate valve above the heater does not fully close, which means building water will need to be shut down during replacement. Confirm demolition plans for the T Building before proceeding with funding for replacement.

Repair Description

Replace the 120-gallon electric water heater in Room 227. Coordinate shutoff of building water due to inoperable gate valve.

D58 — Water heater, T Building (Main Campus)

Image: Link

Deficiency score	40	**Budget estimate**	$16,000
Bldg condition score	350	**Status**	Deferred
System	D20 Plumbing	**Deferability**	Deferrable
Location	Mechanical room 139	**Priorities**	Facility Use (50%), Increased Operating Cost (50%)

Problem Description

The T Building at Clark College was constructed in 1978 and houses instructional programs including ESL, culinary, and college equity services. In Room 139, there is a 120-gallon electric water heater that is over 47 years old. The unit has exceeded its expected service life and is no longer reliable. Due to its age, the risk of failure is high. Before funding replacement, confirm the building's status in relation to any upcoming demolition or major renovation plans.

Repair Description

Replace the 120-gallon electric water heater in Room 139. Confirm building demolition or renovation plans before proceeding.

D59 — Water heater, Penguin Union Building (Main Campus)

Image: Link

Deficiency score	39	**Budget estimate**	$12,000

Bldg condition score	178	**Status**	Deferred
System	D20 Plumbing	**Deferability**	Deferrable
Location	Mechanical room 005	**Priorities**	Facility Use (50%), Increased Operating Cost (50%)

Problem Description

The PUB Building, constructed in 2005, contains an 85-gallon electric water heater located in Room 005. The unit has reached the end of its expected service life. While the tank shell currently shows no visible signs of corrosion or wear, replacement parts may soon become difficult to source, and age-related failure is likely. Based on the condition and service history, this unit should be scheduled for replacement in the 2029–2031 biennium.

Repair Description

Replace the 85-gallon electric water heater in Room 005 in the 2029–2031 biennium.

D60 — Isolation valves, Multiple (Main Campus)

Image: Link

Deficiency score	**39**	**Budget estimate**	$65,000
Bldg condition score	238	**Status**	Deferred
System	D20 Plumbing	**Deferability**	Deferrable
Location	Multiple	**Priorities**	Facility Use (50%), Increased Operating Cost (50%)

Problem Description

Across multiple buildings on the main campus, domestic water isolation valves have aged and no longer operate reliably. These valves are essential for performing targeted plumbing repairs without shutting down water service to entire buildings. Their current condition increases the risk of extended outages, emergency repairs, and water damage. Many of these valves are original to buildings constructed between the 1950s and 1980s, and have exceeded their service life. Replacement should be prioritized by the college based on risk and operational need.

Repair Description

Replace failing domestic water isolation valves across campus buildings based on operational priority.

D61 — Exterior doors, Pechanec Hall (Main Campus)

Image: Link

Deficiency score	**24**	**Budget estimate**	$114,000
Bldg condition score	340	**Status**	Deferred
System	B20 Exterior Closure	**Deferability**	Deferrable
Location	Multiple	**Priorities**	Facility Use (25%), Quality of Use (75%)

Problem Description

Pechanec Hall (Building APH), constructed in 1966 with 26,567 GSF, has eight sets of exterior doors that are original to the building. All eight door sets are aluminum-framed and exhibit significant deterioration due to age and continuous use. Fasteners are broken or missing, and the threshold plates and supporting hardware are worn down, compromising door stability and weather resistance. The deteriorated condition presents both a security concern and a potential barrier to accessibility and energy efficiency.

Repair Description

Replace all eight exterior aluminum door sets at Pechanec Hall, including thresholds, fasteners, and hardware.

5. BUILDING PROFILES

Profiles below cover buildings with capital activity in the 2027 request, a renovation-band condition score (351 or worse), a deferred concentration of $100,000 or more, or a master-plan replacement/renovation flag, presented worst-first by condition score. A closing note lists the buildings not profiled. Deficiency text is referenced by ID; the verbatim descriptions are in Section 4.2. A campus-wide profile follows the named buildings, covering the deficiencies recorded against “Multiple”.

Foster Hall — condition score 435

Building	Campus	GSF	Built	Reno.	Predominant use
Foster Hall	Main	13,442	1966	NA	Office

Condition. 2025 condition score 435 (Needs improvement — renovation). Top weighted contributors: HVAC (40), Appearance (30), Elevators (30).

Current biennium (2027 request). None

Deferred and emerging. None

Long-term outlook. A 1966, unrenovated building and the lowest-scored in the portfolio (435, renovation band), flagged for replacement in the master plan. The score is driven by HVAC, dated interior layout, and an elevator at the end of its life; the building draws heating and cooling from the central plant. It generated no capital deficiencies this cycle, which is the correct posture for a replacement candidate — no preservation funds should be committed to it. Confirm the replacement timeline in the 2025 comprehensive facilities plan so its central-plant load is accounted for in the decarbonization sequencing.

Horticulture Resource Ctr — condition score 434

Building	Campus	GSF	Built	Reno.	Predominant use
Horticulture Resource Ctr	Main	808	1987	NA	Educational

Condition. 2025 condition score 434 (Needs improvement — renovation). Top weighted contributors: Fire Safety (55), Appearance (33), Glazing (33).

Current biennium (2027 request). None

Deferred and emerging. None

Long-term outlook. A small (808 GSF) 1987 horticulture-support structure scoring 434, driven almost entirely by fire-safety and envelope ratings. No deficiencies and no master-plan flag. At this size and score the practical question is repair-versus-retire rather than capital renewal; a focused condition reassessment next cycle should determine whether it stays in service.

Science — condition score 384

Building	Campus	GSF	Built	Reno.	Predominant use
Science	Main	15,791	1958	NA	Educational

Condition. 2025 condition score 384 (Needs improvement — renovation). Top weighted contributors: Appearance (31), Remaining Life (31), Fire Safety (31).

Current biennium (2027 request). None

Deferred and emerging. D41 ($13,000), D50 ($311,000), D51 ($17,000)

Long-term outlook. A 1958, unrenovated science building scoring 384 (renovation band) and flagged in the master plan to modernize its instructional infrastructure. It carries $341,000 of deferred work — most of it a science-wing floor replacement (D50, $311,000) — but no 2027 request item. The deferred floor and the renovation flag should be scoped together: if the building is headed for an instructional-systems modernization, the floor work belongs inside that project rather than as a standalone repair.

Greenhouse — condition score 364

Building	Campus	GSF	Built	Reno.	Predominant use
Greenhouse	Main	2,354	1979	NA	Special Use

Condition. 2025 condition score 364 (Needs improvement — renovation). Top weighted contributors: Fire Safety (54), HVAC (35), Roofing (33).

Current biennium (2027 request). None

Deferred and emerging. None

Long-term outlook. A 1979 greenhouse (2,354 GSF) scoring 364, driven by fire-safety, HVAC, and roofing ratings. No deficiencies this cycle and no master-plan flag. Like the other small renovation-band structures, it warrants a repair-versus-retire reassessment rather than programmed capital.

Science Service Center — condition score 357

Building	Campus	GSF	Built	Reno.	Predominant use
Science Service Center	Main	6,282	1980	NA	Educational

Condition. 2025 condition score 357 (Needs improvement — renovation). Top weighted contributors: Fire Safety (31), Life/Safety (31), Roofing (31).

Current biennium (2027 request). None

Deferred and emerging. None

Long-term outlook. A 1980 science-support building (6,282 GSF) scoring 357, driven by fire-safety, life-safety, and roofing. No deficiencies and no master-plan flag. Its score places it at the threshold where component repair gives way to whole-building decisions; a condition reassessment next cycle is the appropriate step.

Frost Arts Center — condition score 354

Building	Campus	GSF	Built	Reno.	Predominant use
Frost Arts Center	Main	21,365	1958	NA	Educational

Condition. 2025 condition score 354 (Needs improvement — renovation). Top weighted contributors: Elevators (30), Life/Safety (30), Remaining Life (30).

Current biennium (2027 request). D01 ($1,154,000)

Deferred and emerging. D16 ($181,000), D17 ($44,000), D40 ($261,000), D55 ($62,000)

Long-term outlook. A 1958, unrenovated arts building scoring 354, carrying both the cycle's second-largest 2027 roofing project (D01, $1,154,000 — a full TPO replacement) and $548,000 of deferred work spanning HVAC, exterior closure, and fire alarm. The 2027 roof is sound envelope investment regardless of the building's long-term disposition. The deferred mechanical and fire-alarm scope should be evaluated against the master plan's instructional-modernization direction for the 1958 core rather than renewed piecemeal.

Baird Administration — condition score 346

Building	Campus	GSF	Built	Reno.	Predominant use
Baird Administration	Main	23,949	1966	NA	Office

Condition. 2025 condition score 346 (Needs improvement — maintenance). Top weighted contributors: Life/Safety (40), HVAC (32), Glazing (30).

Current biennium (2027 request). D08 ($29,000), D09 ($27,000)

Deferred and emerging. D25 ($224,000), D26 ($174,000), D27 ($174,000), D28 ($100,000)

Long-term outlook. A 1966 administration building scoring 346, with two small 2027 site items (exterior handrails and flatwork, D08–D09, $56,000 combined) and $672,000 of deferred HVAC work (D25–D28 — air handlers, pumps, and controls). The deferred mechanical package is the building's defining mid-term need and is part of the central-plant-connected HVAC stock the decarbonization plan addresses; it should be sequenced with that plan rather than replaced like-for-like.

Pechanec Hall — condition score 340

Building	Campus	GSF	Built	Reno.	Predominant use
Pechanec Hall	Main	26,567	1966	NA	Educational

Condition. 2025 condition score 340 (Needs improvement — maintenance). Top weighted contributors: Glazing (30), Life/Safety (30), Electrical (24).

Current biennium (2027 request). None

Deferred and emerging. D24 ($145,000), D61 ($114,000)

Long-term outlook. A 1966 instructional building scoring 340, carrying $259,000 of deferred work — an air-handling unit (D24, $145,000) and a deferred lighting/electrical item (D61, $114,000). No 2027 request

item. The lighting portion is a candidate for the LED conversion the decarbonization plan calls for, and the air handler is part of the aging central-plant-connected stock.

