COMMUNITY AND TECHNICAL COLLEGES
Washington State Board

EVERETT COMMUNITY COLLEGE

2026 Capital Planning Facility Report

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

Portfolio	23 buildings · 720,982 GSF · 2 campuses
Weighted-avg condition	204 (Adequate)
2027 preservation request	$4,724,000 (10 projects)
Total 2027–2029 Minor Works	$7,219,000
Deferred preservation backlog	$8,440,000 (18 projects)

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1. EXECUTIVE SUMMARY

This report covers Everett Community 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 28 capital deficiencies carrying budget estimates that total $13,164,000. Of these, $4,724,000 across 10 projects is included in the 2027 preservation request and $8,440,000 across 18 projects is deferred below this biennium's budget cutoff; no deficiencies were excluded this cycle. With infrastructure, program, and Unanticipated Repair Fund components added, the full 2027 Minor Works request is $7,219,000.

Capital Planning Headlines

1. Parks/Terrey is the portfolio's capital epicenter — and its single roof is the largest project in the cycle. The Parks/Terrey Building (1988, 85,069 GSF, condition score 204) carries six deficiencies totaling $4,808,000 — about 37% of all identified building need — spanning both the 2027 request and the deferred backlog. The dominant item is a deferred roof replacement (D25) at $3,091,000, the single largest project this cycle and, by itself, 37% of the entire deferred backlog. Parks/Terrey houses the campus's most public functions — food service, the bookstore, Student Life, Counseling, Financial Aid, the Center for Disability Services, and Enrollment — which raises the operational stakes of its roof, rooftop-HVAC, switchgear, and window deficiencies.

2. The 2027 preservation request is distributed across systems rather than concentrated in a single building. Unlike a roof-led or envelope-led cycle, Everett's $4,724,000 request spreads across lab ventilation, pedestrian circulation, elevators, and campus-wide systems. By Uniformat system it is led by HVAC at $1,857,000 — a Whitehorse fume-hood and lab-exhaust replacement (D01, $1,061,000) and a Liberty Hall heat-pump replacement (D02, $796,000) — followed by site improvements at $1,044,000, vertical transportation at $758,000 (two elevator modernizations, D04 Shuksan and D09 Gray Wolf), and interior construction at $704,000. Two pedestrian bridges — a campus site bridge between Parks and Rainier (D03, $784,000) and an interior bridge in Whitehorse (D08, $642,000) — together make circulation the second-largest theme at $1,426,000. The ten funded projects average a deficiency score of 82.9.

3. The deferred backlog is split between one very large roof and an end-of-life HVAC cohort. The $8,440,000 deferred backlog (18 projects, average deficiency score 53.5) is led by roofing at $3,354,000 — almost entirely the Parks/Terrey roof (D25, $3,091,000) plus a Rainier roof (D24, $263,000) — and by HVAC at $3,331,000. The deferred HVAC is a coherent cohort: three near-identical gas-boiler replacements at roughly $527,000 each (Whitehorse D17, Walt Price D19, and Gray Wolf D27), Parks/Terrey and Whitehorse rooftop units (D15, D18), and campus-wide HVAC controls (D12). Across all categories, HVAC accounts for $5,188,000 — 39% of total identified building need — the defining mechanical signal of this cycle.

4. Demolition removed the two worst-scoring buildings, but the rest of the portfolio is drifting: eleven of twenty-three buildings rate below Adequate. Monte Cristo (529) and Baker Hall (456), the two worst scores in the 2025 survey, have been demolished. With both removed, the current 23-building portfolio has a GSF-weighted average condition score of 204. The 2023 average of 214 included both buildings, so the drop to 204 reflects the demolitions, not better condition. On the full 25-building survey basis, the weighted average rose from 214 in 2023 to 221 in 2025 (lower is better, so this is a modest deterioration). Most buildings held steady; the largest declines were at older and smaller support buildings — Glacier (279→315), the Engineering Shed (287→319), Gray Wolf (152→178), Whitehorse (161→178), and Liberty (146→163). Eleven buildings now score in the maintenance, renovation, or replacement bands (BCS ≥ 276), led by Ground (480), Pilchuck (423), and the Aviation Flammable Storage Building (400).

5. Eleven buildings fall under the Clean Buildings Performance Standard just as the campus retires its central steam plant. Eleven Everett buildings exceed the 20,000-GSF coverage floor of Washington's Clean Buildings Performance Standard — six Tier 1 (deadline June 1, 2028) and five Tier 2 (deadline July 1, 2027). This compliance window coincides with a structural change in how the campus is heated: Everett's central steam plant sits in the Maintenance

building, which is slated for demolition, so the college is already transitioning from steam toward distributed hot-water and electric systems. The deferred gas-boiler cohort (Whitehorse, Walt Price, Gray Wolf) and a program-funded steam-boiler decommissioning at Glacier are the levers that decide the campus's future energy-use intensity. Liberty Hall — whose 2027 funded project recommissions an all-electric Daikin heat-pump system — is the model the rest of the portfolio can follow. Section 9 develops this alignment.

Headline Numbers

Metric	Value
Total buildings (current portfolio)	23 (19 Main, 4 Paine Field)
Total portfolio GSF	720,982
Buildings surveyed (2025 FCS)	25, including Monte Cristo and Baker Hall (since demolished)
Weighted-average condition score	204 (Adequate)
Buildings rated below "Adequate"	11 of 23
Total 2027 preservation request	$4,724,000 (10 projects)
Deferred preservation backlog	$8,440,000 (18 projects)
Excluded this cycle	None
Total 2027 Minor Works request (all categories)	**$7,108,000**
— *Infrastructure*	$83,000 (1 project)
— *Program*	$1,386,000
— *Unanticipated Repair Fund (URF)*	$915,000
Total deficiencies identified (2025 FCS)	28
Buildings under Clean Buildings Standard (within horizon)	11 (5 Tier 2 by 2027; 6 Tier 1 by 2028)

Capital Outlook

Immediate biennium (2027–2029). A distributed preservation ask of $4,724,000 across 10 projects, led by lab ventilation and HVAC ($1,857,000), pedestrian circulation and bridges ($1,426,000), and elevator modernizations ($758,000), rather than concentrated in any single building. With infrastructure ($83,000), program ($1,445,000), and URF ($967,000), the full 2027 Minor Works request is $7,219,000. The request is defensible on score: the ten funded projects average a deficiency score of 82.9.

Mid-term (4–6 years, 2029–2033). The $8,440,000 deferred backlog defines the next ask, and two themes dominate it. First, the Parks/Terrey roof (D25, $3,091,000) is a near-certain near-term request — the largest single deficiency this

cycle, sitting atop the campus's busiest student-services building. Second, the deferred gas-boiler cohort (Whitehorse, Walt Price, Gray Wolf, roughly $527,000 each), the Parks/Terrey and Whitehorse rooftop units, and campus-wide HVAC controls form a coordinated mechanical-renewal program that should be sequenced into 2029–2031 — and, given the Clean Buildings deadlines, specified as high-efficiency electric rather than like-for-like.

Long-term (7–10+ years, 2033 and beyond). Several buildings sit beyond the reach of component repair. Ground (480) and Pilchuck (423) are in the replacement or deep-renovation bands. Monte Cristo (529) and Baker Hall (456), which scored worse, have been demolished. No 2027 preservation funds were committed to either. The master plan also flags Olympus Hall (1958 — sinking floors, hazardous materials, non-modern fire safety) and the vacant former AMTEC Annex for renovation. These warrant whole-building decisions rather than indefinite repair.

Clean Buildings compliance. Tier 2 (2027) and Tier 1 (2028) deadlines fall inside the mid-term window and overlap precisely with the deferred HVAC backlog and the campus's steam-to-distributed transition. Replacing the deferred gas boilers and rooftop units with high-efficiency electric equipment at the point of failure — and decommissioning the Glacier and Maintenance-building steam systems as planned — is the central capital-planning opportunity this cycle, developed in Section 9.

2. COLLEGE PORTFOLIO OVERVIEW

Everett Community College operates two campuses. The Main Campus — a 39-acre site in Everett that has been in continuous operation since 1957 — holds 19 of the 23 buildings in the current portfolio and the overwhelming majority of the portfolio's gross square footage. The Paine Field Campus, established on a site acquired in 1985 near Boeing's Everett facility, houses the four-building Aviation Maintenance Technology School. The building stock spans nearly a century: the oldest surveyed structures (the Japanese Cultural Center, 1938, and a 1958 cohort that includes Olympus Hall, Glacier Hall, the Maintenance building, Pilchuck, and the Paine Field buildings) sit alongside a modern instructional core built since 2000 — Liberty Hall (2013), Gray Wolf Hall (2012), the Walt Price Student Fitness Center (2010), Whitehorse Hall (2006), and the Early Learning Center (2004). The 2025 survey rated 25 buildings. Monte Cristo and Baker Hall have since been demolished, so this report covers the remaining 23.

Building Inventory

Building	GSF	Built	Ren.	BCS	Rating	Predominant use
Walt Price Student Fitness Center	49,800	2010	—	154	Superior	Athletics — weight room, gym, track, offices
Liberty Hall	88,000	2013	—	163	Superior	Nursing program; Career & Experiential Learning Center
Gray Wolf Hall	77,000	2012	—	178	Adequate	Classrooms, offices
Whitehorse Hall	88,000	2006	—	178	Adequate	Arts; science labs; student newspaper
Advanced Manufacturing And Training Center	71,212	1977	2014	179	Adequate	Welding, manufacturing, continuing education
Shuksan	41,000	1999	2015	184	Adequate	Biology labs; classrooms; technology services
Jackson	12,971	1968	2012	190	Adequate	Meeting spaces, classroom, presentations
Parks/Terrey	85,069	1988	2011	204	Adequate	Food service; bookstore; Student Life; Counseling; Financial Aid; Disability Services; Enrollment
Early Learning Center	14,000	2004	2010	209	Adequate	Leasable childcare
Cascade Learning Resource Center (CAS)	65,000	Unknown	—	210	Adequate	Library; media services; technology resources

Building	GSF	Built	Ren.	BCS	Rating	Predominant use
Avatn Admin/Classrm (PF)	10,392	1961	2015	264	Adequate	Classrooms; program offices
Japanese Cultural Center	4,667	1938	—	269	Adequate	Classrooms; offices; presentation space
Olympus Hall	23,612	1958	2015	278	Needs improvement — maintenance	Classrooms; HR; Finance; President's suite
Avatn Paint Bldg (PF)	2,400	1958	—	282	Needs improvement — maintenance	Classroom
Rainier Hall	34,719	1972	2011	286	Needs improvement — maintenance	Math classes; computer labs; advising
Avatn Shop/Hanger (PF)	31,200	1958	—	299	Needs improvement — maintenance	Program shop and labs
Glacier Hall	6,196	1958	—	315	Needs improvement — maintenance	Testing center; mail room; logistics
Engineering Shed	1,500	1976	—	319	Needs improvement — maintenance	HVAC controls; plumbing equipment; engineer shop
Greenhouse	1,660	1977	2013	361	Needs improvement — renovation	Plant starters; grounds equipment and supplies
Maintenance	6,651	1958	—	389	Needs improvement — renovation	Boiler; carpentry shop; electrical shop; admin offices
Aviation Flammable Storage Bldg (PF)	399	1958	—	400	Needs improvement — renovation	Material storage
Pilchuck	4,674	1958	—	423	Needs improvement — renovation	Maintenance; custodial; logistics; surplus

Building	GSF	Built	Ren.	BCS	Rating	Predominant use
Ground	860	1970	—	480	Replace or renovate	Grounds equipment; vehicles; supplies
Portfolio (current, GSF-weighted)	720,982			204	Adequate (avg)	

BCS = 2025 canonical building condition score, drawn from the CONDITION worksheet of the FCS workbook (lower is better). Rating bands follow the SBCTC scale shown in Section 4.1. Year built and renovation years are from the Facility Portfolio Management Tool (FPMT); buildings marked "(PF)" are on the Paine Field Campus, the remainder on the Main Campus. FPMT unique facility identifiers (UFIs) for each building are listed in the Appendix.

Monte Cristo (A10131, 22,956 GSF, BCS 529) and Baker Hall (A10077, 23,710 GSF, BCS 456) were rated in the 2025 survey and have since been demolished. Both are excluded from this table, the portfolio totals, and the weighted average. FPMT records Monte Cristo as inactive; it still lists Baker Hall as an active facility, and that record should be inactivated.

Age Profile

Everett's portfolio is bimodal. A 1958-era cohort of small support and older instructional buildings — Olympus, Glacier, Maintenance, Pilchuck, and the Paine Field aviation buildings — sits at one end, and a modern instructional wave built since 2000 sits at the other. The consequential pattern is that the weakest scores cluster in the older cohort and in small, low-GSF support structures (Ground 480, Pilchuck 423, the Aviation Flammable Storage Building 400, Maintenance 389, Greenhouse 361), while the large, heavily used instructional buildings remain in the Superior-to-Adequate range. The capital implication is twofold. First, the oldest support buildings have reached the point where whole-building replacement, not component repair, is the right question. The college has already demolished Monte Cristo and Baker Hall, and Ground and Pilchuck sit in or near the replacement band. Second, the original heating equipment in the post-2000 instructional wave — the gas boilers in Whitehorse, Walt Price, and Gray Wolf — is now reaching end of life as a cohort, which is why the deferred backlog is 39% HVAC. The Main Campus's reliance on a central steam plant housed in the soon-to-be-demolished Maintenance building adds urgency: the campus must complete its transition to distributed heating regardless of the Clean Buildings deadlines.

3. CAPITAL PLANNING ROADMAP

3.1 Immediate biennium (2027–2029 request)

The 2027 preservation ask of $4,724,000 (10 projects) is distributed across building systems rather than concentrated in one building. By Uniformat system the request is led by HVAC at $1,857,000 — a Whitehorse Hall fume-hood and laboratory-exhaust replacement (D01, $1,061,000) and a Liberty Hall heat-pump replacement (D02, $796,000). Site improvements follow at $1,044,000 (a pedestrian bridge serving the Parks/Terrey–Rainier corridor, D03, $784,000, and campus exterior flatwork, D05, $260,000); vertical transportation at $758,000 (elevator modernizations at Gray Wolf, D09, $382,000, and Shuksan, D04, $376,000); interior construction at $704,000 (an interior pedestrian bridge in Whitehorse, D08, $642,000, and a Parks/Terrey concrete sink, D07, $62,000); electrical at $276,000 (a campus-wide electrical-system project, D10); and fire protection at $85,000 (a campus fire-alarm panel, D06). Two clusters stand out: laboratory ventilation and HVAC ($1,857,000), and pedestrian circulation ($1,426,000 across the D03 site bridge and the D08 interior bridge). The ten funded projects average a deficiency score of 82.9. Beyond preservation, the full 2027 Minor Works request adds infrastructure ($83,000 for a communication-line replacement near Shuksan), program ($1,445,000 — an Advising renovation in Rainier Hall and a Testing Center modernization in Glacier Hall), and URF ($967,000), for a total of $7,219,000.

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

The $8,440,000 deferred backlog across 18 projects defines the mid-term ask, and it is heavily concentrated by building. Parks/Terrey alone carries $4,746,000 — 56% of the entire deferred backlog — across its roof (D25, $3,091,000), rooftop units (D15, $868,000), windows (D28, $430,000), switchgear (D13, $348,000), and check valves (D21, $9,000). After Parks/Terrey the backlog is an aging-HVAC story: Whitehorse ($847,000 in deferred boilers and rooftop units, D17 and D18), Walt Price ($577,000 in deferred boilers and risers, D19 and D20), Gray Wolf ($527,000 in a deferred boiler, D27), and a campus-wide HVAC-controls replacement ($503,000, D12). The remaining deferred items are an AMTC switchgear replacement (D14, $506,000), a Rainier roof (D24, $263,000), an Olympus elevator (D22, $226,000), Maintenance-building windows (D11, $128,000), campus lighting (D23, $84,000), Japanese Cultural Center site wiring (D26, $21,000), and a site stormdrain (D16, $12,000). None of this is comfort-driven deferral: the gas boilers are at end of life, the Parks/Terrey roof is failing over the busiest building on campus, and the HVAC controls run on obsolete, unsupported hardware. The mid-term ask is fundamentally a Parks/Terrey envelope program plus a central-plant renewal, and it should be sequenced into 2029–2031 rather than carried.

