COMMUNITY AND TECHNICAL COLLEGES
Washington State Board

EDMONDS COLLEGE

2026 Capital Planning Facility Report

State Board for Community and Technical Colleges

Facility Condition Survey — 2026 Cycle

Minor Works Preservation — 2027–2029 Biennium Capital Request

Portfolio	25 structures · 735,244 GSF; 23 surveyed — 730,288 GSF
Weighted-avg condition	231 (Adequate)
2027 preservation request	$1,488,000
Total 2027–2029 Minor Works	$4,863,000
Deferred preservation backlog	$2,147,000

CONTENTS

1. Executive Summary 3
Headline Numbers 4
Capital Outlook 4
2. College Portfolio Overview 6
Building inventory 6
Unscored Structures 7
3. Capital Planning Roadmap 8
3.1 Immediate biennium (2027–2029 request) 8
3.2 Mid-term (next biennium plus one, 2029–2033) 8
3.3 Long-term (7–10+ years, 2033 and beyond) 9
3.4 Cross-cutting system themes 9
4. Deficiency Inventory and Findings 11
4.1 Summary table 11
4.2 Findings detail 12
5. Building Profiles 31
6. Infrastructure Systems 37
2027 recommended infrastructure project 37
2025–2027 funded infrastructure (for context) 37
On the radar for upcoming biennia 37
7. Master Plan Alignment 39
Master planning currency 39
Reported capital priorities 39
8. Maintenance Capacity Snapshot 40
9. Decarbonization and Clean Buildings Compliance 41
9.1 Compliance pathway: campus-level EUI target path 41
9.2 Proposed measures and cost 42
9.3 Phasing and the electrical constraint 42
9.4 Aligning the FCS capital record with the plan 43
10. Appendix: Building Condition Detail 45

1. EXECUTIVE SUMMARY

This report covers Edmonds 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 18 capital deficiencies at the single Main Campus in Lynnwood. Of the 16 carrying capital cost estimates ($3,635,000 in total), $1,488,000 across 5 projects is included in the 2027 preservation request and $2,147,000 across 11 projects is deferred to future cycles; 2 further deficiencies were excluded and targeted for the 2029 biennium. The college's 2027–2029 Minor Works request is comprised of: preservation ($1,488,000), infrastructure ($905,000), program ($1,466,000), and Unanticipated Repair Fund ($1,004,000), together totaling $4,863,000.

Capital planning headlines

1. Elevator controls obsolescence is the defining system theme — four elevators, $1,615,000, split across the request and the deferred backlog.

The Lynnwood Hall passenger elevator ($517,000) and the Brier Hall exterior elevator ($87,000) are funded this biennium; the Clearview ($563,000) and Mill Creek Hall ($448,000) modernizations are deferred and are the two largest items in the backlog — together 47% of it. All four share the same failure mode: obsolete controller platforms (Otis LRV, thyssenkrupp TAC20) with no parts support. A fifth elevator, Alderwood Hall, had its unsupported Dover controls funded in the 2025–2027 biennium. Vertical transportation therefore spans three biennia rather than being cleared in one cycle.

2. The 2027 preservation request is small, mechanical-led, and defensible on score.

At $1,488,000 across 5 projects, the request is about half the college's deferred backlog and well below the $2,000,000–$8,000,000 per-biennium range typical for the system. The two highest-scored projects (86 each) are central-plant chiller CH-2 refurbishment ($517,000) and replacement of Center for Families Boiler 2 ($303,000) — both reliability risks to occupied programs, one of them licensed childcare. Every included project scored 81 or above (average 83.2); every deferred project was deferred as below the budget threshold, and 8 of the 11 deferred items are nonetheless designated Immediate in the survey.

3. A boiler cohort is queued for 2029, and the June 2025 decarbonization plan now sets the terms.

The Gateway Hall boilers and the Center for Families kitchen heat pump were excluded from this request and explicitly targeted for the 2029 biennium; the Firdale Hall boiler plant ($168,000) is deferred pending a capacity study. The college's HB 1390 decarbonization plan (ATS Automation, June 2025) now governs these decisions: it schedules Gateway Hall's electrification for 2033–2035 and the central-plant heat-pump conversion for 2031–2035, within a projected $86,553,404 total program. A like-for-like gas replacement at Gateway in 2029 would be removed within roughly a decade. The included Center For Families boiler remains like-for-like gas with a bounded 15-year life, closing against the plan's 2037–2039 Center For Families electrification. Section 9 maps the plan's schedule, costs, and electrical-capacity constraints onto the FCS record.

4. The portfolio's weighted condition slipped from 224 to 231, and three buildings crossed rating lines downward.

Lynnwood Hall (262 to 276) and Clearview (271 to 279) moved from Adequate into the needs-improvement band, and the Center For Families (175 to 198) dropped out of Superior. Seaview Gymnasium remains the worst-conditioned building (398, down from 380) but carries only a $45,000 deferred flooring item — its condition is a master-plan renovation question, not a preservation one. Eight of 23 scored buildings now rate below Adequate, though six of the eight are small support or office structures under 15,000 GSF.

Headline Numbers

Total structures (FPMT inventory)	25
Total portfolio GSF	735,244
Buildings surveyed (condition rating)	23 (2 unscored)
Weighted-average condition score (surveyed)	231 (Adequate)
Buildings rated below “Adequate”	8 of 23
Total deficiencies identified (2026 FCS)	18
2027 preservation request	$1,488,000 (5 projects)
Deferred preservation backlog	$2,147,000 (11 projects)
Excluded deficiencies (targeted 2029)	2
2027 infrastructure request	$905,000 (1 project)
2027 program request	$1,466,000 (4 projects)
2027 URF request	$1,004,000
Total 2027–2029 Minor Works request	$4,863,000
Prior biennium funded (2025–2027, all categories)	$2,332,000
Buildings under Clean Buildings Standard	13 (7 Tier 1; 6 Tier 2)
Decarbonization plan projected ROM cost (2025 pricing)	$86,553,404

Capital Outlook

Immediate biennium (2027–2029). A Minor Works request of $4,863,000: preservation of $1,488,000 across 5 projects (70% of it two mechanical-plant repairs and the Lynnwood elevator), infrastructure of $905,000 (a 44-year-old cast-iron potable water loop serving roughly 75% of campus), program of $1,466,000 across 4 renovation and security projects, and URF of $1,004,000. The preservation request is concentrated in reliability risks to occupied programs rather than envelope work.

Mid-term (4–6 years, 2029–2033). The $2,147,000 deferred backlog defines the next ask and is led by the two elevator modernizations (Clearview $563,000, Mill Creek $448,000 — 47% of the backlog), followed by the campus LED lighting conversion ($397,000, with 179,783 kWh/yr of audited savings) and the remaining card-key lock replacement ($183,000). The excluded Gateway Hall boilers and Center For Families heat pump are explicitly targeted for 2029, joining the deferred Firdale boiler question — a distributed heating-plant renewal that must now be specified against the decarbonization plan’s schedule (Gateway Hall’s electrification is phased 2033–2035) rather than like-for-like.

Long-term (7–10+ years, 2033 and beyond). The 1970s core — Lynnwood Hall (1972), Mountlake Terrace Hall (1970), Brier Hall (1976), Seaview Gymnasium (1976), and the Utility plant (1972) — defines the long horizon. The master plan flags Seaview for renovation with new programs and Lynnwood for instructional modernization; both should absorb their remaining condition burden as renovation scope. The central plant’s three-chiller fleet is in phased refurbishment (chiller #2 reconditioning funded 2025–27, CH-2 refurbishment requested 2027) and its 48-year-old utilidor heating and cooling distribution lines ($1,441,000, flagged Future in the infrastructure survey) will come due in this window; the decarbonization plan schedules the plant’s conversion to 21 air-source CO2 heat pumps across 2031–2035 ($58,068,256), and the lines should be sized against that configuration. The Elks Building (354) is demolition-flagged and awaits a disposition decision, and the Cedar Building (355, built 1962) is the oldest and worst-scored support structure in the portfolio.

Clean Buildings compliance and decarbonization. The college holds a June 2025 decarbonization plan (ATS Automation, under HB 1390) and complies with the Clean Buildings Performance Standard at the campus level via the EUI target path — a 2024 weather-normalized EUI of 79.1 kBtu/ft²/yr against a 112.2 target. The plan phases $86,553,404 of electrification from 2026 through 2039: energy and demand reduction in 2027–2029 ($11,591,003, absorbing the deferred lighting conversion), central-plant conversion to 21 air-source CO2 heat pumps in 2031–2035, and building-level conversions through 2039. The gating item is electrical capacity — projected campus peak demand rises from 1,398 kVA to 10,151 kVA against roughly 1 MW of spare SnoPUD feeder capacity. Section 9 develops the schedule and its intersections with the 2029 boiler cohort, led by Gateway Hall.

2. COLLEGE PORTFOLIO OVERVIEW

Edmonds College operates a single Main Campus in Lynnwood (Snohomish County) with 25 structures totaling 735,244 GSF. Campus development began in 1970 with Mountlake Terrace Hall; nine facilities date to the 1970s, including the three largest buildings — Lynnwood Hall (90,960 GSF, 1972, the library and primary public building), Brier Hall (73,924 GSF, 1976, laboratories and the culinary program), and Mountlake Terrace Hall (60,401 GSF, 1970, classrooms). Central heating and chilled water are generated at the Utility plant (1972) and distributed through a campus tunnel system. A band of 1980s–90s buildings (Gateway, Alderwood, Woodway, Maltby, Clearview, Snohomish, Firdale) and an early-2000s cohort (Mill Creek, Center For Families, Snoqualmie, Mukilteo) round out the academic core; Hazel Miller Hall (66,261 GSF, 2020) is the newest and best-scored building. The 2023 report also recorded major renovations of Brier Hall and Woodway Hall (2008–2009) and Meadowdale Hall (2010).

Building inventory

Building	UFI	GSF	Built	Reno.	Score	Rating	Predominant use
Seaview Gymnasium	A04248	30,100	1976	—	**398**	Needs improvement — renovation	Athletics / Physical education
Cedar Building	A10031	32,736	1962	—	**355**	Needs improvement — renovation	Storage / Central service
Elks Building	A25278	5,796	1980	—	**354**	Needs improvement — renovation	Other facility
Olympic Building	A10597	2,565	1976	—	**340**	Needs improvement — maintenance	Office (student resources)
Alderwood Hall	A05756	22,050	1989	—	**312**	Needs improvement — maintenance	Office / Administrative
Utility	A04725	6,932	1972	2003	**302**	Needs improvement — maintenance	Central utility plant
Clearview	A07180	14,000	1990	—	**279**	Needs improvement — maintenance	Office (Business Office / HR)
Lynnwood Hall	A04627	90,960	1972	1998	**276**	Needs improvement — maintenance	Library / Office
Hort Green House	A05986	4,356	1990	—	**264**	Adequate	Greenhouse
Brier Hall	A03970	73,924	1976	2008	**262**	Adequate	Laboratory / Culinary
Gateway Hall	A10107	32,239	1986	—	**233**	Adequate	Office / Administrative
Monroe Hall	A04561	10,608	1978	—	**232**	Adequate	Laboratory
Woodway Hall	A01301	25,782	1991	—	**226**	Adequate	Meeting / Laboratory
Firdale Hall	A09490	4,000	1995	—	**214**	Adequate	Laboratory

Building	UFI	GSF	Built	Reno.	Score	Rating	Predominant use
Center For Families	A05918	15,542	2002	—	**198**	Adequate	Childcare (day care)
Mill Creek Hall	A00343	19,380	2000	—	**196**	Adequate	Laboratory
Mountlake Terrace Hall	A09413	60,401	1970	2006	**190**	Adequate	Classroom / Office
Snohomish Hall	A05555	50,400	1996	—	**190**	Adequate	Office / Classroom
Snoqualmie Hall	A08635	50,538	2002	—	**188**	Adequate	Classroom / Office
Maltby	A07024	8,046	1992	—	**188**	Adequate	Office / Meeting
Mukilteo Hall	A06234	67,279	2003	—	**184**	Adequate	Classroom / Office
Meadowdale Hall	A06716	36,393	1976	2010	**170**	Superior	Laboratory / Classroom
Hazel Miller Hall	A26593	66,261	2020	—	**146**	Superior	Classroom
Portfolio (surveyed, GSF-weighted)		**730,288**			**231**	**Adequate (avg)**	

Score = 2026 canonical building condition score (BCS), computed from the CONDITION worksheet of the 2026 FCS workbook against FPMT GSF (lower is better). Sorted worst to best. UFI = OFM unique facility identifier. Rating bands follow the SBCTC scale in Section 4.1. Single campus (Main Campus); campus column omitted. Renovation years per FPMT.

Unscored Structures

Two structures appear in the FPMT inventory but were not condition-rated this cycle: both are minor support structures, and neither carries a deficiency.

Structure	GSF	Built	FPMT class	Use / status
Indoor Hitting Facility	4,860	2000	Special Use	Athletics
Hort Boiler Room	96	1990	Special Use	Greenhouse service

Age Profile

The portfolio falls into three cohorts that matter for capital planning. The 1970–1978 core (Mountlake Terrace, Lynnwood, Utility, Brier, Meadowdale, Olympic, Seaview, Monroe — eight buildings, roughly 312,000 GSF) carries the campus's central plant, its largest buildings, and most of this cycle's worst scores; Brier and Meadowdale were substantially renewed by 2008–2010 renovations, but Seaview (398) and Lynnwood (276) were not and are the master plan's two renovation priorities. A 1986–1996 band (Gateway, Alderwood, Clearview, Woodway, Maltby, Firdale, Snohomish, the greenhouse) is now 30–40 years old, and its distributed equipment — boilers, rooftop units, elevators — is where this cycle's deferred and 2029-targeted mechanical items concentrate. The 2000–2003 cohort (Mill Creek, Center For Families, Snoqualmie, Mukilteo) is reaching the first-replacement age for original elevator and mechanical components: the Center for Families boiler plant (installed circa 2000) and the Mill Creek elevator controls are both in this cycle's deficiency list.

3. CAPITAL PLANNING ROADMAP

3.1 Immediate biennium (2027–2029 request)

The 2027 preservation ask of $1,488,000 across 5 projects is mechanical- and elevator-led. The two central heating and cooling repairs — refurbishment of central-plant chiller CH-2 ($517,000) and replacement of Center for Families Boiler 2 ($303,000) — and the Lynnwood Hall passenger elevator repair ($517,000) together account for $1,337,000, or 90% of the request. The balance is the Brier Hall exterior elevator door-equipment replacement ($87,000) and campus exterior pedestrian flatwork ($64,000). The average deficiency score for the included projects is 83.2, and all five are designated Immediate.

Beyond preservation, the 2027–2029 Minor Works request carries infrastructure of $905,000 (replacement of a 44-year-old cast-iron potable water line serving roughly 75% of campus — Section 6), program of $1,466,000, and a $1,004,000 Unanticipated Repair Fund line, for a College Minor Works total of $4,863,000. The four program projects are Monroe Hall Center for Entrepreneurship and Innovation Phase 3 ($481,800), the Olympic Hall Renovation Phase 2 ($349,000), campus Safety and Security door-hardware improvements ($321,200), and the Brier Hall Baking Kitchen Expansion ($314,000).

One coordination point: the Safety and Security program project (lockdown-capable door hardware, $321,200) and the deferred preservation door-lock deficiency (D07, replacement of the remaining obsolete card-key locksets, $183,000) are separate funding streams touching the same doors in the same buildings. Scoping them together would avoid re-working hardware twice.

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

Vertical transportation. The two deferred elevator modernizations — Clearview (D11, $563,000) and Mill Creek Hall (D09, $448,000) — are the two largest items in the deferred backlog and the most predictable escalations. Both run obsolete controller platforms (Otis LRV and thyssenkrupp TAC20) whose control boards are no longer produced; the survey documents both as vendor-identified modernization scopes. Clearview's single elevator is a single point of failure for an occupied Business Office / HR building. Expect both in the 2029 request.