Hanna Hall — condition score 339

Building	Campus	GSF	Built	Reno.	Predominant use
Hanna Hall	Main	18,765	1958	NA	Educational

Condition. 2025 condition score 339 (Needs improvement — maintenance). Top weighted contributors: Life/Safety (31), Exterior Closure (25), Plumbing (25).

Current biennium (2027 request). None

Deferred and emerging. None

Long-term outlook. A 1958, unrenovated instructional building scoring 339 and flagged for replacement in the master plan (cited for poor configuration). It generated no deficiencies this cycle, which is appropriate for a replacement candidate. Confirm the replacement timeline so its load and any swing-space needs enter the capital and decarbonization plans.

Hawkins Hall — condition score 301

Building	Campus	GSF	Built	Reno.	Predominant use
Hawkins Hall	Main	4,951	1990	NA	Educational

Condition. 2025 condition score 301 (Needs improvement — maintenance). Top weighted contributors: Electrical (28), HVAC (28), Roofing (23).

Current biennium (2027 request). None

Deferred and emerging. None

Long-term outlook. A 1990 instructional building scoring 301 and flagged for replacement in the master plan. No deficiencies this cycle. As with the other replacement candidates, no preservation funds should be committed; the priority is confirming the master-plan timeline.

O'Connell Sport Center — condition score 294

Building	Campus	GSF	Built	Reno.	Predominant use
O'Connell Sport Center	Main	46,910	1958	2008	Special Use

Condition. 2025 condition score 294 (Needs improvement — maintenance). Top weighted contributors: Electrical (24), Plumbing (24), Life/Safety (20).

Current biennium (2027 request). None

Deferred and emerging. D29 ($224,000), D46 ($1,839,000); excluded (cost TBD): D10

Long-term outlook. A 1958 athletics building, renovated in 2008, scoring 294 and flagged in the master plan for renovation (cited as undersized for recent enrollment growth). It carries the single largest deferred item in the portfolio — a $1,839,000 roof (D46) — plus a $224,000 air handler (D29) and a high-scoring

excluded plumbing-fixtures item (D10, cost TBD). The deferred roof is large enough to compete with a 2029 preservation request on its own and should be priced against the renovation scope: if a renovation is near, the roof may fold into it; if not, it is urgent standalone envelope work.

Applied Arts I — condition score 290

Building	Campus	GSF	Built	Reno.	Predominant use
Applied Arts I	Main	12,074	1950	NA	Special Use

Condition. 2025 condition score 290 (Needs improvement — maintenance). Top weighted contributors: Elevators (30), Roofing (30), Exterior Closure (24).

Current biennium (2027 request). None

Deferred and emerging. D20 ($112,000)

Long-term outlook. A 1950 special-use building scoring 290, carrying $112,000 of deferred roofing/envelope work (D20). No 2027 item. The deferred envelope work is the building's near-term need; given the 1950 vintage, a condition reassessment should confirm whether targeted repair or a larger envelope project is the better value.

Health Sciences — condition score 238

Building	Campus	GSF	Built	Reno.	Predominant use
Health Sciences	Main	17,195	1958	1996	Educational

Condition. 2025 condition score 238 (Adequate). Top weighted contributors: Roofing (31), Electrical (25), Appearance (19).

Current biennium (2027 request). D03 ($1,049,000)

Deferred and emerging. D31 ($86,000)

Long-term outlook. A 1958 building, renovated in 1996, scoring 238 (Adequate) but carrying a $1,049,000 2027 roof replacement (D03) on the strength of an end-of-life roof rather than overall condition. A small deferred plumbing item (D31, $86,000) remains. With the roof funded, near-term exposure is largely resolved for this cycle.

Scarpelli Hall — condition score 228

Building	Campus	GSF	Built	Reno.	Predominant use
Scarpelli Hall	Main	41,192	1994	NA	Educational

Condition. 2025 condition score 228 (Adequate). Top weighted contributors: Roofing (32), Glazing (19), HVAC (17).

Current biennium (2027 request). D06 ($1,049,000)

Deferred and emerging. D33 ($28,000), D43 ($15,000), D44 ($15,000)

Long-term outlook. A 1994 instructional building scoring 228 (Adequate) carrying a $1,049,000 2027 roof replacement (D06), with modest deferred plumbing and water-heater items (D33, D43, D44, $58,000 combined). The roof is the cycle's major investment here; the deferred plumbing is minor and can follow.

Central Mechanical — condition score 223

Building	Campus	GSF	Built	Reno.	Predominant use
Central Mechanical	Main	3,155	1984	NA	Support

Condition. 2025 condition score 223 (Adequate). Top weighted contributors: Fire Safety (36), Doors & Hardware (22), Glazing (22).

Current biennium (2027 request). None

Deferred and emerging. D49 ($321,000)

Long-term outlook. The 1984 central plant (3,155 GSF) scoring 223, carrying a $321,000 deferred boiler replacement (D49). This item is singular: the four gas boilers it covers are the campus's primary heating source and are explicitly the equipment the decarbonization plan retains as roughly 10% peak/backup heat after the chillers are converted to heat-recovery heat pumps. The boiler decision should therefore be made inside the decarbonization plan, not as a standalone like-for-like replacement — replacing all four at full capacity would over-build heating the plan intends to shrink.

Cannell Library — condition score 212

Building	Campus	GSF	Built	Reno.	Predominant use
Cannell Library	Main	48,250	1990	NA	Study

Condition. 2025 condition score 212 (Adequate). Top weighted contributors: Roofing (20), Glazing (18), Insulation (18).

Current biennium (2027 request). D04 ($159,000)

Deferred and emerging. D32 ($28,000), D47 ($145,000)

Long-term outlook. A 1990 library (the largest single building in the portfolio at 48,250 GSF) scoring 212 (Adequate), with a $159,000 2027 roof-connection replacement (D04, the section tying to Gaiser Hall) and a $145,000 deferred section of the same roof (D47) plus a small water heater (D32). The two roof sections should ideally be bid together; funding only the connection this cycle leaves a known adjacent failure for 2029.

Beacock Music — condition score 202

Building	Campus	GSF	Built	Reno.	Predominant use
Beacock Music	Main	10,095	1958	NA	Educational

Condition. 2025 condition score 202 (Adequate). Top weighted contributors: Roofing (21), Glazing (19), HVAC (17).

Current biennium (2027 request). None

Deferred and emerging. D30 ($249,000)

Long-term outlook. A 1958 music building scoring 202 (Adequate) carrying $249,000 of deferred HVAC work (D30). No 2027 item. The deferred mechanical work is part of the central-plant-connected stock and should be sequenced with the broader mechanical renewal.

Penguin Union Building — condition score 178

Building	Campus	GSF	Built	Reno.	Predominant use
Penguin Union Building	Main	47,048	2005	NA	Office

Condition. 2025 condition score 178 (Adequate). Top weighted contributors: Glazing (18), Exterior Closure (16), Floor Finishes (12).

Current biennium (2027 request). D05 ($2,454,000)

Deferred and emerging. D59 ($12,000)

Long-term outlook. A 2005 student-union building scoring 178 (Adequate) carrying the single largest 2027 project in the portfolio — a $2,454,000 full roof replacement (D05) — plus a trivial deferred item (D59, $12,000). The roof is 38% of the entire preservation request; its scope, phasing, and estimate warrant the closest validation of any single line in this cycle.

Joan Stout Hall — condition score 170

Building	Campus	GSF	Built	Reno.	Predominant use
Joan Stout Hall	Main	19,943	2006	NA	Educational

Condition. 2025 condition score 170 (Superior). Top weighted contributors: Floor Finishes (18), Glazing (18), Fire Safety (10).

Current biennium (2027 request). D02 ($226,000)

Deferred and emerging. D56 ($14,000)

Long-term outlook. A 2006 instructional building scoring 170 (Superior) carrying a $226,000 partial roof-membrane replacement (D02) and a trivial deferred item (D56). A modern, well-conditioned building; the roof is a targeted repair, not a sign of broader decline.

Clark College @ Ctc — condition score 164

Building	Campus	GSF	Built	Reno.	Predominant use
Clark College @ Ctc	Sat	69,928	2009	NA	Educational

Condition. 2025 condition score 164 (Superior). Top weighted contributors: Roofing (20), HVAC (16), Fire Safety (10).

Current biennium (2027 request). D07 ($66,000)

Deferred and emerging. D19 ($22,000)

Long-term outlook. The 2009 Columbia Tech Center satellite building (69,928 GSF) scoring 164 (Superior), with a small $66,000 2027 roof item (D07) and a trivial deferred item (D19). A modern, well-conditioned satellite; near-term exposure is minimal.

Campus-wide (Multiple buildings)

Current biennium (2027 request). D12 ($264,000), D13 ($56,000)

Deferred and emerging. D18 ($1,111,000), D34 ($1,662,000), D35 ($982,000), D36 ($927,000), D37 ($335,000), D38 ($181,000), D45 ($125,000), D48 ($558,000), D60 ($65,000)

Note. The deficiencies recorded against "Multiple" carry the largest deferred concentration in the portfolio ($5,946,000) and are the heart of the decarbonization-linked backlog: the campus control-panel replacement (D34, $1,662,000), terminal-unit controllers (D35, $982,000), heating and cooling distribution lines (D36, $927,000), actuators and dampers (D37, D38), the campus fire-alarm-panel replacement (D18, $1,111,000), and the campus LED lighting conversion (D48, $558,000). Two excluded items (multiple-building exterior doors D11 and door locks D14, cost TBD) also sit here. Because these are central or campus-scale systems rather than single-building equipment, they are planned at the campus level in Section 9, not allocated building-by-building.

Not profiled individually. Fifteen buildings are not profiled: the four below-threshold cases with no master-plan flag and under $100,000 of deferred work (T Building, Diesel, Haag Parent Education, and the Child Care Storage Shed), and eleven buildings in Superior or Adequate condition with no 2027 request item and no material deferred work — including the modern academic anchors (STEM, the WSU-V building, Gaiser Hall, Bauer Hall, the Early Learning Center, the Child & Family Studies building, and the CTC Storage Building). Component detail for every surveyed building is in the Appendix.

6. INFRASTRUCTURE SYSTEMS

Infrastructure requests (campus utilities, distribution, and site systems) are budgeted separately from building preservation. For 2027–2029 the college requests $875,000 of infrastructure work across two projects, against a deferred infrastructure backlog of $54,327,000 across 226 future-tagged items — a backlog roughly five times the size of the entire College Minor Work request and dominated by the campus chilled- and hot-water distribution loop. That single category ties Section 6 directly to the decarbonization plan in Section 9.