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

Three long-horizon issues warrant attention now. First, Ground (480) and Pilchuck (423) have passed the threshold where component repair is the right tool. Both are small support structures whose scores reflect age more than mission-critical risk. The college has already demolished the two buildings that scored worse, Monte Cristo (529) and Baker Hall (456). Second, the master plan flags Olympus Hall (1958 — sinking floors, hazardous materials, non-modern fire safety) and the vacant former AMTEC Annex for renovation; the deferred Olympus elevator (D22) and the building's maintenance-band score (278) point to a whole-building decision rather than piecemeal upgrades. Third, the campus's central steam plant — housed in the Maintenance building, itself slated for demolition — must be retired and replaced by distributed heating across the buildings it serves. That is simultaneously a capital-infrastructure decision and the single largest determinant of the campus's future energy-use intensity under the Clean Buildings Standard (Section 9).

3.4 Cross-cutting system themes

Parks/Terrey is a building-scale program, not a set of deficiencies. Parks/Terrey (1988, 85,069 GSF) accounts for $4,808,000 of identified need — its roof (D25, $3,091,000), rooftop units (D15, $868,000), windows (D28, $430,000), switchgear (D13, $348,000), a funded concrete sink (D07, $62,000), and check valves (D21, $9,000).

Because the building houses food service, the bookstore, and the campus's primary student-services functions, these items interact: the roof, the rooftop HVAC, and the window-seal failures are all water-intrusion pathways over occupied, public-facing space. The right planning unit is a coordinated Parks/Terrey envelope-and-mechanical project, sequenced so the roof and rooftop units are addressed together rather than in separate biennia.

An end-of-life gas-boiler cohort. Three buildings carry near-identical deferred gas-boiler replacements at roughly $527,000 each — Whitehorse (D17), Walt Price (D19), and Gray Wolf (D27) — and the pre-survey lists the Fitness Center, Gray Wolf, Whitehorse, and Shuksan boilers as approaching end of life together. This is a cohort that will fail on a similar schedule. Replacing these boilers with high-efficiency electric heat-pump systems at the point of failure, rather than like-for-like gas units, is the central decarbonization lever in the portfolio (Section 9) and should be planned as one program across the three buildings.

HVAC-control (DDC) obsolescence is campus-wide. A funded campus-wide electrical-system project (D10) and a deferred campus-wide HVAC-controls replacement (D12, $503,000) reflect a broader pattern the pre-survey describes directly: several buildings — Whitehorse, Gray Wolf, Parks/Terrey, Rainier, and Olympus — run on outdated direct-digital controls with failing parts that are no longer available, and the controls in Whitehorse, Gray Wolf, and the Early Learning Center were already funded for replacement in the 2025–2027 biennium. Modern controls are both a recurring deficiency and the metering-and-control layer the Clean Buildings energy-management-plan obligation depends on, so the controls work does double duty.

Electrical switchgear and panel renewal. Two deferred switchgear replacements — Parks/Terrey (D13, $348,000) and AMTC (D14, $506,000) — sit alongside a pre-survey list of end-of-life panels in Pilchuck and Parks, mismatched panel loads in AMTC and Whitehorse (flagged in an arc-flash study), and aging main services in Aviation and Parks. The master plan separately calls for replacing the 1957-era primary electrical distribution, which is not looped and has no redundancy. Building-level switchgear renewal and campus-level distribution renewal should be coordinated, particularly because Clean Buildings-driven electrification will add electrical load.

A roofing program led by Parks/Terrey. Roofing is $3,354,000 of the deferred backlog — the Parks/Terrey roof (D25, $3,091,000) and a Rainier roof (D24, $263,000) — and the pre-survey adds Glacier and the Early Learning Center to the list of roofs and gutters at end of life. The Parks/Terrey roof is the single largest project in the cycle and the clearest near-term priority; the others should be batched into a roofing program for 2029–2031.

Regulatory deadlines: refrigerant phase-out, fire-alarm communications, and elevators. Several items carry external deadlines rather than discretionary timing. The pre-survey flags an R-22 refrigerant phase-out across Aviation, Parks, Shuksan, and Whitehorse (and R-134a at Rainier) to comply with state environmental law; a funded campus fire-alarm panel (D06) and failing POTS copper lines that affect both fire-alarm and elevator monitoring; and elevator modernizations funded at Gray Wolf (D09) and Shuksan (D04), with a third deferred at Olympus (D22, a non-ADA-compliant control board). These are compliance-and-reliability obligations that will recur in 2029–2031 regardless of budget pressure.

4. DEFICIENCY INVENTORY AND FINDINGS

Section 4.1 is a ranked navigation index with a rating-band legend and distribution notes. Section 4.2 reproduces the problem and repair descriptions verbatim from the 2025 survey — these are the authoritative record of what was identified and recommended and are not paraphrased.

4.1 Summary table

ID	Building	System	Component	DSc	BCS	Budget	Status
D01	Whitehorse Hall	D30 HVAC	Fume hood	91	178	$1,061,000	**Included (2027)**
D02	Liberty Hall	D30 HVAC	Heat pumps	90	163	$796,000	**Included (2027)**
D03	Site	G20 Site Improvements	Pedestrian Bridge	81	214	$784,000	**Included (2027)**
D04	Shuksan	D10 Vertical Transportation	Elevator	81	184	$376,000	**Included (2027)**
D05	Site	G20 Site Improvements	Exterior flatwork	81	214	$260,000	**Included (2027)**
D06	Multiple	D40 Fire Protection	Fire Alarm Panel	81	214	$85,000	**Included (2027)**
D07	Parks/Terrey	C10 Interior Construction	Concrete sink	81	204	$62,000	**Included (2027)**
D08	Whitehorse Hall	C10 Interior Construction	Interior pedestrian bridge	81	178	$642,000	**Included (2027)**
D09	Gray Wolf Hall	D10 Vertical Transportation	Elevator	81	178	$382,000	**Included (2027)**
D10	Multiple	D50 Electrical	Electrical system	81	214	$276,000	**Included (2027)**
D11	Maintenance	B20 Exterior Closure	Windows	75	389	$128,000	Deferred
D12	Multiple	D30 HVAC	HVAC Controls	71	214	$503,000	Deferred
D13	Parks/Terrey	D50 Electrical	Switchgear	71	204	$348,000	Deferred

ID	Building	System	Component	DSc	BCS	Budget	Status
D14	AMTC	D50 Electrical	Switchgear	65	179	$506,000	Deferred
D15	Parks/Terrey	D30 HVAC	Rooftop units	57	204	$868,000	Deferred
D16	Site	G20 Site Improvements	Stormdrain	57	214	$12,000	Deferred
D17	Whitehorse Hall	D30 HVAC	Boilers	57	178	$527,000	Deferred
D18	Whitehorse Hall	D30 HVAC	Rooftop units	57	178	$320,000	Deferred
D19	Walt Price Fitness Ctr	D30 HVAC	Boilers	56	154	$527,000	Deferred
D20	Walt Price Fitness Ctr	D30 HVAC	Risers	56	154	$50,000	Deferred
D21	Parks/Terrey	D30 HVAC	Check valves	55	204	$9,000	Deferred
D22	Olympus Hall	D10 Vertical Transportation	Elevator	52	278	$226,000	Deferred
D23	Multiple	D50 Electrical	Lighting	51	214	$84,000	Deferred
D24	Rainier Hall	B30 Roofing	Roof	40	286	$263,000	Deferred
D25	Parks/Terrey	B30 Roofing	Roof	39	204	$3,091,000	Deferred
D26	Japanese Cultural Center	D50 Electrical	Site wiring	36	214	$21,000	Deferred
D27	Gray Wolf Hall	D30 HVAC	Boilers	36	178	$527,000	Deferred
D28	Parks/Terrey	B20 Exterior Closure	Windows	32	204	$430,000	Deferred

DSc = deficiency score (higher = higher priority). BCS = 2025 canonical building condition score; rows labeled "Site" or "Multiple," and site-infrastructure rows, carry the campus-average score. Budget = MACC plus soft costs. Status: "Included (2027)" = funded in the 2027 preservation request; "Deferred" = below this biennium's budget cutoff but designated Immediate in the survey. No deficiency was excluded this cycle.

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

Parks/Terrey concentrates the most identified need by a wide margin: six deficiencies totaling $4,808,000 (37% of the $13,164,000 identified), of which $4,746,000 is deferred. Whitehorse Hall is second at $2,550,000 across four deficiencies. By Uniformat system, HVAC (D30) dominates at $5,188,000 — 39% of identified need — across ten deficiencies, followed by roofing (B30) at $3,354,000, almost entirely the Parks/Terrey roof. Seven of the 28 items are site- or campus-wide (rows labeled “Site” or “Multiple”): a fire-alarm panel, a campus electrical project, HVAC controls, lighting, pedestrian pavement, a stormdrain, and a pedestrian bridge. The two highest-scored deficiencies are both lab-and-mechanical items and both funded (D01 Whitehorse fume hood, 91; D02 Liberty heat pumps, 90); the lowest-scored are deferred (D28 Parks/Terrey windows, 32; D26 Japanese Cultural Center site wiring, 36).

4.2 Findings detail

Each entry reproduces the Problem Description and Repair Description exactly as recorded in the 2025 FCS workbook, including original spelling, punctuation, and building references.

D01 — Fume hood, Whitehorse Hall (Main Campus)



Deficiency score	91	Budget estimate	$1,061,000

Bldg condition score	178	**Status**	Included in 2027 request
System	D30 HVAC	**Deferability**	Immediate
Location	Laboratories	**Priorities**	Health/Safety (50%), Facility Use (50%)

Problem Description

Whitehorse Hall was constructed in 2006 and houses the college's primary science laboratories. Each lab includes multiple fume hoods and associated exhaust equipment. Based on site notes and the 2025 NEBB-certified test, adjust, and balance (TAB) report (Project 2025-0163), the laboratory ventilation system is showing widespread end-of-life conditions.

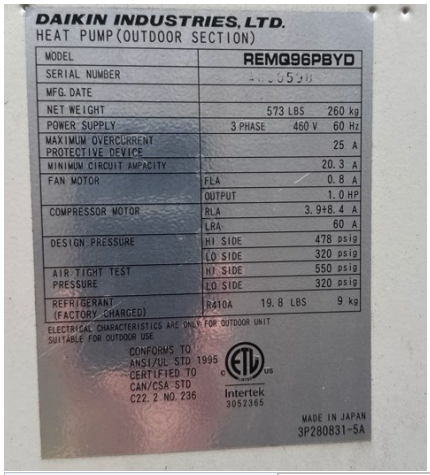
The building hosts ten labs with approximately ten fume hoods each. Many hoods continue to meet the 100 FPM design face velocity, but the TAB report identifies several critical failures in the Phoenix control valves that regulate exhaust flow. Multiple valves (4-06, 4-07, 5-02, and 6-03) are stuck in the full-open position or fail to modulate. These failures cause excessive face velocities, large swings in airflow, and zero airflow readings at partial sash height. These issues create unsafe operating conditions, inconsistent negative pressure, and unnecessary strain on the exhaust fans.

The report also notes equipment that cannot maintain proper airflow at reduced sash positions. Several hoods show extreme variation in measured velocities, indicating unstable control sequences, worn mechanical components, and deteriorated internal baffles. Combined with the age of the equipment, the volume of units, and the repeated control failures, the ventilation system is at the end of its useful life. Full replacement is required to restore reliable lab ventilation and maintain safe operation for lab instruction and chemical use.

Repair Description

Replace all fume hoods and associated ventilation equipment, including Phoenix valves and controls, in the Whitehorse Hall science labs. Replace deteriorated mechanical components and rebalance the entire laboratory exhaust system after installation.

D02 — Heat pumps, Liberty Hall (Main Campus)



Deficiency score	90	**Budget estimate**	$796,000

Bldg condition score	163	**Status**	Included in 2027 request
System	D30 HVAC	**Deferability**	Immediate
Location	Roof	**Priorities**	Health/Safety (50%), Facility Use (50%)

Problem Description

Liberty Hall is 88,000 SF and was constructed in 2013. Two Daikin VRV-III inverter heat-pump condensing units on the roof serve the clinic, among other spaces, and use R-410A. Over the last year the college spent about $50,000 on repairs to these units, and they continue to fail with recurring lockouts and loss of heating and cooling. There are nine VRV/VRF units in the building; the two clinic units are the most problematic. The electrical room is overheating because the fan-coil units serving that space are not performing, which is causing circuit trips and equipment faults. Liberty Hall's electrical distribution includes a unit sub-main breaker with a "Dangerous" arc-flash rating on the line side, so stable room cooling is critical for safe maintenance.

Repair Description

Replace the nine Daikin VRV-III roof condensing units and recommission the connected VRV system. Replace the fan-coil units serving the electrical room to restore reliable cooling and prevent equipment trips. The two units serving the clinic are the priority.

D03 — Pedestrian Bridge, Site (Campus-wide)



Deficiency score	81	**Budget estimate**	$784,000

Bldg condition score	214	**Status**	Included in 2027 request
System	G20 Site Improvements	**Deferability**	Immediate
Location	Between Parks and Rainier Hall	**Priorities**	Facility Use (100%)

Problem Description

The elevated pedestrian bridge connecting the Parks Student Union and Rainier Hall is approximately 80 feet long and 10 feet wide. The bridge was built with the 1988 Parks/Terrey building addition and now shows significant structural and envelope deterioration. The existing walkway slope on the Parks Student Union side is roughly 10%, which exceeds ADA limits for an accessible route and ramp.

The underside of the bridge shows heavy concrete spalling. Reinforcing steel is exposed in multiple areas and shows corrosion from prolonged water infiltration. Water intrusion has compromised the original waterproofing membrane. The steel plates that secure the guardrail system are corroded, with an estimated 10% material loss. These attachment points no longer provide a reliable structural connection.

According to the June 25, 2025 ADA Repairs Scope Narrative (SHKS), bringing the existing bridge into compliance requires removal of all guardrails and handrails, removal of the existing membrane, a full build-up of the bridge surface to achieve a slope of less than 5%, and a continuous new weatherproof membrane tied into adjacent walls, base of stucco, and storefront systems at Rainier Hall. This work adds material weight and demands structural verification, new guardrail attachment locations, concrete patching, and potential concrete scanning for new anchorage points. The current condition of the concrete, waterproofing, and guardrail attachments suggests the bridge is beyond repair and does not have remaining service life consistent with capital investment.

Repair Description

Replace the pedestrian bridge between the Parks Student Union and Rainier Hall with a new structure. Include a compliant accessible walkway, new guardrails, proper membrane tie-ins, and durable weather protection to prevent future deterioration.

D04 — Elevator, Shuksan (Main Campus)

Deficiency score	81	**Budget estimate**	$376,000
Bldg condition score	184	**Status**	Included in 2027 request
System	D10 Vertical Transportation	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (100%)

Problem Description

Shuksan Hall was built in 1999 and remodeled in 2015; it is a 41,000 SF multi-use building with a two-stop passenger elevator. At the time of survey, the elevator showed an active hydraulic-fluid leak and visible wear. The college reports frequent failures and entrapments. The equipment appears to be mid-1990s vintage based on the control-room code marking, which aligns with the need for a full modernization given age, reliability problems, and oil contamination risk in the pit.

Repair Description

Repair by modernizing the two-stop hydraulic elevator: replace the controller and power unit, re-pack the jack, renew door operators and hoistway wiring, and clean the pit to address the hydraulic leak. Verify and update fire alarm/elevator interfaces and communications as part of the modernization.

D05 — Exterior flatwork, Site (Campus-wide)



Deficiency score	81	**Budget estimate**	$260,000
Bldg condition score	214	**Status**	Included in 2027 request
System	G20 Site Improvements	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (100%)

Problem Description

Concrete sidewalks and other exterior flatwork across the main campus have cracked, settled, and heaved, creating trip hazards and non-compliant accessible routes. The pedestrian network serves a 39-acre campus in operation since 1957 and connects buildings from multiple eras (e.g., Glacier Hall 1958; Liberty Hall 2013), which contributes to varied condition and differential movement at joints and crossings. Approximate scope: 20,000 SF of hazard removal and panel remediation.

