COMMUNITY AND TECHNICAL COLLEGES
Washington State Board

GRAYS HARBOR 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	18 buildings • 379,933 GSF; 16 surveyed • 309,828 GSF
Weighted-avg condition	223 (Adequate)
2027 preservation request	**$738,000**
Total 2027–2029 Minor Works	**$2,166,000**
Deferred preservation backlog	$8,584,000
Buildings below Adequate	8 of 16 surveyed

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1. EXECUTIVE SUMMARY

Grays Harbor College maintains 18 buildings totaling 379,933 gross square feet (GSF) across three campuses: the Main Campus in Aberdeen, the Columbia Education Center in Ilwaco, and the Riverview Education Center in Raymond. The 2025 Facility Condition Survey scored 16 of those buildings (309,828 GSF). Two buildings received no condition score this cycle: the 120 GSF Baseball Storage shed and the 69,985 GSF tulalW Student Center. The tulalW Student Center opened in 2024 and replaced the 22,643 GSF Hillier Union Building. The GSF-weighted average condition score across the surveyed portfolio is 223, placing the college as a whole in the Adequate band. The survey identified 27 building deficiencies. This report synthesizes that survey into the college's 2027–2029 Minor Works capital request and the multi-biennium outlook that follows from it.

Capital planning headlines

1. The 2027 request is exceptionally lean against an identified need many times its size. Only 2 of the 25 fundable preservation deficiencies are in the 2027 request — a $373,000 rooftop HVAC replacement at Manspeaker Instructional and a $365,000 metal-roof replacement on the Heavy Equipment (Diesel) Shop — for a preservation total of $738,000. The remaining 23 fundable deficiencies, totaling $8,584,000, are deferred as below the budget threshold, and 11 of those carry an Immediate deferability rating. Two further deficiencies were excluded pending cost estimates. The college is funding the two highest-scoring items and carrying the rest forward.

2. Aging HVAC is the dominant equipment theme, spread across the whole campus rather than concentrated in one building. Roughly half of all deficiencies — 14 of 27 — are HVAC, chiller, or boiler items, distributed across at least eight buildings. Several units run obsolete R-22 refrigerant (the Riverview through-wall units, among others). The single largest deferred item in the entire report is the Schermer Instructional chiller at $2,767,000, where a compressor-array design flaw has produced 17 failures over the building's short life. The HVAC backlog, not the envelope backlog, defines the college's mechanical liability.

3. Underground utility distribution is the largest unfunded liability of all, and it sits almost entirely outside the 2027 request. The infrastructure inventory carries 129 assets; 95 of them have cost estimates totaling $10,039,000, and only one — a $63,000 emergency-access road — is funded in 2027. Potable-water distribution alone accounts for $5,208,000 across lines that are now 54 to 63 years old. This is a multi-biennium replacement program that the preservation budget barely touches.

4. The capital trajectory is well aligned with the master plan, but maintenance capacity is thin. No 2027 preservation dollar is directed at any building the master plan flags for renovation or replacement — sound stewardship that keeps preservation funds out of buildings slated for major change. At the same time the college's own most recent benchmarking places its maintenance organization at the Reactive Management level (fourth of five on the APPA scale), covering roughly 118,000 GSF per combined maintenance FTE against a state weighted average near 74,000. The portfolio is being kept running rather than getting ahead of its deferred backlog.