2027–2029 infrastructure request

Project	Amount	Asset
Sewer Line — Sewer Line beginning the SW site quadrant and ending southeast of O'Connell Sport Center	$822,000	#385
Primary switchgear — See Image	$53,000	#374
Total infrastructure request	**$875,000**	

The 2027 request funds a sewer line beginning in the southwest campus quadrant and ending southeast of the O'Connell Sport Center ($822,000) and a 1600-amp interior primary switchgear replacement in Facilities

Services ($53,000) — both consistent with the incremental, phased renewal of campus utilities typical on a community-college campus.

Deferred infrastructure backlog (future)

Deferred system (future)	Items	Estimate
Non-potable water (chilled/hot-water loop)	52	$26,868,000
Potable water	37	$11,798,000
Sewer	50	$7,811,000
Electrical	38	$4,757,000
Storm	49	$3,093,000
Total deferred infrastructure	**226**	**$54,327,000**

The non-potable-water category — the campus chilled- and hot-water distribution loop — is the largest single infrastructure exposure at $26,868,000 across 52 items, and it is the same system the decarbonization plan identifies for replacement: roughly 40-year-old distribution piping that any central-plant electrification depends on. The college reports that of approximately 1,400 feet of developed loop, about 1,200 feet remains after a recent ~200-foot segment was replaced for about $600,000. This is a multi-biennium program that should be planned jointly with the plant conversion in Section 9, not as isolated utility repair.

Prior biennium funded — 2025–2027 (all categories)

Funded category (2025–2027)	Amount
Facility (11 items)	$2,328,000
Program	$1,616,000
Unanticipated Repair Fund (URF)	$1,166,000
Infrastructure (potable-water line + three-phase transformer)	$149,000
Total funded (2025–2027)	**$5,259,000**

On the radar for 2029–2031

Two infrastructure pressures dominate the next cycle. First, the chilled- and hot-water distribution loop ($26,868,000 deferred) is the physical backbone of the decarbonization plan; a defined multi-biennium replacement scope — segment sequencing, cost-per-foot, and coordination with plant conversion — would

strengthen both the 2029 infrastructure request and the decarbonization case. Second, the broader deferred utility backlog (potable water $11,798,000, sewer $7,811,000, electrical $4,757,000, storm $3,093,000) is large enough that a prioritized, condition-based infrastructure roadmap — rather than item-by-item requests — would help the college sequence the most failure-prone segments first. The 2027 switchgear and sewer items are appropriate first steps in that larger program.

7. MASTER PLAN ALIGNMENT

The college's master planning is current. The pre-survey records a Main Campus facilities plan dated 2014 with a 2017 update, but the college reports that a new Comprehensive Facilities Plan was completed in May 2025 by LSW Architects, which supersedes the earlier plan; the satellite and WSU-V locations are covered under separate plans. The capital priorities below are as reported in the pre-survey.

Master planning currency

Plan	Most recent full plan	Most recent update
Main Campus comprehensive plan	2025 (LSW Architects)	2025
Prior plan of record (pre-survey)	2014	2017

Reported capital priorities

Category	Building(s)	Master-plan note
Renovation	Science; O'Connell Sport Center	Modernize instructional infrastructure; sport center undersized for enrollment growth
Replacement	Foster Hall; Hawkins Hall; Hanna Hall	Cited for poor configuration / end of useful life
Demolition	None	—

The 2027 capital-repair recommendations align well with these priorities. No 2027 preservation project invests in a building flagged for replacement: Foster, Hawkins, and Hanna Halls each generated no deficiencies this cycle and receive no funding — the correct posture for replacement candidates. The two renovation-flagged buildings are handled appropriately: the Science building's deferred floor work should fold into its instructional-modernization renovation rather than proceed standalone, and the O'Connell Sport Center's large deferred roof ($1,839,000) should be priced against the renovation scope before it is requested as a standalone 2029 item. The largest 2027 investments — the Penguin Union ($2,454,000) and Frost Arts ($1,154,000) roofs — are in buildings not flagged for replacement, so they preserve assets the college intends to keep.

Two items to track for the 2029 cycle. First, the new Comprehensive Facilities Plan (2025) should be obtained and its priorities reconciled against this survey, since it postdates the pre-survey's plan of record and may revise the replacement and renovation lists. Second, the new Advanced Manufacturing Center at

Boschma Farms (Ridgefield), which opened to classes in spring 2025, is not yet in the FPMT inventory or this survey; adding it before the next cycle ensures its roughly 50,000 GSF and its systems enter the capital and decarbonization plans.

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 (798,924 GSF).

In-house maintenance staffing (2025 pre-survey)

Position	Hours per week	Estimated annual cost
Maintenance Mechanic 4 (×2)	80	$210,814
Maintenance Mechanic 3 (×5)	200	$489,195
Maintenance Specialist	40	$125,089
Painter (×2)	30	$60,250
Maintenance Mechanic 2	15	$33,238
Maintenance Mechanic 2 (×2)	80	$177,272
Automotive Technician	40	$98,220
Total (14 positions)	**485**	**$1,194,078**

Derived metrics

In-house maintenance FTEs (485 hrs/wk ÷ 40)	12.1
Estimated equivalent contract FTEs (2023 cycle)	6.1
Combined total FTEs	18.2
GSF per combined FTE (798,924 GSF surveyed)	43,897
State average (weighted, 2023 cycle)	74,279 GSF / FTE
Total maintenance cost	$1,843,444 ($1,194,078 staff + $525,366 contract + $124,000 material; contract and material from 2023 cycle)

Maintenance cost per GSF	$2.31
State average (weighted, 2023 cycle)	$1.48 / GSF
APPA self-rating (2023 cycle)	Managed Care (3 of 5)

Clark's maintenance organization is well above the state average on investment. At 43,897 GSF per combined FTE against a state average of 74,279, the college staffs maintenance more intensively than the system norm — roughly 41% fewer square feet per FTE — and at $2.31 per GSF against a state average of $1.48, it spends well above average per square foot. This matters for how the deferred backlog should be read: the $11,252,000 deferred concentration is not the signature of an understaffed program failing to keep up, but of aging central-plant and distribution systems reaching end of life on schedule. A program at this staffing level is comparatively well-positioned to take on the operations-and-maintenance and metering obligations that accompany the decarbonization plan, though the plan's new central-plant controls and heat-pump equipment will require corresponding training and possibly specialized 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. Clark's combined identified need this cycle — $17,785,000 of preservation deficiencies plus a $54,327,000 deferred infrastructure backlog — would normally be assessed against portfolio CRV to judge whether reinvestment is keeping pace with deterioration.

Reviewer note. The FPMT replacement-cost (CRV) values for all 41 of Clark's buildings are recorded as "Unknown" in the source workbook, so a capital-reinvestment rate cannot be computed for this report. As a rough external benchmark, Gordian's State of Facilities in Higher Education places national capital-renewal backlog on the order of $156 per GSF; against the surveyed 798,924 GSF that implies a backlog scale broadly consistent with the identified deficiency and infrastructure totals, but obtaining current replacement values would let the next cycle express the backlog as a reinvestment-rate gap directly. The APPA self-rating and the contract-maintenance and materials figures should also be re-collected, as the current values are carried forward from 2023.

9. DECARBONIZATION AND CLEAN BUILDINGS COMPLIANCE

Washington's Clean Buildings Performance Standard (CBPS), administered by the Department of Commerce under RCW 19.27A, and the district-energy-system decarbonization pathway created by HB 1390 (RCW 19.27A.260) together govern how Clark's larger buildings are operated and re-equipped. For Clark the standard is not an abstract sustainability goal — it is a compliance pathway already chosen, with a completed 15-year decarbonization plan, that overlaps almost exactly with the mechanical, controls, lighting, and distribution work sitting in this report's deferred backlog. This section describes Clark's compliance pathway, summarizes the decarbonization plan, and shows how the 2027–2029 capital request and the deferred backlog can be sequenced so that required repairs and required decarbonization are funded as one coordinated effort rather than two.

Note on sources. Unlike the survey's repair estimates, the decarbonization figures in this section are taken from Clark's HB 1390 decarbonization plan prepared by McKinstry (June 2025). They are rough-order-of-magnitude (ROM) planning estimates carried in that plan and are not directly comparable to the FCS budget

figures, which are component-repair estimates. Where the two are paired below, the point is the overlap in scope, not equivalence of cost.

9.1 Clark's compliance pathway: a campus district energy system

Most colleges in this report comply with the Clean Buildings Standard building by building, each covered building meeting a measured energy-use-intensity (EUI) target on a tier schedule keyed to floor area. Clark is different: it operates a central mechanical plant serving most of campus through a shared thermal loop, which qualifies it for the district-energy-system (DES) decarbonization pathway under HB 1390. Under that route the campus owner files a single multi-year decarbonization plan (generally up to 15 years) with Commerce and complies at the campus level against an EUI target, rather than building by building.

Clark's campus EUI target is 96 kBtu per square foot per year. The campus currently operates at approximately 89 kBtu/sf-yr — already compliant, with a buffer — and the decarbonization plan drives that figure down to roughly 58 kBtu/sf-yr over its horizon. Because the college already meets the target, the plan is best understood not as a scramble to reach compliance but as a managed, end-of-life replacement program that deepens compliance while modernizing the plant; the capital-planning task is to fund it in step with equipment failure rather than ahead of or behind it.

9.2 The campus central plant and the decarbonization plan

The existing plant pairs an open-loop ground-source well field with two electric chillers and four natural-gas boilers. The chillers (roughly 600 and 800 tons) provide about 95% of campus cooling; the four gas boilers (about 9,600 MBH combined) provide more than 84% of campus heating. The plan's core move is to replace the chillers, as each reaches end of life, with ground-source heat-recovery heat pumps that produce both chilled and hot water — electrifying the bulk of campus heating — while retaining the gas boilers for roughly 10% peak and backup heating. The first chiller replacement is projected in about five years and the second in about seven, which places the central electrification squarely in the 2029–2033 window.