Repair Description

Repair campus-wide exterior flatwork by grinding offsets and replacing or resetting damaged concrete panels (approx. 20,000 SF) to remove trip hazards and restore compliant routes. Re-establish joints and drainage as panels are replaced.

D06 — Fire Alarm Panel, Multiple (Campus-wide)



Deficiency score	81	**Budget estimate**	$85,000
Bldg condition score	214	**Status**	Included in 2027 request
System	D40 Fire Protection	**Deferability**	Immediate
Location	Multiple	**Priorities**	Health/Safety (50%), System Use (50%)

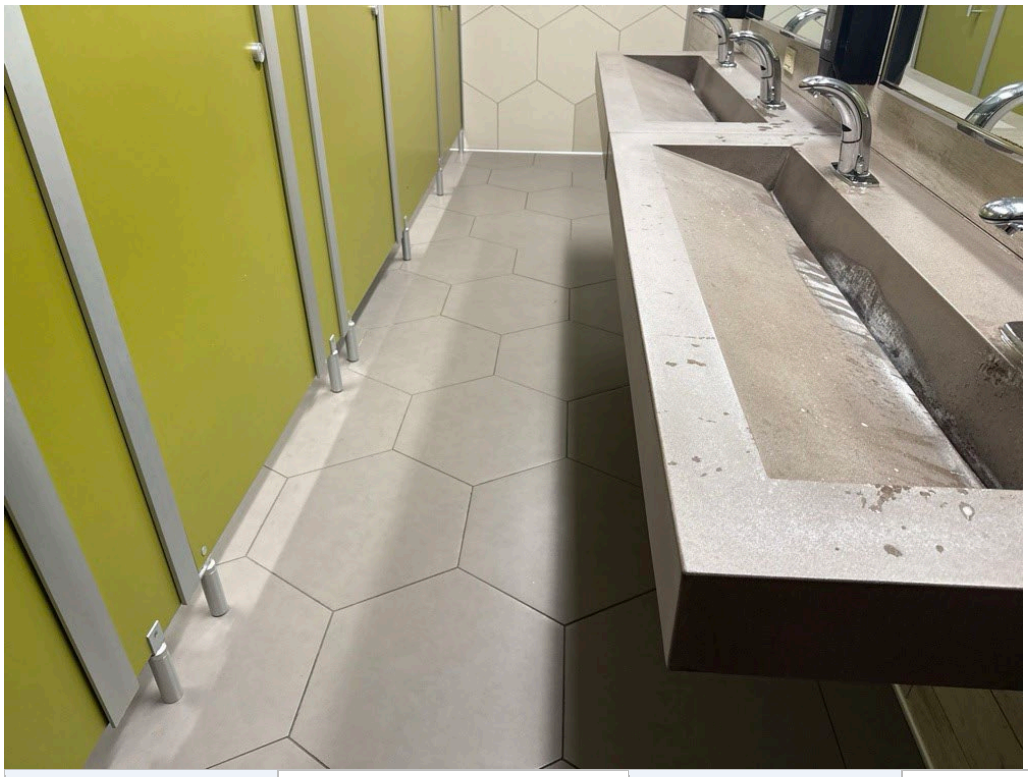
Problem Description

Many fire-alarm systems rely on POTS lines that are failing, degrading off-site monitoring. Several large, high-use instructional and student-support buildings were built or renovated across multiple eras (1958–2013), so panels and communicators vary widely in capability. Campus planning already anticipates replacement/upgrading of fire-protection systems; converting to IP/cellular communicators and replacing incompatible FACPs is required to maintain life safety and reliable central-station reporting.

Repair Description

Replace POTS communicators campus-wide with UL-listed IP/cellular communicators; upgrade or replace incompatible fire-alarm control panels by phase starting with priority buildings (Parks/Terrey, Whitehorse Hall, Liberty Hall, Gray Wolf Hall). Test, re-accept, and re-certify monitoring for each building after cutover.

D07 — Concrete sink, Parks/Terrey (Main Campus)



Deficiency score	81	**Budget estimate**	$62,000
Bldg condition score	204	**Status**	Included in 2027 request
System	C10 Interior Construction	**Deferability**	Immediate
Location	Restrooms	**Priorities**	Facility Use (100%)

Problem Description

The existing concrete lavatories project into the main circulation path in six multi-stall restrooms (men's and women's, two per level). In multiple rooms, the clear route at the lavatory banks is only 34 inches; the campus accessibility review documents this condition in the women's rooms on all three floors (Finding ADA0027).

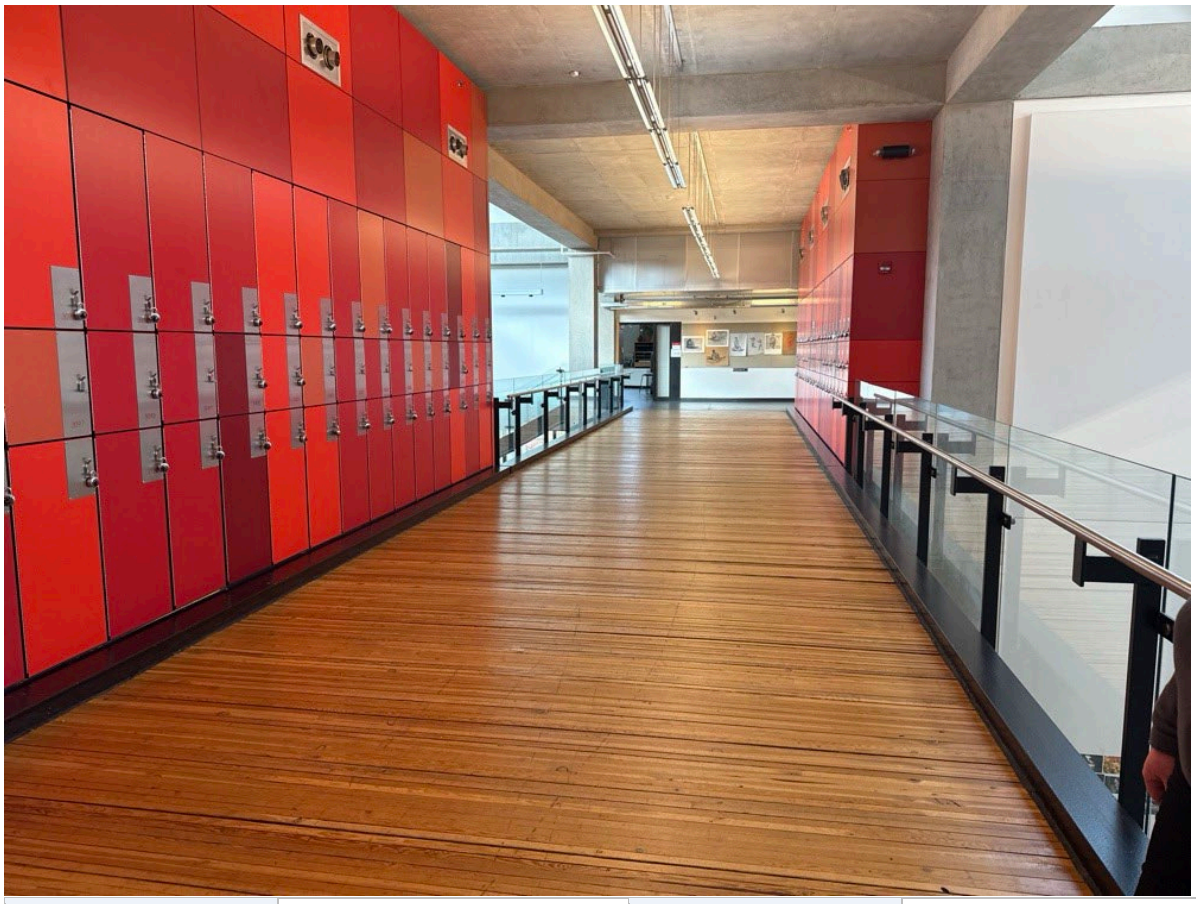
This encroachment reduces the accessible route below the 36-inch minimum required width for walking surfaces, and protruding objects are not permitted to reduce required clear width on accessible routes.

Related restroom deficiencies were also recorded in Parks-Terrey, including exposed hot- and drain-water piping under lavatories (Finding ADA0028), which must be insulated or otherwise protected.

Repair Description

Replace the deep concrete lavatories with shallow-depth, wall-hung or trough lavatories sized and placed to maintain a continuous 36-inch clear route. Provide compliant knee/toe clearances and insulate/guard all supply and drain piping at each new lavatory.

D08 — Interior Pedestrian Bridge, Whitehorse Hall (Main Campus)



Deficiency score	81	**Budget estimate**	$642,000
Bldg condition score	178	**Status**	Included in 2027 request
System	C10 Interior Construction	**Deferability**	Immediate
Location	Level 3	**Priorities**	Facility Use (100%)

Problem Description

Whitehorse Hall (built 2006) includes an interior pedestrian bridge approximately 70 feet long by 12 feet wide constructed of reclaimed wood. The walking surface is bowing and several deck boards have open joints up to 1/2 inch, creating a trip hazard on a primary interior route. As an interior accessible route element, this bridge must provide a continuous, unobstructed walking surface without tripping hazards or gaps that impede users. Recommend full replacement to restore a flush, code-compliant, slip-resistant walking surface and eliminate the hazard.

Repair Description

Replace the interior pedestrian bridge with a structurally engineered, code-compliant assembly with continuous decking, closed joints, and a slip-resistant surface; coordinate structural review for loading and connections. Repair adjacent finishes as needed to maintain a compliant interior accessible route.

D09 — Elevator, Gray Wolf Hall (Main Campus)

Deficiency score	81	**Budget estimate**	$382,000
Bldg condition score	178	**Status**	Included in 2027 request
System	D10 Vertical Transportation	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (100%)

Problem Description

Gray Wolf Hall (2012) has a single passenger elevator serving all floors. The college reports elevator entrapments roughly quarterly and recurring failures. Because there is no redundant car, any outage eliminates the only accessible vertical route required by the 2010 ADA Standards; this is a civil-rights exposure. The failure pattern points to reliability issues centered on the controller/drive logic, door operators and hardware (rollers/gibs), car position/leveling, and the two-way communication device—common drivers of entrapments and nuisance shutdowns.

Repair Description

Replace the elevator controller and drive, renew door operators/rollers/gibs, replace car and hall fixtures and the two-way communication device, correct misleveling, and add monitored autodial/line-fault detection and remote condition monitoring; test and commission. This limited modernization targets known entrapment drivers to restore reliable, code-compliant vertical access in a single-elevator building and should be requested in the next biennium.

D10 — Electrical system, Multiple (Campus-wide)

Deficiency score	81	Budget estimate	$276,000
Bldg condition score	214	Status	Included in 2027 request
System	D50 Electrical	Deferability	Immediate
Location	Multiple	Priorities	Health/Safety (50%), System Use (50%)

Problem Description

Everett's power studies and O&M analyses show systemic risks in campus distribution equipment and protective devices that intersect with aging infrastructure in Parks/Terrey (1988; major work 2011) and Pilchuk (1958).

Key issues:

- Interrupting ratings (AIC) and misc. device errors. Three panels (Panel H, Panel L1, Panel L-2) fail device evaluation for inadequate AIC; replace with devices rated above 23.31 kAIC. Additional corrections include a 240-V breaker applied on a 480-V location (Panel PFH) and underrated breakers in PML and SL1.
- Undersized feeders. Verify and upsize feeders to DS-Panel B & Panel B, and to Panel PCH.
- Coordination and settings. Multiple locations show mis-coordination where series, non-adjustable devices are in line; revise protective device settings per the study's Appendix 2 and consider replacing non-adjustable devices with adjustable breakers to achieve selective coordination.
- Series-rated combinations. Eleven panels use series ratings; future breaker changes must maintain tested combinations and be field-marked.

- Arc-flash hazard. “Dangerous” incident-energy conditions are identified at: Main SVC switchboard line side, PNL MDP line side, TRANS MDP, and XFMR WHH; additional “Dangerous” points are noted at Shuksan (disconnect main), Fitness Center (sub main), and Liberty Hall (unit sub main). These locations require de-energized work and robust labeling/PPE programs.
- Aging upstream assets. Prior surveys also flagged a campus three-phase transformer beyond useful life, indicating upstream renewal pressure.

These findings align with field reports that panels in Parks/Terrey and Pilchuk remain serviceable but are nearing end of life. The campus should prioritize device rating corrections, feeder right-sizing, and arc-flash/coordination work while planning phased panel replacements in the oldest buildings.

Repair Description

Replace study-flagged panels/breakers with inadequate ratings or incorrect voltage (e.g., Panel H, L1, L-2; PFH; PML; SL1), and verify/replace undersized feeders to DS-Panel B/B and PCH; update arc-flash labels/PPE and revise protective-device settings per Appendix 2 to restore coordination.

Plan and execute a phased replacement program for aging distribution panels in Parks/Terrey (1988; major work 2011) and Pilchuk (1958), sequencing after the highest-risk arc-flash and AIC corrections.

D11 — Windows, Maintenance (Main Campus)



Deficiency score	75	**Budget estimate**	$128,000
Bldg condition score	389	**Status**	Deferred

System	B20 Exterior Closure	**Deferability**	Immediate
Location	Multiple	**Priorities**	Health/Safety (50%), Increased Operating Cost (50%)

Problem Description

The windows at the Facilities and Maintenance Building, constructed in 1958, are original single-pane aluminum assemblies. The perimeter sealants have failed, and the aluminum frames show widespread deterioration. Air and water infiltration are evident along the full window length on the primary façade, which measures roughly 40 linear feet by 4 feet high. A second grouping of windows, approximately 10 feet by 12 to 14 feet, exhibits similar deterioration. The back side of the building contains a comparable amount of glazing with the same failures, effectively doubling the total quantity of compromised window systems.

The existing assemblies no longer provide adequate thermal performance or weather protection for the building, which aligns with other aging envelope components noted in the campuswide facility condition survey. These windows are a priority for replacement due to their systemic failure across the façade and the risk of continued moisture intrusion into this 1950s-era structure.

Repair Description

Replace all deteriorated single-pane aluminum window assemblies on both sides of the building with new energy-efficient commercial-grade units and appropriate sealants. Repair adjacent framing or finishes impacted by long-term water intrusion as required.

D12 — HVAC Controls, Multiple (Campus-wide)

Deficiency score	71	**Budget estimate**	$503,000
Bldg condition score	214	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (50%), System Use (50%)

Problem Description

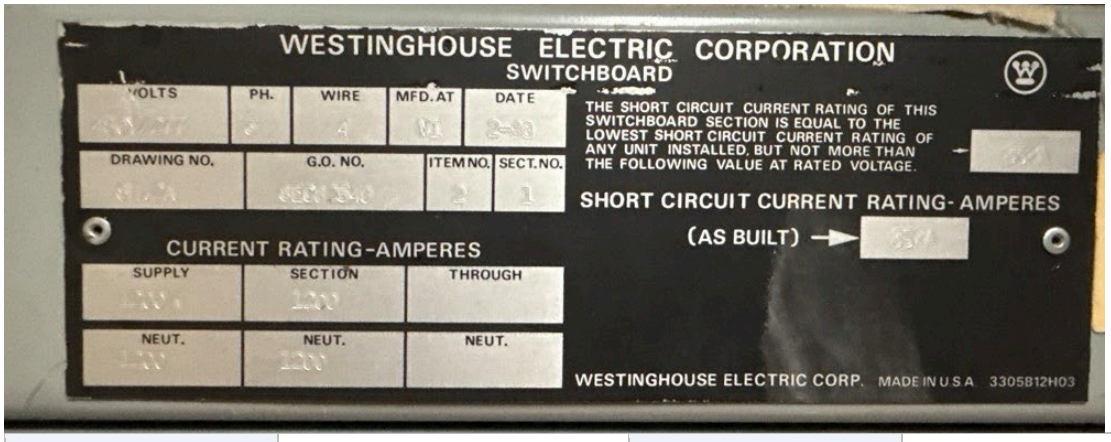
Everett's building-automation controls have aged out across five priority buildings: Parks/Terrey (1988), Whitehorse Hall (2006), Gray Wolf Hall (2012), Rainier Hall (1972), and Olympus Hall (1958). These vintages align with legacy field controllers and front-ends that now show part obsolescence and intermittent failures reported by campus O&M. Controls in Whitehorse Hall and Gray Wolf Hall are documented to fail each day, and the vendor no longer supports those systems.