Distributed heating plants. Two items were excluded from 2027 with an explicit 2029 target: the Gateway Hall LAARS boilers (D15, at end of service life) and the Center For Families kitchen heat pump (D06, an R-410A split-system with repeated refrigerant-loss failures). The Firdale Hall boiler plant (D14, $168,000, deferred) needs a load-verification study first — the equipment runs but appears undersized. Together these form a small-building heating renewal wave for 2029–2031. The June 2025 decarbonization plan schedules Gateway Hall's electrification for 2033–2035 — a like-for-like gas replacement in 2029 would be removed within a decade — so the 2029 Gateway specification should either deliver the plan's heat-pump scope early or be an explicitly bounded bridge (Section 9.4).

Lighting. The deferred campus LED conversion (D13, $397,000) covers Mountlake Terrace Hall and Snoqualmie Hall, with June 2025 audits quantifying 81,164 and 98,619 kWh/yr of savings respectively. Both are Tier 1 Clean Buildings with June 1, 2028 deadlines; this is the lowest-risk, highest-certainty energy measure in the backlog and the natural first entry in each building's energy management plan.

Security and site. The remaining card-key lock replacement (D07, $183,000) completes a three-phase program and should be sequenced with the 2027 Safety and Security program project. The Center For Families retaining wall (D08, $88,000) protects a childcare yard edge above a public trail and is the deferral with the clearest life-safety character — it should be monitored each wet season. The sanitary sewer belly

near Clearview and Maltby (D16, $85,000) is CCTV-confirmed and will keep generating backups until regraded; it pairs naturally with the buried-utility program in Section 6.

Small envelope items. Monroe Hall brick repointing (D12, $108,000), the Firdale mechanical shed roof and siding (D10, $40,000), and the Seaview Gymnasium flooring with suspected asbestos-containing material (D17, $45,000) are low-dollar deferrals that grow if postponed — masonry water pathways and ACM disturbance risk in particular. Monroe's repointing should be coordinated with the CEI Phase 3 program renovation in the same building.

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

The long horizon is defined by the unrenovated 1970s core and the central plant. Seaview Gymnasium (398, the worst score in the portfolio) and Lynnwood Hall (276, the largest building) are the master plan's renovation priorities; their condition burden — Seaview's finishes, doors, and life-safety systems, Lynnwood's HVAC air-handling noise and roof — should be absorbed into those renovations rather than repaired piecemeal. The Utility plant (302, built 1972) runs eight 2011-vintage high-efficiency boilers plus three chillers, one with starter problems; the chiller fleet is in phased refurbishment (chiller #2 reconditioning funded 2025–27, CH-2 refurbishment requested 2027), and the central-plant strategy is now scheduled: the June 2025 decarbonization plan converts the plant to 21 air-source CO2 heat pumps in two phases across 2031–2035 ($58,068,256 of the plan's $86,553,404 total), retains the existing boilers as extreme-weather backup, and notes the heat pumps can also serve chilled-water load. The 48-year-old utilidor heating and cooling distribution lines flagged Future in the infrastructure survey ($1,441,000) should be sized against that configuration — together the single biggest long-term capital question on campus. The Cedar Building (355, built 1962) and the demolition-flagged Elks Building (354) call for disposition decisions rather than component repair, and Alderwood Hall (312) and the Olympic Building (340) will need either program-funded renewal (Olympic Phase 2 is in the 2027 program request) or escalating preservation attention.

3.4 Cross-cutting system themes

Controls obsolescence — elevators and HVAC alike. The defining pattern of this cycle is not worn-out equipment but unsupported control platforms. Five elevators across two biennia (Alderwood funded 2025–27; Lynnwood and Brier in 2027; Clearview and Mill Creek deferred) all trace to obsolete controllers or door-operator electronics. The same pattern appears in HVAC: the 2025–2027 biennium funded replacement of discontinued TUX HVAC controllers in Snohomish Hall ($369,000) and Woodway Hall ($70,000). When parts ecosystems sunset, repair costs converge on replacement costs; the college should assume any remaining legacy control platform will surface as a deficiency within two cycles.

Early-2000s equipment cohort. The 2000–2003 construction cohort (Center For Families, Mill Creek, Snoqualmie, Mukilteo) is now at the 20–25-year first-replacement point for original equipment. This cycle it produced the Center For Families boiler plant (installed circa 2000, one unit failing), the Mill Creek elevator controls, and the Lynnwood elevator power unit (2002). Original rooftop and air-handling equipment in Snoqualmie and Mukilteo should be watched for the 2029 and 2031 cycles.

Central plant dependence. Lynnwood, Brier, Mill Creek, and other core buildings take hot and chilled water from the Utility plant through the campus tunnel system. That concentrates risk: the CH-2 refurbishment (D02) is gated on eddy current testing precisely because a failed tube bundle would convert a $517,000 repair into a full chiller replacement. The plant's distribution piping (utilidor steel, 48 years old) is separately flagged for future replacement in the infrastructure survey. Plant, controls, and piping decisions should be made against one central-plant plan, not deficiency by deficiency — and that plan now exists: the June 2025

decarbonization plan phases the boiler plant's replacement with air-source CO2 heat pumps across 2031–2035 and keeps the existing boilers as backup.

Buried utilities — a multi-biennium renewal in progress. The 2025–2027 biennium funded $1,070,000 of infrastructure (storm lines, a sewer line, gas and water meters, primary switchgear); the 2027 request continues with the $905,000 potable water loop; and the infrastructure survey lists a further $4,502,000 of Future-flagged lines (a second potable loop, the two utilidor thermal lines, two fire-system lines, and another potable segment). This is the standard phased renewal pattern of a 1970s campus and should be presented as a named multi-biennium program in future requests.

Electrification is the coming load driver. The June 2025 decarbonization plan projects campus peak electrical demand rising from 1,398 kVA today to 10,151 kVA at full build-out — the central plant alone from 714 kVA to 7,398 kVA on a 1,600 A service. Snohomish County PUD reports roughly 1 MW of spare feeder capacity; a new substation or feeder (each likely a seven-figure cost, trenched underground per city moratoria on new overhead power) will be required before the 2031–2035 central-plant phases. Infrastructure setup is the plan's 2029–2031 window and belongs on the same radar as the buried-utility program in Section 6.

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 2026 survey — these are the authoritative record of what was identified and recommended and are not paraphrased.

4.1 Summary table

ID	Building	System	Component	DSc	BCS	Budget	Status
D01	Center For Families	D30 HVAC	Boiler	**86**	198	$303,000	**Included (2027)**
D02	Central Plant	D30 HVAC	Chiller	**86**	224	$517,000	**Included (2027)**
D03	Lynnwood Hall	D10 Vertical Transportation	Elevator	**82**	276	$517,000	**Included (2027)**
D04	Brier Hall	D10 Vertical Transportation	Elevator	**81**	262	$87,000	**Included (2027)**
D05	Multiple	G20 Site Improvements	Exterior flatwork	**81**	224	$64,000	**Included (2027)**
D06	Center For Families	D30 HVAC	Heat pump	**71**	198	—	Excluded (2029 target)
D07	Multiple	C10 Interior Construction	Door locks	**71**	224	$183,000	Deferred
D08	Center For Families	G20 Site Improvements	Retaining wall	**62**	198	$88,000	Deferred
D09	Mill Creek Hall	D10 Vertical Transportation	Elevator	**61**	196	$448,000	Deferred
D10	Firdale Hall	B20 Exterior Closure	Exterior cladding and roof	**55**	214	$40,000	Deferred
D11	Clearview	D10 Vertical Transportation	Elevator	**52**	279	$563,000	Deferred
D12	Monroe Hall	B20 Exterior Closure	Exterior cladding	**52**	232	$108,000	Deferred
D13	Multiple	D50 Electrical	Lighting	**51**	224	$397,000	Deferred
D14	Firdale Hall	D30 HVAC	Boiler	**45**	214	$168,000	Deferred
D15	Gateway Hall	D30 HVAC	Boiler	**45**	233	—	Excluded (2029 target)
D16	Site	G20 Site Improvements	Sewer line	**45**	224	$85,000	Deferred
D17	Seaview Gymnasium	C30 Interior Finishes	Flooring	**25**	398	$45,000	Deferred
D18	Mountlake Terrace Hall	D20 Plumbing	Drain line	**16**	190	$22,000	Deferred

DSc = deficiency score. BCS = 2026 canonical building condition score (Central Plant, Multiple, and Site rows use the survey sheet value, 224). Budget = MACC + soft costs; the two excluded deficiencies carry no 2027 budget estimate. Status: "Included (2027)" = funded in the 2027 preservation request; "Deferred" = below this biennium's budget threshold; "Excluded (2029 target)" = held for the 2029 request. Eight of the 11 deferred items are designated Immediate in the survey.

SBCTC condition-rating bands

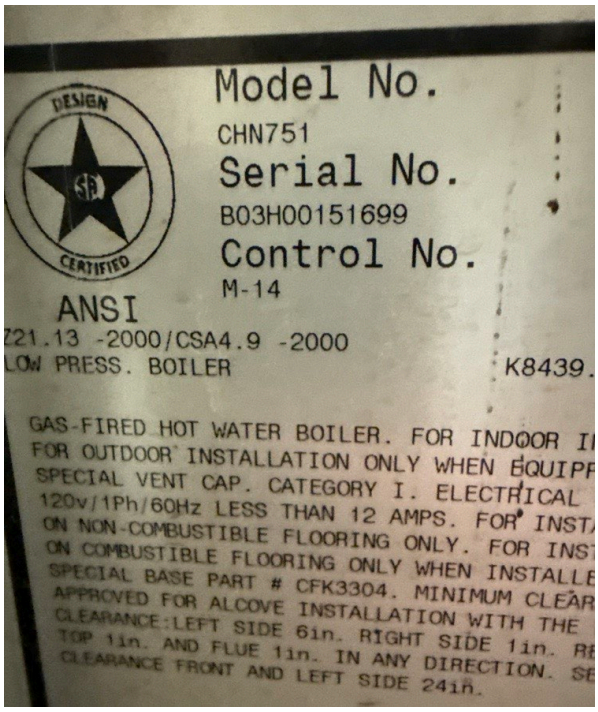
Score range	Rating
146–175	Superior
176–275	Adequate
276–350	Needs improvement — maintenance
351–475	Needs improvement — renovation
476–730	Replace or renovate

Distribution Observations

Vertical transportation dominates the dollars: four elevator deficiencies (D03, D04, D09, D11) total $1,615,000 — 44% of all priced deficiencies — with two funded this biennium and the two largest deferred. By Uniformat system, D10 Vertical Transportation ($1,615,000) leads, followed by D30 HVAC ($988,000 priced across four deficiencies, with two more excluded and unpriced) and D50 Electrical lighting ($397,000). The Center For Families concentrates the most deficiencies of any building (three: D01 included, D06 excluded, D08 deferred), and the deferred backlog concentrates in two small buildings that fall below the Clean Buildings coverage floor — Clearview ($563,000) and Mill Creek Hall ($448,000) hold 47% of it. Three deficiencies are campus-wide rather than building-specific (D05 flatwork, D07 door locks, D13 lighting) and one is a site utility (D16 sewer). Of the 18 deficiencies, 5 are included in the 2027 request, 11 are deferred — every one as below the budget threshold — and 2 (the Gateway Hall boilers, D15, and the Center For Families heat pump, D06) are excluded with an explicit 2029 target.

4.2 Findings detail

D01 — Boiler, Center for Families (Main Campus)



Deficiency score	86	**Budget estimate**	$303,000
Bldg condition score	198	**Status**	Included in 2027 request
System	D30 HVAC	**Deferability**	Immediate
Location	Mechanical	**Priorities**	Health/Safety (25%), Facility Use (75%)

Problem Description

The Center for Families (CFF) relies on an indoor, natural-gas hot-water boiler plant for building heating. The facility has two Lochinvar boilers that are at/near end-of-life; at least one unit is identified as model CHN751 (serial B03H00151699) and is reported by staff as installed circa 2000. The CFF building is listed as 15,542 SF and built 2002, placing the boiler plant in the early-2000s vintage range.

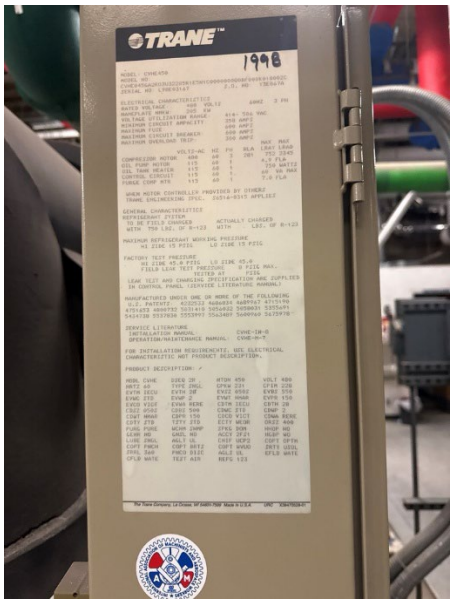
As these boilers age past their expected service window, the probability of unplanned shutdowns increases due to heat-exchanger wear, combustion component failures, controls obsolescence, and parts scarcity. By published service-life tiers, boilers are typically treated as “long life” (≥ 20 years minimum), so the existing equipment is beyond the planning horizon and should be treated as a near-term reliability risk.

Facility staff report Boiler 2 is in the worst condition and should be the first replacement priority. If Boiler 2 fails during heating season, the building can lose heating capacity and redundancy, driving occupant discomfort, program disruption, and elevated freeze-risk for hydronic piping in cold weather. Multi-boiler plants are typically staged/lead-lagged to maintain capacity and reliability; loss of one boiler forces the remaining unit to carry higher runtime and load, accelerating failure risk.

Repair Description

Replace Family Center Boiler 2 with a new natural-gas hot-water boiler matched to the existing plant capacity and connections, including required venting/combustion-air provisions, piping and controls tie-ins, start-up, combustion tuning, and functional testing of lead/lag sequencing with the remaining boiler. Repair includes isolating Boiler 2 for demolition and disposal, and retaining Boiler 1 in place for interim redundancy (or storing it on site only if temporary removal is required for the tie-in and it is being kept as an emergency parts donor during the transition).

D02 — Chiller, Central Plant (Main Campus)



Deficiency score	86	**Budget estimate**	$517,000
Bldg condition score	224	**Status**	Included in 2027 request
System	D30 HVAC	**Deferability**	Immediate
Location	Central plant	**Priorities**	Health/Safety (25%), Facility Use (75%)

Problem Description

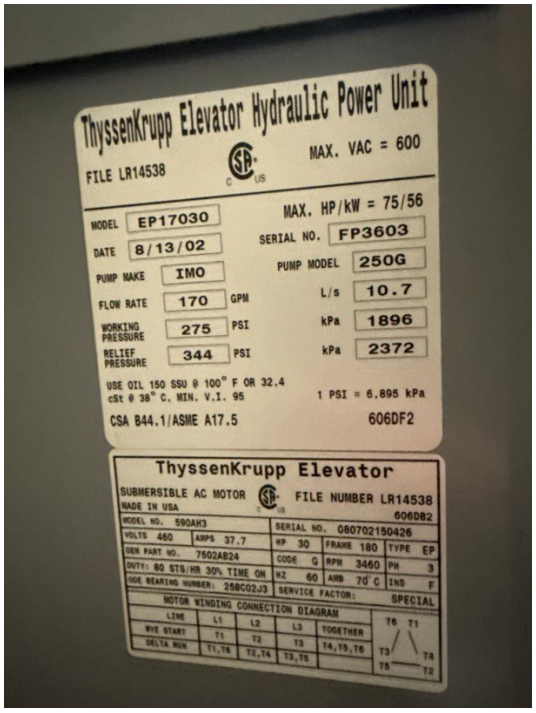
CH-2 is a large, water-cooled centrifugal chiller serving the campus chilled-water distribution system (the central plant serves multiple buildings, with chilled water distributed through tunnels). CH-2's age and original-vintage components increase the probability of major failures that are not "routine repair" events (compressor, starter/motor-control, and associated control/measurement devices), driving elevated outage risk and longer restoration times due to specialized labor and part lead-times.

A critical feasibility gate is the condition of the heat-exchanger tube bundles. The chiller study identifies eddy current testing as the highest-priority first step because it establishes whether tube bundles remain viable; if tube sets are degraded, the chiller would require complete replacement and the condition "cannot be field-rectified." Funding a compressor/motor-control refurbishment without first confirming tube-bundle viability creates a material risk of stranded investment.