Existing vs. proposed central plant

System	Existing	Proposed (per plan)
Cooling	Two chillers (~600 + ~800 ton); ~95% of campus cooling	Ground-source heat-recovery heat pumps replacing chillers at end of life
Heating	Four natural-gas boilers (~9,600 MBH); >84% of campus heating	Heat-recovery heat pumps for base load; gas boilers retained for ~10% peak/backup
Ground source	Open-loop ground-source well field	Retained and leveraged for heat-recovery heat pumps
Efficiency	Gas heating COP ≈ 0.7	Heat-pump heating COP ≈ 3.0

Plan cost and outcomes

Decarbonization plan (McKinstry, June 2025)	ROM value
Gas-to-electric (heat-pump conversion) scope	~$6.94 million
Energy-efficiency / modernization scope	~$30 million
Plan updates (10-year reporting)	~$150,000
Escalation (3.3% annual)	~$9.48 million
Total program (15-year, ROM)	**~$47 million**
Campus EUI: current → target → plan endpoint	89 → 96 (target) → 58 kBtu/sf-yr
Annual emissions reduction by 2040	~72%
Estimated annual utility savings	~$148,000 / year

Plan phasing by biennium (ROM scope value)

Biennium	Primary scope	ROM value
2027–2029	Energy efficiency / modernization	~$11 million
2029–2031	Heating electrification + efficiency + 10-yr report	~$8.7 million
2031–2033	Heating electrification + efficiency	~$9.6 million
2033–2035	Efficiency / modernization	~$5.4 million
2035–2037	Efficiency / modernization	~$5.8 million
2037–2039	Efficiency / modernization	~$6.1 million

The plan front-loads energy-efficiency and modernization work in 2027–2029 (LED lighting, controls upgrades, demand-controlled ventilation, building-level HVAC replacements, window upgrades, and retro-commissioning), then concentrates central-plant heating electrification in 2029–2033 as the chillers reach end of life. On the electrical side, the plan notes that the second heat pump may require a second 1,000-kVA campus service (carried as an alternate of roughly $1.5 million), but that the campus distribution loop has ample headroom — about 2.1 MVA in use of 13.8 MVA available — so electrification is not service-constrained at the campus level.

9.3 The deferred backlog is, in substance, the decarbonization plan

The central planning observation of this report is that Clark's deferred FCS backlog and the first phases of its decarbonization plan are largely the same scope of work seen from two directions. The plan's 2027–2029 efficiency-and-modernization phase and its 2029–2033 heating-electrification phase land on exactly the systems the survey has already flagged as deferred deficiencies. Four overlaps are direct:

- **Central boiler plant (D49, $321,000 deferred).** The deferred replacement of the four gas boilers is the same equipment the plan retains as ~10% peak/backup heat after electrification. Replacing all four at full capacity like-for-like would over-build heating the plan intends to shrink; this decision belongs inside the decarbonization plan.
- **Central HVAC controls and distribution (~$4.9 million deferred).** The campus control-panel replacement (D34, $1,662,000), terminal-unit controllers (D35, $982,000), heating and cooling distribution lines (D36, $927,000), and actuators and dampers (D37, D38, $516,000) are the instrumentation and distribution the plan rebuilds for heat-recovery operation. Modern controls are simultaneously a deferred deficiency and the metering an EUI compliance program depends on.
- **Campus lighting (D48, $558,000 deferred).** With roughly 90% of campus buildings still on fluorescent lighting, the deferred LED conversion is the plan's lowest-cost, highest-certainty efficiency measure and a named 2027–2029 modernization item.
- **Chilled- and hot-water distribution piping ($26,868,000 deferred infrastructure).** The deferred non-potable-water infrastructure backlog (Section 6) is the same ~40-year-old distribution loop the plan must renew to carry heat-recovery hot water; it is the physical precondition for central electrification.

Beyond these four, the building-level deferred HVAC across Baird, Pechanec, Beacock, and the Frost Arts and Science buildings is the stock the plan's building-level HVAC-replacement and retro-commissioning measures target. In short, the deferred mechanical, controls, lighting, and distribution work is not a separate cost from decarbonization — it is the mechanism of decarbonization, and its timing already coincides with the plan's first two biennia.

9.4 Sequencing the 2027–2029 request and beyond

Because equipment age and the decarbonization plan drive the same replacements within the same window, the efficient path is to specify the deferred mechanical, controls, lighting, and distribution scope as electrification-ready at the point of replacement rather than as like-for-like swaps, and to sequence it against the plan's phasing:

- **2027–2029.** Fund the deferred LED lighting conversion (D48) and controls modernization (D34, D35, D37, D38) as the survey's contribution to the plan's $11 million efficiency-and-modernization phase; specify all as high-efficiency / digital-controls work that counts toward the EUI target. Hold the boiler replacement (D49) for the plan rather than replacing four gas boilers at full capacity.
- **2029–2033.** Sequence the central distribution-line work (D36) and the chilled-/hot-water infrastructure renewal with the chiller-to-heat-pump conversions the plan schedules for this window; this is the heating-electrification phase, and the distribution piping is its precondition.
- **Throughout.** Replace building-level HVAC (Baird, Pechanec, Beacock, Frost Arts) with electrification-ready equipment as it fails, and fold the Science building's deferred floor and any O'Connell roof work into their master-plan renovations rather than funding them standalone.

Treated this way, spending the college must make anyway becomes decarbonization progress rather than stranded like-for-like replacement. The corollary is the warning: any of this deferred work funded as a straight swap — four full-capacity gas boilers, a like-for-like control panel, a fluorescent relamp — risks being re-touched within a few years to meet the plan's trajectory, which is the most expensive way to comply.

Recommendation

Before the 2027–2029 request is finalized, the college should (1) confirm with Commerce that Clark is filing and complying under the district-energy-system decarbonization pathway rather than building-by-building EUI, (2) map each deferred mechanical, controls, lighting, and distribution deficiency in Section 4 to its corresponding measure and biennium in the McKinstry plan, and (3) re-specify those deferred items as electrification-ready scope so they can be requested as coordinated compliance-and-renewal projects. The decarbonization plan's project contact (McKinstry) and the college's facilities director should jointly own that reconciliation so the survey backlog and the plan are funded as one program.

Reviewer note. This integration framing pairs the survey's deferred deficiency list (Section 4) with the scope and phasing of Clark's McKinstry decarbonization plan. The dollar figures from the two sources are not directly comparable — the survey figures are component-repair estimates and the plan figures are ROM program estimates — so the pairing establishes scope overlap and sequencing, not a combined budget. A reconciled, costed crosswalk between the deferred deficiencies and the plan's measures should be produced before submission.

10. APPENDIX: BUILDING CONDITION DETAIL

The 20-component condition-score breakdown for each of the 34 surveyed buildings, ordered worst to best by overall score. Each table is reference data; 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.

Foster Hall — condition score 435

Component	Rating	Wt.	Wt. Score	Comment
Structure	2	8	16	Brick; wood frame; concrete; seismic integrity concerns
Exterior Closure	3	8	24	Brick-random mortar deterioration
Roofing	1	10	10	Single-ply 2016
Floor Finishes	3	6	18	Vinyl tile; carpet; sheet vinyl; concrete
Wall Finishes	1	6	6	Brick; plaster; gypsum board
Ceiling Finishes	1	6	6	Lay-in and direct adhered tile
Doors & Hardware	3	6	18	Interior wood doors w HM frames-general surface wear; exterior aluminum/HM doors
Elevators	5	6	30	
Plumbing	3	8	24	Galvanized, cast iron, copper and steel piping; porcelain fixtures
Electrical	3	8	24	Service from adjacent Hanna Hall
Lights/Power	3	8	24	Ceiling mount fluorescent fixtures
Life/Safety	3	10	30	
Fire Safety	1	10	10	
Modifications	3	7	21	Some modifications not well thought out
Maintenance	2	7	14	

Component	Rating	Wt.	Wt. Score	Comment
Remaining Life	5	6	30	Older building; average construction; poor interior layout and design; not cost-effective to retain
Appearance	5	6	30	Narrow halls; low ceilings; inadequate rest rooms; very dated interior and exterior
Insulation	5	6	30	
Glazing	5	6	30	Operable units
HVAC	5	8	40	Multi-zone AHU w hot/chilled water coils and 4-pipe convectors; hot and chilled water from central plant
Total weighted score			**435**	*Needs improvement — renovation*

Horticulture Resource Ctr — condition score 434

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	9	Wood framing; brick
Exterior Closure	3	8	27	Brick; plywood panels
Roofing	3	10	33	3 tab asphalt shingles
Floor Finishes	3	6	20	Bare concrete-cracks throughout
Wall Finishes	1	6	7	Painted plywood
Ceiling Finishes	2	6	13	Wood strip ceiling
Doors & Hardware	3	6	20	Interior/exterior HM doors/frames-surface wear
Elevators	0	6	0	
Plumbing	0	8	0	

Component	Rating	Wt.	Wt. Score	Comment
Electrical	1	8	9	200amp 208/120v
Lights/Power	3	8	27	Hanging fluorescent fixtures
Life/Safety	3	10	33	
Fire Safety	5	10	55	
Modifications	1	7	8	None apparent
Maintenance	3	7	23	
Remaining Life	5	6	33	Very small older building; very limited suitability for any program use; not cost-effective to retain
Appearance	5	6	33	
Insulation	5	6	33	
Glazing	5	6	33	
HVAC	2	8	18	Electric unit heaters; window A/C;
Total weighted score			**434**	*Needs improvement — renovation*

Science — condition score 384

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	9	Wood framing; brick; concrete; CMU
Exterior Closure	2	8	17	Brick-some mortar deterioration; T1-11 plywood; CMU
Roofing	3	10	31	Hypalon single-ply membrane
Floor Finishes	3	6	19	Vinyl tile-surface wear; vinyl sheet flooring-surface wear; ceramic tile; concrete

Component	Rating	Wt.	Wt. Score	Comment
Wall Finishes	1	6	6	Plaster; ceramic tile; gypsum board; CMU
Ceiling Finishes	1	6	6	Lay-in tile; direct-adhered tile; plaster
Doors & Hardware	3	6	19	Interior wood doors w HM frames-surface wear; exterior HM doors/frames
Elevators	0	6	0	One story
Plumbing	3	8	25	Galvanized, copper, steel and cast iron piping; porcelain fixtures
Electrical	3	8	25	800amp 208/120v
Lights/Power	3	8	25	Lay-in and ceiling-mount fluorescent fixtures
Life/Safety	3	10	31	
Fire Safety	3	10	31	
Modifications	1	7	8	1980 interior remodel appears well constructed
Maintenance	1	7	7	
Remaining Life	5	6	31	Constructed as two small buildings (SC1-1958 and SC2-1980) ; small addition (SC3) in 1994; low first-cost; not cost-effective to retain long-term
Appearance	5	6	31	
Insulation	3	6	19	
Glazing	3	6	19	
HVAC	3	8	25	AHU w hot/chilled water 4-pipe ventilators; multizone packaged HVAC unit; AHU with DX coil; hot/chilled water from central plant
Total weighted score			**384**	*Needs improvement — renovation*