Failures in these buildings lead to loss of zone control, alarms, and scheduling; wasted energy from equipment running outside setpoints; and increased maintenance time. Coordinate DDC modernization with ongoing campus electrical reliability work identified in recent power studies (breaker AIC shortfalls, mis-coordination, and labeling efforts), so new controllers and panels are on stable, coordinated power.

Repair Description

Replace DDC controls in Parks/Terrey, Whitehorse Hall, Gray Wolf Hall, Rainier Hall, and Olympus Hall, including field controllers, sensors, operator interface, and network backbone; re-program sequences and recommission affected HVAC equipment. Coordinate with panel/device corrections from the campus power study.

D13 — Switchgear, Parks/Terrey (Main Campus)



Deficiency score	71	**Budget estimate**	$348,000
Bldg condition score	204	**Status**	Deferred
System	D50 Electrical	**Deferability**	Immediate
Location	Electrical	**Priorities**	Facility Use (50%), System Use (50%)

Problem Description

The main switchgear in the Parks/Terrey Building is original to the building (constructed 1988). It is operating, but the gear is past typical service life for distribution equipment and parts support is limited. Moisture exposure in the building's utilidor has damaged interior-grade electrical boxes near critical equipment, which underscores environmental risk to downstream distribution components in this area (documented campus deficiency; replacement of water-tight enclosures and utilidor lid repairs recommended). The campus previously replaced primary campus switchgear and distribution cabling in 2009–2011, but building-level gear such as Parks/Terrey's remains original; plan for orderly replacement to reduce unplanned outages and align with current protection and coordination standards.

Repair Description

Replace the original building main switchgear with new listed equipment matched to existing service capacity, including modern trip units and coordinated overcurrent protection. Include an updated short-circuit, coordination, and arc-flash study and tie-in work to adjacent distribution.

D14 — Switchgear, AMTC (Main Campus)



Deficiency score	65	Budget estimate	$506,000
Bldg condition score	179	Status	Deferred
System	D50 Electrical	Deferability	Immediate
Location	Electrical	Priorities	Facility Use (50%), Increased Repair/Replacement Cost (50%)

Problem Description

AMTEC was built in 1977 and is a 71,212 SF facility on the main campus; it underwent a major remodel in 2014.

The main 1600 Amp switchgear in the AMTEC electrical room is beyond expected service life (2019 survey notes age and a poor condition rank). Existing panelboards are mounted on the corridor-side wall directly opposite the switchgear, creating energized equipment on both sides of the working space. That layout, combined with gear ≥1200 Amps and a switchboard that meets or exceeds 6 ft in width, drives the “two exits” rule under NEC 110.26(C)(2).

A practical path to a code-compliant replacement without adding another exit is to first relocate the opposing panelboards to another wall or alcove within the room so the working space is no longer two-sided. Then perform the switchgear replacement. Under NEC 110.26(C)(2), two exits from the working space are required only when all three are true:

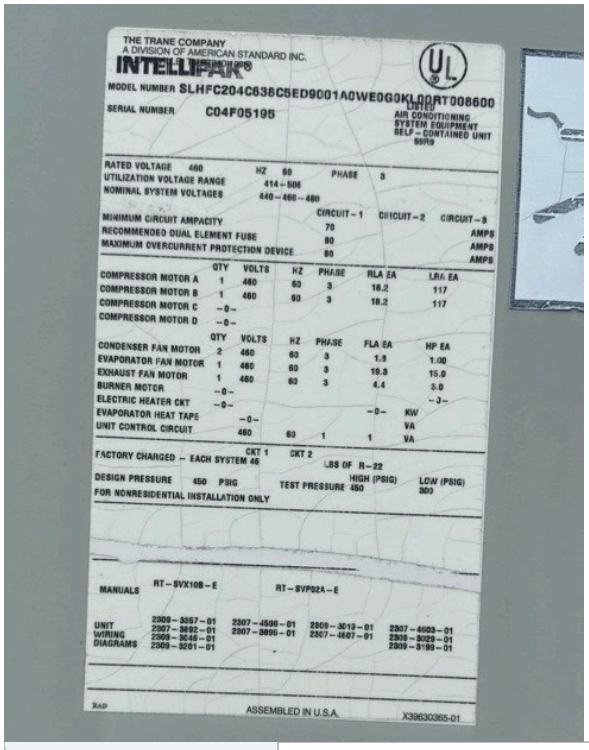
- Equipment rating is ≥1200 A
- Equipment width is ≥6 ft
- Working space has energized equipment on both sides

If any one of those is not present—specifically, if the two-sided condition is removed—one exit is permitted. Coordinate final layout and clearances with the AHJ as part of the electrical plan review.

Repair Description

Replace the main switchgear in kind after relocating the panelboards now facing it, eliminating the two-sided working space and maintaining NEC 110.26 clearances. Coordinate with the AHJ to document the one-exit configuration per NEC 110.26(C)(2).

D15 — Rooftop units, Parks/Terrey (Main Campus)



Deficiency score	57	Budget estimate	$868,000
Bldg condition score	204	Status	Deferred
System	D30 HVAC	Deferability	Immediate
Location	Roof	Priorities	Facility Use (25%), Increased Repair/Replacement Cost (75%)

Problem Description

The Parks/Terrey Building (Parks Building) was constructed in 1988 and is served by seven packaged rooftop HVAC units. All seven units appear to be of similar vintage, use R-22 refrigerant, and are currently in good working condition with evidence of regular maintenance. Although there are no current performance issues, the continued use of R-22 is a long-term risk because this refrigerant is being phased out and is increasingly difficult and costly to obtain. The units should not be treated as a near-term capital priority but should be tracked through preventive maintenance for refrigerant leaks, compressor performance, and coil condition, and planned for orderly replacement at the end of their useful life with equipment using a compatible, non-R-22 refrigerant. This future replacement should be coordinated with other rooftop HVAC work on Parks/Terrey to maintain a reliable, code-compliant, and serviceable mechanical system.

Repair Description

Replace the seven rooftop HVAC units at the end of their useful life with new high-efficiency units that use a non-R-22 refrigerant and are compatible with the campus controls and electrical infrastructure. Coordinate replacement with other rooftop and HVAC work on Parks/Terrey to minimize disruption and protect the roof assembly.

D16 — Stormdrain, Site (Campus-wide)



Deficiency score	57	**Budget estimate**	$12,000
Bldg condition score	214	**Status**	Deferred
System	G20 Site Improvements	**Deferability**	Immediate
Location	Parking Lot F	**Priorities**	Facility Use (25%), Increased Repair/Replacement Cost (75%)

Problem Description

Tree roots have displaced the storm drain and tied up the connected stormwater lines in Parking Lot E. The catch basin and surrounding asphalt have heaved about 5 inches, so the parking area is closed. The line is entangled with roots and likely has separated joints and a deformed lateral near the basin. This condition is consistent with prior campus findings of root intrusion restricting site wastewater/roof-drain lines near the Maintenance Building (built 1958), and with earlier survey items to repair and replace storm lines on the Main Campus.

Repair Description

Replace the heaved catch basin and damaged storm piping; excavate to remove roots, install new pipe with correct slope, add a root barrier, and set a new basin. Restore the pavement section and verify flow with CCTV and jet cleaning of connected runs.

D17 — Boilers, Whitehorse Hall (Main Campus)



Deficiency score	57	Budget estimate	$527,000
Bldg condition score	178	Status	Deferred
System	D30 HVAC	Deferability	Immediate
Location	Mechanical	Priorities	Facility Use (25%), Increased Repair/Replacement Cost (75%)

Problem Description

Whitehorse Hall was constructed in 2006 and uses two natural-gas hot water boilers as the primary source for heating water circulated through the building's hydronic distribution system. Both boilers have reached the end of their useful life. The units show age-related deterioration and no longer operate reliably. These are some of the oldest heating assets serving the main campus.

The 2023 Facility Condition Survey notes the college is transitioning buildings away from the aging central steam plant and toward independent hot-water systems. Whitehorse Hall relies on its own boilers to meet this need; failure of either unit results in immediate loss of heating capacity. The existing boilers and associated valves do not support long-term operations and pose increased risk of unplanned outages during peak heating periods.

Replacement is required to maintain dependable heating performance for Whitehorse Hall's laboratories, classrooms, and fume-hood–dependent science spaces.

Repair Description

Replace both end-of-life natural-gas hot water boilers in Whitehorse Hall, including all associated hydronic valves and related connections.

Replace controls and accessories needed for proper boiler operation and integration with the building heating system.

D18 — Rooftop units, Whitehorse Hall (Main Campus)



Deficiency score	57	Budget estimate	$320,000
Bldg condition score	178	Status	Deferred
System	D30 HVAC	Deferability	Immediate
Location	Roof	Priorities	Facility Use (25%), Increased Repair/Replacement Cost (75%)

Problem Description

Whitehorse Hall is 88,000 SF and was constructed in 2006. There are three packaged rooftop units with eight total compressors. All compressors use R-22 refrigerant and the equipment is at end of life. Past contractors declined repair due to system complexity. The units remain operable but obsolete, and failure would disrupt heating/cooling and lab make-up air.

Building controls are a known constraint: the DDC controls serving Whitehorse Hall are unreliable, fail daily, and are no longer supported by the vendor; replacement is an immediate priority. Whitehorse houses active labs with certified fume hoods (Fisher Hamilton SafeAire); TAB testing was performed on 10/31/2025, confirming operating face velocities and exhaust flows. Given the BAS issues, sequence the RTU replacements after the DDC controls upgrade so the new equipment can integrate with the new BAS and correct sequences of operation.

Repair Description

Replace three RTUs and eight compressors with new non-R-22 equipment, including required curb adapters, piping, electrical reconnections, economizers, and BACnet-compatible control packages; commission and TAB. Integrate the new RTUs into the upgraded DDC system and implement correct ventilation and economizer sequences.

D19 — Boilers, Walt Price Fitness Ctr (Main Campus)



Deficiency score	56	Budget estimate	$527,000
Bldg condition score	154	Status	Deferred
System	D30 HVAC	Deferability	Immediate
Location	Mechanical	Priorities	Facility Use (25%), Increased Repair/Replacement Cost (75%)

Problem Description

Walt Price Student Fitness Center (built 2010; approx. 49,800 GSF) uses hot-water boilers that have reached the end of their service life. By the 2027 funding year they will be about 17 years old and have become a recurring maintenance burden. Related HVAC issues in the same building include leaking heating-loop flanges, an out-of-alignment air-handler motor, and failing airflow sensors that trigger daily false alarms—indicators of broader reliability risk for the heating system.

Repair Description

Replace the hot-water boilers and near-boiler components (pumps, isolation valves, expansion tank, venting, and controls). Flush, balance, and recommission the heating hot-water loop.

D20 — Risers, Walt Price Fitness Ctr (Main Campus)



Deficiency score	56	**Budget estimate**	$50,000
Bldg condition score	154	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (25%), Increased Repair/Replacement Cost (75%)

Problem Description

The Walt Price Student Fitness Center (built 2010; approx. 49,800 GSF) hot-water heating risers run from the basement mechanical room to rooftop equipment, passing over the gym floor. Mechanical pump seals and gasketed flanged joints along this run are failing and leak when the system cools and contracts. Active leaks have dripped onto the wood gym floor, creating a slip hazard and risk of floor damage, and driving recurring maintenance. The building was constructed in 2010, and a prior survey for this facility documented heating-loop pipe flange leaks and related HVAC issues at this location, indicating a persistent condition.

Repair Description

Replace all leaking mechanical pump seals and flange gaskets along the hot-water supply and return risers from the basement to the roof, including sections above the gym. Pressure-test, flush, and refill the loop; replace insulation removed for access.

D21 — Check valves, Parks/Terrey (Main Campus)



Deficiency score	55	**Budget estimate**	$9,000
Bldg condition score	204	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Mechanical	**Priorities**	System Use (50%), Increased Repair/Replacement Cost (50%)

Problem Description

The Parks/Terrey Building, constructed in 1988, has two domestic water check valves that leak each time they are shut off during the annual summer shutdown. The valves show clear signs of wear at the body and packing points, and the leakage recurs after each cycle, indicating internal failure. The same condition is present at Gray Wolf Hall, built in 2012, where the seasonal shutoff produces similar leakage at the check valves. These valves are part of the campus potable water distribution system, which has a documented history of aging components and periodic failures referenced in prior campus infrastructure assessments. The repeated leakage poses a risk of uncontrolled water discharge and continued deterioration of adjacent components.

Repair Description

Replace the failing check valves at the Parks/Terrey Building and Gray Wolf Hall with new valves rated for the existing potable water system. Repair adjacent fittings as required to restore reliable shutoff and leak-free operation.

D22 — Elevator, Olympus Hall (Main Campus)



Deficiency score	52	**Budget estimate**	$226,000
Bldg condition score	278	**Status**	Deferred
System	D10 Vertical Transportation	**Deferability**	Deferrable
Location	Multiple	**Priorities**	Facility Use (100%)

Problem Description

The Olympic elevator is in the later stage of its service life. The controls and communication devices are original to the building and do not meet current ADA requirements for reach range, tactile features, audible signals, and call-button operability. These systems also predate the 2010 ADA Standards for Accessible Design. The 2023 Everett Community College Accessibility Survey identifies multiple elevator accessibility issues across campus, including outdated controls and insufficient communication features, which apply here as well. The Olympic building was constructed in 1968, so the elevator predates all modern accessibility standards and has not undergone modernization to address these deficits. Upgrading the controls, car operating panel, hall stations, and communication equipment is necessary to ensure accessible vertical circulation for students, staff, and visitors.

Repair Description

Replace the elevator controls and communication devices with ADA-compliant components. Repair or replace associated wiring and equipment required to support the new control system.

D23 — Lighting, Multiple (Campus-wide)



Deficiency score	51	**Budget estimate**	$84,000
Bldg condition score	214	**Status**	Deferred
System	D50 Electrical	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (25%), Increased Operating Cost (75%)

Problem Description

Across multiple buildings, legacy metal-halide (HID) fixtures are still in service. Lamps fail often, ballasts age out, and replacement parts are difficult to source. In double-height spaces, each relamp requires lift mobilization, which drives labor and access costs. Campus documents confirm widespread legacy HID in older facilities, including high-bay sodium-vapor/HID systems at the Paine Field aviation buildings (built 1958–1961) and other spaces noted with fluorescent and high-pressure sodium fixtures. This aligns with the prior deficiency list that already targeted “Replace lighting controls (multiple buildings),” indicating broader modernization needs that pair well with a lighting retrofit.

Campus inventory by vintage underscores where legacy lighting persists: Glacier Hall (1958), Olympus Hall (1958), Rainier Hall (1972), Parks/Terrey (1988), and the Paine Field facilities (1958–1961). These buildings predate LED adoption and are likely to retain HID systems and aging controls.

Repair Description

Replace all metal-halide fixtures campus-wide with LED luminaires or LED retrofit kits, prioritizing double-height and hard-access areas. Coordinate fixture replacements with the previously identified lighting-controls upgrades (multiple buildings) to deliver a complete, maintainable system.

D24 — Roof, Rainier Hall (Main Campus)



Deficiency score	40	Budget estimate	$263,000
Bldg condition score	286	Status	Deferred
System	B30 Roofing	Deferability	Deferrable
Location	Roof	Priorities	Health/Safety (25%), Increased Repair/Replacement Cost (75%)

Problem Description

Rainier Hall (built 1972) has a built-up roof that is still serviceable. Vegetation and organic debris are present around roof drains, indicating partial obstruction and risk of localized ponding. Drain domes and strainers need inspection. Field seams and base/penetration flashings appear intact from a visual survey, but the debris and growth point to deferred maintenance. Reconditioning is appropriate to extend service life and avoid a premature replacement.