Headline numbers

Metric	Value	Band / context
Buildings (surveyed / total)	16 / 18	2 unscored this cycle
Total gross square footage	379,933	309,828 surveyed

Metric	Value	Band / context
GSF-weighted condition score	223	Adequate
Survey deficiencies identified	27	2 funded, 23 deferred, 2 excluded
2027 preservation request	$738,000	2 projects
2027 infrastructure request	$63,000	1 project
2027 program request	$985,000	Diesel Technology space
Unanticipated Repair Fund (URF)	$380,000	Standing allocation
Total 2027–2029 Minor Works	**$2,166,000**	All categories
Deferred preservation backlog	$8,584,000	23 projects, avg score 51.1
Identified infrastructure backlog	$10,039,000	95 assets with estimates
Buildings below Adequate (BCS > 275)	8 of 16	3 maintenance, 5 renovation band

Capital outlook

The defining feature of this cycle is the gap between what the survey identifies and what the budget can absorb. Against roughly $9.3 million of fundable building deficiencies and a further $10 million of identified infrastructure need, the 2027 preservation request is $738,000. The two funded projects are the highest-scoring HVAC failure and the highest-scoring roof failure, both rated Immediate — but they leave a deferred backlog more than eleven times the size of the request, including eleven items the survey itself rates Immediate.

Two forces will shape the next several biennia. The first is HVAC: a campus-wide cohort of end-of-life units, several on obsolete refrigerant, with the Schermer chiller's recurring design failure ($2,767,000) the single largest exposure. The second is underground utilities: a $10 million distribution-renewal program dominated by 54-to-63-year-old potable-water lines, of which only a $63,000 road segment is funded in 2027. The master plan's one replacement priority is already done. The tulalW Student Center replaced the Hillier Union Building in 2024, so the remaining master-plan work is the renovation of Physed, Physci, and Bishop. The body of this report walks the deficiency inventory, the building-by-building condition picture, the infrastructure systems, the master-plan alignment, the maintenance-capacity snapshot, and the Clean Buildings Performance Standard obligations that now attach to the college's six largest buildings.

2. COLLEGE PORTFOLIO OVERVIEW

The college's 18 buildings are distributed across three campuses. The Main Campus in Aberdeen holds 15 of them and the large majority of the gross square footage; the Columbia Education Center in Ilwaco and the Riverview Education Center in Raymond each operate a small set of instructional and support buildings. The table below lists every building with its surveyed condition score and SBCTC condition band, ordered worst-first by score so the highest-need structures appear at the top. The two unscored structures are listed at the bottom and discussed in the subsection that follows.

Building inventory

Building	Campus	GSF	Built	BCS	Condition band
Acqua	Main Campus	3,856	1984	**402**	Needs improvement — renovation
Physed	Main Campus	18,814	1957	**373**	Needs improvement — renovation
Sand Shed	Main Campus	1,945	2010	**369**	Needs improvement — renovation
Leon Lead Rec Greenhouse	Riverview Ed. Ctr	1,824	2009	**357**	Needs improvement — renovation
Physci	Main Campus	18,238	1971	**352**	Needs improvement — renovation
Heavy Equipment Shop	Main Campus	9,484	1988	**299**	Needs improvement — maintenance
Vocational Storage	Main Campus	960	1997	**298**	Needs improvement — maintenance
Voktek	Main Campus	23,305	1971	**296**	Needs improvement — maintenance
Bishop	Main Campus	17,144	1974	**257**	Adequate
Riverview Education Ctr	Riverview Ed. Ctr	12,660	1925	**200**	Adequate
Columbia Education Center	Columbia Ed. Ctr	6,342	2006	**194**	Adequate
Child Care Center	Main Campus	6,246	2010	**186**	Adequate
Auto/Weld Technology	Main Campus	21,750	2007	**184**	Adequate
Lib	Main Campus	25,155	1966	**184**	Adequate
Manspeaker Instructional	Main Campus	71,755	2007	**174**	Superior
Schermer Instructional	Main Campus	70,350	2015	**173**	Superior
Baseball Storage	Main Campus	120	1975	—	*Not surveyed this cycle*
tulalW Student Center	Main Campus	69,985	2024	—	*Not surveyed this cycle*

Portfolio totals. 18 buildings; 379,933 GSF. Surveyed: 16 buildings, 309,828 GSF, GSF-weighted condition score 223 (Adequate). The score distribution is 2 Superior, 6 Adequate, 3 in the Needs improvement — maintenance band, 5 in the Needs improvement — renovation band, and none in the Replace or renovate band. Eight surveyed buildings score above 275 — below the Adequate threshold — and account for the bulk of the deficiency and infrastructure findings in this report.