Greenhouse — condition score 364

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	9	Steel framing
Exterior Closure	3	8	26	Plexiglas panels
Roofing	3	10	33	Plexiglas panels
Floor Finishes	3	6	20	Part concrete; part gravel/dirt
Wall Finishes	2	6	13	Plexiglas panels
Ceiling Finishes	0	6	0	Plexiglas panels
Doors & Hardware	3	6	20	exterior HM doors/frames-surface wear
Elevators	0	6	0	One story
Plumbing	3	8	26	PVC piping
Electrical	1	8	9	100amp 208/120v
Lights/Power	3	8	26	Hanging fluorescent lighting
Life/Safety	1	10	11	
Fire Safety	5	10	54	
Modifications	1	7	8	None evident
Maintenance	3	7	23	
Remaining Life	3	6	20	
Appearance	3	6	19	
Insulation	1	6	6	None
Glazing	1	6	6	Wall/ceiling panels

Component	Rating	Wt.	Wt. Score	Comment
HVAC	4	8	35	Gas unit heaters and evaporative cooler; exhaust and heat systems funded 21-23
Total weighted score			**364**	*Needs improvement — renovation*

Science Service Center — condition score 357

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	
Exterior Closure	2	8	17	
Roofing	3	10	31	
Floor Finishes	2	6	13	
Wall Finishes	1	6	6	
Ceiling Finishes	2	6	13	
Doors & Hardware	3	6	19	
Elevators	0	6	0	
Plumbing	3	8	25	
Electrical	1	8	8	
Lights/Power	3	8	25	
Life/Safety	3	10	31	
Fire Safety	3	10	31	
Modifications	1	7	7	
Maintenance	3	7	22	

Component	Rating	Wt.	Wt. Score	Comment
Remaining Life	3	6	19	
Appearance	3	6	19	
Insulation	3	6	19	
Glazing	3	6	19	
HVAC	3	8	25	
Total weighted score			**357**	*Needs improvement — renovation*

Frost Arts Center — condition score 354

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Wood frame; concrete; brick; glu-lam beams
Exterior Closure	2	8	16	Brick-random mortar deterioration; plywood soffits
Roofing	2	10	20	Single-ply TPO membrane-2003; standing seam metal
Floor Finishes	4	6	24	Vinyl tile; carpet; concrete; ceramic tile; sheet vinyl
Wall Finishes	3	6	18	Gypsum board; CMU; plaster; brick; ceramic tile; concrete
Ceiling Finishes	3	6	18	Direct adhered tile-general deterioration; lay-in tile; wood deck; concrete deck; wood strips
Doors & Hardware	3	6	18	Interior wood/HM doors/frames-surface wear; exterior aluminum/HM doors/frames
Elevators	5	6	30	

Component	Rating	Wt.	Wt. Score	Comment
Plumbing	2	8	16	Copper, cast iron, galvanized and steel piping; porcelain fixtures
Electrical	1	8	8	200amp 208/120v
Lights/Power	3	8	24	Lay-in, hanging and ceiling-mount fluorescent fixtures
Life/Safety	3	10	30	
Fire Safety	1	10	10	
Modifications	1	7	7	Basement modifications appear adequate
Maintenance	1	7	7	
Remaining Life	5	6	30	Medium to long-term cost-effectiveness of retaining building is highly questionable
Appearance	3	6	18	Tired building; average interior and exterior
Insulation	3	6	18	
Glazing	3	6	18	
HVAC	2	8	16	New multi-zone air handler w hot/chilled water coils installed in 2003; electric unit heaters
Total weighted score			**354**	*Needs improvement — renovation*

T Building — condition score 350

Component	Rating	Wt.	Wt. Score	Comment
Structure	3	8	25	Wood frame; split-face CMU
Exterior Closure	3	8	25	Split-face CMU; plywood soffits-extensive wear; aluminum beveled siding

Component	Rating	Wt.	Wt. Score	Comment
Roofing	1	10	10	Single-ply roofing 2016
Floor Finishes	1	6	6	Concrete; vinyl tile; carpet; sheet vinyl; ceramic tile; carpet tile
Wall Finishes	2	6	13	Gypsum board; folding partition walls
Ceiling Finishes	3	6	19	Direct-adhered tile; lay-in tile; gypsum board
Doors & Hardware	3	6	19	Interior wood doors w HM frames-surface wear; exterior HM doors/frames
Elevators	0	6	0	
Plumbing	3	8	25	Copper, cast iron and steel piping; porcelain fixtures
Electrical	1	8	8	2000amp 208/120v
Lights/Power	3	8	25	Ceiling-mount, lay-in and recessed can fluorescent fixtures
Life/Safety	3	10	31	
Fire Safety	1	10	10	
Modifications	1	7	7	Interior space modifications appear to have been adequately constructed
Maintenance	3	7	22	
Remaining Life	3	6	19	Low first-cost building; not well maintained by previous owner
Appearance	3	6	19	Very nondescript exterior; average looking interior
Insulation	3	6	19	
Glazing	5	6	31	

Component	Rating	Wt.	Wt. Score	Comment
HVAC	2	8	17	Forced air units on roof 2017. Electric duct reheat coils. HW boiler.
Total weighted score			**350**	*Needs improvement — maintenance*

Baird Administration — condition score 346

Component	Rating	Wt.	Wt. Score	Comment
Structure	2	8	16	Concrete; wood frame
Exterior Closure	3	8	24	Brick-random mortar wear; concrete; metal panel fascia
Roofing	1	10	10	single-ply membrane 2013
Floor Finishes	2	6	12	Carpet; vinyl tile; sheet flooring; wear throughout lower floor
Wall Finishes	1	6	6	Gypsum board; CMU; concrete; vinyl de-mountable partition walls
Ceiling Finishes	3	6	18	Lay-in tile; direct adhered tile; wear throughout lower floor
Doors & Hardware	2	6	12	Interior wood doors/frames-surface wear throughout lower floor; exterior aluminum doors/frames
Elevators	2	6	12	2 stop
Plumbing	3	8	24	Galvanized, copper, PVC, steel and cast iron piping; porcelain fixtures
Electrical	1	8	8	1200amp 120/208v
Lights/Power	3	8	24	Lay-in, hanging strip and ceiling-mount fluorescent fixtures
Life/Safety	4	10	40	Minor ADA violations in bathrooms.

Component	Rating	Wt.	Wt. Score	Comment
Fire Safety	1	10	10	
Modifications	1	7	7	All space modifications appear properly constructed
Maintenance	1	7	7	
Remaining Life	3	6	18	
Appearance	3	6	18	Very average looking interior and exterior
Insulation	3	6	18	
Glazing	5	6	30	Window frames are deteriorated; funded in 2009 to replace; not done
HVAC	4	8	32	AHU w hot/chilled water convectors; deteriorated; funded in 05 to replace; not done; hot/chilled water from central plant; split system HVAC units
Total weighted score			**346**	*Needs improvement — maintenance*

Diesel — condition score 345

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Poured concrete; concrete columns; wood frame
Exterior Closure	3	8	25	Concrete; metal fascia-random damage
Roofing	1	10	10	Single-ply hypalon membrane
Floor Finishes	3	6	19	Concrete; vinyl tile-surface wear; ceramic tile
Wall Finishes	2	6	13	Concrete; CMU

Component	Rating	Wt.	Wt. Score	Comment
Ceiling Finishes	2	6	13	Wood T&G roof deck; lay-in tile; direct-adhered tile
Doors & Hardware	2	6	13	Exterior/interior HM doors/frames; OH metal doors
Elevators	0	6	0	Mezzanine storage
Plumbing	3	8	25	Copper, galvanized, cast iron and steel piping; porcelain fixtures
Electrical	3	8	25	800amp 120/208v
Lights/Power	2	8	17	Ceiling mount and lay-in fluorescent fixtures
Life/Safety	3	10	31	
Fire Safety	2	10	21	
Modifications	1	7	7	Minor modifications-well constructed
Maintenance	2	7	15	
Remaining Life	2	6	12	
Appearance	2	6	12	
Insulation	5	6	31	
Glazing	5	6	31	
HVAC	2	8	17	Radiant ceiling heat; rooftop AHU w chilled water coil; chilled water from central plant
Total weighted score			**345**	*Needs improvement — maintenance*

Pechanec Hall — condition score 340

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Poured concrete frame; brick
Exterior Closure	1	8	8	Brick; concrete; new fascia-2004; mortar repairs-2008
Roofing	1	10	10	Single-ply TPO membrane-2002
Floor Finishes	3	6	18	Vinyl tile; carpet-surface wear; ceramic tile; epoxy floor; concrete; VAT
Wall Finishes	3	6	18	Gypsum board; plaster; brick; ceramic tile; CMU; concrete
Ceiling Finishes	1	6	6	Lay-in tile; direct adhered tile; concrete
Doors & Hardware	3	6	18	Interior wood doors/frames-marred/dinged; exterior aluminum doors/frames
Elevators	1	6	6	2 stop
Plumbing	3	8	24	Copper, cast iron, galvanized, PVC and steel piping; porcelain fixtures
Electrical	3	8	24	1200amp 120/208v; funded in 03 to replace; not done
Lights/Power	3	8	24	Lay-in and hanging fluorescent fixtures
Life/Safety	3	10	30	
Fire Safety	1	10	10	
Modifications	1	7	7	None evident
Maintenance	3	7	21	
Remaining Life	3	6	18	
Appearance	3	6	18	Average looking interior and exterior

Component	Rating	Wt.	Wt. Score	Comment
Insulation	3	6	18	
Glazing	5	6	30	
HVAC	3	8	24	AHU w hot/chilled water coils and fan powered mixing boxes; hot/chilled water from central plant
Total weighted score			**340**	*Needs improvement — maintenance*