Repair Description

Repair CH-2 by first performing eddy current testing of evaporator and condenser tube bundles to confirm long-term viability; if tube bundles pass, refurbish/replace the compressor and replace/upgrade the motor control/starter components required to restore reliable operation, followed by startup, recommissioning, and functional performance testing. Repair scope is limited to CH-2 component refurbishment (not full chiller replacement) and includes only the discrete assemblies necessary to return the chiller to dependable service.

D03 — Elevator, Lynnwood Hall (Main Campus)



Deficiency score	82	**Budget estimate**	$517,000
Bldg condition score	276	**Status**	Included in 2027 request
System	D10 Vertical Transportation	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (100%)

Problem Description

The Lynnwood passenger elevator serving Edmonds College is a four-stop hydraulic elevator and is the primary public-use elevator. The hydraulic power unit is identified as Distant Group model EP17030, serial FP3603, installed in 2002. The College reports frequent service problems, believed to be control-related, resulting in repeated downtime and reliability concerns. When the elevator is down, security must redirect the public to a freight elevator, creating an ongoing operational burden and disrupting public access.

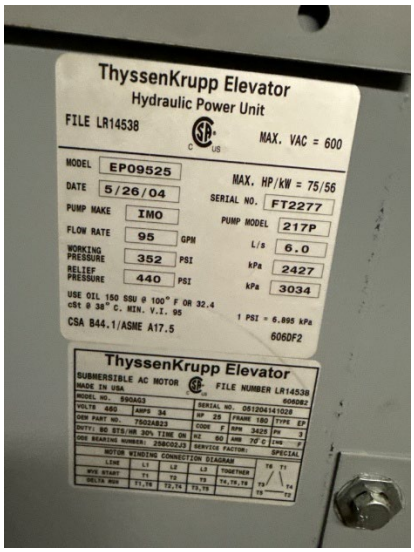
This elevator's equipment is located in a tight concrete box space with limited heat dissipation. Hydraulic elevators inherently generate heat in the hydraulic system during operation, and heat accumulation in confined equipment spaces can degrade electronics and increase nuisance faults and component wear over time. In addition, elevator shafts and associated rooms can drive significant air movement and thermal exchange; where elevator equipment rooms require conditioning, that conditioning becomes a persistent operational load—so the equipment cooling approach must be deliberate, durable, and serviceable rather than improvised.

A recent vendor budget pack notes that the Lynnwood elevators are "very high use" and that replacing hoistway door components (e.g., gibs/rollers/interlocks and related hardware) would improve long-term reliability, which aligns with the observed operational burden when the public elevator is out of service.

Repair Description

Repair the Lynnwood passenger elevator by addressing recurring reliability failures (including controls-related issues identified during detailed troubleshooting) and completing a hoistway door equipment refresh to reduce stoppages and improve operational consistency. Repair the elevator equipment room environmental conditions by installing a dedicated split-system cooling solution and routing refrigerant/controls/condensate through the required ceiling and/or multi-wall concrete penetrations to a remote condenser location, including all associated firestopping, patching, and electrical support.

D04 — Elevator, Brier Hall (Main Campus)



Deficiency score	81	**Budget estimate**	$87,000
Bldg condition score	262	**Status**	Included in 2027 request
System	D10 Vertical Transportation	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (100%)

Problem Description

The Brier Hall exterior elevator has become increasingly unreliable and is recommended for door-equipment replacement to restore long-term reliability. The elevator is installed outdoors, which accelerates wear of the door operator and related hoistway door components due to repeated wetting/drying, temperature cycling, wind-driven moisture, corrosion, and debris intrusion that increase friction and misalignment in moving door hardware and interlocks.

The unit is a thyssenkrupp elevator, model EP09525, serial FT2277, installed 2004. The Washington Elevator condition report (dated November 25, 2025) lists “Brier – Outside Door Operator” as a High priority capital item with a budget of $50,000, noting that exterior exposure is driving accelerated wear and that replacement is recommended for long-term reliability; the budget scope also includes hoistway door equipment such as spirators, gibs, pickup roller assemblies, hanger rollers, and interlocks.

In addition, the elevator equipment room reportedly has no cooling, which can drive elevated temperature and humidity conditions that shorten the service life of controls and door-operator electronics and increase nuisance faults—compounding reliability issues for a public-facing vertical-transportation asset.

Repair Description

Repair the Brier Hall exterior elevator by replacing the door operator and associated hoistway door equipment (spirators, gibs, pickup roller assemblies, hanger rollers, and interlocks) as outlined in the Washington Elevator recommendation.

Repair supporting conditions by adding dedicated split-system cooling for the elevator equipment room (including required penetrations, electrical, condensate management, and commissioning) to maintain stable operating temperatures for door-operator and control components.

D05 — Exterior flatwork, Multiple (Main Campus)



Deficiency score	81	**Budget estimate**	$64,000

Bldg condition score	224	**Status**	Included in 2027 request
System	G20 Site Improvements	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (100%)

Problem Description

The campus has made measurable progress reducing exterior pedestrian trip hazards through prior flatwork repairs; however, localized segments of concrete and asphalt flatwork remain uneven and deteriorated and continue to present a pedestrian safety risk. Remaining deficiencies typically manifest as vertical displacement at panel edges, settled patches, cracked/failed asphalt, and abrupt transitions at walk edges and utility interfaces, which become more hazardous under wet/icy conditions and for individuals with mobility aids. The residual condition suggests ongoing movement and material breakdown driven by subgrade settlement, poor drainage and base saturation, freeze–thaw cycling, and localized loading—mechanisms that progressively increase differential elevation and surface breakup if not corrected.

Because these remaining hazards occur in primary pedestrian circulation areas (non-parking), the condition elevates the likelihood of slip/trip/fall incidents, increases exposure to claims/liability, and can create accessibility constraints where transitions and slopes exceed tolerances. A planning-level allowance is warranted to address the remaining backlog with targeted removals and replacements rather than ongoing patching, budgeting approximately 500–1,000 SF of exterior flatwork repair focused on walkways and pedestrian zones (excluding parking areas).

Repair Description

Repair exterior pedestrian flatwork (excluding parking) by removing and replacing approximately 500–1,000 SF of failed concrete/asphalt and restoring smooth, flush transitions at joints, edges, and utility interfaces. Repair includes subgrade/base correction as required, regrading to promote positive drainage, and restoring ADA-compliant slopes and cross-slopes at walk routes and transitions.

D06 — Heat pump, Center for Families (Main Campus)



Deficiency score	71	**Budget estimate**	—

Bldg condition score	198	**Status**	Excluded (2029 target)
System	D30 HVAC	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (75%), Increased Operating Cost (25%)

Problem Description

The CFF kitchen is served by a Mitsubishi split-system heat pump (outdoor unit model PUMY-P36NKMU2, serial 8CU00338A) that the college reports has experienced multiple failures, including at least one event where the system was low on refrigerant. A low-charge condition is a strong indicator of refrigerant leakage (commonly at flare joints, service valves, line-set defects, or coil corrosion). When charge is low, the system loses capacity and efficiency, and the compressor is exposed to abnormal superheat/temperature and oil management issues, which accelerates wear and raises the probability of an unplanned outage.

Because this unit supports a high-load space (kitchen), loss of cooling/heating creates an operational risk (comfort, ventilation interactions, and staff/workflow disruption). In addition, the system uses R-410A, which increases lifecycle exposure: leak events require regulated refrigerant recovery/repair/recharge, and the broader HFC phasedown and technology transition rules increase uncertainty around long-term equipment/refrigerant logistics and replacement pathways.

Repair Description

Replace the kitchen split-system heat pump in the 2029 biennium, including the outdoor unit and associated indoor unit(s), line-set remediation (flush or replace as required), controls/thermostat integration, electrical reconnects, and startup/commissioning. Repair interim failures with targeted leak detection/repair and charge verification to maintain operation until planned replacement.

D07 — Door locks, Multiple (Main Campus)



Deficiency score	71	**Budget estimate**	$183,000

Bldg condition score	224	**Status**	Deferred
System	C10 Interior Construction	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (75%), Increased Operating Cost (25%)

Problem Description

The college is nearing completion of a three-phase replacement of the legacy card-access locking system serving multiple buildings. Remaining locks are at elevated risk of failure due to age/wear and product obsolescence—both the electromechanical components and the ecosystem of compatible parts have effectively sunset, forcing maintenance staff into reactive repairs with no dependable supply chain for like-for-like components.

This condition creates an operational/security exposure: lock failures can result in unsecured openings, inconsistent access control, and increased staff time spent troubleshooting rather than maintaining other critical assets. The 2023 condition survey recommended replacement action for these campus locks (including a strategy of replacing a portion and retaining removed units for interim parts support), indicating the issue is material and system-wide rather than isolated to one door or one building.

Repair Description

Replace the remaining obsolete card-key locksets in multiple buildings to complete the three-phase lock replacement, including lock hardware and any required door-interface components needed for full compatibility with the standardized, currently supported access-control platform.

Repair includes removal/disposal or controlled retention of salvageable components (only if useful for interim support outside project scope), system testing for reliable operation, and turnover documentation to restore maintainability and reduce recurring service failures.

D08 — Retaining wall, Center for Families (Main Campus)



Deficiency score	62	**Budget estimate**	$88,000
Bldg condition score	198	**Status**	Deferred

System	G20 Site Improvements	**Deferability**	Immediate
Location	South bank of yard	**Priorities**	Health/Safety (25%), Increased Repair/Replacement Cost (75%)

Problem Description

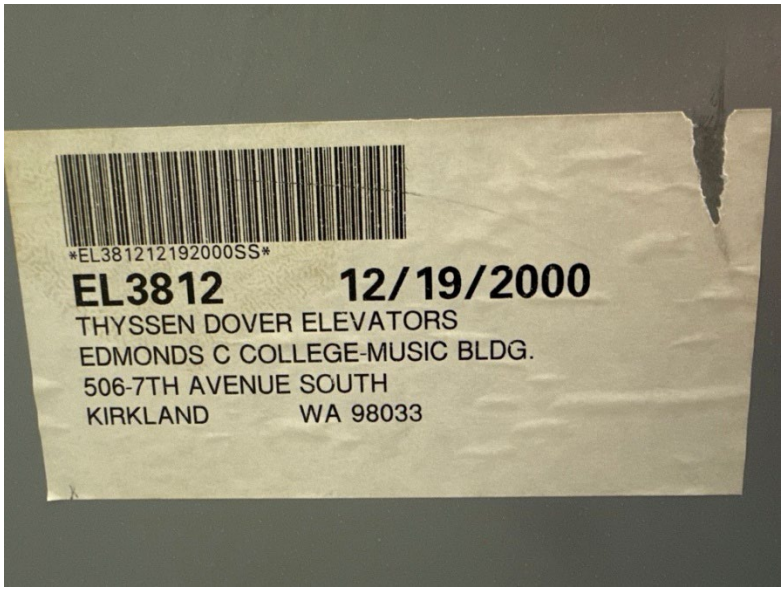
The Family Center (CFF Building) backyard abuts a city-owned public trail that is approximately 1.5 ft lower than the childcare yard grade. Ongoing slope face erosion and edge sloughing are reducing the yard area and creating an unsafe, unprotected drop-off immediately adjacent to spaces used by families and children. As soils ravel and the edge recedes, the effective “safe footing” zone narrows and the likelihood increases for a person to misstep, slip, or fall down onto the public trail, creating a life-safety and liability exposure and increasing the chance of larger localized slope failure during wet-season saturation and concentrated runoff.

The erosion is occurring along an estimated 45–50 LF reach. The condition suggests a combination of surface runoff concentration, loss of vegetative cover/edge confinement, and wet-soil strength reduction (seasonal saturation), resulting in progressive undermining of the yard edge. If unaddressed, continued soil loss may also impact nearby site elements (fencing, surfacing, landscaping, or shallow utilities) and will further compromise separation between childcare activity areas and a public right-of-way.

Repair Description

Repair by constructing a soldier pile and lagging retaining wall (steel wide-flange “I” piles with timber/composite lagging) to retain the eroding yard edge for approximately 45–50 LF, including wall embedment and design by a licensed engineer, behind-wall drainage (drain rock, perforated pipe to approved outlet, filter fabric), and restoration of the yard surface. Repair adjacent safety conditions by providing a continuous edge protection barrier/guardrail at the top of wall as required, plus temporary construction protection and traffic control to keep the public trail safe and open (or formally detoured) during work.

D09 — Elevator, Mill Creek Hall (Main Campus)



Deficiency score	61	**Budget estimate**	$448,000
Bldg condition score	196	**Status**	Deferred

System	D10 Vertical Transportation	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (50%), Increased Operating Cost (50%)

Problem Description

The Millcreek elevator is near end of service life from a controls obsolescence standpoint and should be modernized to reduce downtime and restore long-term reliability. The current controller platform (thyssenkrupp TAC20) is described as still serviceable, but its control boards are obsolete, which elevates the risk of extended outages when faults occur due to parts scarcity and limited vendor support.

The Washington Elevator condition report establishes modernization as a defined capital scope (controller, power unit, door operator, fixtures, and hoistway communication/wiring) and notes that Work by Others is required; it also states that a full survey is required for firm pricing.

The equipment-room thermal environment is a reliability multiplier that should be explicitly budgeted. A return vent above the elevator machine equipment may indicate some connection to building HVAC, but a return-only path does not confirm active cooling capacity or temperature control. Elevator equipment rooms are often in conflict between code-required venting and manufacturer-recommended conditioning, and uncontrolled heat/humidity can shorten electronics life and increase nuisance faults—especially for hydraulic systems where the pump/controls generate heat during operation.

Confirming whether cooling is actually ducted (and effective) is necessary to avoid under-scoping the modernization project.

Repair Description

Replace the existing thyssenkrupp TAC20 hydraulic elevator controller and complete a modernization including the controller, power unit interface, door operator, fixtures, and hoistway communication/wiring, with a full field survey to finalize scope and “work by others.” Repair/modify the elevator equipment-room ventilation/temperature control as needed to maintain manufacturer-required operating conditions (verify whether the existing return vent is paired with ducted supply cooling and controls; add cooling if not present).

D10 — Exterior cladding and roof, Firdale Hall (Main Campus)



Deficiency score	55	**Budget estimate**	$40,000
Bldg condition score	214	**Status**	Deferred
System	B20 Exterior Closure	**Deferability**	Immediate
Location	Mechanical shed	**Priorities**	System Use (50%), Increased Repair/Replacement Cost (50%)

Problem Description

The Firdale Mechanical Shed is a small, stick-built support structure (approx. 300 SF, one story, approx. 12 ft tall) clad with T1-11 siding and roofed with asphalt shingles. The T1-11 siding is rotted at the base, indicating chronic wetting at the wall-to-grade interface and loss of material section at the most moisture-vulnerable portion of the enclosure. This condition is typically driven by repeated splash-back, capillary uptake/wicking from near-grade exposure, and insufficient clearance and/or missing/ineffective base flashing and drip geometry—leading to prolonged elevated wood moisture content and decay of both siding and potentially the lower wall framing.