Unscored structures

Baseball Storage (120 GSF, 1975). A minor storage shed on the Main Campus. Its size makes a full component survey immaterial to the portfolio picture, and it carries no deficiencies this cycle.

tulalW Student Center (020-3000; 69,985 GSF, 2024). The college opened this student center in 2024 to replace the 22,643 GSF Hillier Union Building, built in 1957. It houses student services, financial aid, student life, dining, the bookstore, instructional and meeting rooms, and a 450-person event center. The 2025 survey did not score it, and it carries no deficiencies this cycle. The 2026 FPMT inventory gives it a condition rating of 1, the best on that scale. Because the building is unscored, about 18 percent of the portfolio's GSF sits outside the weighted-average condition score.

> *Reviewer note: The 2026 FPMT inventory still lists the Hillier Union Building (A00146, 22,643 GSF) as an active owned facility. This report treats the building as replaced and leaves it out of the portfolio totals. The college should close the Hillier record in FPMT so the inventory matches the campus.*

3. CAPITAL PLANNING ROADMAP

The deficiency and infrastructure findings sort naturally into three planning horizons. The immediate horizon is the 2027–2029 request itself. The mid-term horizon captures the items the survey marks deferrable to the following biennium plus the largest cost-deferred items that cannot wait indefinitely. The long-term horizon holds the program-scale questions that exceed any single Minor Works request: the underground-utility renewal and the master-plan renovations.

3.1 Immediate biennium (2027–2029 request)

The 2027 request totals $2,166,000 across four categories:

- **Preservation — $738,000 (2 projects).** The Manspeaker Instructional rooftop HVAC replacement serving the President's office and main instructional areas (D01, score 80, $373,000) and the Heavy Equipment / Diesel Shop metal-roof replacement (D02, score 76, $365,000). Both are rated Immediate and are the two highest-scoring deficiencies in the survey.
- **Infrastructure — $63,000 (1 project).** Resurfacing the emergency-access road that runs the west site perimeter and ends southeast of Bishop (asset 871; 500 LF, 24 ft, asphalt). The road also functions as a tsunami-evacuation route, giving it a life-safety dimension beyond ordinary site work.
- **Program — $985,000.** Diesel Technology program-space improvements in Building 1800. This pairs directly with the funded Diesel Shop roof replacement, concentrating the cycle's discretionary investment on a single program area.
- **Unanticipated Repair Fund — $380,000.** The standing allocation for emergent failures during the biennium.

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

Three of the deferred items are explicitly marked deferrable to a later biennium and form the natural core of the 2029–2031 request: the Bishop TPO roof (D19, $235,000), the Library boiler replacement (D20, $287,000), and the Riverview Education Center through-wall HVAC replacement (D22, $167,000, currently on non-compliant R-22 refrigerant with three of eight units already failed). The Child Care Center boiler replacement (D23, $275,000) and the Auto/Weld gutter replacement (D24, $54,000) round out the deferrable-band work.

Two cost-deferred items do not fit the “wait one biennium” framing and warrant earlier attention than their deferred status implies. The Voktek HVAC replacement (D04, $1,960,000) and the Schermer chiller and compressor-array replacement (D12, $2,767,000) are both rated Immediate by the survey and were deferred only because they exceed the budget threshold, not because the need is distant. The Schermer chiller in particular is a recurring design failure — 17 compressor failures — that will keep generating emergency repair cost until it is replaced. These two items alone, $4,727,000, exceed the entire 2027 request and will likely need to be sequenced as standalone projects or paired with the master-plan modernization work rather than waiting their turn in the deferred queue.