Hanna Hall — condition score 339

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Wood frame; brick
Exterior Closure	3	8	25	Brick; plywood and plaster soffits-random damage
Roofing	2	10	21	Standing seam metal-2002; single-ply TPO membrane-2002
Floor Finishes	3	6	19	Vinyl and ceramic tile
Wall Finishes	3	6	19	Plaster; brick; vinyl wall panels
Ceiling Finishes	2	6	12	Direct adhered tile; lay-in tile
Doors & Hardware	3	6	19	Interior HM doors/frames-surface wear; exterior aluminum/HM doors/frames
Elevators	0	6	0	
Plumbing	3	8	25	Galvanized, copper, PVC and cast iron piping; porcelain fixtures
Electrical	2	8	17	800amp 120/208 v; new transformer in 2002; main and transformer also feeds Foster & Hawkins

Component	Rating	Wt.	Wt. Score	Comment
Lights/Power	1	8	8	Ceiling mount and lay-in fluorescent lighting
Life/Safety	3	10	31	
Fire Safety	2	10	21	
Modifications	1	7	7	Minor modifications and new mechanical penthouse/roof structure well constructed
Maintenance	2	7	14	
Remaining Life	3	6	19	
Appearance	3	6	19	
Insulation	3	6	19	
Glazing	3	6	19	
HVAC	2	8	17	Multi-zone AHU w hot/chilled water coils and heat recovery-2002; VAVs; hot/chilled water from central plant
Total weighted score			**339**	*Needs improvement — maintenance*

Haag Parent Education — condition score 323

Component	Rating	Wt.	Wt. Score	Comment
Structure	2	8	17	Wood frame
Exterior Closure	2	8	17	Horizontal Hardi-board siding; T1-11 plywood panels
Roofing	1	10	10	3-tab 2012
Floor Finishes	2	6	12	Vinyl tile-surface wear; carpet; sheet vinyl
Wall Finishes	1	6	6	Gypsum board

Component	Rating	Wt.	Wt. Score	Comment
Ceiling Finishes	1	6	6	Gypsum board; direct adhered tile
Doors & Hardware	3	6	19	Interior/exterior wood doors w HM frames
Elevators	0	6	0	
Plumbing	2	8	17	Copper, cast iron and galvanized piping; porcelain fixtures
Electrical	1	8	8	400amp 208/120v
Lights/Power	1	8	8	Ceiling-mount fluorescent fixtures
Life/Safety	3	10	31	
Fire Safety	2	10	21	Fire alarm; no sprinklers
Modifications	3	7	22	HVAC poorly done on modification
Maintenance	3	7	22	
Remaining Life	4	6	25	Building will be scheduled for demolition now that Early Learning Center has been constructed
Appearance	3	6	19	
Insulation	3	6	19	
Glazing	3	6	19	
HVAC	3	8	25	Packaged heat pumps in attic
Total weighted score			**323**	*Needs improvement — maintenance*

Child Care Storage Shed — condition score 305

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	12	

Component	Rating	Wt.	Wt. Score	Comment
Exterior Closure	1	8	12	
Roofing	1	10	15	
Floor Finishes	1	6	9	
Wall Finishes	0	6	0	
Ceiling Finishes	0	6	0	
Doors & Hardware	1	6	9	
Elevators	0	6	0	
Plumbing	0	8	0	
Electrical	1	8	12	
Lights/Power	3	8	35	
Life/Safety	1	10	15	
Fire Safety	4	10	59	
Modifications	0	7	0	
Maintenance	3	7	31	
Remaining Life	3	6	26	
Appearance	3	6	26	
Insulation	5	6	44	
Glazing	0	6	0	
HVAC	0	8	0	
Total weighted score			**305**	*Needs improvement — maintenance*

Hawkins Hall — condition score 301

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	9	Wood framing; brick; concrete
Exterior Closure	1	8	9	Brick; masonite soffits
Roofing	2	10	24	Hypalon single-ply membrane
Floor Finishes	3	6	21	Vinyl tile; carpet
Wall Finishes	2	6	14	Gypsum board-marred/dinged
Ceiling Finishes	2	6	14	Lay-in tile; gypsum board
Doors & Hardware	3	6	21	Interior wood doors w HM frames-surface wear; exterior HM doors/frames
Elevators	0	6	0	
Plumbing	0	8	0	
Electrical	3	8	28	Served from Hanna Hall
Lights/Power	1	8	9	Lay-in fluorescent fixtures
Life/Safety	1	10	12	
Fire Safety	1	10	12	
Modifications	0	7	0	None evident
Maintenance	2	7	16	
Remaining Life	3	6	21	Low first-cost construction; very small building; inadequate classroom size; not cost-effective to retain long-term
Appearance	3	6	21	
Insulation	3	6	21	

Component	Rating	Wt.	Wt. Score	Comment
Glazing	3	6	21	
HVAC	3	8	28	Single zone AHU w hot/chilled water coils; VAVs; hot/chilled water from central plant
Total weighted score			**301**	*Needs improvement — maintenance*

O'Connell Sport Center — condition score 294

Component	Rating	Wt.	Wt. Score	Comment
Structure	2	8	16	Wood frame; concrete; glu-lam beams; steel frame
Exterior Closure	1	8	8	Brick; concrete; metal panels
Roofing	2	10	20	Single-ply TPO membrane-2003; single-ply hypalon on 1993 addition
Floor Finishes	2	6	12	Epoxy floors; concrete; vinyl tile-surface wear; wood; carpet-surface wear; ceramic tile; sheet vinyl
Wall Finishes	2	6	12	Plywood; gypsum board-marred/dinged; ceramic tile
Ceiling Finishes	2	6	12	Tectum panels; lay-in tile
Doors & Hardware	2	6	12	Interior wood doors w HM frames-surface wear; exterior aluminum/HM doors/frames
Elevators	1	6	6	2 stop
Plumbing	3	8	24	Galvanized, copper, cast iron and steel piping; porcelain fixtures
Electrical	3	8	24	800amp 208/120v
Lights/Power	2	8	16	Hanging, lay-in and ceiling-mount fluorescent fixtures; metal halide in gym

Component	Rating	Wt.	Wt. Score	Comment
Life/Safety	2	10	20	
Fire Safety	1	10	10	New fire alarm panel 2017
Modifications	1	7	7	Modifications look well done
Maintenance	1	7	7	
Remaining Life	3	6	18	1993 remodel and 3,100 GSF addition
Appearance	3	6	18	Exterior is very utilitarian
Insulation	3	6	18	
Glazing	3	6	18	
HVAC	2	8	16	AHU w hot/chilled water coils-2011; convectors; rooftop multizone HVAC units; hot/chilled water from central plant
Total weighted score			**294**	*Needs improvement — maintenance*

Applied Arts I — condition score 290

Component	Rating	Wt.	Wt. Score	Comment
Structure	3	8	24	Brick; steel frame; wood frame
Exterior Closure	3	8	24	Brick-random mortar deterioration; CMU
Roofing	3	10	30	Single-ply TPO membrane- 2000.
Floor Finishes	2	6	12	Concrete floor with epoxy surface-surface wear; ceramic tile; vinyl tile-surface wear
Wall Finishes	2	6	12	Gypsum board; concrete; brick; ceramic tile; CMU; laminate panels
Ceiling Finishes	2	6	12	Gypsum board; lay-in tile

Component	Rating	Wt.	Wt. Score	Comment
Doors & Hardware	1	6	6	Interior/exterior HM doors/frames; metal coiling doors
Elevators	5	6	30	2nd floor computer lab
Plumbing	1	8	8	Copper, cast iron, galvanized and steel piping; porcelain fixtures
Electrical	2	8	16	Main service from AA II
Lights/Power	1	8	8	Hanging and ceiling-mount fluorescent fixtures
Life/Safety	2	10	20	
Fire Safety	1	10	10	
Modifications	1	7	7	Only minor modifications evident; well done
Maintenance	1	7	7	
Remaining Life	2	6	12	
Appearance	2	6	12	Interior very adequate for shop program use; average exterior
Insulation	2	6	12	
Glazing	2	6	12	
HVAC	2	8	16	Radiant ceiling heat; AHU for ventilation in penthouses 2004
Total weighted score			**290**	*Needs improvement — maintenance*

Grounds Storage Building — condition score 259

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	11	CMU; concrete; wood trusses and roof deck

Component	Rating	Wt.	Wt. Score	Comment
Exterior Closure	1	8	11	CMU
Roofing	1	10	14	3 tab asphalt shingles
Floor Finishes	1	6	8	Concrete
Wall Finishes	1	6	8	CMU
Ceiling Finishes	0	6	0	Wood roof deck
Doors & Hardware	2	6	16	Exterior HM doors/frames; aluminum coiling doors
Elevators	0	6	0	None
Plumbing	2	8	22	Exterior hose bib only
Electrical	1	8	11	Fed from main bldg.
Lights/Power	3	8	33	Hanging fluorescent fixtures
Life/Safety	1	10	14	
Fire Safety	5	10	68	
Modifications	0	7	0	None evident
Maintenance	2	7	19	
Remaining Life	1	6	8	
Appearance	2	6	16	
Insulation	0	6	0	None
Glazing	0	6	0	No windows
HVAC	0	8	0	None
Total weighted score			**259**	*Adequate*

Science Laboratory — condition score 256

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	9	
Exterior Closure	1	8	9	
Roofing	3	10	33	
Floor Finishes	1	6	7	
Wall Finishes	1	6	6	
Ceiling Finishes	1	6	6	
Doors & Hardware	2	6	13	
Elevators	0	6	0	
Plumbing	1	8	9	
Electrical	1	8	9	
Lights/Power	1	8	9	
Life/Safety	3	10	33	
Fire Safety	2	10	22	
Modifications	0	7	0	
Maintenance	1	7	8	
Remaining Life	1	6	6	
Appearance	3	6	20	
Insulation	3	6	20	
Glazing	3	6	20	
HVAC	2	8	17	

Component	Rating	Wt.	Wt. Score	Comment
Total weighted score			**256**	*Adequate*

Facilities Services — condition score 240

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Wood frame; concrete
Exterior Closure	2	8	16	Concrete; brick; metal panels;
Roofing	3	10	30	Hypalon single-ply membrane; standing seam metal
Floor Finishes	2	6	12	Vinyl tile-surface wear; carpet; OSB panels; sheet vinyl-surface wear; carpet tile
Wall Finishes	1	6	6	Gypsum board; OSB panels;
Ceiling Finishes	2	6	12	Gypsum board; lay-in tile; wood roof deck
Doors & Hardware	3	6	18	Interior wood doors w HM frames; exterior HM doors/frames-surface wear; metal OH doors-worn
Elevators	5	6	30	2 story building
Plumbing	1	8	8	Copper, steel, PVC and cast iron piping; porcelain fixtures
Electrical	1	8	8	1000amp 208/120v
Lights/Power	1	8	8	Lay-in and ceiling-mount fluorescent fixtures
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	1	7	7	Minor interior remodel in 2010; all modifications have been well constructed