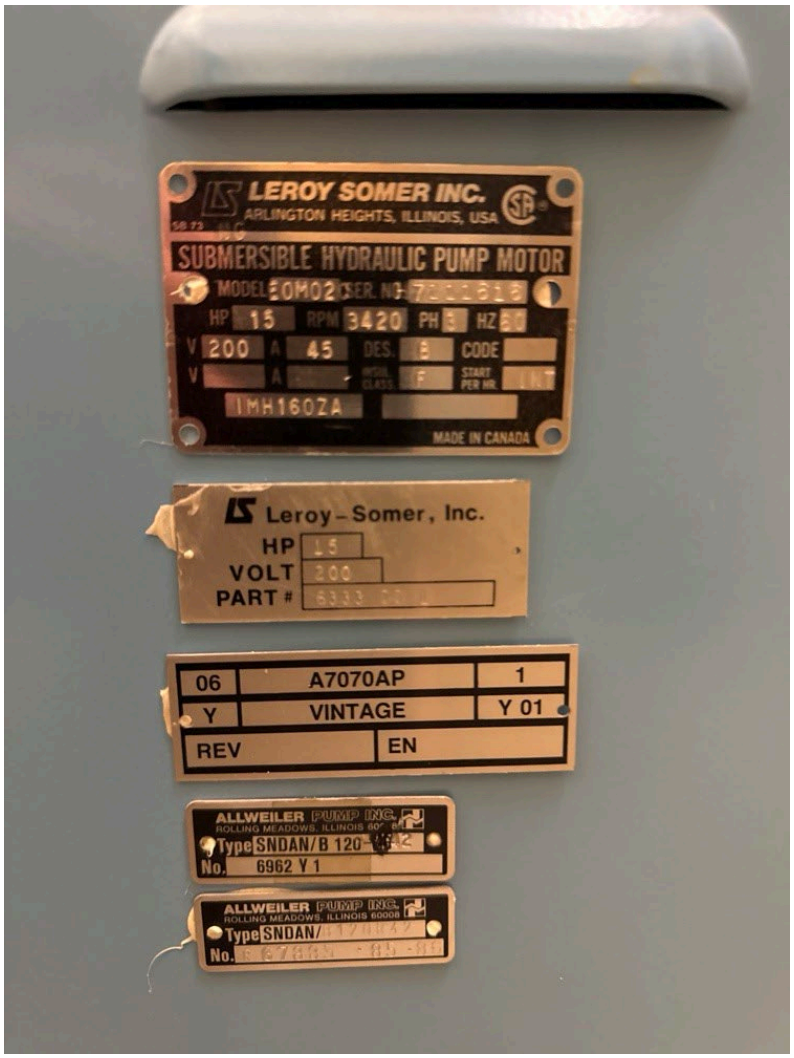
The asphalt shingle roof also requires replacement, and fascia is deteriorated. End-of-life roofing and failing edge components increase the probability of wind-driven rain entry at laps/edges and uncontrolled wetting at the eaves, which accelerates decay at fascia/roof sheathing ends and can introduce moisture into wall assemblies. Left uncorrected, these combined enclosure failures will continue to reduce durability and can

progress from localized rot to broader framing degradation, loosening of cladding attachment, pest intrusion pathways, and increased risk of unplanned damage to equipment housed in the shed.

Repair Description

Replace the existing asphalt shingle roof (including underlayment, flashings/drip edge as required) and replace deteriorated fascia. Replace all exterior T1-11 siding, and during removal repair any deteriorated substrate/framing at the lower walls as required, then reinstall the cladding with a durable weather-resistive barrier and base/edge detailing that maintains separation from grade and reliably sheds bulk water.

D11 — Elevator, Clearview (Main Campus)



Deficiency score	52	**Budget estimate**	$563,000
Bldg condition score	279	**Status**	Deferred
System	D10 Vertical Transportation	**Deferability**	Deferrable
Location	Multiple	**Priorities**	Facility Use (100%)

Problem Description

Clearview (Business Office / HR) is served by a single hydraulic elevator, creating a single-point-of-failure for vertical accessibility and day-to-day operations. The elevator identification plate indicates an alteration date

of 2014; field labels suggest mixed legacy components (Dover labels observed; controller make/model requires verification). The unit is believed to be hydraulic, with model “0H02” and a serial number that was partially illegible during site observation (recorded as “711161…”, remainder unreadable), indicating the need for a controlled verification during survey and submittal review.

The elevator has control reliability/obsolescence risk. Washington Elevator’s condition report identifies Clearview #1 as a high-priority “Modernization” item, stating the elevator’s control boards are obsolete and becoming unreliable—a classic failure mode where aging controller hardware and limited parts availability drive intermittent faults, extended downtime, and increased service calls.

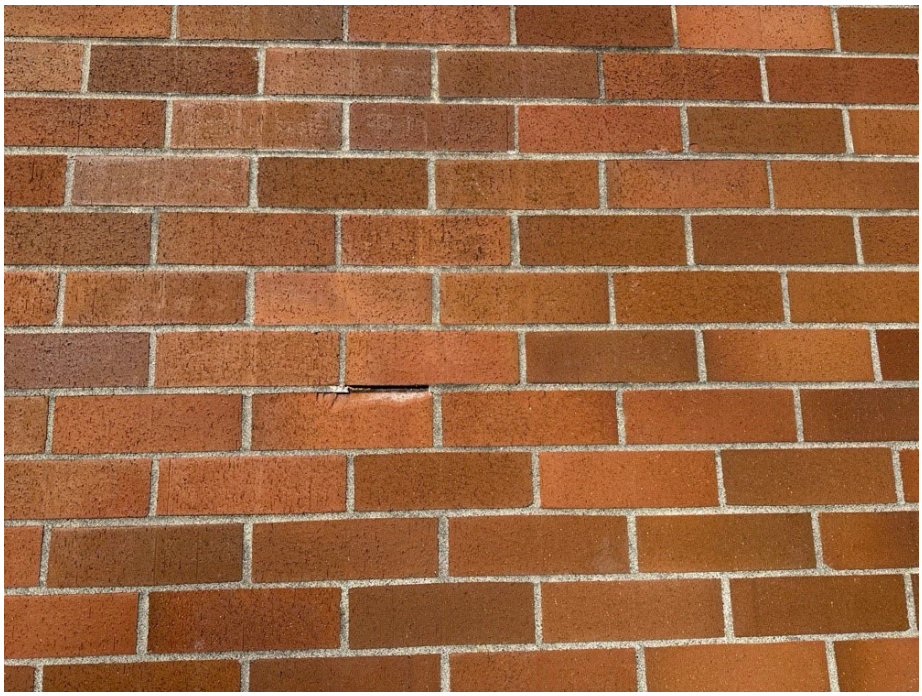
The elevator machine/control space lacks conditioning, which accelerates degradation of electronics and relays through elevated temperature cycling and humidity exposure. Unconditioned machine rooms also increase nuisance faults and shorten component life, especially for control boards, door operator electronics, and communication equipment—compounding the reliability risk in a building with no redundant elevator.

Accessibility and communications gaps were observed. Cab controls lacked Braille on buttons, which is a compliance exposure and an operational barrier for visually impaired users. The car has communication capability, but may require an upgrade to a video console depending on current code/standard requirements and the campus’ emergency communication expectations.

Repair Description

Repair/modernize the Clearview elevator by replacing the obsolete controller/controls (and associated modernization elements as required), and provide dedicated conditioning for the elevator machine/control room to stabilize temperature/humidity and improve electronics reliability. Repair/upgrade cab fixtures to meet current accessibility and communication requirements, including Braille/tactile controls and evaluation/installation of a code-compliant communication upgrade (potentially a video console), with final scope confirmed by a full field survey.

D12 — Exterior cladding, Monroe Hall (Main Campus)



Deficiency score	52	**Budget estimate**	$108,000
Bldg condition score	232	**Status**	Deferred
System	B20 Exterior Closure	**Deferability**	Immediate
Location	Exterior	**Priorities**	System Use (25%), Increased Repair/Replacement Cost (75%)

Problem Description

Monroe Hall's brick exterior has localized brick damage (cracking/flaking/spalling) and failed mortar joints that interrupt the primary weathering surface and reduce the veneer's ability to shed water under wind-driven rain. The base-scope locations include (a) a ground-level area at the southwest corner where 16 brick will be removed/salvaged, (b) three additional flat wall areas with 16 damaged brick, and (c) approximately 50 LF of mortar joints exhibiting failure associated with corroded joint reinforcement.

At the distressed joints, corrosion-driven expansion of embedded reinforcement can jack and fracture surrounding mortar, open the joint, and create direct water pathways into the masonry. Once water enters, moisture is retained within the brick/mortar mass and adjacent backup materials via absorption/capillary action, increasing risk of freeze–thaw cycling, progressive spalling, efflorescence/staining, and concealed deterioration at the veneer/backup interface and at nearby transitions/openings. No structural instability is indicated in the field description; the primary risk is ongoing moisture intrusion and accelerated envelope maintenance demand if the open joints, damaged units, and adjacent perimeter sealant deficiencies are left uncorrected.

Repair Description

Repair the brick exterior by selectively removing and reinstalling masonry at the identified locations: salvage 16 brick at the SW corner and reinstall that area with replacement brick (acknowledged non-exact match), remove 16 damaged brick at three flat wall areas and relay using the salvaged brick, route out ~50 LF of failed joints to a 1-inch depth to remove corroded joint reinforcement segments, then repoint with Type N mortar tooled and colored to match existing and detergent-wash after cure to remove mortar haze. Alternates: (1) pressure-clean all exterior brick surfaces and apply BSM-40 clear water repellent after dry time; (2) remove and replace window perimeter sealant at four south-elevation windows and spot-caulk select west-elevation window perimeter gaps.

D13 — Lighting, Multiple (Main Campus)

Deficiency score	51	**Budget estimate**	$397,000
Bldg condition score	224	**Status**	Deferred
System	D50 Electrical	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (25%), Increased Operating Cost (75%)

Problem Description

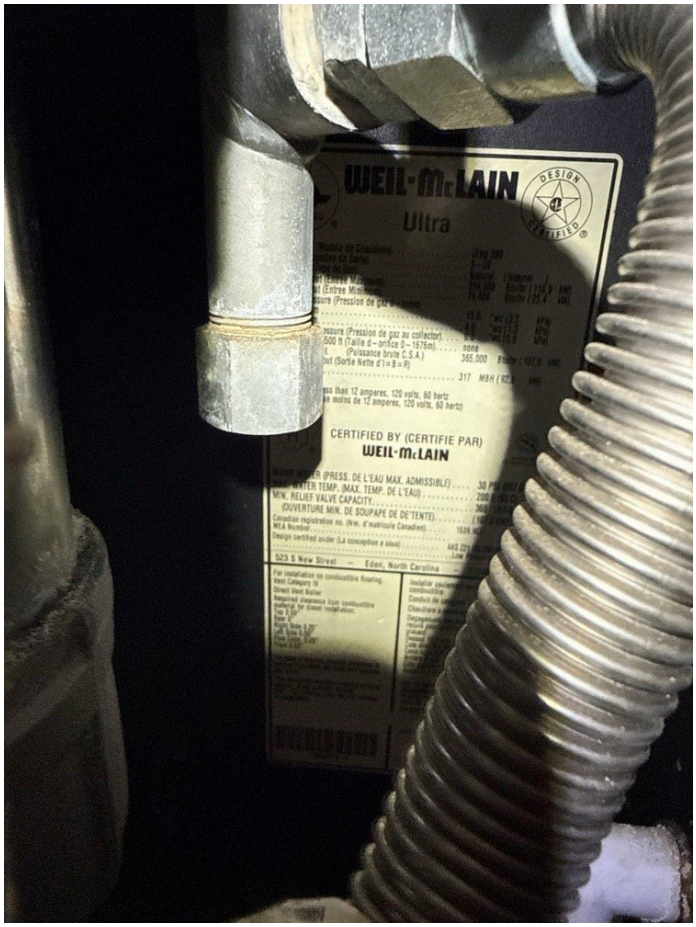
Multiple campus buildings continue to rely on legacy fluorescent lighting systems (lamps/ballasts/fixtures) that drive elevated energy use and ongoing maintenance exposure (lamp and ballast failures, compatibility/availability constraints). For Mountlake Terrace Hall and Snoqualmie Hall, the June 2025 audits identify interior lighting retrofit opportunities using Type C LED tubes (external driver) in most applications, plus LED retrofit kits for recessed downlights, with no exterior lighting scope (already LED) and limited controls changes (tunnels only).

The audits quantify the material impact of these lighting upgrades: 81,164 kWh/yr estimated electric savings for Mountlake Terrace Hall and 98,619 kWh/yr for Snoqualmie Hall, supporting campus energy-reduction goals and lowering lifecycle operating cost.

Repair Description

Replace interior fluorescent lighting components with LED retrofit kits/fixtures, including Type C LED tubes with external drivers and LED retrofit kits for recessed downlights; maintain existing LED fixtures and exclude exterior lighting where already LED. Verify circuiting/controls impacts in tunnels where controls changes are included, and commission lighting for safe illumination levels and reliable operation.

D14 — Boiler, Firdale Hall (Main Campus)



Deficiency score	45	**Budget estimate**	$168,000
Bldg condition score	214	**Status**	Deferred
System	D30 HVAC	**Deferability**	Deferrable
Location	Mechanical shed	**Priorities**	Facility Use (75%), Increased Operating Cost (25%)

Problem Description

Firdale Hall's heating plant includes Weil-McLain Ultra 399 natural-gas boilers (rated 30 psi, 200°F). The boilers are operating as designed, but field observations indicate the plant is undersized for the building load, leaving limited heating-capacity margin during cold-weather peak demand and/or recovery periods (morning warm-up, setback recovery, or high outside-air/ventilation operation).

An undersized boiler plant tends to operate at sustained high duty cycles, which increases wear on burners, heat exchangers, pumps/controls, and associated hydronic components and reduces resilience during extreme weather or when one boiler is out of service. The practical risk is inability to maintain space setpoints and reduced operational redundancy, elevating the likelihood of comfort complaints and service calls in heating season.

Repair Description

Repair by completing a heating-load verification and boiler-plant capacity assessment for Firdale Hall, then optimize staging/lead-lag and temperature reset controls to maximize delivered capacity and stability. Replace the existing boilers with appropriately sized high-efficiency units if analysis confirms a sustained capacity shortfall (include pumps/controls integration, venting/combustion air, and hydronic balancing within the replacement scope).

D15 — Boiler, Gateway Hall (Main Campus)

Deficiency score	45	**Budget estimate**	—
Bldg condition score	233	**Status**	Excluded (2029 target)
System	D30 HVAC	**Deferability**	Deferrable
Location	Mechanical	**Priorities**	Facility Use (75%), Increased Operating Cost (25%)

Problem Description

Gateway Building (Gateway Hall, 230-GWY) includes natural-gas-fired boilers that are reported to be at end of service life and should be planned for replacement to reduce outage risk. The units are LAARS equipment, including model NTH399NXN3 with serial G15332921. As boilers age, the dominant reliability risks are typically heat-exchanger/combustion-side degradation (acidic condensate exposure in condensing equipment, cycling fatigue, and corrosion), plus controls/safeties wear and parts/serviceability constraints. Failure is operationally high-impact: loss of hot-water generation can trigger space comfort disruptions and/or domestic hot-water interruptions, freeze risk in cold weather (if hydronic), and repeated reactive maintenance.

This item is not prioritized for near-term replacement; it should be monitored with the intent to target replacement in 2029.

Repair Description

Replace the Gateway Building natural-gas boilers in the 2029 request, including demolition, new high-efficiency boilers sized to verified loads, Category IV venting/combustion air, condensate management/neutralization, hydronic and gas trim (valves, pumps as required), controls/BAS integration, and startup/commissioning.

D16 — Sewer line, Site (Main Campus)

Deficiency score	45	**Budget estimate**	$85,000
Bldg condition score	224	**Status**	Deferred
System	G20 Site Improvements	**Deferability**	Deferrable
Location	Near Clearview Hall	**Priorities**	Health/Safety (25%), System Use (75%)

Problem Description

A CCTV camera investigation of the sanitary sewer line segment adjacent to Clearview Hall and Maltby Hall confirmed the presence of a belly (localized sag/low point). This condition aligns with the recurring sewage issues reported in Clearview, and was identified incident to project S451 (replace sewer lines from the 2019 infrastructure survey) while crews were already mobilized for related utility work.

A sewer belly creates a persistent low spot that interrupts the intended positive slope and reduces self-scouring flow velocities, allowing solids to settle and accumulate. Over time, this increases the likelihood of partial or full blockages, line surcharge, and sanitary backups into upstream fixtures, as well as emergency maintenance callouts. Continued surcharge can also exacerbate leakage at joints (infiltration/exfiltration), contributing to odor complaints, potential sanitary overflows, and localized subgrade softening/settlement that can expand the repair limits if deferred.

Repair Description

Repair the sanitary sewer line segment adjacent to Clearview and Maltby by excavating and replacing/regrading the sagged portion to restore continuous positive slope between upstream/downstream structures, including required bedding, pipe, fittings, and reconnection of affected laterals/cleanouts. Repair includes temporary bypass pumping as needed, post-installation CCTV verification, and restoration of disturbed surfaces to match existing, coordinated with KPFF's final scope.