Scope the reconditioning with:

- Full roof cleaning; remove vegetation and debris; clear and snake all primary/overflow drains; verify domes/strainers.
- Targeted membrane repairs for blisters, splits, and open laps; renew pitch pans and penetration flashings.
- Limited forensic check: infrared scan and a few cores at low points and around drains to confirm insulation is dry before coating.
- Restorative coating compatible with BUR to restore weathering surface and improve reflectivity.
- Add sacrificial walk pads at service locations and around roof access to reduce future wear.

Repair Description

Repair the built-up roof by clearing vegetation and debris, restoring drain function, and patching membrane and flashing defects. Replace damaged drain domes/strainers and apply a compatible restorative coating to extend service life.

D25 — Roof, Parks/Terrey (Main Campus)



Deficiency score	39	**Budget estimate**	$3,091,000
Bldg condition score	204	**Status**	Deferred
System	B30 Roofing	**Deferability**	Deferrable
Location	Roof	**Priorities**	Health/Safety (25%), Increased Repair/Replacement Cost (75%)

Problem Description

Parks/Terrey was constructed in 1988. The roof is a built-up (BUR) system with a mineral cap sheet installed in 2009. It shows minor wear at the membrane and flashings, and metal roof sections are faded. There is vegetation buildup at several drains, but no active leakage was observed. The college has also reported leakage at five rooftop air-handling units around access doors and condensate pans; those enclosures and any adjacent roof curbs/penetrations should be checked as part of roof maintenance. Prior roof repairs were funded in the 2023–25 cycle. Given condition and age, this roof is serviceable and should be maintained and monitored rather than replaced. The system aligns with the state board's practice of reconditioning aging roofs to extend service life before pursuing full replacement.

Repair Description

Repair roof drainage and housekeeping: remove vegetation, clear and re-establish drain sumps, and patch/re-seal localized membrane and flashing deficiencies. Inspect and reseal penetrations at rooftop equipment (especially the five AHUs), then place the roof on an annual clean/inspect/repair cycle.

D26 — Site wiring, Japanese Cultural Center (Main Campus)



Deficiency score	36	**Budget estimate**	$21,000
Bldg condition score	214	**Status**	Deferred
System	D50 Electrical	**Deferability**	Immediate
Location	Garden	**Priorities**	Facility Use (25%), Quality of Use (75%)

Problem Description

The Japanese Cultural Resource Center (built 1938) has no operable exterior or perimeter lighting, and the fountain pumps are offline. The college de-energized and abandoned the existing site electrical, so the garden and pathways remain dark after dusk and the water feature is inactive. The loss of lighting presents life-safety and security risk and limits use of this cultural landscape. Campus survey history also notes failing lighting controls in multiple facilities, indicating broader obsolescence of lighting/control hardware campus-wide.

Repair Description

Repair and rewire the site electrical serving the JCRC garden: replace failed branch circuits, conduits, handholes/junction boxes, and lighting controls; restore power to all site/perimeter luminaires and the fountain pumps. Replace damaged components as needed and provide code-compliant grounding, GFCI protection, and commissioning.

D27 — Boilers, Gray Wolf Hall (Main Campus)



Deficiency score	36	**Budget estimate**	$527,000
Bldg condition score	178	**Status**	Deferred
System	D30 HVAC	**Deferability**	Deferrable
Location	Mechanical	**Priorities**	Facility Use (25%), Increased Repair/Replacement Cost (75%)

Problem Description

Gray Wolf Hall, constructed in 2012, relies on two natural-gas hot water boilers to serve the building's hydronic heating system. One boiler has failed and is operating only with temporary repairs that are not reliable for long-term service. The second boiler is operational but exhibits the same age-related wear and declining performance.

The associated boiler room valves show signs of deterioration and no longer provide dependable isolation during service. The central control unit that coordinates boiler operation is also failing. This aligns with the 2023 Facility Condition Survey, which notes recurring DDC control failures across Gray Wolf Hall. Together, the failing boiler controls, temporary boiler repairs, and worn valves place the building's heating system at risk of unplanned outage. Replacement of both boilers, the associated isolation valves, and the boiler control unit is required to restore dependable heating and system safety.

Repair Description

Replace both natural-gas hot water boilers, all associated isolation valves, and the boiler control unit that ties the system into the building's DDC controls. Reconnect and commission the heating-water system for full and reliable operation.

D28 — Windows, Parks/Terrey (Main Campus)



Deficiency score	32	**Budget estimate**	$430,000
Bldg condition score	204	**Status**	Deferred
System	B20 Exterior Closure	**Deferability**	Deferrable
Location	North face	**Priorities**	Facility Use (25%), Increased Operating Cost (75%)

Problem Description

The Parks/Terrey Building, constructed in 1988, has a series of second-floor north-facing windows that are showing early signs of system failure. The windows are double-glazed aluminum units installed during the building's major 2011 renovation. There are approximately twenty-four units, each measuring about 6 feet by 5 feet.

The insulated glazing has visible mineral buildup between the panes, indicating moisture intrusion and seal failure at the insulating glass units. The aluminum frames and perimeter sealants show early deterioration, though not yet at the severity observed at Glacier Hall or the Maintenance Building. The clouding between panes reduces daylight and visibility and will continue to worsen as the seals degrade. Left unaddressed, this results in declining thermal performance, increased condensation risk at the interior frame surfaces, and additional strain on the building's HVAC system.

Given their age and progressive seal failure, these windows should be scheduled for replacement in an upcoming biennium before failures become widespread.

Repair Description

Replace the twenty-four failing insulated glazing units on the north side of level two. Install new double-glazed aluminum windows with updated sealants and flashing.

5. BUILDING PROFILES

Profiles are provided for the eleven buildings with material capital activity this cycle — those carrying a 2027 funded deficiency, a material deferred concentration, or a maintenance-or-worse condition score that implies a near-term decision — ordered worst condition score first. The verbatim findings for each referenced deficiency are in Section 4.2 and are not repeated here. Monte Cristo and Baker Hall have been demolished and are not profiled.

Maintenance — condition score 389

Building	Campus	GSF	Built	Ren.	Predominant use
Maintenance	Main	6,651	1958	—	Boiler; carpentry shop; electrical shop; admin offices

Condition. 2025 condition score 389 (Needs improvement — renovation), unchanged from 2023. Top weighted contributors: Appearance (31), Glazing (31), Roofing (31) — an aged 1958 support building.

Current biennium (2027 request). None.

Deferred and emerging. D11 — Windows ($128,000). Window-seal failures (also flagged campus-wide in the pre-survey) admit water; this deferred item is likely to surface in 2029–2031.

Long-term outlook. The Maintenance building houses the campus's central steam plant. As the college transitions from steam toward distributed hot-water and electric heating, both the steam plant and the building's long-term role are under review — the 2023 report and the decarbonization context anticipate eventual demolition. Capital decisions here should be made in the context of that transition rather than as standalone repairs.

Glacier Hall — condition score 315

Building	Campus	GSF	Built	Ren.	Predominant use
Glacier Hall	Main	6,196	1958	—	Testing center; mail room; logistics

Condition. 2025 condition score 315 (Needs improvement — maintenance), worsened from 279 in 2023 (+36, the largest single-building decline this cycle). Top weighted contributors: Glazing (33), Roofing (33), Exterior Closure (27) — an envelope-driven score.

Current biennium (2027 request). None in the FCS deficiency list — but the building is the subject of a 2027 program request.

Deferred and emerging. No FCS deficiency, though the pre-survey flags Glacier's roof, gutters, and window seals as nearing end of life.

Long-term outlook. Glacier is the target of a $2,000,000 program request to modernize the Testing Center: the building's 1958 steam boiler is proposed for decommissioning in favor of heat pumps, mini-splits, and a dedicated outdoor-air system, with an associated electrical upgrade and restroom work. That project is the building's defining near-term decision and a concrete instance of the campus-wide steam-to-electric transition (Section 9).

Rainier Hall — condition score 286

Building	Campus	GSF	Built	Ren.	Predominant use
Rainier Hall	Main	34,719	1972	2011	Math classes; computer labs; advising

Condition. 2025 condition score 286 (Needs improvement — maintenance), up from 280 in 2023. Top weighted contributors: Life/Safety (30), Plumbing (24), Fire Safety (20).

Current biennium (2027 request). None.

Deferred and emerging. D24 — Roof ($263,000). The roof is at end of life (the pre-survey groups it with Parks, Glacier, and the Early Learning Center) and should be batched into a 2029–2031 roofing program.

Long-term outlook. Rainier is the subject of a $1,400,000 program request to renovate Advising and create a combined reception/advising center in 1986-era space, including ESL accessibility improvements. The building also carries R-134a refrigerant flagged for phase-out. Trajectory: continued use, with a near-term roof replacement and the funded advising renovation.

Olympus Hall — condition score 278

Building	Campus	GSF	Built	Ren.	Predominant use
Olympus Hall	Main	23,612	1958	2015	Classrooms; HR; Finance; President's suite

Condition. 2025 condition score 278 (Needs improvement — maintenance), unchanged from 2023. Top weighted contributors: Plumbing (24), Life/Safety (20), Fire Safety (20).

Current biennium (2027 request). None.

Deferred and emerging. D22 — Elevator ($226,000). The elevator carries a non-ADA-compliant control board (pre-survey) and is the building's one deferred FCS item.

Long-term outlook. Olympus is a master-plan renovation priority: the 2023 documentation cites sinking floors, hazardous materials, and non-modern fire safety in this 1958 building. Despite a 2015 partial renovation, the underlying score and the master-plan flag point toward a whole-building renovation decision rather than continued component repair — a consideration sharpened by the building's administrative and presidential-suite functions.

Parks/Terrey — condition score 204

Building	Campus	GSF	Built	Ren.	Predominant use
Parks/Terrey	Main	85,069	1988	2011	Food service; bookstore; Student Life; Counseling; Financial Aid; Disability Services; Enrollment

Condition. 2025 condition score 204 (Adequate), up from 186 in 2023 (+18). Top weighted contributors: Roofing (30), Glazing (18), Exterior Closure (16) — an envelope-driven score on the campus's largest and busiest student-services building.

Current biennium (2027 request). D07 — Concrete sink ($62,000).

Deferred and emerging. D13 — Switchgear ($348,000); D15 — Rooftop units ($868,000); D21 — Check valves ($9,000); D25 — Roof ($3,091,000); D28 — Windows ($430,000). Parks/Terrey holds the largest deferred concentration in the portfolio ($4,746,000, 56% of the backlog), led by the roof (D25, $3,091,000) and rooftop units (D15). These should be planned as one coordinated envelope-and-mechanical project.

Long-term outlook. Despite its Adequate score, Parks/Terrey is the portfolio's capital epicenter because of the dollar concentration and the building's public-facing functions. Continued use is assured; the planning question is sequencing the roof, rooftop HVAC, windows, and switchgear as a single 2029–2031 program rather than as separate biennial items.

Shuksan — condition score 184

Building	Campus	GSF	Built	Ren.	Predominant use
Shuksan	Main	41,000	1999	2015	Biology labs; classrooms; technology services

Condition. 2025 condition score 184 (Adequate), up from 178 in 2023. Top weighted contributors: Glazing (19), Floor Finishes (13), Wall Finishes (13) — a well-conditioned modern building.

Current biennium (2027 request). D04 — Elevator ($376,000).

Deferred and emerging. The pre-survey notes a recommended variable-frequency drive on the server-room AC and R-22 refrigerant flagged for phase-out, neither of which reached the funded deficiency list.

Long-term outlook. Shuksan is in good condition with a long remaining life; the funded elevator modernization is the main near-term action. Continued use.

Advanced Manufacturing And Training Center — condition score 179

Building	Campus	GSF	Built	Ren.	Predominant use
Advanced Manufacturing And Training Center	Main	71,212	1977	2014	Welding, manufacturing, continuing education

Condition. 2025 condition score 179 (Adequate), unchanged from 2023. Top weighted contributors: Roofing (31), Appearance (13), Insulation (13).

Current biennium (2027 request). None.

Deferred and emerging. D14 — Switchgear ($506,000). The switchgear replacement is the building's one FCS deficiency; the pre-survey adds mismatched panel loads and incorrect wire gauges (per an arc-flash study) and a non-code-compliant electrical equipment room, so the deferred switchgear work should be scoped together with those electrical findings.

Long-term outlook. AMTC is in Adequate condition following a 2014 renovation; the electrical-system work is the defining near-term need. Continued use as the campus's advanced-manufacturing and continuing-education hub.

Gray Wolf Hall — condition score 178

Building	Campus	GSF	Built	Ren.	Predominant use
Gray Wolf Hall	Main	77,000	2012	—	Classrooms, offices

Condition. 2025 condition score 178 (Adequate), up from 152 in 2023 (+26). Top weighted contributors: Roofing (21), Wall Finishes (19), HVAC (17).

Current biennium (2027 request). D09 — Elevator ($382,000).

Deferred and emerging. D27 — Boilers ($527,000). Gray Wolf's gas boilers are part of the end-of-life boiler cohort (with Whitehorse and Walt Price) and a prime candidate for high-efficiency electric replacement (Section 9); its DDC controls were also funded for replacement in 2025–2027.

Long-term outlook. A modern, well-conditioned building; continued use. The deferred boiler is the one forward item, best replaced as electric heat-pump capacity rather than like-for-like.

Whitehorse Hall — condition score 178

Building	Campus	GSF	Built	Ren.	Predominant use
Whitehorse Hall	Main	88,000	2006	—	Arts; science labs; student newspaper

Condition. 2025 condition score 178 (Adequate), up from 161 in 2023 (+17). Top weighted contributors: HVAC (25), Exterior Closure (17), Floor Finishes (13) — HVAC-led, driven by failing lab ventilation.

Current biennium (2027 request). D01 — Fume hood ($1,061,000); D08 — Interior pedestrian bridge ($642,000).

Deferred and emerging. D17 — Boilers ($527,000); D18 — Rooftop units ($320,000). The deferred boilers join the end-of-life cohort; the rooftop units and boilers should be planned together with the funded lab-ventilation work.

Long-term outlook. Whitehorse houses the campus's primary science labs, which makes its NEBB-documented fume-hood and exhaust failures (D01) the most safety-consequential mechanical issue in the cycle. Continued use; the building's HVAC — funded labs now, deferred boilers and rooftop units next — is the dominant theme, and the boiler replacement is a decarbonization opportunity.

Liberty Hall — condition score 163

Building	Campus	GSF	Built	Ren.	Predominant use
Liberty Hall	Main	88,000	2013	—	Nursing program; Career & Experiential Learning Center

Condition. 2025 condition score 163 (Superior), up from 146 in 2023 (+17, still Superior). Top weighted contributors: HVAC (25), Roofing (11), Life/Safety (11).

Current biennium (2027 request). D02 — Heat pumps ($796,000).

Deferred and emerging. None.

Long-term outlook. Liberty's funded project recommissions an all-electric Daikin VRV heat-pump system that has required costly band-aid repairs and rentals. Because it is already an all-electric building, Liberty is the decarbonization

model for the rest of the portfolio (Section 9): the planning value is making the funded heat-pump system fully reliable rather than reverting to fossil backup. Continued use.

Walt Price Student Fitness Center — condition score 154

Building	Campus	GSF	Built	Ren.	Predominant use
Walt Price Student Fitness Center	Main	49,800	2010	—	Athletics — weight room, gym, track, offices

Condition. 2025 condition score 154 (Superior), up from 146 in 2023. Top weighted contributors: HVAC (17), Roofing (11), Life/Safety (11).

Current biennium (2027 request). None.

Deferred and emerging. D19 — Boilers ($527,000); D20 — Risers ($50,000). The boilers are part of the end-of-life cohort; the air-handler and heating-loop issues are also flagged in the pre-survey.