Component	Rating	Wt.	Wt. Score	Comment
Maintenance	1	7	7	
Remaining Life	1	6	6	2,850 GSF 1991 addition for storage
Appearance	1	6	6	
Insulation	2	6	12	
Glazing	3	6	18	
HVAC	1	8	8	Rooftop packaged VVT HVAC units-2010
Total weighted score			**240**	*Adequate*

Bauer Hall — condition score 238

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Brick; wood-frame; concrete
Exterior Closure	2	8	16	Brick; dryvit
Roofing	1	10	10	Single-ply membrane 2013
Floor Finishes	2	6	12	Vinyl tile-surface wear; sheet flooring-random deterioration; carpet
Wall Finishes	2	6	12	Gypsum-dinged/marred; laminate panels
Ceiling Finishes	2	6	12	Lay-in tile; gypsum board
Doors & Hardware	3	6	18	Interior wood doors w HM frames-surface wear; exterior HM doors/frames
Elevators	3	6	18	2 ea. 2-stop; one for main/basement; one for main/second
Plumbing	1	8	8	Copper, cast iron, galvanized and steel piping; porcelain fixtures

Component	Rating	Wt.	Wt. Score	Comment
Electrical	1	8	8	800amp 120/208v
Lights/Power	2	8	16	Recessed can, ceiling-mount and lay-in fluorescent fixtures
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	1	7	7	Space modifications/additions appear well constructed and finished
Maintenance	1	7	7	
Remaining Life	2	6	12	
Appearance	1	6	6	
Insulation	2	6	12	
Glazing	2	6	12	
HVAC	3	8	24	Multi-zone air handler with hot/chilled water convectors-repairs funded in 2011; hot/chilled water from central plant
Total weighted score			**238**	*Adequate*

Health Sciences — condition score 238

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Brick; wood framing; concrete
Exterior Closure	2	8	17	Brick; wood soffits
Roofing	3	10	31	Single-ply hypalon membrane 1994; Some areas need minor repaired; should replace 2017-19

Component	Rating	Wt.	Wt. Score	Comment
Floor Finishes	1	6	6	Vinyl tile-surface wear; carpet tile-surface wear; ceramic tile; sheet vinyl;; vinyl tile
Wall Finishes	1	6	6	Gypsum board-dinged/marred; vinyl wall covering; ceramic tile; brick
Ceiling Finishes	1	6	6	Lay-in tile' gypsum board
Doors & Hardware	2	6	13	Interior wood/HM/laminate doors w HM frames-surface wear; exterior aluminum/HM doors/frames
Elevators	0	6	0	
Plumbing	2	8	17	Copper, cast iron and steel piping; porcelain fixtures
Electrical	3	8	25	800amp 208/120v
Lights/Power	1	8	8	Lay-in and ceiling-mount fluorescent fixtures
Life/Safety	1	10	11	
Fire Safety	1	10	11	
Modifications	1	7	7	Modifications were well constructed
Maintenance	1	7	7	
Remaining Life	1	6	6	Major remodel in 1985 and addition in 1996
Appearance	3	6	19	Very utilitarian exterior
Insulation	2	6	13	
Glazing	3	6	19	
HVAC	1	8	8	AHU w hot/chilled water coils and 4-pipe univents; hot/chilled water from central plant; rooftop packaged HVAC units

Component	Rating	Wt.	Wt. Score	Comment
Total weighted score			**238**	*Adequate*

Scarpelli Hall — condition score 228

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Steel frame; brick; concrete
Exterior Closure	1	8	8	Brick; dryvit fascia; glass block; aluminum window walls
Roofing	3	10	32	Single-ply hypalon membrane-wear evident; Kalwall skylights
Floor Finishes	2	6	13	Sheet vinyl-surface wear; vinyl tile; ceramic tile; concrete; carpet-surface wear
Wall Finishes	2	6	13	Ceramic tile; veneer plaster w zolotone surfacing; gypsum board
Ceiling Finishes	2	6	13	Gypsum board; lay-in tile
Doors & Hardware	1	6	6	Interior wood doors w HM frames; exterior aluminum/HM doors/frames
Elevators	2	6	13	3 stop
Plumbing	1	8	8	Copper, cast iron and steel piping; porcelain fixtures
Electrical	1	8	8	1200amp 208/120v
Lights/Power	2	8	17	Lay-in, surface-mount and recessed can fluorescent fixtures
Life/Safety	1	10	11	
Fire Safety	1	10	10	
Modifications	0	7	0	No modifications evident

Component	Rating	Wt.	Wt. Score	Comment
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	1	6	6	
Insulation	2	6	13	
Glazing	3	6	19	
HVAC	2	8	17	Multi-zone AHUs w hot/chilled water coils; fan-powered VAVs; hot/chilled water from central plant
Total weighted score			**228**	*Adequate*

Child & Family Studies — condition score 224

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	9	Wood frame
Exterior Closure	2	8	17	Horizontal Hardi-board cement board siding; plywood panels
Roofing	1	10	11	30 year comp 2017
Floor Finishes	2	6	13	Sheet vinyl; carpet; vinyl tile
Wall Finishes	2	6	13	Gypsum board-marred/dinged
Ceiling Finishes	1	6	7	Gypsum board
Doors & Hardware	2	6	13	Interior laminate/HM doors w HM frames; exterior HM doors/frames
Elevators	0	6	0	
Plumbing	1	8	9	Copper and cast iron piping; porcelain fixtures

Component	Rating	Wt.	Wt. Score	Comment
Electrical	1	8	9	200amp 120/208v
Lights/Power	1	8	9	Ceiling-mount and wall-mount 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	1	6	7	
Insulation	1	6	6	
Glazing	3	6	20	
HVAC	3	8	26	Gas furnace; split system heat pumps-deteriorated; one replaced 2013
Total weighted score			**224**	*Adequate*

Central Mechanical — condition score 223

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	10	Steel frame; brick
Exterior Closure	2	8	19	Brick
Roofing	1	10	12	BUR with mineral-surfaced capsheet-2009
Floor Finishes	1	6	7	Concrete floor
Wall Finishes	3	6	22	Gypsum board-dinged/marred

Component	Rating	Wt.	Wt. Score	Comment
Ceiling Finishes	0	6	0	Metal deck pan
Doors & Hardware	3	6	22	Interior/exterior HM doors/frames
Elevators	0	6	0	
Plumbing	1	8	10	Cold water copper piping
Electrical	1	8	10	400amp 208/120v
Lights/Power	1	8	10	Ceiling mount fluorescent fixtures
Life/Safety	1	10	12	
Fire Safety	3	10	36	
Modifications	0	7	0	No modifications evident
Maintenance	1	7	8	
Remaining Life	1	6	7	Building houses 2 centrifugal chillers and 4 HW pulse boilers
Appearance	1	6	7	One of the nicest central plant buildings in the community college system
Insulation	0	6	0	
Glazing	3	6	22	
HVAC	1	8	9	Ceiling hot water convectors
Total weighted score			**223**	*Adequate*

Gaiser Hall — condition score 216

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Steel framing; wood framing; brick; concrete

Component	Rating	Wt.	Wt. Score	Comment
Exterior Closure	1	8	8	Brick; glass window walls; concrete; CMU; metal panels
Roofing	2	10	20	Hypalon single-ply membrane-some deterioration; TPO single-ply membrane
Floor Finishes	1	6	6	Vinyl tile; carpet; ceramic tile; sheet vinyl; concrete; wood strip; epoxy
Wall Finishes	1	6	6	Gypsum board-dinged/marred; ceramic tile; brick; wood panels and strips; plaster; CMU; vinyl wall covering
Ceiling Finishes	2	6	12	Lay-in tile; gypsum board; direct-adhered tile-surface wear
Doors & Hardware	1	6	6	Interior wood/HM doors w HM frames; exterior aluminum/HM doors/frames
Elevators	2	6	12	2-stop and 3-stop
Plumbing	2	8	16	Copper, cast iron, galvanized, steel and PVC piping; porcelain fixtures
Electrical	1	8	8	2000amp 208/120v; 2400amp 208/120v
Lights/Power	2	8	16	Lay-in, ceiling-mount, wall-mount, hanging strip and recessed can fluorescent fixtures
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	1	7	7	Comprehensive interior renovations to Central and East Wing in 2008 were well constructed
Maintenance	1	7	7	
Remaining Life	1	6	6	Central and East wings renovated in 2008; Culinary Arts wing (24,962 GSF) badly needs renovation

Component	Rating	Wt.	Wt. Score	Comment
Appearance	2	6	12	Major systems improved 2008
Insulation	2	6	12	
Glazing	3	6	18	
HVAC	2	8	16	AHUs with hot/chilled water coils w reheat; univents; VAVs; hydronic floor heat; hot/chilled water from central plant
Total weighted score			**216**	*Adequate*

Cannell Library — condition score 212

Component	Rating	Wt.	Wt. Score	Comment
Structure	2	8	16	Brick; CMU; steel frame
Exterior Closure	1	8	8	Brick; spectraglaze tile trim
Roofing	2	10	20	Single-ply hypalon membrane
Floor Finishes	2	6	12	Carpet-surface wear; vinyl tile; ceramic tile
Wall Finishes	2	6	12	CMU; gypsum board-marred/dinged; ceramic tile; interior glass windows
Ceiling Finishes	2	6	12	Lay-in tile; gypsum board
Doors & Hardware	2	6	12	Interior wood doors w HM frames-surface wear; exterior aluminum doors/frames
Elevators	1	6	6	2 stop
Plumbing	1	8	8	Copper, cast iron and steel piping; porcelain fixtures
Electrical	1	8	8	2000amp 208/120v; located in Gaiser East