D17 — Flooring, Seaview Gymnasium (Main Campus)



Deficiency score	25	**Budget estimate**	$45,000
Bldg condition score	398	**Status**	Deferred
System	C30 Interior Finishes	**Deferability**	Immediate
Location	Main hall	**Priorities**	Quality of Use (100%)

Problem Description

The Seaview Building (Seaview Gymnasium, constructed 1976) has an interior flooring area approximately 120 ft × 9 ft (≈1,080 SF) surfaced with resilient “laminate”/tile material suspected to be asbestos containing. The flooring is cracked, degraded, and separating in multiple locations, with localized lippage/separation that is not yet a major trip hazard but is visibly failing and worsening. As the field of tile continues to crack and debond, edges will continue to open, collect debris and moisture during cleaning, and accelerate loss of adhesion—driving progressively higher maintenance burden and increasing the probability of a true trip hazard and localized substrate damage.

Because the existing finish is suspected asbestos-containing material (ACM), any demolition, patching, or full replacement work has a hazardous materials compliance and exposure risk component. Disturbance of brittle, cracked resilient tiles and associated adhesives/mastic can generate regulated waste and requires testing, proper abatement/controls, and disposal before new flooring can be installed. Without budgeting for hazardous materials survey/abatement, the project is likely to experience schedule and cost impacts once ACM is confirmed.

In addition, three entry walk-off mats (each approximately 5 ft × 3 ft; total ≈45 SF) are aged, worn, and original to the building and no longer provide effective soil/moisture capture at entrances. Worn mats increase tracked-in grit and moisture, which accelerates finish wear and increases slip risk at entries—compounding the performance problems of the failing floor finish.

Repair Description

Replace the existing suspected asbestos-containing resilient tile flooring (≈1,080 SF) and associated adhesives as required, including hazardous materials testing and abatement/controls as necessary, then install new durable flooring with properly detailed transitions. Replace the three worn 5 ft × 3 ft walk-off mats with new entry systems compatible with the finished floor elevations and thresholds.

D18 — Drain line, Mountlake Terrace Hall (Main Campus)



Deficiency score	16	**Budget estimate**	$22,000
Bldg condition score	190	**Status**	Deferred
System	D20 Plumbing	**Deferability**	Future
Location	Café	**Priorities**	System Use (100%)

Problem Description

A 2 in. drain line serving the café in Mountlake Terrace Hall is frequently clogging, creating recurring wastewater conveyance failures (slow drainage/backups) that disrupt food service operations and drive repeated reactive maintenance. The small diameter is inherently more susceptible to occlusion from typical café discharge (water with suspended solids and potential FOG loading), and repeated stoppages increase the probability of overflows, hygiene concerns, damage to adjacent finishes, and emergency response costs.

Corrective work is complicated by the line's routing through multiple concrete walls: the existing penetrations are undersized for a 4 in. line and will require enlargement of at least three concrete wall openings. This constraint increases scope and risk (coring impacts, access limitations, and the need to restore rated assemblies and watertightness at penetrations), making the condition a persistent operational liability until the line is right-sized.

Repair Description

Replace the existing 2 in. café drain line with a 4 in. sanitary waste line (approximately 50 LF), including coring/enlarging penetrations through at least three concrete walls, providing sleeves/supports, cleanouts, and code-compliant slope, and reconnecting to the downstream sewer. Repair concrete and restore required fire/smoke separation and sealant/watertightness at all penetrations upon completion.

5. BUILDING PROFILES

Profiles below cover buildings with capital activity in the 2027 request, a condition score above 275, or a material concentration of deferred deficiencies, ordered worst-first. The central-plant chiller deficiency (D02, recorded under "Central Plant") is profiled with the Utility building, which houses the plant. Nine scored buildings — Hazel Miller Hall, Meadowdale Hall, Mukilteo Hall, Maltby, Snoqualmie Hall, Mountlake Terrace Hall, Snohomish Hall, Woodway Hall, and the Hort Green House — are in superior or adequate condition with no material building-specific capital needs this cycle (Mountlake Terrace Hall's café drain line, D18, is a Future-designated $22,000 item, and its lighting is covered by campus-wide D13); their component detail is in the Appendix, and the two unscored support structures carry no deficiencies. ID references point to the verbatim descriptions in Section 4.2.

Seaview Gymnasium — condition score 398

Building	GSF	Built	Reno.	Predominant use
Seaview Gymnasium	30,100	1976	—	Athletics / Physical education

Condition. 2026 condition score 398 (Needs improvement — renovation), down from 380 in 2023 — the worst score in the portfolio. Top weighted contributors: Doors & Hardware (31), Life/Safety (31), Fire Safety (31); finishes, plumbing, and appearance follow closely.

Current biennium (2027 request). None.

Deferred and emerging. Deferred: D17 ($45,000) — failing resilient tile flooring with suspected asbestos-containing material, plus original walk-off mats.

Long-term outlook. A 1976 gymnasium that is the master plan's first renovation priority ("Change — new program(s) in building"). Its condition is a renovation question, not a preservation one: no 2027 preservation dollars are directed here, correctly. The deferred flooring item (D17) carries an ACM survey-and-abatement component that will price higher the longer disturbance is delayed; if the renovation slips past 2029, D17 should be funded as an interim safety measure rather than allowed to become a trip hazard in an athletics space.

Cedar Building — condition score 355

Building	GSF	Built	Reno.	Predominant use
Cedar Building	32,736	1962	—	Storage / Central service

Condition. 2026 condition score 355 (Needs improvement — renovation), essentially unchanged from 2023 (355). Top weighted contributors: Appearance (33), Insulation (33), Glazing (33) — an uninsulated, single-glazed 1962 shell.

Current biennium (2027 request). None.

Deferred and emerging. None this cycle.

Long-term outlook. The oldest building on campus (1962, 32,736 GSF), used for storage and central services. It carries no deficiencies because component repair in a renovation-band support building is a poor use of preservation funds; its future is a disposition or renovation decision. As a Tier 2 Clean Buildings structure (July 1, 2027 reporting), it will need benchmarking and an energy management plan despite its condition.

Elks Building — condition score 354

Building	GSF	Built	Reno.	Predominant use
Elks Building	5,796	1980	—	Other facility

Condition. 2026 condition score 354 (Needs improvement — renovation), effectively unchanged from 2023 (353). Top weighted contributors: HVAC (35), Maintenance (31), Plumbing (26).

Current biennium (2027 request). None.

Deferred and emerging. None this cycle.

Long-term outlook. A 5,796 GSF 1980 building the college has flagged for demolition — the 2023 FCS recorded a planned year of 2026 and the 2026 pre-survey recorded 2024, yet the building remains standing and in use. Withholding capital repair from it is correct; the open item is the disposition decision itself. Section 7 flags the demolition-date discrepancy.

Olympic Building — condition score 340

Building	GSF	Built	Reno.	Predominant use
Olympic Building	2,565	1976	—	Office (student resources)

Condition. 2026 condition score 340 (Needs improvement — maintenance), unchanged from 2023. Top weighted contributors: Roofing (30), Elevators (30), Life/Safety (30).

Current biennium (2027 request). None (preservation). Program request: Olympic Hall Renovation Phase 2 ($349,000) — refurbishment of the Triton Resource Hub on the second floor.

Deferred and emerging. None this cycle.

Long-term outlook. A 2,565 GSF 1976 building purchased by the college in 2011 and renovated in phases through the program budget. Phase 2 continues that path; the building's condition burden is being retired through program-funded renovation rather than preservation, which is the right vehicle for a small, heavily reconfigured student-services building.

Alderwood Hall — condition score 312

Building	GSF	Built	Reno.	Predominant use
Alderwood Hall	22,050	1989	—	Office / Administrative

Condition. 2026 condition score 312 (Needs improvement — maintenance), unchanged from 2023 (which had risen from 296 in 2021). Top weighted contributors: Roofing (30 — gravel-ballasted Carlisle roof), Life/Safety (30), Fire Safety (30).

Current biennium (2027 request). None. The 2025–2027 biennium funded replacement of the unsupported Dover elevator controls ($262,000, UDI 25-230-F06).

Deferred and emerging. None this cycle.

Long-term outlook. A 1989 office and laboratory building whose elevator-controls exposure was cleared in the current biennium. Its ballasted roof is the next system to watch; at 37 years old in 2026 it is the highest-weighted contributor to a score that has drifted upward across two cycles. A roof assessment before the 2029 survey would let the college scope replacement before leaks force it. Tier 2 Clean Buildings reporting applies July 1, 2027.

Utility (Central Plant) — condition score 302

Building	GSF	Built	Reno.	Predominant use
Utility	6,932	1972	2003	Central utility plant

Condition. 2026 condition score 302 (Needs improvement — maintenance), unchanged from 2023. Top weighted contributors: Roofing (31 — concrete aggregate roof deck with extensive cracking, needs repair), Fire Safety (31), Exterior Closure (25). The survey notes eight high-efficiency hot-water boilers (2011), three chillers — one with starter problems — and two cooling towers.

Current biennium (2027 request). D02 — central-plant chiller CH-2 refurbishment, $517,000 (eddy-current-gated). The 2025–2027 biennium separately funded reconditioning of chiller #2 ($390,000, UDI 25-230-F04).

Deferred and emerging. None recorded against the building itself; the plant's 48-year-old utilidor heating and cooling distribution lines ($1,441,000) are flagged Future in the infrastructure survey (Section 6).

Long-term outlook. The 1972 central plant heats and cools the campus core through the tunnel system, making it the highest-consequence single facility on campus. The chiller fleet is in phased refurbishment across two biennia; the boiler plant was renewed in 2011. The building's own envelope — the cracking roof deck in particular — and the aging thermal distribution piping should be brought into one central-plant strategy. The June 2025 decarbonization plan supplies it: 21 air-source CO2 heat pumps replace the eight-boiler plant in two phases across 2031–2035 ($58,068,256), the existing boilers remain as extreme-weather backup, and the heat pumps can also serve chilled-water load — so chiller and piping reinvestment should be sized against that end state. See the reviewer note at D02 regarding chiller unit numbering.

Clearview — condition score 279

Building	GSF	Built	Reno.	Predominant use
Clearview	14,000	1990	—	Office (Business Office / HR)

Condition. 2026 condition score 279 (Needs improvement — maintenance), up from 271 in 2023 — crossing out of the Adequate band this cycle. Top weighted contributors: Roofing (30), Life/Safety (30), HVAC (24 — 2002 rooftop packaged units).

Current biennium (2027 request). None. The 2025–2027 biennium funded replacement of a debris-damaged HVAC unit ($47,000, UDI 25-230-F07).

Deferred and emerging. Deferred: D11 ($563,000) — modernization of the single hydraulic elevator, the largest item in the deferred backlog.

Long-term outlook. A 14,000 GSF 1990 building housing the Business Office and HR, served by one elevator with obsolete Otis LRV control boards — a single point of failure for an occupied administrative building. The modernization is the most predictable escalation in the backlog and should anchor the 2029 preservation request. The recurring sewage backups reported in the building trace to the CCTV-confirmed sewer belly nearby (D16). Below the 20,000 GSF Clean Buildings coverage floor.

Lynnwood Hall — condition score 276

Building	GSF	Built	Reno.	Predominant use
Lynnwood Hall	90,960	1972	1998	Library / Office

Condition. 2026 condition score 276 (Needs improvement — maintenance), up from 262 in 2023 — crossing out of the Adequate band this cycle. Top weighted contributors: HVAC (32 — central-plant-served AHUs with VFDs and VAVs, noise issues), Glazing (30), Roofing (20 — BUR with mineral-surfaced cap sheet).

Current biennium (2027 request). D03 — passenger elevator repair and hoistway door refresh, $517,000.

Deferred and emerging. None this cycle beyond shares of the campus-wide items.

Long-term outlook. The largest building on campus (90,960 GSF, 1972, renovated 1998) — the library and primary public building — and a master-plan modernization priority ("Modernize — improve instructional infrastructure"). The 2027 elevator project is a repair, not a modernization, scoped to keep the primary public elevator reliable until the larger project; that is a defensible use of preservation funds in a renovation-flagged building. Lynnwood carries the campus's earliest Clean Buildings deadline — Tier 1, June 1, 2027 — so its energy management plan and EUI position need attention this biennium regardless of the modernization timeline, and the modernization itself should be scoped as the building's compliance pathway.

Brier Hall — condition score 262

Building	GSF	Built	Reno.	Predominant use
Brier Hall	73,924	1976	2008	Laboratory / Culinary

Condition. 2026 condition score 262 (Adequate), up notably from 218 in 2023. Top weighted contributors: HVAC (24), Roofing (20 — mixed 2004–2009 assemblies), Doors & Hardware (18).

Current biennium (2027 request). D04 — exterior elevator door operator and hoistway door equipment, $87,000. Program request: Brier Baking Kitchen Expansion ($314,000).

Deferred and emerging. None this cycle beyond shares of the campus-wide items.

Long-term outlook. A 73,924 GSF 1976 laboratory and culinary building renovated in 2008. The 44-point score movement since 2023 is the largest in the portfolio and worth a validation look in the next cycle; the drivers are distributed (HVAC, roofing, doors) rather than a single failed system. Its exterior elevator will keep consuming door hardware faster than an interior unit — the 2027 project buys reliability, not permanence. Tier 1 Clean Buildings, June 1, 2028.

Gateway Hall — condition score 233

Building	GSF	Built	Reno.	Predominant use
Gateway Hall	32,239	1986	—	Office / Administrative

Condition. 2026 condition score 233 (Adequate), unchanged from 2023. Top weighted contributors: Ceiling Finishes (18), Doors & Hardware (18), Appearance (18); the survey notes 2015 boilers in the plumbing line and 2014 glazing.

Current biennium (2027 request). None.

Deferred and emerging. Excluded: D15 — LAARS natural-gas boilers at end of service life, explicitly targeted for the 2029 request.

Long-term outlook. A 32,239 GSF 1986 office building in stable condition whose one flagged system — the boiler plant — is queued for 2029. As a Tier 2 Clean Buildings structure (reporting July 1, 2027), the 2029 boiler replacement is the building's decarbonization decision point: the June 2025 decarbonization plan replaces these boilers with two air-source heat pumps in 2033–2035 ($3,300,394), so the 2029 scope

should deliver that measure early or be an explicitly bounded bridge rather than a like-for-like gas plant (Section 9.4).

Monroe Hall — condition score 232

Building	GSF	Built	Reno.	Predominant use
Monroe Hall	10,608	1978	—	Laboratory

Condition. 2026 condition score 232 (Adequate), unchanged from 2023. Top weighted contributors: Fire Safety (21), Floor Finishes (19), Doors & Hardware (19); the survey notes the exterior is "not very attractive."

Current biennium (2027 request). None (preservation). Program request: Monroe Hall CEI Phase 3 ($481,800) — the largest 2027 program project, continuing the Center for Entrepreneurship and Innovation build-out.

Deferred and emerging. Deferred: D12 ($108,000) — selective brick replacement and repointing of failed mortar joints with corroded joint reinforcement.

Long-term outlook. A 10,608 GSF 1978 laboratory building being progressively repurposed through program funding. The deferred masonry work is the classic small-envelope item that grows: open joints admit water, freeze-thaw expands the damage, and the repair scope compounds. Sequencing D12 alongside the CEI Phase 3 renovation — one mobilization, one scaffold — is the obvious efficiency. Monroe also houses primary switchgear asset 2453, replaced under 2025–2027 infrastructure funding.

Firdale Hall — condition score 214

Building	GSF	Built	Reno.	Predominant use
Firdale Hall	4,000	1995	—	Laboratory

Condition. 2026 condition score 214 (Adequate), unchanged from 2023. Top weighted contributors: Fire Safety (33 — heat detectors), Doors & Hardware (20), Appearance (20).

Current biennium (2027 request). None.

Deferred and emerging. Deferred: D10 ($40,000) — mechanical shed roof, fascia, and rotted T1-11 siding; D14 ($168,000) — boiler plant capacity verification and potential replacement.