Long-term outlook. Walt Price is in Superior condition with deferred mechanical work. A funding caveat applies: the building was financed entirely with Certificate of Participation (COP) funds, and the 2023 report questions whether it qualifies for capital-repair funding absent documentation that it is used for required, credit-bearing instructional programs. That eligibility question should be resolved before the deferred boiler work is advanced.

6. INFRASTRUCTURE SYSTEMS

Infrastructure requests (campus utilities, primary distribution, and site systems) are budgeted separately from building preservation. For the 2027–2029 cycle, Everett's funded infrastructure request is a single item — an $83,000 communication-line replacement near Shuksan. That funded item sits against a very large identified backlog: the federated infrastructure inventory lists 119 deferred assets totaling $17,243,000 (plus 18 excluded assets at $34,000), so the funded request addresses roughly 0.5% of the approximately $17,360,000 of total identified infrastructure need. Campus utility renewal is by far the largest unfunded capital category in this report — it exceeds the entire building-preservation backlog of $8,440,000 by more than two to one.

2027 infrastructure request (funded)

System	Component	Asset	Routing	Budget
Communication	Communication Line	2294	Begins within Shuksan, ends east of Shuksan	$83,000
Total funded infrastructure (2027)				**$83,000**

Deferred infrastructure backlog

The deferred infrastructure inventory is dominated by electrical primary distribution and by buried communication, water, and sewer lines. The table aggregates the 119 deferred assets by system; all figures are MACC-plus-soft-cost estimates from the federated infrastructure inventory.

System	Assets	Deferred estimate
Electrical	45	$6,523,000
Communication	17	$4,421,000
Potable Water	8	$1,834,000
Sewer	22	$1,744,000
Storm	18	$1,672,000
Non Potable Water	6	$916,000
Fire System	3	$133,000
Total deferred infrastructure	**119**	**$17,243,000**

Prior biennium (2025–2027). The prior cycle funded a set of infrastructure replacements drawn from the agency's 2019 Infrastructure Survey — a three-phase transformer at the Early Learning Center, a Main Campus cooling tower, a Main Campus electric line, a potable-water meter, and a maintenance-building sewage line subject to recurring root intrusion — alongside building HVAC-controls and air-handler work. This is the typical pattern of phased utility-distribution renewal on a campus with 1957-era primary systems.

On the radar for 2029–2031. The master plan calls for replacing the campus's 1957-era primary electrical distribution, which is not looped and offers no redundancy, and for renewing central-plant and steam-piping infrastructure. With the deferred backlog led by electrical ($6,523,000) and communication ($4,421,000), and with Clean Buildings-driven electrification adding load, an infrastructure-specific 2029–2031 scope — electrical primary distribution plus the communication backbone the funded 2027 line begins — would strengthen the next capital request.

7. MASTER PLAN ALIGNMENT

Everett Community College maintains current (2025) facilities master plans for each of its campus areas; none has been updated since adoption. The pre-survey reported the renovation, replacement, and demolition priorities below.

Master planning currency

Campus	Most recent full plan	Most recent update
Main Campus (050B)	2025	—
Paine Field Campus (050C)	2025	—
Applied Technology Training Ctr. (050D)	2025	—

Reported capital priorities

Category	Building	Master plan note
Renovation	Olympus Hall (050-OLY)	Poor condition — original 1958 building with sinking floors, hazardous materials, non-modern fire-safety systems, and hollow walls and doors
Renovation	AMTEC Annex (050-AMT)	Poor condition — formerly leased by a hospital call center; not occupied or regularly maintained since 2022
Replacement	Baker Hall (050-00B)	Poor condition — several major systems failing
Demolition	Baker Hall (050-00B)	Planned demolition year 2026. Demolition complete.

The 2027 capital-repair recommendations are well-aligned with the master plan. No 2027 preservation funds are committed to any building flagged for replacement or demolition. Baker Hall, the master plan's replacement-and-demolition priority, received no preservation investment and has since been demolished. Any replacement building would be a major capital request, not a Minor Works preservation item. The two renovation-flagged items — Olympus Hall and the vacant AMTEC Annex — also receive no 2027 preservation funds; Olympus carries only a deferred elevator (D22), which is appropriate to hold pending a renovation decision.

Two alignment items to track for the 2029 cycle. First, the campus's central steam plant and 1957-era electrical distribution — both master-plan renewal priorities — sit almost entirely in the deferred infrastructure backlog (Section 6) rather than in any funded request, so a master-plan-driven infrastructure scope for 2029–2031 is warranted. Second, the AMTEC Annex's vacancy since 2022 raises a disposition question (renovate, repurpose, or release) that should be resolved before any condition-driven investment.

8. MAINTENANCE CAPACITY SNAPSHOT

The in-house staffing roster below is from the 2025 pre-survey input document. Contract-maintenance and materials figures, and the equivalent-contract-FTE estimate, were not refreshed in the pre-survey and are carried forward from the 2023 FCS cycle. All ratios use the current portfolio area of 720,982 GSF, which excludes the demolished Monte Cristo and Baker Hall.

In-house maintenance staffing (from the 2025 pre-survey)

Position	Maint. hrs/wk	Est. annual cost
Maintenance Mechanic 1	40	$81,595
Maintenance Mechanic 1	40	$81,595
Maintenance Mechanic 1	40	$81,595
Maintenance Mechanic 2	40	$87,710
Maintenance Mechanic 2	40	$87,710
Maintenance Mechanic 3	40	$94,537
Maintenance Mechanic 3	40	$94,537
Maintenance Mechanic 3	40	$96,889
Electrical Supervisor	40	$115,218
Electrician	40	$96,889
Subtotal — maintenance & electrical (10)	**400**	**$918,275**
Grounds & Nursery Specialist 4	40	$72,228
Grounds & Nursery Specialist 2	40	$58,081
Grounds & Nursery Specialist 2	40	$55,434
Grounds & Nursery Specialist 2	40	$55,434
Grounds & Nursery Specialist 2	40	$63,762
Grounds & Nursery Specialist 2	16	$17,189
Subtotal — grounds & nursery (6)	**216**	**$322,128**
Total (16 positions)	**616**	**$1,240,403**

Derived metrics

Metric	Value
In-house maintenance FTEs (616 hrs/wk ÷ 40)	15.4
— Maintenance & electrical (400 hrs/wk)	10.0
— Grounds & nursery (216 hrs/wk)	5.4
Estimated equivalent contract FTEs (2023 cycle)	5.7
Combined total FTEs	**21.1**
GSF per combined FTE (720,982 GSF)	34,170
GSF per maintenance-only FTE (in-house, 10.0)	72,098
State average (weighted, 2023 cycle)	74,279 GSF / FTE
Total maintenance cost ($1,240,403 staff + $489,690 contract + $129,500 material)	$1,859,593
Maintenance cost per GSF	$2.58
State average (weighted, 2023 cycle)	$1.48 / GSF
APPA self-rating (2023 cycle)	Managed Care (3 of 5)

On a combined basis, Everett maintains 34,170 GSF per FTE against a state average of 74,279 — apparently maintaining roughly half the square footage per FTE of the state norm. That figure is grounds-inclusive, however: the roster carries six grounds-and-nursery positions (5.4 FTE). On a maintenance-and-electrical-only basis, the in-house team covers 72,098 GSF per FTE, about 3% below the state average. The apparent over-staffing is largely a grounds-coverage effect. Maintenance cost per GSF ($2.58) runs well above the 2023 state average ($1.48), reflecting both the grounds-inclusive staff cost and a higher contract-and-materials base. The college's 2023 APPA self-rating was Managed Care (level 3 of 5).

The composition of the deferred backlog makes the bottom line clear: staffing is not the binding constraint. The Parks/Terrey roof, the end-of-life boiler cohort, and the aging primary infrastructure are capital replacements, not maintenance tasks, and no level of in-house staffing substitutes for the renewal capital they require. The benchmarking, energy-management-plan, and operations-and-maintenance obligations the Clean Buildings Standard imposes from 2027 will add recurring scope that a team of this size will likely need contract support to absorb.

Capital reinvestment context

Industry guidance (APPA and NACUBO) places an appropriate annual capital-reinvestment rate at roughly 2–4% of current replacement value (CRV) for a stable facilities portfolio. Everett's combined identified need this cycle — $13,164,000 of building-preservation deficiencies plus $83,000 of funded and $17,243,000 of deferred infrastructure — would normally be assessed against portfolio CRV to judge whether reinvestment is keeping pace with deterioration. That ratio cannot be computed here: every building in the FPMT inventory carries an "Unknown" current replacement

value, so no portfolio CRV is available. Establishing CRV figures in FPMT would let the college benchmark its reinvestment rate against the APPA/NACUBO standard and strengthen future capital requests.

9. DECARBONIZATION AND CLEAN BUILDINGS COMPLIANCE

Washington's Clean Buildings Performance Standard (RCW 19.27A, implemented by the Department of Commerce) sets enforceable energy-performance requirements for large commercial buildings, including college facilities. Eleven Everett buildings exceed the 20,000-GSF coverage floor, and their compliance deadlines fall within this report's planning horizon. Everett has no college-specific decarbonization plan or quantified decarbonization cost estimate on file; this section therefore frames compliance around the standard itself and the campus's existing transition away from central steam. Because much of the deferred capital backlog in covered buildings is aging HVAC, the compliance obligation and the mechanical-renewal need point at the same equipment.

9.1 The Clean Buildings Performance Standard

The standard phases in by building size and tier. Tier 1 (the larger, fully-developed standard) requires buildings to meet an energy-use-intensity (EUI) target and to maintain benchmarking, an energy-management plan (EMP), and operations-and-maintenance practices. Tier 2 (for mid-size buildings) currently requires benchmarking, an EMP, and O&M reporting, with an EUI target to follow in a later phase. The size-band deadlines that govern Everett's buildings are highlighted below.

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

Highlighted rows are the size bands that apply to Everett's covered buildings. Non-compliance penalties can reach approximately $5,000 plus $1.50 per square foot per year, while early-adopter incentives have been offered at roughly $0.85/sf (Tier 1) and $0.30/sf (Tier 2).

9.2 Everett's covered buildings

Eleven buildings exceed the 20,000-GSF floor: six are Tier 1 (each in the 50,001–90,000 band, deadline June 1, 2028) and five are Tier 2 (deadline July 1, 2027). The table pairs each with the deferred backlog carried in Section 4.

Building	GSF	Tier	Compliance date	Deferred backlog
Liberty Hall	88,000	1	June 1, 2028	—
Whitehorse Hall	88,000	1	June 1, 2028	$847,000

Building	GSF	Tier	Compliance date	Deferred backlog
Parks/Terrey	85,069	1	June 1, 2028	$4,746,000
Gray Wolf Hall	77,000	1	June 1, 2028	$527,000
Adv. Manufacturing & Training Ctr	71,212	1	June 1, 2028	$506,000
Cascade Learning Resource Center (CAS)	65,000	1	June 1, 2028	—
Walt Price Student Fitness Center	49,800	2	July 1, 2027	$577,000
Shuksan	41,000	2	July 1, 2027	—
Rainier Hall	34,719	2	July 1, 2027	$263,000
Avatn Shop/Hanger	31,200	2	July 1, 2027	—
Olympus Hall	23,612	2	July 1, 2027	$226,000
Covered total (11 buildings)				**$7,692,000**

Tier 1 buildings are shaded blue; Tier 2 buildings green. Buildings below the 20,000-GSF floor are not covered. Baker Hall and Monte Cristo would have been covered by size but have been demolished, so they are not listed. The deferred-backlog column shows building-preservation deficiencies from Section 4, not infrastructure.

9.3 Aligning capital renewal with compliance

The deferred backlog in covered buildings is $7,692,000, and a large share of it is HVAC — exactly the equipment a measured energy-use-intensity target turns on. Three alignments stand out.

The gas-boiler cohort is the EUI lever. Whitehorse (D17), Walt Price (D19), and Gray Wolf (D27) carry deferred gas-boiler replacements, and all three are covered buildings (Whitehorse and Gray Wolf Tier 1, Walt Price Tier 2). Replacing these with high-efficiency electric heat-pump systems at the point of failure, rather than like-for-like gas units, is the single most direct EUI-reducing action available to the college. Like-for-like replacement would spend the same capital while stranding it against the 2027–2028 deadlines and forgoing the early-adopter incentive.

Retiring central steam is both an infrastructure and a compliance decision. The campus's central steam plant (in the Maintenance building) and the Glacier steam boiler (proposed for decommissioning in the 2027 program request) are being phased out in favor of distributed hot-water and electric systems. That transition directly lowers covered-building energy-use intensity and should be specified as electric heat-pump capacity wherever it touches a covered building, rather than re-creating a fossil-fired system.

Liberty Hall is the working model; obsolete controls are the EMP's instrumentation. Liberty's funded all-electric Daikin heat-pump recommissioning (D02) shows the target end-state for the portfolio. Meanwhile the deferred campus-wide HVAC-controls replacement (D12) and the DDC obsolescence across Whitehorse, Gray Wolf, Parks/Terrey, Rainier, and Olympus are simultaneously a capital deficiency and the metering-and-control layer an energy-management plan depends on — so the controls work does double duty. A campus-wide LED conversion flagged in the pre-survey is a low-cost, high-certainty EUI reduction and a natural first measure within an energy-management plan.

The planning implication is consistent across all three: specify the deferred HVAC as high-efficiency electric at the point of replacement, sequence the work ahead of each building's deadline (the five Tier 2 buildings by mid-2027, the six Tier 1 buildings by mid-2028), and capture the early-adopter incentive rather than exposure to the annual penalty.

9.4 Compliance pathway and recommendation

Washington offers a district-energy-system pathway under which a campus served by a central thermal plant and a shared distribution loop can comply through a single system-level decarbonization plan rather than building by building. Everett's situation is transitional: the campus has historically run a central steam plant, but that plant is being retired and the buildings it serves are moving to distributed, building-level systems. On the current trajectory — distributed boilers, per-building heat pumps, and building-level controls — the covered buildings will comply individually on the Tier 1 and Tier 2 schedule rather than through a single district plan. (This should be confirmed against the actual campus mechanical configuration, particularly how many buildings remain on the central steam loop pending its retirement.) Given the Clean Buildings deadlines and the steam-plant retirement already underway, developing a college-specific decarbonization plan — anchored on electric heat-pump replacement of the deferred boiler cohort and the steam-served buildings — would convert this section's alignment into a funded, sequenced program.

10. APPENDIX: BUILDING COMPONENT DETAIL

This appendix lists the 20-component SBCTC condition breakdown for each of the 23 buildings in the current portfolio, ordered worst condition score first. Rating is the surveyor's component rating; Wt. is the component's base weight; Wt. score is the rating multiplied by the SBCTC adjusted component weight, rounded to a whole number; and the Total weighted score is the building's canonical condition score from the 2025 CONDITION worksheet. Because individual rows are rounded, they may not sum exactly to the total. Monte Cristo and Baker Hall, rated in the 2025 survey and since demolished, are omitted.