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

Underground-utility renewal. The infrastructure inventory carries $10,039,000 of identified need across 95 assets, dominated by potable-water distribution ($5,208,000 across 36 assets, lines now 54–63 years old). With only $63,000 funded in 2027, this is a multi-biennium program in its own right and the single largest

unfunded category in the report. A dedicated infrastructure scope — phasing the potable-water, storm, sewer, and fire-system-water renewal — would benefit every future capital request.

tulalW Student Center. The college finished the master plan's one replacement priority in 2024, when this building replaced the Hillier Union Building. The new building adds 69,985 GSF of 2024 construction to the Main Campus. Its systems should not reach replacement age within this report's 10-year horizon. SBCTC should score it in the next survey cycle to set its condition baseline.

Master-plan renovations. Physed (BCS 373), Physci (BCS 352), and Bishop (BCS 257) are all flagged for modernization to improve instructional infrastructure. Each carries deferred deficiencies — the Physed chiller (D26, $755,000, with a program-eligibility caveat), the Physci envelope (D05, $90,000), and the Bishop roof (D19, $235,000) — that should be folded into the planned renovations so envelope and mechanical work are funded as single coordinated events rather than piecemeal.

3.4 Cross-cutting system themes

HVAC and refrigerant. Fourteen of the 27 deficiencies are HVAC, chiller, or boiler items across at least eight buildings; several run obsolete R-22 refrigerant. This is the report's dominant equipment theme and its largest concentration of deferred cost. Any building-by-building mechanical renewal should specify current-refrigerant, higher-efficiency equipment to serve both reliability and the Clean Buildings obligations in Section 9.

Roofing. Beyond the funded Diesel Shop roof, deferred roof work spans Bishop (D19), the Library (D25), and the Library boiler/roof complex — a recurring envelope theme on the older Main Campus structures.

Site and tsunami-evacuation routes. Two of the three roadway deficiencies (D21, D27) and the funded emergency-access road all relate to the campus circulation and evacuation network. Given the coastal setting, the evacuation-route function of these roads is a planning consideration beyond ordinary pavement condition.

4. DEFICIENCY INVENTORY AND FINDINGS

The 2025 survey identified 27 building deficiencies. They are listed below in survey order, which is descending by deficiency score, and carry stable identifiers D01–D27 used throughout this report. Section 4.1 is the summary table; Section 4.2 reproduces the surveyor's Problem and Repair text verbatim for each item.

4.1 Summary table

ID	Building	Component	Score	Deferability	MW prog.	Status	Budget
D01	Manspeaker Instructional	HVAC unit	80	Immediate	Facility	Included	$373,000
D02	Heavy Equipment Shop	Roof	76	Immediate	Roof	Included	$365,000
D03	Heavy Equipment Shop	HVAC unit	66	Immediate	Facility	Deferred	$565,000
D04	Voktek	HVAC unit	66	Immediate	Facility	Deferred	$1,960,000
D05	Physci	Envelope	66	Immediate	Facility	Deferred	$90,000
D06	Lib	Chiller	65	Immediate	Facility	Deferred	$14,000
D07	Lib	Chiller	65	Immediate	Facility	Deferred	$200,000
D08	Auto/Weld Technology	VFDs	64	Immediate	Facility	Deferred	$29,000
D09	Auto/Weld Technology	HVAC controls	64	Immediate	Facility	Deferred	$68,000
D10	Manspeaker Instructional	HVAC unit	64	Immediate	Facility	Deferred	$58,000
D11	Manspeaker Instructional	HVAC unit	64	Immediate	Facility	Deferred	$58,000
D12	Schermer Instructional	Chiller	64	Immediate	Facility	Deferred	$2,767,000
D13	Voktek	Envelope	63	Immediate	Facility	Deferred	$219,000
D14	Child Care Center	Envelope	61	Immediate	Facility	Deferred	$164,000
D15	Schermer Instructional	Envelope	61	Immediate	Facility	Excluded	—
D16	Multiple	Lighting	61	Immediate	Facility	Excluded	—
D17	Auto/Weld Technology	Lighting controls	60	Immediate	Facility	Deferred	$45,000
D18	Child Care Center	Skylights	56	Immediate	Facility	Deferred	$21,000
D19	Bishop	Roof	47	Deferrable	Roof	Deferred	$235,000
D20	Lib	Boilers	41	Deferrable	Facility	Deferred	$287,000
D21	Multiple	Roadway	41	Immediate	Site	Deferred	$88,000
D22	Riverview Education Ctr	HVAC units	41	Deferrable	Facility	Deferred	$167,000
D23	Child Care Center	Boilers	40	Deferrable	Facility	Deferred	$275,000
D24	Auto/Weld Technology	Gutters	28	Deferrable	Facility	Deferred	$54,000
D25	Lib	Roof	22	Future	Roof	Deferred	$324,000
D26	Physed	Chiller	21	Future	Facility	Deferred	$755,000
D27	Multiple	Roadway	7	Future	Site	Deferred	$141,000