Component	Rating	Wt.	Wt. Score	Comment
Lights/Power	1	8	8	Lay-in, hanging circular and recessed can fluorescent fixtures; metal halide
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	1	7	7	No modifications evident
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	1	6	6	Spectraglaze tiles create an interesting exterior look
Insulation	3	6	18	
Glazing	3	6	18	
HVAC	1	8	8	AHU w hot/chilled water coils; fan powered VAVs; hot/chilled water from central plant
Total weighted score			**212**	*Adequate*

Beacock Music — condition score 202

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Wood framing; brick; concrete foundation
Exterior Closure	1	8	8	Brick; metal soffits and fascia
Roofing	2	10	21	Single-ply TPO membrane-2002
Floor Finishes	2	6	13	Carpet; vinyl tile
Wall Finishes	1	6	6	Gypsum board; direct-adhered acoustic tile
Ceiling Finishes	1	6	6	Lay-in tile

Component	Rating	Wt.	Wt. Score	Comment
Doors & Hardware	2	6	13	Interior wood doors w HM frames; exterior aluminum doors/frames
Elevators	0	6	0	
Plumbing	1	8	8	Minimal plumbing; no rest rooms
Electrical	1	8	8	800amp 208/120v
Lights/Power	1	8	8	Lay-in, hanging strip and recessed can fluorescent fixtures
Life/Safety	1	10	11	
Fire Safety	1	10	10	Shared fire alarm panel with OSC 2018
Modifications	1	7	7	Interior completely renovated in 2004; well done
Maintenance	1	7	7	
Remaining Life	2	6	13	New 3,685 GSF addition completed in 2004
Appearance	1	6	6	
Insulation	2	6	13	
Glazing	3	6	19	Operable units
HVAC	2	8	17	AHU w hot and chilled water coils-2004; VAVs; hot/chilled water from central plant
Total weighted score			**202**	*Adequate*

Penguin Union Building — condition score 178

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Concrete; steel frame; wood frame

Component	Rating	Wt.	Wt. Score	Comment
Exterior Closure	2	8	16	Brick; aluminum window walls; concrete; CMU
Roofing	1	10	10	TPO single-ply membrane-2003 and 2005
Floor Finishes	2	6	12	Carpet; vinyl tile-surface wear; concrete; ceramic tile; laminate flooring
Wall Finishes	1	6	6	Gypsum board; decorative wood strips; concrete; ceramic tile; CMU
Ceiling Finishes	1	6	6	Lay-in tile; wood strips; concrete; direct-adhered tile
Doors & Hardware	1	6	6	Interior wood doors w HM frames; exterior aluminum/HM doors/frames
Elevators	1	6	6	3-stop
Plumbing	1	8	8	Copper, cast iron and steel piping; porcelain fixtures
Electrical	1	8	8	1600amp 208/120v
Lights/Power	1	8	8	Ceiling mount, wall mount, lay-in and recessed can fluorescent fixtures
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	1	7	7	2005 comprehensive renovation of Gaiser Hall-West was well constructed
Maintenance	1	7	7	
Remaining Life	1	6	6	Includes the west wing of Gaiser Hall, integrated with building in 2005
Appearance	1	6	6	

Component	Rating	Wt.	Wt. Score	Comment
Insulation	2	6	12	
Glazing	3	6	18	
HVAC	1	8	8	AHUs with chilled/hot water coils; VAVs with reheat; hot/chilled water from central plant
Total weighted score			**178**	*Adequate*

Joan Stout Hall — condition score 170

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Steel frame; concrete; brick
Exterior Closure	1	8	8	Brick; concrete; metal architectural panels
Roofing	1	10	10	Single-ply TPO membrane
Floor Finishes	3	6	18	Carpet; sheet vinyl-surface wear; vinyl tile; ceramic tile
Wall Finishes	1	6	6	Gypsum board; brick; ceramic tile
Ceiling Finishes	1	6	6	Gypsum board; lay-in tile
Doors & Hardware	1	6	6	Interior glazed wood doors w HM frames; sidelites; exterior aluminum doors/frames
Elevators	1	6	6	Served from adjacent building that is connected
Plumbing	1	8	8	Copper, PVC, cast iron and steel piping; porcelain fixtures
Electrical	1	8	8	1000amp 208/120v
Lights/Power	1	8	8	Hanging and recessed can fluorescent fixtures

Component	Rating	Wt.	Wt. Score	Comment
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	1	7	7	New building; none evident
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	1	6	6	Very nice interior; exterior blends well with adjacent buildings
Insulation	1	6	6	
Glazing	3	6	18	
HVAC	1	8	8	AHU w hot/chilled water coils and VAVs; hot/chilled water from central plant
Total weighted score			**170**	*Superior*

Clark College @ Wsuv — condition score 167

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	9	Structural steel; concrete; cement brick
Exterior Closure	1	8	9	Cement brick; metal panels; aluminum window walls
Roofing	1	10	11	Standing seam metal and PVC single-ply; Kalwall skylights; good condition
Floor Finishes	2	6	13	Linoleum; carpet-surface wear; concrete; ceramic tile
Wall Finishes	1	6	6	Gypsum board; glass block; ceramic tile; concrete

Component	Rating	Wt.	Wt. Score	Comment
Ceiling Finishes	1	6	6	Gypsum board; lay-in tile; perforated wood tile; metal deck pan
Doors & Hardware	1	6	6	Interior wood doors w HM frames; exterior aluminum doors/frames
Elevators	1	6	6	3 stop; maintenance intensive
Plumbing	1	8	8	Copper, cast iron, PVC and steel piping; porcelain fixtures
Electrical	1	8	8	1200amp 480/277v; 1200amp 208/120 v
Lights/Power	1	8	8	Lay-in, hanging strip and recessed can fluorescent fixtures
Life/Safety	1	10	11	
Fire Safety	1	10	11	
Modifications	0	7	0	New building; none evident
Maintenance	1	7	7	Maintained by WSU maintenance staff
Remaining Life	1	6	6	
Appearance	1	6	6	Very nice bright interior w good circulation; attractive exterior
Insulation	2	6	13	
Glazing	1	6	6	
HVAC	2	8	17	Chilled water from central plant. HVAC with fan coil and terminals
Total weighted score			**167**	*Superior*

Clark College @ Ctc — condition score 164

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Steel-frame; concrete deck
Exterior Closure	1	8	8	Brick; aluminum window walls; metal sun screens; metal soffit panels
Roofing	2	10	20	Single-ply TPO membrane; Kalwall skylights
Floor Finishes	1	6	6	Polished concrete; ceramic tile; carpet tile; linoleum; hardwood
Wall Finishes	1	6	6	Gypsum board; ceramic tile; brick; folding partition walls
Ceiling Finishes	1	6	6	Lay-in tile; gypsum board; perforated wood panels
Doors & Hardware	1	6	6	Interior wood doors w HM frames; sidelites; exterior aluminum/HM doors/frames; glazed OH metal door
Elevators	1	6	6	4-stop
Plumbing	1	8	8	Copper, cast iron, steel, ABS and PVC piping; porcelain fixtures
Electrical	1	8	8	1600amp 480/277v
Lights/Power	1	8	8	Hanging strip, recessed can and ceiling mount fluorescent fixtures; photovoltaic panels on roof
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	1	7	7	New building
Maintenance	1	7	7	Technical complexity of some systems may create high maintenance cost in future

Component	Rating	Wt.	Wt. Score	Comment
Remaining Life	1	6	6	LEED Gold certification
Appearance	1	6	6	
Insulation	1	6	6	
Glazing	1	6	6	Some operable units
HVAC	2	8	16	2 HW pulse boilers; air cooled chiller; AHUs w fan-coil units; split system HVAC units
Total weighted score			**164**	*Superior*

Early Learning Center — condition score 159

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	9	Wood frame; concrete; glu-lam beams
Exterior Closure	1	8	9	Slate rock facing; aluminum window walls; horizontal; beveled cement board; board/bat cement board
Roofing	1	10	11	TPO single-ply membrane; standing seam metal
Floor Finishes	2	6	13	Linoleum; sheet vinyl; ceramic tile
Wall Finishes	2	6	13	Gypsum board; ceramic tile; slate rock; window walls
Ceiling Finishes	1	6	7	Lay-in tile; wood t&g roof deck
Doors & Hardware	1	6	7	Interior wood doors w HM frames; exterior aluminum doors/frames
Elevators	0	6	0	One story building
Plumbing	1	8	9	Copper, cast iron and steel piping; vitreous fixtures

Component	Rating	Wt.	Wt. Score	Comment
Electrical	1	8	9	600amp 208/120v
Lights/Power	1	8	9	Hanging strip and ceiling-mount fluorescent fixtures
Life/Safety	1	10	11	
Fire Safety	1	10	11	
Modifications	0	7	0	none
Maintenance	1	7	8	
Remaining Life	1	6	6	
Appearance	1	6	6	Low maintenance and architecturally interesting materials
Insulation	1	6	6	
Glazing	1	6	6	Operable awning units
HVAC	1	8	9	Rooftop packaged HVAC units
Total weighted score			**159**	*Superior*

Ctc Storage Building — condition score 146

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	12	
Exterior Closure	1	8	12	
Roofing	1	10	15	
Floor Finishes	1	6	9	
Wall Finishes	1	6	9	

Component	Rating	Wt.	Wt. Score	Comment
Ceiling Finishes	0	6	0	
Doors & Hardware	1	6	9	
Elevators	0	6	0	
Plumbing	0	8	0	
Electrical	1	8	12	
Lights/Power	1	8	12	
Life/Safety	1	10	14	
Fire Safety	1	10	14	
Modifications	0	7	0	
Maintenance	1	7	10	
Remaining Life	1	6	9	
Appearance	1	6	9	
Insulation	0	6	0	
Glazing	0	6	0	
HVAC	0	8	0	
Total weighted score			**146**	*Superior*

Stem — condition score 146

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	9	
Exterior Closure	1	8	9	

Component	Rating	Wt.	Wt. Score	Comment
Roofing	1	10	11	
Floor Finishes	1	6	6	
Wall Finishes	1	6	6	
Ceiling Finishes	1	6	6	
Doors & Hardware	1	6	6	
Elevators	1	6	6	
Plumbing	1	8	9	
Electrical	1	8	9	
Lights/Power	1	8	8	
Life/Safety	1	10	11	
Fire Safety	1	10	11	
Modifications	0	7	0	
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	1	6	6	
Insulation	1	6	6	
Glazing	1	6	6	
HVAC	1	8	8	
Total weighted score			**146**	*Superior*