Long-term outlook. A 4,000 GSF 1995 laboratory building whose two deferrals are of different kinds: the shed envelope (D10) is a straightforward decay repair that gets more expensive with each wet season, while the boiler question (D14) needs a load study before any replacement is funded — the equipment runs as designed but appears undersized. The study should precede the 2029 request so the ask is right-sized.

Center For Families — condition score 198

Building	GSF	Built	Reno.	Predominant use
Center For Families	15,542	2002	—	Childcare (day care)

Condition. 2026 condition score 198 (Adequate), up from 175 in 2023 — dropping out of the Superior band. Top weighted contributors: HVAC (26 — two hot-water boilers, 2010 air-handling and cooling units), Glazing (20), Maintenance (15).

Current biennium (2027 request). D01 — replacement of Boiler 2, $303,000, specified like-for-like natural gas with a 15-year expected life to align with the college's decarbonization plan schedule.

Deferred and emerging. Deferred: D08 ($88,000) — soldier-pile retaining wall at the eroding childcare yard edge above a public trail. Excluded: D06 — kitchen split-system heat pump, targeted for 2029.

Long-term outlook. A 15,542 GSF 2002 licensed childcare facility — the building where equipment failure carries the highest occupant consequence on campus. Its circa-2000 boiler plant is failing one unit at a time (Boiler 2 now; Boiler 1 remains as interim redundancy), and the kitchen heat pump is queued for 2029. The retaining wall deferral is the one item in the backlog with a live-safety edge condition adjacent to children; it should be re-inspected each wet season and escalated if the yard edge keeps receding. Below the Clean Buildings coverage floor, but inside the decarbonization plan: the plan confirms the boilers are failing and schedules the building's full electrification (three CO2 heat pumps, $4,691,916) for 2037–2039, just inside the included boiler's bounded 15-year life.

Mill Creek Hall — condition score 196

Building	GSF	Built	Reno.	Predominant use
Mill Creek Hall	19,380	2000	—	Laboratory

Condition. 2026 condition score 196 (Adequate), unchanged from 2023. Top weighted contributors: Roofing (21 — minor BUR blistering), Glazing (19), HVAC (17).

Current biennium (2027 request). None.

Deferred and emerging. Deferred: D09 ($448,000) — full modernization of the thyssenkrupp TAC20 hydraulic elevator (controller, power unit interface, door operator, fixtures, hoistway wiring).

Long-term outlook. A 19,380 GSF 2000 laboratory building in good overall condition carrying the second-largest deferred item. The TAC20 controller is serviceable today but its boards are obsolete; the survey scopes a full modernization with a field survey to finalize pricing. Pairing it with the Clearview modernization (D11) as a single two-elevator 2029 project would share mobilization, vendor engineering, and "work by others" costs. Just below the 20,000 GSF Clean Buildings coverage floor.

The decarbonization plan adds a new class of infrastructure to this radar: electrical service capacity. Full electrification raises projected campus peak demand from 1,398 kVA to 10,151 kVA. SnoPUD reports about 1 MW of available feeder capacity and estimates a new small substation or additional feeder will be needed — each likely a seven-figure cost, plus land, with the nearest capable transmission line near SR 99 about 2 miles away, and all new lines trenched underground under Edmonds and Lynnwood moratoria on new overhead power. These utility costs sit outside the plan's $86,553,404 ROM total and will be quantified in the investment-grade audit phase. The plan's 2029–2031 infrastructure-setup window should be coordinated with the buried-utility renewal program above.

One master-planning data point arrives via the decarbonization plan (April 2025 inquiry): the only new construction planned in the next ten years is Triton Learning Commons, a 42,000 GSF all-electric addition to Lynnwood Hall that will not connect to the central plant, and no buildings will be decommissioned in the next ten years. The no-decommissioning statement sits uneasily beside the pre-survey's 2024 demolition date for the Elks Building — a further reason to make the Elks disposition explicit before the 2029 cycle.

6. INFRASTRUCTURE SYSTEMS

Infrastructure requests (campus utilities, distribution, and site systems) are budgeted separately from building preservation. For the 2027–2029 cycle, the college's infrastructure request is $905,000: replacement of a potable water line (asset 2426) — 750 LF of 8-inch cast-iron pipe, direct-buried under hardscape in a campus-loop configuration with 8 connections, 44 years old at the end of the survey, serving roughly 75% of campus buildings. The line runs from northwest of Meadowdale Hall to the north campus area. As a single-loop domestic supply under hardscape, a failure would be both disruptive and expensive to repair reactively.

2027 recommended infrastructure project

System	Component	Asset	Budget	Scope
Potable Water	**Potable Water Line**	2426	**$905,000**	750 LF, 8″ cast iron, direct-buried under hardscape; campus loop, 8 connections; serves ~75% of campus

2025–2027 funded infrastructure (for context)

The current biennium funded $1,070,000 of infrastructure, nearly all of it buried-utility and metering renewal identified in the 2019 Infrastructure Survey:

Component	Asset(s)	UDI	Amount
Storm lines	2474 & 2487	25-230-2474 & 2487	$609,000
Sewer line	2590	25-230-2590	$339,000
Potable water meters	2415 & 2419	25-230-2415 & 2419	$55,000
Primary switchgear (Monroe Hall)	2453	25-230-2453	$42,000
Gas meters	2512, 2520 & 2525	25-230-2512, 2520 & 2525	$25,000
Total			**$1,070,000**

On the radar for upcoming biennia

The infrastructure survey flags a further $4,502,000 of Future-designated distribution renewal, concentrated in the campus's original buried systems. The two non-potable (thermal) lines are the central plant's heating and cooling distribution through the utilidor and belong in the central-plant strategy discussed in Sections 3 and 5. The two fire-system lines and the third potable segment currently fall beyond the system-wide budget cap and will compete in future ranking cycles.

System	Component	Asset	Estimate	Description
Potable Water	Potable Water Line	2427	$1,193,000	1,000 LF, 8″ cast iron campus loop; companion to asset 2426
Non Potable Water	Heating distribution line	2437	$725,000	500 LF, 10″ steel in utilidor; 48 years old; serves ~75% of campus
Non Potable Water	Cooling distribution line	2459	$716,000	500 LF, 10″ steel in utilidor; 48 years old; serves ~75% of campus
Fire System	Fire system water line	2423	$905,000	750 LF, 8″ cast iron; currently beyond system budget cap

Potable Water	Potable Water Line	2412	$605,000	500 LF, 8″ cast iron; currently beyond system budget cap
Fire System	Fire system water line	2436	$358,000	400 LF, 8″ ductile iron; currently beyond system budget cap
Total flagged Future			**$4,502,000**	

One preservation-side site item belongs in this picture: the CCTV-confirmed sanitary sewer belly adjacent to Clearview and Maltby (D16, $85,000, deferred) was found incident to the funded sewer-line project S451 and explains the recurring backups in Clearview. It is small, confirmed, and adjacent to work already mobilized in prior cycles — a strong candidate for early correction rather than continued emergency callouts.

7. MASTER PLAN ALIGNMENT

The college's campus master plan is a full plan dated 2015 with no subsequent update recorded. The 2026 pre-survey reported the following capital priorities; there are no replacement priorities this cycle.

Master planning currency

Campus	Most recent full plan	Most recent update
Main Campus (230A)	2015	N/A

Reported capital priorities

Category	Building	Master plan note
Renovation	Seaview Gymnasium (230-SEA)	Change — new program(s) in building
	Lynnwood Hall (230-LYN)	Modernize — improve instructional infrastructure
Replacement	None	—
Demolition	Elks Building (230-ELK)	Planned demolition year 2024 (2026 pre-survey)

The 2027 capital-repair recommendations align with these priorities. No preservation dollars are directed to Seaview Gymnasium — the worst-conditioned building on campus — because its condition is intended to be resolved through the planned renovation; its one deficiency (D17 flooring, $45,000) is deferred. The Elks Building, flagged for demolition, receives nothing. Lynnwood Hall, flagged for modernization, receives one project: a $517,000 repair — not modernization — of its primary public elevator, scoped to maintain basic public access until the larger project. That is the kind of minimal continued-use investment the validation criteria permit in a renovation-flagged building.

Two alignment items to track. First, the Elks demolition date has moved without resolution — the 2023 FCS recorded 2026 and the 2026 pre-survey recorded 2024, yet the building stands and remains in use; the disposition decision should be made explicit before the 2029 cycle so the survey can stop carrying a 354-scored building indefinitely. Second, the master plan is now 11 years old with no update. The Seaview and Lynnwood renovation timelines govern how their deferred and emerging work should be sequenced (Section 5), and the plan predates both the Clean Buildings Performance Standard and the college's June 2025 decarbonization plan — a refresh would let capital, compliance, and space planning be steered together.

8. MAINTENANCE CAPACITY SNAPSHOT

The in-house staffing roster below is from the 2026 pre-survey input document. Contract-maintenance figures were not refreshed in the pre-survey and are carried forward from the 2023 FCS cycle as noted. Area ratios use the surveyed building area (730,288 GSF).

In-house maintenance staffing (2026 pre-survey)

Position	Hours per week	Estimated annual cost
Plant Manager 2	40	$95,652
Maintenance Mechanic 3	40	$69,396
Maintenance Mechanic 3	40	$69,396
Maintenance Mechanic 2	40	$62,892
Maintenance Mechanic 2	40	$59,844
Maintenance Mechanic 1	40	$55,584
Total (6 positions)	**240**	**$412,764**

Derived metrics

In-house maintenance FTEs (240 hrs/wk ÷ 40)	**6.0**
Estimated equivalent contract FTEs (2023 cycle)	**4.5**
Combined total FTEs	**10.5**
GSF per combined FTE (730,288 GSF surveyed)	**69,551**
State average (weighted, 2023 cycle)	**74,279 GSF / FTE**
Maintenance cost per GSF (2023 cycle)	**$1.30**
State average (weighted, 2023 cycle)	**$1.48 / GSF**
APPA self-rating (2023 cycle)	**Comprehensive Stewardship (level 2 of 5)**

Maintenance capacity appears adequate to sustain the buildings the capital plan is preserving. At 69,551 GSF per combined FTE the college covers somewhat less area per person than the 2023 state weighted average (74,279), and at $1.30 per GSF (2023 cycle) it spends below the state average of $1.48. The self-rating of Comprehensive Stewardship (level 2 of 5 on the APPA scale) is consistent with a deficiency list that is short (18 items), mostly equipment-lifecycle rather than deferred-upkeep in character, and concentrated in controls obsolescence — a failure mode staffing cannot prevent. The open capacity question is the Clean Buildings workload: benchmarking, energy management plans, and operations-and-maintenance program documentation for 13 covered buildings arrive across 2027–2028 and will need either dedicated staff time or contract support.

9. DECARBONIZATION AND CLEAN BUILDINGS COMPLIANCE

Edmonds College now holds a decarbonization plan. ATS Automation delivered it in June 2025 under House Bill 1390 (DES Agreement 2025-231 A (1)); it was submitted to the Department of Commerce by June 30, 2025, and must be resubmitted every five years with progress reports (the plan prices its own five-year update at $74,000). The plan changes this section's job. The 2023-cycle question — what would compliance require — is answered; this section summarizes the plan's compliance pathway, measures, schedule, and costs, and maps them onto the FCS capital record. Thirteen of the 25 FCS structures — 87% of portfolio GSF — remain covered buildings under the Clean Buildings Performance Standard (CBPS, RCW 19.27A).

9.1 Compliance pathway: campus-level EUI target path

The campus complies at the campus level. Because the central plant serves multiple buildings through a district energy system, HB 1390 required this decarbonization plan; in return, the district system and its buildings are treated as a campus under the law, and all college buildings — connected to the district system or not — may pursue compliance together. The plan calculates a 2024 campus weather-normalized EUI of 79.1 kBtu/ft²/yr against a final campus EUI target of 112.2 (the College/University activity target of 102, times a 1.1 shift-normalization factor for 76.8 average weekly operating hours). Campus energy use is below the target, so the college qualifies for the campus-level EUI target path — resolving the pathway question the 2023 cycle left open.

One caution: campus EUI is rising — 60.2 (2021), 62.1 (2022), 77.4 (2023), 79.1 (2024) — and the growth is concentrated in central-plant natural gas, which is 85% of campus gas consumption. The headroom below the 112.2 target is real but narrowing; the plan's 2027–2029 energy and demand reduction phase is what re-widens it.

The plan sets the following compliance timeline for the campus-level path:

Date	Obligation
June 30, 2025	Decarbonization plan submitted to Commerce via the Clean Buildings Portal (Forms J and K)
June 30, 2027	Energy management plan (EMP) and O&M program documentation: Tier 1 buildings 90,000–220,000 GSF (Lynnwood Hall) and Tier 2 buildings 20,000–50,000 GSF (Meadowdale, Cedar, Gateway, Seaview, Woodway, Alderwood)
June 30, 2028	EMP and O&M documentation: Tier 1 buildings 50,000–90,000 GSF (Brier, Mukilteo, Hazel Miller, Mountlake Terrace, Snoqualmie, Snohomish)
July 1, 2030	First decarbonization progress report; EMP and O&M documentation for district-connected buildings under 20,000 GSF (Mill Creek, Central Utility Plant)
July 1, 2032	Second CBPS compliance cycle — likely EMP/O&M resubmission or update (details pending from Commerce)
July 1, 2035	Second decarbonization progress report
July 1, 2037	Third CBPS compliance cycle — likely resubmission or update
July 1, 2040	Decarbonization plan completion report, confirming campus-level compliance via the EUI target pathway

Dates and building groupings per the ATS plan (§4.1). The plan notes the college may instead fold all Tier 1, Tier 2, and smaller district-connected buildings into the earliest EMP/O&M submission (June 30, 2027) to streamline later cycles. Either way, this is the 2027–2028 documentation workload flagged in Section 8.

9.2 Proposed measures and cost

The plan removes all natural-gas mechanical heating on campus. Fully centralized and fully decentralized carbon-free systems were both found infeasible (new piping and trenching in one case, whole-building retrofits in the other), so the plan works building by building: gas boilers are replaced with air-source CO2 heat pumps at grade with buffer tanks; gas rooftop and make-up-air units are replaced with heat-pump equivalents on existing curbs; gas unit heaters become split-system heat pumps. At the central plant, 21 Flow Environmental Systems CO2 heat pumps replace the eight Cleaver Brooks boilers (15,000 MBH combined input); the existing boilers can remain in place as extreme-weather backup, and the new heat pumps can also produce chilled water — with the potential to displace a significant portion, possibly all, of the 1,350-ton chiller plant.

Building	Proposed measure	ROM cost
Central Utility Plant	21 air-source CO2 heat pumps replace 8 gas boilers; existing boilers retained as backup; chilled-water potential	$58,068,256
Center For Families	3 CO2 heat pumps and 500-gallon buffer tank replace 2 failing gas boilers	$4,691,916
Brier Hall	7 heat-pump make-up-air units replace gas MAUs	$4,596,864
Gateway Hall	2 modular air-source heat pumps and buffer tank replace 2 gas boilers	$3,300,394
Woodway Hall	Heat-pump RTUs and MAU replace 8 gas/electric rooftop units and gas make-up-air unit	$2,630,858
Clearview	5 heat-pump RTUs replace gas/electric units; 3 existing heat-pump RTUs remain	$1,622,853
Cedar Building	Split-system and rooftop heat pumps replace 10 gas unit heaters and 1 packaged unit	$1,330,012
Horticulture Greenhouse	Split-system heat pumps replace 2 gas unit heaters; process boilers remain	$861,332
Energy/demand reduction package	Lighting, weatherization, HVAC controls, and fan measures in 6 Tier 1 buildings	$11,591,003
Total		**$86,553,404**

ROM costs at 2025 pricing, per plan Table 7.3.1. The total excludes SnoPUD utility infrastructure costs, to be quantified in the investment-grade audit phase. The plan estimates the measures cut campus EUI by 26.7 kBtu/ft²/yr, to roughly 53. Brier Hall's make-up-air units appear abandoned in place (the area served is no longer a lab), so the plan books no energy savings there.