Totals. 2 funded ($738,000); 23 deferred ($8,584,000, average score 51.1); 2 excluded pending cost estimates. By Minor Works program the 27 items break down as 22 Facility, 3 Roof, and 2 Site. By deferability the survey rates 18 Immediate, 5 Deferrable, and 4 Future — meaning 11 of the 23 deferred items are nonetheless rated Immediate, deferred for budget capacity rather than low urgency.

Distribution observations

The deficiency set has three readily visible concentrations. First, equipment dominates: 14 of 27 items are HVAC, chiller, or boiler work, and they account for the great majority of deferred dollars — the Voktek HVAC unit ($1,960,000), the Schermer chiller ($2,767,000), and the Physed chiller ($755,000) are three of the four largest items in the report. Second, the work clusters in a handful of buildings: the Library carries four items (D06, D07, D20, D25), Auto/Weld four (D08, D09, D17, D24), Child Care three (D14, D18, D23), and Manspeaker three (D01, D10, D11). Third, score and cost are only loosely coupled — the two funded items score highest (80, 76) but are mid-sized in cost, while the most expensive item (Schermer, $2,767,000) scores 64 and the Physed chiller ($755,000) scores just 21. The college's decision to fund by score rather than by cost concentrates the limited budget on the most urgent failures and pushes the largest-dollar items into the deferred and master-plan-renovation queues.

4.2 Findings detail

D01 — HVAC unit, Manspeaker Instructional

Image: Link

Deficiency score	80	**Budget estimate**	$373,000
Bldg condition score	174	**Status**	Included in 2027 request
System	D30 HVAC	**Deferability**	Immediate
Location	Roof	**Priorities**	Health/Safety 50%; System Use 50%

Problem Description

The HVAC systems in the 2000 Building (Manspeaker Instructional, constructed in 2007) are at the end of their useful life. Staff have completed multiple component replacements, which has introduced compatibility issues and reduced system reliability. The rooftop unit serving the majority of the building—including the President's office—is the most critical. Though temporary repairs have been made, these units are no longer cost-effective to maintain and do not meet current operational needs.

Repair Description

Replace the major HVAC components serving the 2000 Building. Prioritize replacement of the unit serving the President's office and main instructional areas.

> *Note: Scope was reduced from a full HVAC replacement to targeted repairs, and the project was swapped into the 2027 request in place of a Building 1500 (Library) roof replacement. The $373,000 figure reflects the reduced repair scope.*

D02 — Roof, Heavy Equipment Shop

Image: Link

Deficiency score	76	**Budget estimate**	$365,000
Bldg condition score	299	**Status**	Included in 2027 request
System	B30 Roofing	**Deferability**	Immediate
Location	Roof	**Priorities**	Health/Safety 50%; Increased Repair/Replacement Cost 50%

Problem Description

The roof on the 1800 Building (Diesel Shop) at Grays Harbor College is a metal roofing system that has reached the end of its service life. The roof was recoated approximately 10 years ago in an attempt to

extend its lifespan. That coating is now failing. There are widespread signs of corrosion across the surface, indicating moisture exposure and a breakdown of protective layers. Given the visible corrosion and previous temporary interventions, the roof is no longer performing as intended and requires replacement to prevent water intrusion and structural damage.