Ground (A07927) — 480 (Replace or renovate)

Component	Rating	Wt.	Wt. score	Surveyor comment
Structure	1	8	11	Wood frame on slab
Exterior Closure	3	8	33	Brick veneer base; T1-11 siding; plywood soffits
Roofing	3	10	42	Composition shingles
Floor Finishes	1	6	8	Concrete; vinyl tile
Wall Finishes	0	6	0	exposed structure
Ceiling Finishes	0	6	0	T&G decking
Doors & Hardware	2	6	17	Interior wood door/frame; exterior HM door/frame; OH sectional door
Elevators	0	6	0	—
Plumbing	0	8	0	—
Electrical	1	8	11	100amp 208/120v
Lights/Power	3	8	33	Surface-mount fluorescent lights
Life/Safety	5	10	70	—
Fire Safety	4	10	56	—
Modifications	0	7	0	none
Maintenance	5	7	49	—
Remaining Life	3	6	25	—

Component	Rating	Wt.	Wt. score	Surveyor comment
Appearance	5	6	42	Functional, moderately attractive maintenance bldg.
Insulation	5	6	42	—
Glazing	5	6	42	Double glazed vinyl framed windows
HVAC	0	8	0	none
Total weighted score			480	*Replace or renovate*

Pilchuck (A01047) — 423 (Needs improvement — renovation)

Component	Rating	Wt.	Wt. score	Surveyor comment
Structure	1	8	9	Structural brick; open web wood/steel roof joists; concrete
Exterior Closure	1	8	9	Brick
Roofing	5	10	54	Single ply PVC membrane; no leak problems reported
Floor Finishes	1	6	7	Concrete
Wall Finishes	3	6	20	Brick
Ceiling Finishes	2	6	13	Metal deck pan
Doors & Hardware	3	6	20	Interior and exterior HM doors/frames; OH metal door
Elevators	0	6	0	—
Plumbing	3	8	26	Galvanized, cast iron and steel piping; porcelain fixtures
Electrical	2	8	17	800amp 480/277v; transformer new in 2009
Lights/Power	3	8	26	Lay-in and wall mount fluorescent lights
Life/Safety	3	10	33	—
Fire Safety	3	10	33	—
Modifications	3	7	23	Building used for welding program; main portion of building was demolished in 2006
Maintenance	3	7	23	—

Component	Rating	Wt.	Wt. score	Surveyor comment
Remaining Life	3	6	20	Building would be structurally adequate for shop type uses for 10+ years
Appearance	5	6	33	—
Insulation	5	6	33	—
Glazing	0	6	0	—
HVAC	3	8	26	Steam unit heaters; no cooling; powered ventilation-badly deteriorated; 2011 replacement
Total weighted score			**423**	***Needs improvement — renovation***

Aviation Flammable Storage Bldg (A20271) — 400 (Needs improvement — renovation)

Component	Rating	Wt.	Wt. score	Surveyor comment
Structure	3	8	35	Concrete; CMU; steel stud-sloped roof framing
Exterior Closure	4	8	46	CMU; metal corrugated panel fascia-dented
Roofing	4	10	58	Metal panels; significant leaks
Floor Finishes	1	6	9	Concrete
Wall Finishes	0	6	0	CMU with random cracking
Ceiling Finishes	0	6	0	Concrete slabs
Doors & Hardware	3	6	26	Exterior HM doors/frames
Elevators	0	6	0	—
Plumbing	1	8	12	Steel piping for fire sprinklers; no other plumbing
Electrical	1	8	12	100amp 208/120v explosion proof
Lights/Power	3	8	35	Incandescent explosion proof lights
Life/Safety	4	10	58	Does not meet minimum health/safety standards; no illuminated exit signs or emergency lights
Fire Safety	2	10	29	No fire alarm; chemical sprinkler system

Component	Rating	Wt.	Wt. score	Surveyor comment
Modifications	0	7	0	No modifications to date
Maintenance	3	7	30	—
Remaining Life	3	6	26	Predict 5 to 10 year remaining life as storage building
Appearance	3	6	26	Very dirty looking building
Insulation	0	6	0	—
Glazing	0	6	0	—
HVAC	0	8	0	—
Total weighted score			400	*Needs improvement — renovation*

Maintenance (A10257) — 389 (Needs improvement — renovation)

Component	Rating	Wt.	Wt. score	Surveyor comment
Structure	1	8	8	Steel frame; glu-lam roof beams; CMU
Exterior Closure	3	8	25	Brick veneer over CMU; cement board soffits
Roofing	3	10	31	Single-ply EPDM; no leak problems reported
Floor Finishes	2	6	13	Concrete; carpet; vinyl tile
Wall Finishes	3	6	19	Gypsum board and CMU
Ceiling Finishes	1	6	6	Exposed structure; wood decking; lay-in tiles; gypsum board
Doors & Hardware	3	6	19	Interior wood and HM doors w HM frames; exterior HM doors/frames
Elevators	0	6	0	—
Plumbing	3	8	25	Galvanized, cast iron, steel and copper piping; porcelain fixtures
Electrical	1	8	8	1600amp 208/120v; new in 2010
Lights/Power	3	8	25	Lay-in, hanging and surface-mount fluorescent fixtures

Component	Rating	Wt.	Wt. score	Surveyor comment
Life/Safety	3	10	31	—
Fire Safety	3	10	31	—
Modifications	1	7	7	—
Maintenance	2	7	15	—
Remaining Life	3	6	19	—
Appearance	5	6	31	—
Insulation	3	6	19	—
Glazing	5	6	31	Single-pane
HVAC	3	8	25	49 year old steam boilers; steam unit heaters; dust collector
Total weighted score			**389**	***Needs improvement — renovation***

Greenhouse (A10590) — 361 (Needs improvement — renovation)

Component	Rating	Wt.	Wt. score	Surveyor comment
Structure	1	8	10	Aluminum framing
Exterior Closure	2	8	19	Brick base; acrylic glazing
Roofing	1	10	12	Metal panels; acrylic panels 2007
Floor Finishes	1	6	7	Concrete slab
Wall Finishes	3	6	22	Brick and acrylic panels
Ceiling Finishes	0	6	0	Acrylic
Doors & Hardware	3	6	22	Aluminum doors/frames
Elevators	0	6	0	—
Plumbing	1	8	10	PVC, copper and steel piping; PVC sink
Electrical	3	8	29	100amp 208/120v
Lights/Power	3	8	29	suspended shop fluorescent fixtures

Component	Rating	Wt.	Wt. score	Surveyor comment
Life/Safety	2	10	24	—
Fire Safety	3	10	36	—
Modifications	0	7	0	Minor modifications to date
Maintenance	3	7	25	—
Remaining Life	4	6	29	Major systems no longer cost effective to repair
Appearance	3	6	22	—
Insulation	0	6	0	none
Glazing	5	6	36	—
HVAC	3	8	29	Hot water heat from central plant; exhaust fan
Total weighted score			**361**	***Needs improvement — renovation***

Engineering Shed (A10118) — 319 (Needs improvement — maintenance)

Component	Rating	Wt.	Wt. score	Surveyor comment
Structure	1	8	9	—
Exterior Closure	2	8	19	—
Roofing	1	10	12	Asphalt shingles
Floor Finishes	3	6	21	—
Wall Finishes	3	6	21	—
Ceiling Finishes	3	6	21	—
Doors & Hardware	2	6	14	—
Elevators	null	6	0	—
Plumbing	null	8	0	—
Electrical	1	8	9	—
Lights/Power	3	8	28	—

Component	Rating	Wt.	Wt. score	Surveyor comment
Life/Safety	1	10	12	—
Fire Safety	3	10	35	—
Modifications	0	7	0	—
Maintenance	3	7	25	—
Remaining Life	3	6	21	—
Appearance	3	6	21	—
Insulation	3	6	21	—
Glazing	3	6	21	—
HVAC	1	8	9	—
Total weighted score			**319**	*Needs improvement — maintenance*

Glacier Hall (A10143) — 315 (Needs improvement — maintenance)

Component	Rating	Wt.	Wt. score	Surveyor comment
Structure	1	8	9	—
Exterior Closure	3	8	27	—
Roofing	3	10	33	—
Floor Finishes	2	6	13	—
Wall Finishes	2	6	13	—
Ceiling Finishes	2	6	13	—
Doors & Hardware	2	6	13	—
Elevators	null	6	0	—
Plumbing	null	8	0	—
Electrical	1	8	9	—
Lights/Power	1	8	9	—

Component	Rating	Wt.	Wt. score	Surveyor comment
Life/Safety	1	10	11	—
Fire Safety	2	10	22	—
Modifications	1	7	8	—
Maintenance	2	7	15	—
Remaining Life	3	6	20	—
Appearance	3	6	20	—
Insulation	3	6	20	—
Glazing	5	6	33	—
HVAC	3	8	27	—
Total weighted score			**315**	***Needs improvement — maintenance***

Avatn Shop/Hanger (A08614) — 299 (Needs improvement — maintenance)

Component	Rating	Wt.	Wt. score	Surveyor comment
Structure	1	8	9	Engineered metal building; steel frame
Exterior Closure	1	8	9	Metal panels
Roofing	2	10	22	Metal panels. Intermittant leaks at roof transition.
Floor Finishes	3	6	20	Concrete; vinyl tile-surface wear; ceramic tile
Wall Finishes	2	6	13	Gypsum board; exposed structure & encapsulated insulation; ceramic tile
Ceiling Finishes	1	6	7	Gypsum board; exposed structure & encapsulated insulation
Doors & Hardware	3	6	20	Exterior & interior HM doors/frames-general marring; folding exterior hangar door
Elevators	0	6	0	—
Plumbing	1	8	9	Copper, cast iron and steel piping

Component	Rating	Wt.	Wt. score	Surveyor comment
Electrical	1	8	9	1200amp 208/120v
Lights/Power	3	8	26	Hanging and ceiling-mount fluorescent and high pressure sodium fixtures
Life/Safety	3	10	33	—
Fire Safety	1	10	11	—
Modifications	0	7	0	Minor modifications to date
Maintenance	2	7	15	—
Remaining Life	1	6	7	—
Appearance	3	6	20	Very plain engineered metal building; but adequate for vocational programs
Insulation	3	6	20	—
Glazing	5	6	33	Single glazed aluminum windows
HVAC	2	8	18	Ceiling-mount linear radiant heating system; split system in tool room failed
Total weighted score			**299**	***Needs improvement — maintenance***

Rainier Hall (A10896) — 286 (Needs improvement — maintenance)

Component	Rating	Wt.	Wt. score	Surveyor comment
Structure	2	8	16	Concrete; CMU; brick; minor seismic concerns
Exterior Closure	1	8	8	Concrete frame; brick infill; stucco
Roofing	1	10	10	BUR w mineral surface capsheet-2010
Floor Finishes	3	6	18	Quarry tile; carpet and carpet tile; vinyl tile; ceramic tile; wearing carpet throughout
Wall Finishes	2	6	12	Gypsum board; brick; ceramic tile; concrete
Ceiling Finishes	2	6	12	Lay-in tile; gypsum board

Component	Rating	Wt.	Wt. score	Surveyor comment
Doors & Hardware	1	6	6	Interior wood doors w HM frames; exterior aluminum doors/frames-some wear
Elevators	3	6	18	3 stop
Plumbing	3	8	24	Galvanized, cast iron, copper and steel piping; porcelain fixtures
Electrical	1	8	8	800amp 480/277v; breaker upgrades to distribution panels; 35kW emergency generator
Lights/Power	1	8	8	Lay-in, surface mount and hanging fluorescent fixtures; LED in renovated bathrooms
Life/Safety	3	10	30	—
Fire Safety	2	10	20	—
Modifications	1	7	7	Third floor completely remodeled in 2010; first floor previously remodeled
Maintenance	1	7	7	—
Remaining Life	2	6	12	Building is structurally sound; remodels on two floors have extended life
Appearance	3	6	18	Exterior of building is very spartan
Insulation	3	6	18	—
Glazing	3	6	18	Double glazed aluminum windows on 1st and 3rd floors; single glazed aluminum on 2nd floor
HVAC	2	8	16	Built-Up AHUs; air-cooled chiller; 2 HW boilers in 2010
Total weighted score			**286**	***Needs improvement — maintenance***

Avatn Paint Bldg (A03573) — 282 (Needs improvement — maintenance)

Component	Rating	Wt.	Wt. score	Surveyor comment
Structure	1	8	10	Engineered metal building; steel frame
Exterior Closure	1	8	10	Metal panels

Component	Rating	Wt.	Wt. score	Surveyor comment
Roofing	2	10	25	Metal panels
Floor Finishes	3	6	22	Concrete-cracking throughout
Wall Finishes	3	6	22	Gypsum board; exposed structure & encapsulated insulation; plywood wainscot
Ceiling Finishes	1	6	7	Exposed structural & encapsulated insulation
Doors & Hardware	4	6	29	Exterior and interior HM doors/frames; folding hangar door-older fiberglass panels (failing)
Elevators	0	6	0	—
Plumbing	0	8	0	Steel piping for fire suppression system
Electrical	1	8	10	800amp 208/120v
Lights/Power	1	8	10	High-bay sodium vapor
Life/Safety	3	10	37	—
Fire Safety	1	10	12	—
Modifications	0	7	0	Minor modifications to date
Maintenance	2	7	17	—
Remaining Life	1	6	7	—
Appearance	3	6	22	Non-descript steel building with no aeronautical character
Insulation	3	6	22	—
Glazing	0	6	0	—
HVAC	2	8	20	Electric furnace, split-system HVAC unit
Total weighted score			**282**	***Needs improvement — maintenance***

Olympus Hall (A10814) — 278 (Needs improvement — maintenance)

Component	Rating	Wt.	Wt. score	Surveyor comment
Structure	2	8	16	Concrete; steel; wood; seismic issues

Component	Rating	Wt.	Wt. score	Surveyor comment
Exterior Closure	1	8	8	Brick veneer, marblecrete, EIFS, plaster soffits
Roofing	1	10	10	Single ply EPDM membrane, mechanically fastened
Floor Finishes	2	6	12	Carpet-WORN; concrete; ceramic tile; terrazzo stair; sheet vinyl
Wall Finishes	1	6	6	Gypsum board; hardboard; ceramic tile
Ceiling Finishes	1	6	6	Lay-in tile; gypsum board; random deterioration
Doors & Hardware	3	6	18	Interior wood doors w HM frames; exterior aluminum doors/frames; mix of ages and types
Elevators	3	6	18	2 stop
Plumbing	3	8	24	Galvanized, cast iron, copper, and steel piping; porcelain fixtures
Electrical	1	8	8	1200amp 480/120v - new in 2005; also feeds Baker Hall
Lights/Power	2	8	16	Lay-in and recessed can fluorescent fixtures
Life/Safety	2	10	20	—
Fire Safety	2	10	20	—
Modifications	2	7	14	South wing remodels are dated
Maintenance	2	7	14	A lot of deferred repairs as building was a high priority for replacement
Remaining Life	2	6	12	—
Appearance	2	6	12	Mid-century modernist design but very spartan; unattractive interiors
Insulation	3	6	18	—
Glazing	3	6	18	—
HVAC	1	8	8	Fan coil units in each classrom, multi-zone rooftop units serving offices 2016
Total weighted score			**278**	***Needs improvement — maintenance***

Japanese Cultural Center (A10288) — 269 (Adequate)

Component	Rating	Wt.	Wt. score	Surveyor comment
Structure	2	8	17	Wood frame; CMU; Glu-lam beams
Exterior Closure	3	8	25	Brick; CMU; stucco; wood-frame window wall; vinyl siding-damaged
Roofing	1	10	10	Composition shingles 2020
Floor Finishes	3	6	19	Carpet tile; ceramic tile;, carpet; sheet vinyl; Tatami mats
Wall Finishes	1	6	6	Gypsum board; sliding paper screens
Ceiling Finishes	2	6	13	Gypsum board; wood slats; lay-in tile
Doors & Hardware	2	6	13	Interior wood doors/frames and metal coiling door; exterior HM doors/frames
Elevators	0	6	0	—
Plumbing	1	8	8	Copper, cast iron, steel and PVC piping; porcelain fixtures
Electrical	1	8	8	200amp 208/120v
Lights/Power	1	8	8	Hanging, recessed can, wall-mount and ceiling-mount fluorescent fixtures
Life/Safety	3	10	31	—
Fire Safety	3	10	31	—
Modifications	1	7	7	Modifications & additions well designed and constructed in compliance with codes
Maintenance	1	7	7	—
Remaining Life	1	6	6	—
Appearance	2	6	13	Historic building; Large Japanese style garden greatly enhances aesthetics
Insulation	3	6	19	—
Glazing	3	6	19	Combination of single and double glazed windows
HVAC	1	8	8	Split system heat pumps 2020

Component	Rating	Wt.	Wt. score	Surveyor comment
Total weighted score			269	*Adequate*

Avatn Admin/Classrm (A05169) — 264 (Adequate)