9.3 Phasing and the electrical constraint

The plan phases the work across seven biennial windows:

Window	Phase	ROM cost
2026	Decarbonization IGA, utility feasibility study, preliminary design, GMP pricing and scope finalization	–
2027–2029	Energy and demand reduction measures per the ASHRAE Level II audits (including the 290 kW lighting project)	$11,591,003
2029–2031	Infrastructure setup (utility and campus)	–
2031–2033	Phase 2A: 50% of central-plant conversion, plus infrastructure	$39,544,821
2033–2035	Phase 2B: remaining central-plant conversion; Gateway Hall, Brier Hall, Woodway Hall	$26,911,466

Window	Phase	ROM cost
2035–2037	Cedar Building, Clearview, Horticulture Greenhouse	$3,814,198
2037–2039	Center For Families	$4,691,916
Total		**$86,553,404**

Electrical capacity gates this schedule. Full electrification raises projected campus peak demand from 1,398 kVA to 10,151 kVA — the central plant alone from 714 kVA to 7,398 kVA on a 1,600 A service. Snohomish County PUD reports about 1 MW of spare feeder capacity against a roughly 8 MW feeder rating and estimates a new small substation or additional feeder will be needed. Each is likely a seven-figure cost, plus land if sited off campus; the nearest capable transmission line is near SR 99, about 2 miles away; and Edmonds and Lynnwood moratoria on new overhead power mean any new lines must be trenched underground. None of these utility costs are in the $86,553,404 total. They land in the 2029–2031 infrastructure-setup phase, which should be coordinated with the buried-utility renewal program in Section 6.

9.4 Aligning the FCS capital record with the plan

Gateway Hall's 2029 boilers are the sharpest conflict. D15 (excluded from 2027, explicitly targeted for 2029) and the plan's Gateway measure (two air-source heat pumps, $3,300,394, phased 2033–2035) are the same boilers. A like-for-like gas plant installed in 2029 would be removed within roughly a decade. The 2029 request should either deliver the plan's heat-pump scope early or specify an explicitly bounded bridge; the two scopes should not be funded independently of each other.

Center For Families aligns. The plan independently confirms the boilers are failing and need near-term replacement — the finding behind D01 ($303,000, included, like-for-like gas at a bounded 15-year life). The plan's full Center For Families electrification (three CO2 heat pumps, $4,691,916) is its final phase, 2037–2039, landing just inside that bounded life. The discipline holds, and it should carry into the 2029 kitchen heat-pump replacement (D06).

The central-plant work is bridge maintenance, correctly scoped. The CH-2 refurbishment (D02, $517,000, 2027 request) and the funded chiller #2 reconditioning keep the chiller fleet serviceable through the 2031–2035 conversion, after which the new heat pumps may absorb much of the chilled-water load. The 48-year-old utilidor thermal distribution lines ($1,441,000, flagged Future in the infrastructure survey) should not be sized until the Phase 2A/2B configuration is fixed — the plan keeps the existing boilers only as backup, which changes what the piping must carry.

The deferred lighting conversion sits inside the plan's first phase. D13 ($397,000, Mountlake Terrace and Snoqualmie halls, deferred) is a subset of the plan's 2027–2029 energy and demand reduction package ($11,591,003), which spans six Tier 1 buildings: lighting (631,634 kWh/yr and 288.7 kW of demand savings), weatherization, HVAC controls upgrades, destratification fans, Brier Hall refrigeration controls, and Snoqualmie Hall fan arrays. The two funding streams should be reconciled so the FCS deficiency is delivered inside the package rather than carried as a separate deferral.

Firdale Hall is outside the plan. The Firdale Hall boiler plant (D14, deferred pending a load-verification study) does not appear in the plan's building scope. Its eventual replacement specification should be run through the plan's first five-year update (due 2030) rather than defaulted to like-for-like gas.

Data note: the decarbonization plan inventories 20 buildings totaling 718,023 GSF; the FCS FPMT inventory carries 25 structures totaling 735,244 GSF. The difference is structures outside the plan's scope (among them the Elks and Olympic buildings and Firdale Hall). The plan also lists Gateway Hall as built in 1980 and the central plant as 1973, against FPMT's 1986 and 1972. Discrepancies noted; no source corrected.

10. APPENDIX: BUILDING CONDITION DETAIL

The 20-component condition-score breakdown for each of the 23 surveyed buildings, ordered worst to best overall score. Each table is reference data; there is no narrative. The Weighted Score column reflects the survey's component weighting, so an individual row's rounded weighted score may not sum exactly to the building's canonical condition score shown in the total row.

Seaview Gymnasium — condition score 398

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	8	Hot water heating from central plant; Air handlers and diffusers 2014
Structure	1	8	8	Poured-in-place and tilt-up concrete panels; open web steel roof joists
Exterior Closure	2	8	17	Concrete; stucco soffits - spawling
Roofing	2	10	21	Built-up roof on metal deck 2012
Floor Finishes	4	6	25	Hardwood; carpet; vinyl and ceramic tile; new Rhino floor in locker rooms
Wall Finishes	3	6	19	Gypsum board; hard board panels; concrete; CMU; ceramic tile
Ceiling Finishes	2	6	13	Lay-in tile; gypsum board
Doors & Hardware	5	6	31	Interior wood doors w HM frames and HM doors/frames; exterior HM doors/frames
Elevators	0	6	0	
Plumbing	3	8	25	Galvanized, cast iron, copper, steel and ABS piping; porcelain fixtures
Electrical	3	8	25	400AMP 480/277V
Lights/Power	3	8	25	Lay-in and ceiling-mount fluorescent lighting
Life/Safety	3	10	31	
Fire Safety	3	10	31	
Modifications	3	7	22	1991 addition only added to confusing layout
Maintenance	3	7	22	
Remaining Life	2	6	13	
Appearance	4	6	25	
Insulation	3	6	19	
Glazing	3	6	19	Exterior glazed aluminum doors/frames only
Total weighted score			**398**	**Needs improvement — renovation**

Cedar Building — condition score 355

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	9	Timber-framed; wood frame roof deck
Exterior Closure	1	8	9	T1-11 plywood-needs paint
Roofing	1	10	11	3-tab composition shingles; BUR; repairs funded 21-23
Floor Finishes	2	6	13	Concrete

Component	Rating	Wt.	Wt. Score	Comment
Wall Finishes	3	6	20	Plywood; gypsum board; OSB; CMU
Ceiling Finishes	2	6	13	Gypsum board; exposed structure
Doors & Hardware	3	6	20	Exterior HM doors/frames; metal OH doors; coiling door
Elevators	0	6	0	
Plumbing	1	8	9	Steel, cast iron and copper piping; porcelain fixtures
Electrical	3	8	26	800amp 208/120v
Lights/Power	3	8	26	Hanging and ceiling-mount fluorescent lighting
Life/Safety	2	10	22	
Fire Safety	2	10	22	Sprinklers but no fire alarm
Modifications	0	7	0	None evident
Maintenance	3	7	23	
Remaining Life	1	6	7	Structure is very well constructed; solid wood timbers
Appearance	5	6	33	
Insulation	5	6	33	
Glazing	5	6	33	
HVAC	3	8	26	Gas unit heaters
Total weighted score			**355**	**Needs improvement — renovation**

Elks Building — condition score 354

Component	Rating	Wt.	Wt. Score	Comment
Structure	2	8	18	
Exterior Closure	2	8	18	
Roofing	2	10	22	
Floor Finishes	3	6	20	
Wall Finishes	2	6	13	
Ceiling Finishes	2	6	13	
Doors & Hardware	3	6	20	
Elevators	0	6	0	
Plumbing	3	8	26	
Electrical	1	8	9	
Lights/Power	3	8	26	
Life/Safety	2	10	22	
Fire Safety	2	10	22	
Modifications	0	7	0	
Maintenance	4	7	31	
Remaining Life	2	6	13	
Appearance	2	6	13	

Component	Rating	Wt.	Wt. Score	Comment
Insulation	3	6	20	
Glazing	2	6	13	
HVAC	4	8	35	
Total weighted score			**354**	**Needs improvement — renovation**

Olympic Building — condition score 340

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	8	
Structure	2	8	16	
Exterior Closure	1	8	8	
Roofing	3	10	30	
Floor Finishes	3	6	18	
Wall Finishes	2	6	12	
Ceiling Finishes	1	6	6	
Doors & Hardware	3	6	18	
Elevators	5	6	30	
Plumbing	3	8	24	
Electrical	1	8	8	
Lights/Power	3	8	24	
Life/Safety	3	10	30	
Fire Safety	2	10	20	
Modifications	3	7	21	
Maintenance	1	7	7	
Remaining Life	3	6	18	
Appearance	3	6	18	
Insulation	3	6	18	
Glazing	1	6	6	
Total weighted score			**340**	**Needs improvement — maintenance**

Alderwood Hall — condition score 312

Component	Rating	Wt.	Wt. Score	Comment
Structure	2	8	16	Concrete; steel frame
Exterior Closure	1	8	8	Brick; concrete frame; plaster soffits
Roofing	3	10	30	Gravel ballasted Carlisle roof
Floor Finishes	1	6	6	Vinyl tile; carpet; concrete; ceramic tile;
Wall Finishes	1	6	6	Gypsum board; concrete; brick; CMU
Ceiling Finishes	3	6	18	Lay-in tile-worn in many areas; gypsum board
Doors & Hardware	3	6	18	Interior wood doors w HM frames; exterior HM glazed doors/frames-general wear

Component	Rating	Wt.	Wt. Score	Comment
Elevators	1	6	6	2 stop
Plumbing	1	8	8	Copper, cast iron, steel, ABS and PVC piping; porcelain fixtures
Electrical	1	8	8	400amp 480/277v six disconnect rule
Lights/Power	3	8	24	Lay-in and surface mount fluorescent lights
Life/Safety	3	10	30	
Fire Safety	3	10	30	
Modifications	1	7	7	None evident
Maintenance	3	7	21	
Remaining Life	1	6	6	Very soundly constructed building; low maintenance structure
Appearance	3	6	18	Very spartan exterior appearance
Insulation	3	6	18	
Glazing	3	6	18	
HVAC	2	8	16	Hot/chilled water from central plant; 4-pipe built-up AHU; small split-system HVAC units
Total weighted score			**312**	**Needs improvement — maintenance**

Utility — condition score 302

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Concrete; steel frame
Exterior Closure	3	8	25	Concrete; metal OH door
Roofing	3	10	31	Concrete aggregate roof deck; extensive cracking throughout; needs repair
Floor Finishes	1	6	6	Concrete; vinyl tile
Wall Finishes	3	6	19	Concrete
Ceiling Finishes	3	6	19	Concrete; steel deck pan
Doors & Hardware	3	6	19	Exterior HM doors/frames; metal coiling door
Elevators	0	6	0	
Plumbing	3	8	25	Copper, steel and cast iron piping-primarily for boilers and chillers
Electrical	1	8	8	2500amp 480/277v
Lights/Power	1	8	8	Hanging fluorescent fixtures
Life/Safety	1	10	10	
Fire Safety	3	10	31	
Modifications	1	7	7	two additions (2005 and 2007) appear well constructed
Maintenance	3	7	22	Roof deck not well maintained
Remaining Life	1	6	6	Basic concrete structure; extended life -expectancy
Appearance	3	6	19	Basic functionality as a utility plant only
Insulation	1	6	6	none

Component	Rating	Wt.	Wt. Score	Comment
Glazing	1	6	6	no windows
HVAC	3	8	25	8 high-efficiency HW boilers-2011; 3 chillers-one has starter problems; 2 cooling towers
Total weighted score			**302**	**Needs improvement — maintenance**

Clearview — condition score 279

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Wood frame
Exterior Closure	1	8	8	Stucco; aluminum window walls; repairs at upper wall and soffits need painting
Roofing	3	10	30	Concrete tile on sloped roof; BUR w mineral-surfaced cap sheet
Floor Finishes	2	6	12	Ceramic tile; carpet-wear throughout; sheet vinyl
Wall Finishes	1	6	6	Gypsum board
Ceiling Finishes	1	6	6	Lay-in tile; gypsum board
Doors & Hardware	3	6	18	Interior wood doors/frames; exterior aluminum doors/frames; random damage/marring
Elevators	2	6	12	2 stop
Plumbing	1	8	8	Copper, cast iron, galvanized and ABS piping; porcelain fixtures
Electrical	1	8	8	600amp 208/120v
Lights/Power	1	8	8	Lay-in and recessed can fluorescent fixtures
Life/Safety	3	10	30	
Fire Safety	2	10	20	
Modifications	1	7	7	Few modifications to present
Maintenance	2	7	14	
Remaining Life	1	6	6	
Appearance	3	6	18	Bland exterior design; new interior finishes would improve appearance of spaces
Insulation	3	6	18	
Glazing	3	6	18	Operable windows
HVAC	3	8	24	Rooftop packaged HVAC units-2002
Total weighted score			**279**	**Needs improvement — maintenance**

Lynnwood Hall — condition score 276

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Cast concrete; steel frame
Exterior Closure	2	8	16	Brick; concrete frame; stucco soffits
Roofing	2	10	20	BUR w mineral-surfaced cap sheet
Floor Finishes	2	6	12	Ceramic tile; carpet; vinyl tile; 2nd floor updated 2012
Wall Finishes	2	6	12	Gypsum board; concrete; CMU; wood trim; brick

Component	Rating	Wt.	Wt. Score	Comment
Ceiling Finishes	2	6	12	Lay-in tiles-minor deterioration
Doors & Hardware	3	6	18	Interior wood doors w HM frames-some sidelites; lots of 8' high fours; exterior HM doors/frames-random damage; metal coiling doors
Elevators	2	6	12	4 stop plus freight elevator
Plumbing	1	8	8	Copper, cast iron, steel and galvanized piping; porcelain fixtures
Electrical	1	8	8	2000amp 480/277v; emergency generator
Lights/Power	1	8	8	Recessed can, lay-in and surface-mount fluorescent lighting
Life/Safety	2	10	20	
Fire Safety	1	10	10	
Modifications	1	7	7	Second floor completely renovated in 2007; partial first and basement remodels; bathrooms 2020
Maintenance	1	7	7	
Remaining Life	2	6	12	Well constructed structure with durable materials
Appearance	2	6	12	Exterior is very spartan
Insulation	2	6	12	
Glazing	5	6	30	
HVAC	4	8	32	Hot/chilled water from central plant; AHUs w VFDs and VAVs-noise issues
Total weighted score			**276**	**Needs improvement — maintenance**

Hort Green House — condition score 264

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	10	Hydronic heating from boilers in Horticultural Boiler building, evaporative cooler
Structure	1	8	10	Galvanized steel framing
Exterior Closure	2	8	20	Polycarbonate panels-2008
Roofing	2	10	25	Polycarbonate panels-2008
Floor Finishes	1	6	8	Concrete slab
Wall Finishes	0	6	0	Polycarbonate panels
Ceiling Finishes	0	6	0	Polycarbonate panels
Doors & Hardware	1	6	8	Hollow metal doors/frames with vision panels
Elevators	0	6	0	
Plumbing	1	8	10	PVC; copper
Electrical	3	8	30	2 ea 200amp 208/120v
Lights/Power	1	8	10	Hanging fluorescent shop fixtures & metal halide
Life/Safety	3	10	38	
Fire Safety	5	10	63	
Modifications	1	7	9	No modifications to present

Component	Rating	Wt.	Wt. Score	Comment
Maintenance	1	7	9	
Remaining Life	1	6	8	New cladding has significantly extended life of building
Appearance	1	6	8	
Insulation	0	6	0	
Glazing	0	6	0	
Total weighted score			**264**	**Adequate**