Repair Description

Replace the failing metal roof on the 1800 Building Diesel Shop. Remove the existing roof system, including degraded coating, and install a new corrosion-resistant metal roof.

D03 — HVAC unit, Heavy Equipment Shop

Image: Link

Deficiency score	66	**Budget estimate**	$565,000
Bldg condition score	299	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use 50%; Increased Repair/Replacement Cost 50%

Problem Description

The 1800 Building, home to the Diesel Technology program, was built in 1988 and is experiencing ongoing HVAC issues. The building uses three Reznor heating units in the diesel shop space that are past their design life and require frequent maintenance. The fans in the shop are undersized and insufficient for adequate air circulation. Classrooms are heated by individual cadet heaters, which provide limited control and uneven performance. The existing systems do not meet the current instructional or ventilation needs of the program. Modernization of the heating and ventilation systems is needed to support continued instructional use.

Repair Description

The 1800 Building, home to the Diesel Technology program, was built in 1988 and is experiencing ongoing HVAC issues. The building uses three Reznor heating units in the diesel shop space that are past their design life and require frequent maintenance. The fans in the shop are undersized and insufficient for adequate air circulation. Classrooms are heated by individual cadet heaters, which provide limited control and uneven performance. The existing systems do not meet the current instructional or ventilation needs of the program. Modernization of the heating and ventilation systems is needed to support continued instructional use.

D04 — HVAC unit, Voktek

Image: Link

Deficiency score	66	**Budget estimate**	$1,960,000
Bldg condition score	296	**Status**	Deferred

System	D30 HVAC	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use 50%; Increased Repair/Replacement Cost 50%

Problem Description

The HVAC system in the 700 Building (Voktek), constructed in 1971 and renovated in 2010, uses electric resistance heating to temper outside air, raising it approximately 20 degrees before circulating it through the building. This approach does not provide adequate heating during cold weather, and classroom and work areas consistently fail to reach comfortable temperatures in winter. The system lacks zone-level control and operates inefficiently, leading to persistent thermal discomfort and high energy costs. A modern, zoned split system would better serve the building's layout and functional needs.

Repair Description

Replace the existing electric resistance HVAC system with a zoned split system to improve heating performance in classrooms and work areas.

D05 — Envelope, Physci

Image: Link

Deficiency score	66	**Budget estimate**	$90,000
Bldg condition score	352	**Status**	Deferred
System	B20 Exterior Closure	**Deferability**	Immediate
Location	East elevation - bay windows	**Priorities**	Health/Safety 25%; Increased Repair/Replacement Cost 75%

Problem Description

The 800 Building, originally constructed in 1971, is showing signs of water damage along the east elevation, particularly around the bay windows. Efflorescence is visible on the masonry surface, indicating water intrusion and mortar failure. Vegetation near the wall has contributed to brick erosion and deterioration of mortar joints. The roof panels directly above the bay windows appear to be mismatched in color and may have been replaced during a previous repair. These panels may have been improperly installed or flashed, allowing moisture to penetrate the wall cavity and further compromise the envelope.

Repair Description

Repair deteriorated masonry on the east elevation, including repointing mortar and replacing damaged bricks. Replace the roof panels above the bay windows and ensure proper flashing to prevent further water intrusion.

D06 — Chiller, Lib

Image: Link

Deficiency score	65	**Budget estimate**	$14,000
Bldg condition score	184	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use 50%; Increased Repair/Replacement Cost 50%

Problem Description

The elevator machine room in the Library Building (Building 1500), constructed in 1966 and renovated in 2004, lacks adequate cooling. The existing system no longer maintains safe operating temperatures for the elevator equipment, putting system reliability at risk. This condition is likely due to aging components and increased ambient heat loads. Without dedicated cooling, elevator operation could be disrupted, affecting vertical circulation for students, faculty, and staff.