Component	Rating	Wt.	Wt. score	Surveyor comment
Structure	1	8	8	Engineered metal building system; steel frame
Exterior Closure	1	8	8	Metal panels
Roofing	3	10	31	Metal panels; intermittent roof leaks reported; replacement funded 23-25
Floor Finishes	1	6	6	Vinyl asbestos tile; carpet-general wear; ceramic tile; carpet tile
Wall Finishes	1	6	6	Gypsum board and ceramic tile
Ceiling Finishes	2	6	13	Lay-in tiles-random staining throughout
Doors & Hardware	2	6	13	Exterior and interior HM doors and frames-general marring
Elevators	0	6	0	—
Plumbing	1	8	8	Copper, cast iron and steel piping; porcelain fixtures; under-slab water piping failing-funded in 2009 to replace-NOT DONE
Electrical	1	8	8	650amp 208/120v; fed from bldg. C81
Lights/Power	1	8	8	Lay-in and ceiling mount fluorescent lights
Life/Safety	2	10	21	—
Fire Safety	3	10	31	—
Modifications	1	7	7	Minor modifications to date; adequate construction
Maintenance	2	7	15	—
Remaining Life	1	6	6	—
Appearance	3	6	19	Plain vanilla metal building housing vocational programs
Insulation	3	6	19	—

Component	Rating	Wt.	Wt. score	Surveyor comment
Glazing	3	6	19	—
HVAC	2	8	17	Split system heat pumps
Total weighted score			**264**	***Adequate***

Cascade Learning Resource Center (CAS) (A27206) — 210 (Adequate)

Component	Rating	Wt.	Wt. score	Surveyor comment
Structure	1	8	8	Structural steel
Exterior Closure	2	8	16	Painted aluminum curtain walls; stucco over concrete stair tower walls; metal panels
Roofing	1	10	10	BUR w mineral surfaced capsheet-2011
Floor Finishes	1	6	6	Carpet-worn; carpet tile; vinyl tile
Wall Finishes	1	6	6	Gypsum board; ceramic tile
Ceiling Finishes	1	6	6	Gypsum board; lay-in tile-water staining
Doors & Hardware	1	6	6	Interior wood doors w HM frames; exterior aluminum doors/frames and HM doors/frames
Elevators	1	6	6	2 stop
Plumbing	1	8	8	Copper, cast iron, steel and ABS piping; porcelain fixtures
Electrical	1	8	8	500A, 480V, 3ph six breaker rule
Lights/Power	1	8	8	Lay-in and wall-mount fluorescent lighting
Life/Safety	3	10	30	—
Fire Safety	1	10	10	—
Modifications	1	7	7	Major interior renovation to entire building to begin in early 2011
Maintenance	1	7	7	—
Remaining Life	1	6	6	Interior renovation should extend usable life

Component	Rating	Wt.	Wt. score	Surveyor comment
Appearance	3	6	18	Former corporate office building with functional but not very attractive spaces
Insulation	3	6	18	—
Glazing	3	6	18	—
HVAC	1	8	8	Packaged rooftop unit w DX cooling, VAVs; hydronic re-heat boiler
Total weighted score			210	*Adequate*

Early Learning Center (A07474) — 209 (Adequate)

Component	Rating	Wt.	Wt. score	Surveyor comment
Structure	1	8	8	Wood frame and trusses
Exterior Closure	2	8	17	T1-11 siding; ruff-sawn upper panels; plywood soffits; aluminum window walls; clearstory windows
Roofing	1	10	10	Composition shingle roof-2008; Sonotube skylights
Floor Finishes	2	6	13	Linoleum, vinyl tile, and carpet tile
Wall Finishes	2	6	13	Gypsum board; laminate wall panels
Ceiling Finishes	1	6	6	Gypsum board; lay-in tile; acoustic panels
Doors & Hardware	1	6	6	Interior wood glazed doors w HM frames and HM doors/frames; exterior HM glazed doors/frames
Elevators	0	6	0	—
Plumbing	1	8	8	Copper, cast iron, steel, ABS and PVC piping; porcelain fixtures
Electrical	1	8	8	800amp 208/120v
Lights/Power	1	8	8	Recessed can, lay-in, ceiling-mount, hanging strip and hanging globe fluorescent lighting
Life/Safety	1	10	10	—
Fire Safety	1	10	10	Panel may no longer be supported by vendor.

Component	Rating	Wt.	Wt. score	Surveyor comment
Modifications	1	7	7	2009 total renovation and addition was well constructed
Maintenance	1	7	7	—
Remaining Life	1	6	6	Should have 35+ years of life expectancy
Appearance	1	6	6	Renovation has resulted in a very attractive building with light and airy interior spaces
Insulation	3	6	19	—
Glazing	3	6	19	—
HVAC	3	8	25	Split system heat pumps with attic fan boxes
Total weighted score			**209**	***Adequate***

Parks/Terrey (A00051) — 204 (Adequate)

Component	Rating	Wt.	Wt. score	Surveyor comment
Structure	1	8	8	Concrete; steel-frame; glu-lam beams
Exterior Closure	2	8	16	Brick; stucco; metal fascia; laminate panels; aluminum window walls
Roofing	3	10	30	BUR mineral cap sheet membrane-2009; metal roof sections - faded; repairs funded 23-25
Floor Finishes	2	6	12	Vinyl tile; carpet-lots of upstairs wear; concrete; ceramic tile; carpet tile
Wall Finishes	1	6	6	Gypsum board; CMU; ceramic tile
Ceiling Finishes	2	6	12	Lay-in tile; gypsum board; metal deck pan
Doors & Hardware	1	6	6	Interior wood and laminate doors w HM frames-some glazed; exterior aluminum doors/frames; metal coiling door
Elevators	1	6	6	Partial first floor; full second floor west side; partial third floor
Plumbing	1	8	8	Copper, cast iron, steel, ABS and PVC piping; porcelain fixtures

Component	Rating	Wt.	Wt. score	Surveyor comment
Electrical	1	8	8	1200amp 480/277v
Lights/Power	1	8	8	Recessed can, lay-in, circular hanging and ceiling-mount fluorescent lighting
Life/Safety	1	10	10	—
Fire Safety	1	10	10	New fire alarm panel in 2008
Modifications	1	7	7	2005; 2011 cafeteria / dining renovation (10k SF); 2020 security office remodel (6k SF); all well done
Maintenance	1	7	7	—
Remaining Life	1	6	6	Interior renovations have modernized the building
Appearance	1	6	6	—
Insulation	2	6	12	—
Glazing	3	6	18	—
HVAC	1	8	8	2 HW boilers-2011; rooftop packaged HVAC units w DX cooling; split system HVAC units
Total weighted score			**204**	***Adequate***

Jackson (A07164) — 190 (Adequate)

Component	Rating	Wt.	Wt. score	Surveyor comment
Structure	1	8	8	Concrete; structural steel; CMU; glu-lam beams
Exterior Closure	1	8	8	Brick, marblecrete, metal fascia & soffit
Roofing	1	10	10	EPDM at flat area; C-plast membrane on curved roof; PVC single-ply membrane in 2007
Floor Finishes	1	6	6	VAT and vinyl composition tile; ceramic tile
Wall Finishes	1	6	6	Brick; concrete; ceramic tile; CMU
Ceiling Finishes	1	6	6	Direct-adhered and lay-in tiles; gypsum board
Doors & Hardware	1	6	6	Interior wood doors w HM frames; exterior aluminum and HM doors/frames

Component	Rating	Wt.	Wt. score	Surveyor comment
Elevators	1	6	6	2 stop; main floor and basement used for records storage
Plumbing	1	8	8	Galvanized, cast iron, steel and copper piping; porcelain fixtures
Electrical	1	8	8	400amp 208/120v; new transformer in 2008
Lights/Power	1	8	8	Lay-in and ceiling-mount fluorescent lighting
Life/Safety	3	10	30	—
Fire Safety	1	10	10	New fire alarm panel in 2008
Modifications	1	7	7	Remodel of student services area 2011
Maintenance	1	7	7	—
Remaining Life	2	6	12	Structurally adequate building; interior remodel could extend useful life
Appearance	3	6	18	—
Insulation	2	6	12	—
Glazing	1	6	6	—
HVAC	1	8	8	Rooftop packaged HVAC unit-2007; Boiler and majority HVAC replaced 2012
Total weighted score			**190**	***Adequate***

Shuksan (A10553) — 184 (Adequate)

Component	Rating	Wt.	Wt. score	Surveyor comment
Structure	1	8	8	Structural steel; concrete
Exterior Closure	1	8	8	Brick veneer; aluminum panels; gypsum board soffits
Roofing	1	10	11	Metal standing seam
Floor Finishes	2	6	13	Carpet-worn; carpet tile; concrete; ceramic tile; sheet vinyl
Wall Finishes	2	6	13	Gypsum board and ceramic tile
Ceiling Finishes	1	6	6	Gypsum board and lay-in tiles

Component	Rating	Wt.	Wt. score	Surveyor comment
Doors & Hardware	2	6	13	Interior wood doors w HM frames-random marring; exterior aluminum doors/frames; panic bar problems
Elevators	1	6	6	2 stop
Plumbing	1	8	8	Copper, cast iron, steel and ABS piping; porcelain fixtures
Electrical	1	8	8	1600amp, 408/277v
Lights/Power	1	8	8	Recessed can, wall mount and lay-in fluorescent fixtures
Life/Safety	1	10	11	—
Fire Safety	1	10	11	new panel 2009
Modifications	0	7	0	No significant modifications evident
Maintenance	1	7	7	—
Remaining Life	1	6	6	—
Appearance	1	6	6	—
Insulation	2	6	13	—
Glazing	3	6	19	—
HVAC	1	8	8	Air cooled chiller; AHUs and VAVs w hot water heat served from central plant; stand-alone boiler funded in 2011; emergency generator
Total weighted score			**184**	***Adequate***

Advanced Manufacturing And Training Center (A21057) — 179 (Adequate)

Component	Rating	Wt.	Wt. score	Surveyor comment
Structure	1	8	8	—
Exterior Closure	1	8	8	—
Roofing	3	10	31	—
Floor Finishes	1	6	6	—

Component	Rating	Wt.	Wt. score	Surveyor comment
Wall Finishes	1	6	6	—
Ceiling Finishes	1	6	6	—
Doors & Hardware	1	6	6	—
Elevators	0	6	0	—
Plumbing	1	8	8	—
Electrical	1	8	8	—
Lights/Power	1	8	8	—
Life/Safety	1	10	10	—
Fire Safety	1	10	10	—
Modifications	1	7	7	—
Maintenance	1	7	7	—
Remaining Life	1	6	6	—
Appearance	2	6	13	—
Insulation	2	6	13	—
Glazing	1	6	6	—
HVAC	1	8	8	—
Total weighted score			**179**	*Adequate*

Whitehorse Hall (A01739) — 178 (Adequate)

Component	Rating	Wt.	Wt. score	Surveyor comment
Structure	1	8	8	Concrete and steel columns and beams
Exterior Closure	2	8	17	Concrete frame; brick; laminate panels; perforated metal screens; metal sunshades; aluminum window walls
Roofing	1	10	11	BUR mineral -surfaces capsheet; standing seam metal
Floor Finishes	2	6	13	Concrete; carpet tile; linoleum; wood planking

Component	Rating	Wt.	Wt. score	Surveyor comment
Wall Finishes	1	6	6	Gypsum board; concrete; wood panels; plastic laminate
Ceiling Finishes	1	6	6	Concrete; gypsum board; lay-in tile; perforated tile;. metal & wood panels
Doors & Hardware	1	6	6	Interior wood doors w HM frames and sidelites-some glazed; exterior aluminum and HM doors/frames; OH glazed metal door
Elevators	1	6	6	3 stop
Plumbing	1	8	8	Copper, cast iron, steel and ABS piping; porcelain fixtures; compressed air system
Electrical	1	8	8	2000amp 480/277v; 1600amp 208/120v
Lights/Power	1	8	8	Recessed can, surface mount, lay-in and hanging fluorescent lighting
Life/Safety	1	10	11	—
Fire Safety	1	10	11	—
Modifications	0	7	0	Fairly new building
Maintenance	1	7	7	—
Remaining Life	1	6	6	—
Appearance	1	6	6	—
Insulation	1	6	6	—
Glazing	1	6	6	Operable window sections
HVAC	3	8	25	2 HW boilers; split system rooftop AHUs w DX cooling; VAVs; small split system HVAC units
Total weighted score			**178**	***Adequate***

Gray Wolf Hall (A03275) — 178 (Adequate)

Component	Rating	Wt.	Wt. score	Surveyor comment
Structure	1	8	8	Concrete beams and columns; steel framing

Component	Rating	Wt.	Wt. score	Surveyor comment
Exterior Closure	1	8	8	Brick; concrete ledgers; steel/wood sunscreens
Roofing	2	10	21	PVC single-ply membrane
Floor Finishes	1	6	6	Carpet tile; wood block; linoleum; concrete
Wall Finishes	3	6	19	Concrete; gypsum board; vinyl covering; brick; moveable partition walls
Ceiling Finishes	1	6	6	Lay-in tiles; gypsum board
Doors & Hardware	1	6	6	Interior wood doors w HM frames and sidelites-glazing in offices; exterior aluminum doors/frames
Elevators	1	6	6	3 stop
Plumbing	1	8	8	Copper, cast iron, steel, ABS and PVC piping; porcelain fixtures; air blade dryers
Electrical	1	8	8	2000amp 480/277v and main substation feeding most upper campus
Lights/Power	1	8	8	Lay-in, wall-mount and hanging fluorescent fixtures
Life/Safety	1	10	11	—
Fire Safety	1	10	11	—
Modifications	0	7	0	Brand new building
Maintenance	1	7	7	—
Remaining Life	1	6	6	Well constructed facility using durable materials
Appearance	1	6	6	—
Insulation	1	6	6	—
Glazing	1	6	6	Operable windows in faculty office wing
HVAC	2	8	17	2 HW boilers; rooftop packaged DX cooling; split system HVAC; AHUs and VAVs; no cooling in office wing
Total weighted score			**178**	***Adequate***

Liberty Hall (A13569) — 163 (Superior)

Component	Rating	Wt.	Wt. score	Surveyor comment
Structure	1	8	8	—
Exterior Closure	1	8	8	—
Roofing	1	10	11	—
Floor Finishes	1	6	6	—
Wall Finishes	1	6	6	—
Ceiling Finishes	1	6	6	—
Doors & Hardware	1	6	6	—
Elevators	1	6	6	—
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	None - New building
Maintenance	1	7	7	—
Remaining Life	1	6	6	—
Appearance	1	6	6	—
Insulation	1	6	6	—
Glazing	1	6	6	—
HVAC	3	8	25	—
Total weighted score			**163**	*Superior*

Walt Price Student Fitness Center (A10560) — 154 (Superior)

Component	Rating	Wt.	Wt. score	Surveyor comment
Structure	1	8	8	Structural steel; concrete; open-wed steel joists
Exterior Closure	1	8	8	Brick; concrete; metal panels; aluminum window walls; metal sun screens
Roofing	1	10	11	BUR mineral-surfaced capsheet; skylights; CO2 relief vents
Floor Finishes	1	6	6	Hardwood; cushioned sheet flooring; polished concrete
Wall Finishes	1	6	6	Brick; ceramic tile; gypsum board; woven metal mesh; wood slats (recycled flooring from old gym)
Ceiling Finishes	1	6	6	Metal deck pan; gypsum board; acoustic panels
Doors & Hardware	1	6	6	Interior wood glazed doors w HM frames and aluminum doors/frames; exterior aluminum doors/frames
Elevators	1	6	6	3 stop (includes running track)
Plumbing	1	8	8	Copper, cast iron, steel, ABS and PVC piping; porcelain fixtures
Electrical	1	8	8	1600amp 480/277v and 1200amp 480/277v
Lights/Power	1	8	8	Hanging strip, recessed can, hanging circular and wall-mount fluorescent lighting
Life/Safety	1	10	11	—
Fire Safety	1	10	11	—
Modifications	0	7	0	none
Maintenance	1	7	7	—
Remaining Life	1	6	6	—
Appearance	1	6	6	—
Insulation	1	6	6	—
Glazing	1	6	6	All windows are operable; also has large sliding door panels

Component	Rating	Wt.	Wt. score	Surveyor comment
HVAC	2	8	17	2 HW boilers; AHUs w heat exchangers; in-floor radiant heat in hallways; paddle fans; no A/C; small split-system units
Total weighted score			**154**	***Superior***