Brier Hall — condition score 262

Component	Rating	Wt.	Wt. Score	Comment
HVAC	3	8	24	Hot/chilled water from central plant; new and rebuilt AHUs; VAVs; rooftop gas reheat units
Structure	2	8	16	Concrete; steel frame
Exterior Closure	2	8	16	Brick; concrete frame; plaster soffits
Roofing	2	10	20	PVC single-ply-2009; standing seam metal; ballasted EPDM; BUR w mineral-surfaced capsheet-2004; skylight
Floor Finishes	2	6	12	Vinyl tile; polished and bare concrete; ceramic tile; carpet; quarry tile; epoxy; sheet vinyl
Wall Finishes	2	6	12	Gypsum board; brick; concrete; CMU; ceramic tile; wood panels; plastic panels
Ceiling Finishes	2	6	12	Lay-in tile; perforated metal panels; gypsum board
Doors & Hardware	3	6	18	Interior wood doors w HM frames; exterior HM doors/frames and aluminum doors/frames; coiling door
Elevators	3	6	18	2 stop
Plumbing	2	8	16	Copper, steel, cast iron, ABS, galvanized and PVC piping; porcelain fixtures good
Electrical	1	8	8	2500amp 480/277v; 600amp 480/277v
Lights/Power	1	8	8	Hanging circular and strip, lay-in, recessed can and wall-mount fluorescent lighting
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	1	7	7	2009 bookstore and student center addition, and building remodel was well constructed
Maintenance	1	7	7	
Remaining Life	1	6	6	Renovation/addition has extended life of structurally sound building; 25+ years
Appearance	1	6	6	
Insulation	3	6	18	
Glazing	3	6	18	Combination of single and double glazed windows; some operable units
Total weighted score			**262**	**Adequate**

Gateway Hall — condition score 233

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	8	Heat pumps 2014
Structure	1	8	8	
Exterior Closure	1	8	8	
Roofing	1	10	10	Single-ply 2014
Floor Finishes	2	6	12	
Wall Finishes	2	6	12	
Ceiling Finishes	3	6	18	
Doors & Hardware	3	6	18	
Elevators	1	6	6	Controls reconditioning funded 21-23
Plumbing	2	8	16	Two boilers 2015
Electrical	1	8	8	
Lights/Power	1	8	8	
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	2	7	14	Basement renovation has HVAC distribution problems
Maintenance	1	7	7	
Remaining Life	2	6	12	
Appearance	3	6	18	
Insulation	2	6	12	
Glazing	3	6	18	Aluminum frames 2014
Total weighted score			**233**	**Adequate**

Monroe Hall — condition score 232

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	8	Rooftop packaged HVAC units-2009
Structure	1	8	8	Wood frame
Exterior Closure	1	8	8	Brick
Roofing	1	10	10	BUR w mineral-surfaced capsheet-2009
Floor Finishes	3	6	19	Carpet; concrete; ceramic tile; vinyl tile
Wall Finishes	2	6	13	Gypsum board; ceramic tile
Ceiling Finishes	2	6	13	Lay-in tile; gypsum board
Doors & Hardware	3	6	19	Interior wood doors w HM frames; exterior aluminum storefront doors/frames; coiling door
Elevators	0	6	0	
Plumbing	1	8	8	Copper, cast iron, steel and ABS piping; porcelain fixtures
Electrical	1	8	8	600amp 480/277v
Lights/Power	1	8	8	Ceiling-mount and lay-in fluorescent lighting

Component	Rating	Wt.	Wt. Score	Comment
Life/Safety	1	10	10	
Fire Safety	2	10	21	
Modifications	1	7	7	Modifications for labs and general 2005 remodel was well done
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	3	6	19	Exterior of building is not very attractive
Insulation	3	6	19	
Glazing	3	6	19	
Total weighted score			**232**	**Adequate**

Woodway Hall — condition score 226

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Structural steel frame
Exterior Closure	1	8	8	Brick; stucco lower and fascia panels; aluminum window walls
Roofing	1	10	10	EPDM membrane; repairs and reconditioning funded 21-23
Floor Finishes	2	6	12	Ceramic tile; carpet; concrete; ceramic tile; carpet
Wall Finishes	1	6	6	Gypsum board; brick-leak at southeast wall above windows
Ceiling Finishes	2	6	12	Lay-in tile; gypsum board
Doors & Hardware	3	6	18	Interior wood doors w HM frames; exterior aluminum doors/frames-random wear
Elevators	2	6	12	2 stop
Plumbing	1	8	8	Copper, cast iron, steel, ABS and PVC piping; porcelain fixtures
Electrical	1	8	8	800amp 480/277v six breaker rule
Lights/Power	1	8	8	Recessed can, lay-in and wall-mount fluorescent lights
Life/Safety	2	10	20	
Fire Safety	1	10	10	
Modifications	1	7	7	Upstairs cafeteria and office remodel in 2010 was well constructed
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	1	6	6	
Insulation	3	6	18	
Glazing	3	6	18	Some operable units
HVAC	3	8	24	Rooftop packaged HVAC units w gas packs-new in 2010; deteriorated domestic HW boiler
Total weighted score			**226**	**Adequate**

Firdale Hall — condition score 214

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	9	Ground-mount packaged heat pumps 2017
Structure	1	8	9	Wood frame
Exterior Closure	1	8	9	Manufactured board beveled siding
Roofing	1	10	11	3-tab composition shingles
Floor Finishes	2	6	13	Vinyl tile; carpet; sheet vinyl
Wall Finishes	1	6	7	Gypsum board
Ceiling Finishes	1	6	7	Gypsum board and direct-adhered tiles
Doors & Hardware	3	6	20	Interior wood doors w HM frames; exterior HM doors/frames
Elevators	0	6	0	
Plumbing	1	8	9	Copper, cast iron and ABS piping; porcelain fixtures
Electrical	1	8	9	2 ea. 200amp 208/120v
Lights/Power	1	8	9	Ceiling-mount fluorescent fixtures
Life/Safety	1	10	11	
Fire Safety	3	10	33	Heat detectors
Modifications	0	7	0	No modifications to present
Maintenance	1	7	8	
Remaining Life	1	6	7	
Appearance	3	6	20	
Insulation	3	6	20	
Glazing	1	6	7	
Total weighted score			**214**	**Adequate**

Center For Families — condition score 198

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	9	Steel columns; glu-lam beams; exposed glu-lam trusses; micro-lam rafters
Exterior Closure	1	8	9	Split face and smooth CMU; brick; metal panels; gypsum board soffits
Roofing	1	10	11	Standing seam metal at slopes & EPDM at flat areas; glass skylights
Floor Finishes	2	6	13	Terrazzo; vinyl tile; carpet; quarry tile; ceramic tile
Wall Finishes	1	6	7	Gypsum board; Ceramic tile wainscot in restrooms
Ceiling Finishes	1	6	7	Gypsum board; lay-in tile; plywood; exposed wood beams
Doors & Hardware	1	6	7	Interior wood doors w HM frames; exterior aluminum doors/frames and HM doors/frames
Elevators	0	6	0	
Plumbing	1	8	9	Copper, cast iron, steel, ABS and PVC piping; porcelain fixtures

Component	Rating	Wt.	Wt. Score	Comment
Electrical	1	8	9	800amp 208/120v
Lights/Power	1	8	9	Lay-in, hanging circular and ceiling-mount fluorescent fixtures
Life/Safety	1	10	11	
Fire Safety	1	10	11	
Modifications	0	7	0	No modifications to present
Maintenance	2	7	15	
Remaining Life	2	6	13	Newer building constructed with durable materials; should have 40+ year life
Appearance	1	6	7	
Insulation	1	6	7	
Glazing	3	6	20	
HVAC	3	8	26	2 HW boilers for hydronic heating; AHUs w VFDs and pad-mounted cooling units-2010
Total weighted score			**198**	**Adequate**

Mill Creek Hall — condition score 196

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Structural steel; pre cast concrete
Exterior Closure	1	8	8	Brick; pre-cast concrete; metal siding; concrete base
Roofing	2	10	21	BUR and standing seam metal; minor blistering on BUR
Floor Finishes	2	6	13	Ceramic tile; vinyl tile; carpet
Wall Finishes	2	6	13	Gypsum board; ceramic tile
Ceiling Finishes	1	6	6	Corrugated perforated metal panels; lay-in tile; gypsum board
Doors & Hardware	1	6	6	Interior wood doors w HM frames; exterior sliding aluminum doors/frames and HM doors/frames
Elevators	1	6	6	2 stop
Plumbing	1	8	8	Copper, cast iron, steel and PVC piping; porcelain fixtures
Electrical	1	8	8	1200amp 480/277v
Lights/Power	1	8	8	Lay-in, hanging, ceiling-mount, wall-mount and recessed can fluorescent fixtures
Life/Safety	1	10	11	
Fire Safety	1	10	11	
Modifications	0	7	0	No modifications to present
Maintenance	1	7	7	
Remaining Life	1	6	6	Well constructed newer building
Appearance	1	6	6	
Insulation	2	6	13	
Glazing	3	6	19	

Component	Rating	Wt.	Wt. Score	Comment
HVAC	2	8	17	Hot/chilled water from central plant; AHUs and VAVs
Total weighted score			**196**	**Adequate**

Mountlake Terrace Hall — condition score 190

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	8	Hot/chilled water from central plant; AHUs and VAVs
Structure	1	8	8	Concrete; steel
Exterior Closure	2	8	16	Brick; pre-cast concrete fascia
Roofing	1	10	10	Built-up roofing
Floor Finishes	2	6	12	Brick; vinyl tile; ceramic tile; concrete; carpet
Wall Finishes	3	6	18	Concrete, gypsum board; wood panels; ceramic tile
Ceiling Finishes	1	6	6	Exposed concrete structure; lay-in tile; gypsum board
Doors & Hardware	2	6	12	Interior wood doors w HM frames-some sidelites; exterior aluminum doors/frames
Elevators	1	6	6	2 stop
Plumbing	1	8	8	Copper, cast iron, steel, ABS and PVC piping; porcelain fixtures
Electrical	1	8	8	1200amp 480/277v
Lights/Power	1	8	8	Recessed can, hanging strip, hanging circular and lay-in fluorescent fixtures
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	1	7	7	Extensive interior 2006 renovation and new HVAC equipment
Maintenance	1	7	7	
Remaining Life	1	6	6	Interior renovation and system upgrades have added to life expectancy; well constructed structure
Appearance	1	6	6	
Insulation	1	6	6	
Glazing	3	6	18	
Total weighted score			**190**	**Adequate**

Snohomish Hall — condition score 190

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Concrete and steel frame; CMU
Exterior Closure	1	8	8	Concrete frame w/ brick infill; stucco
Roofing	1	10	10	Single-ply 2014. standing seam metal at atrium
Floor Finishes	2	6	12	Ceramic tile, linoleum; carpet; vinyl tile
Wall Finishes	2	6	12	Gypsum board; wood accents; concrete; ceramic tile; moveable partition walls
Ceiling Finishes	1	6	6	Lay-in tile; gypsum board; metal deck pan; ceiling steel trusses, glu-lam beams

Component	Rating	Wt.	Wt. Score	Comment
Doors & Hardware	2	6	12	Interior wood doors w HM frames-frame finishes badly worn; exterior aluminum sliding doors/frames
Elevators	1	6	6	3 stop
Plumbing	1	8	8	Copper, cast iron, steel, ABS and PVC piping; porcelain fixtures
Electrical	1	8	8	800amp 480/120v; 40 kW emergency generator
Lights/Power	1	8	8	Recessed can, lay-in, wall-mount and hanging fluorescent fixtures
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	1	7	7	No modifications to present
Maintenance	1	7	7	
Remaining Life	1	6	6	Well constructed structure; long-wearing materials
Appearance	1	6	6	
Insulation	2	6	12	
Glazing	3	6	18	
HVAC	2	8	16	Hot/chilled water from central plant; built-up AHUs w fan-powered VAVs
Total weighted score			**190**	**Adequate**

Snoqualmie Hall — condition score 188

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Concrete; structural steel; steel entry atrium structure
Exterior Closure	1	8	8	Brick panels; pre-cast concrete elements; aluminum window walls; stucco
Roofing	2	10	20	BUR mineral-surfaced cap sheet; standing seam metal; Kalwall skylight
Floor Finishes	1	6	6	Carpet; ceramic tile
Wall Finishes	3	6	18	Gypsum board; ceramic tile
Ceiling Finishes	1	6	6	Lay-in tiles; gypsum board; meal deck pan
Doors & Hardware	1	6	6	Interior wood doors w HM frames; exterior aluminum doors/frames and HM doors/frames
Elevators	1	6	6	3 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, lay-in, recessed can and wall-mount fluorescent lighting
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	1	7	7	Minor renovations appear well done
Maintenance	1	7	7	

Component	Rating	Wt.	Wt. Score	Comment
Remaining Life	1	6	6	Well constructed structure with quality materials
Appearance	1	6	6	
Insulation	1	6	6	
Glazing	3	6	18	
HVAC	2	8	16	Hot/chilled water from central plant; built-up AHUs, fan-powered VAVs; split-system HVAC units; bad damper actuator motors- funded in 2011
Total weighted score			**188**	**Adequate**

Maltby — condition score 188

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	8	Rooftop packaged HVAC units-2016
Structure	1	8	8	Wood frame and roof trusses
Exterior Closure	1	8	8	Stucco-random cracks throughout; corrugated metal panels; aluminum window wall
Roofing	2	10	21	Concrete tile on sloped roof; BUR w mineral-surfaced capsheet
Floor Finishes	1	6	6	Carpet; linoleum; ceramic tile; vinyl tile-surface wear
Wall Finishes	1	6	6	Gypsum board; ceramic tile
Ceiling Finishes	1	6	6	Lay-in tile
Doors & Hardware	1	6	6	Interior wood doors w HM frames; exterior aluminum doors/frames
Elevators	0	6	0	
Plumbing	1	8	8	Copper, cast iron and ABS piping; porcelain fixtures
Electrical	1	8	8	2 ea. 400amp 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	2016 interior remodel was adequately done
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	3	6	19	Bland exterior design; updated interior
Insulation	2	6	13	
Glazing	3	6	19	
Total weighted score			**188**	**Adequate**

Mukilteo Hall — condition score 184

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Steel frame
Exterior Closure	1	8	8	Brick; plaster panels; metal panels; aluminum window walls

Component	Rating	Wt.	Wt. Score	Comment
Roofing	2	10	21	BUR w mineral surfaced cap sheet
Floor Finishes	2	6	13	Carpet; ceramic tile; vinyl tile; concrete; plywood in theater
Wall Finishes	2	6	13	Gypsum board; ceramic tile; wood panels
Ceiling Finishes	1	6	6	Lay-in tiles; exposed roof deck pan
Doors & Hardware	1	6	6	Interior wood doors w HM frames-some glazed insets and side lites; interior HM doors/frames; exterior aluminum doors/frames; coiling doors
Elevators	1	6	6	4 stop
Plumbing	1	8	8	Copper, cast iron, steel and ABS piping; porcelain fixtures
Electrical	1	8	8	1600amp, 480/277v
Lights/Power	1	8	8	Recessed can, hanging strip and circular, lay-in, surface-mount fluorescent fixtures
Life/Safety	1	10	11	
Fire Safety	1	10	11	
Modifications	0	7	0	New building; none apparent
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	1	6	6	
Insulation	2	6	13	
Glazing	1	6	6	Operable units
HVAC	2	8	17	Hot/chilled water from central plant; AHUs and VAVs
Total weighted score			**184**	**Adequate**

Meadowdale Hall — condition score 170

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	8	Hot/chilled water from central plant; AHUs w VAV
Structure	1	8	8	Concrete; steel frame
Exterior Closure	1	8	8	Brick, concrete frame; metal panels
Roofing	1	10	10	BUR w neoprene UV coat; Repairs/ reconditioning funded 21-23
Floor Finishes	1	6	6	Vinyl tile; ceramic tile; carpet; polished concrete
Wall Finishes	1	6	6	Gypsum board; concrete; brick; CMU; ceramic tile; metal panels
Ceiling Finishes	2	6	12	Lay-in tile; exposed concrete structure; acoustic panels
Doors & Hardware	2	6	12	Interior wood doors w HM frames; exterior HM doors/frames
Elevators	1	6	6	2 stop
Plumbing	1	8	8	Copper, cast iron, steel, ABS and PVC piping; porcelain fixtures
Electrical	1	8	8	1600amp 480/277v

Component	Rating	Wt.	Wt. Score	Comment
Lights/Power	1	8	8	Lay-in, hanging strip, wall-mount and hanging circular fluorescent fixtures
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	1	7	7	Complete interior and some exterior renovation completed in 2010
Maintenance	1	7	7	
Remaining Life	1	6	6	Solidly constructed building; renovation will add years to useful life
Appearance	2	6	12	
Insulation	2	6	12	
Glazing	1	6	6	
Total weighted score			**170**	**Superior**

Hazel Miller Hall — condition score 146

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