Repair Description

Replace the existing cooling system in the elevator machine room with a dedicated mini-split unit.

D07 — Chiller, Lib

Image: Link

Deficiency score	65	**Budget estimate**	$200,000
Bldg condition score	184	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Roof	**Priorities**	Facility Use 50%; Increased Repair/Replacement Cost 50%

Problem Description

The chiller serving the Library Building (Building 1500), constructed in 1966 and renovated in 2004, is operating at only 50% capacity and is nearing the end of its service life. The unit has experienced significant compressor failure—five of the eight compressors have failed due to improper oil distribution caused by design flaws in the compressor array. Many of the compressors have already been replaced and failed again. The college has expressed interest in combining the chiller replacement with a boiler replacement project in the same building. This may include electrifying both systems to align with sustainability goals. Coordination with the college is recommended before funding.

Repair Description

Replace the failed chiller system and compressor array. Coordinate with boiler replacement project to evaluate opportunities for electrification.

D08 — VFDs, Auto/Weld Technology

Image: Link

Deficiency score	64	**Budget estimate**	$29,000
Bldg condition score	184	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Shop space	**Priorities**	Facility Use 50%; Increased Repair/Replacement Cost 50%

Problem Description

The 1900 Building, which houses the Automotive and Welding programs, was constructed in 2007. The variable frequency drives (VFDs) serving this building are located in the metals area and are exposed to metal shavings and airborne particulates. Over time, they have accumulated a significant amount of metal debris, which has compromised their performance. The drives are now unreliable and have begun to fail due to contamination. This uncontrolled exposure is accelerating wear and limiting the lifespan of the equipment.

Repair Description

Replace three contaminated VFDs and install a protective enclosure to shield the new units from metal debris.

D09 — HVAC controls, Auto/Weld Technology

Image: Link

Deficiency score	64	**Budget estimate**	$68,000
Bldg condition score	184	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Mezzanine	**Priorities**	Facility Use 50%; Increased Repair/Replacement Cost 50%

Problem Description

The HVAC control systems in the 1900 Building (Auto/Weld Technology), constructed in 2007, are outdated and no longer meet modern technology standards. Both systems—installed at the same time, of the same

make and model—are experiencing failures. The controls rely on outdated software that is incompatible with current contractual and technical requirements. Technology service providers have confirmed they will no longer support these legacy systems, which compromises long-term reliability and operational continuity for the building's HVAC systems.

Repair Description

Replace both HVAC control systems in the 1900 Building with modern, supported technology.

D10 — HVAC unit, Manspeaker Instructional

Image: Link

Deficiency score	64	**Budget estimate**	$58,000
Bldg condition score	174	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Roof	**Priorities**	Facility Use 50%; Increased Repair/Replacement Cost 50%

Problem Description

The rooftop HVAC unit above the music pavilion on the 2000 Building has reached the end of its useful life. The unit shows visible signs of corrosion and uses R-22 refrigerant, which is outdated and no longer supported under current environmental regulations. Mechanical components are degraded and past serviceable condition.

Repair Description

Replace the rooftop HVAC unit above the music pavilion, including all associated components.

D11 — HVAC unit, Manspeaker Instructional

Image: Link

Deficiency score	64	**Budget estimate**	$58,000
Bldg condition score	174	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Roof	**Priorities**	Facility Use 50%; Increased Repair/Replacement Cost 50%

Problem Description

The three rooftop HVAC units above the Music Pavilion are heavily degraded and beyond their useful life. These units provide both heating and cooling. Unit 4 is in the worst condition, showing advanced corrosion and component wear, while Unit 3 appears to be the same age and serves a larger portion of the building. All three units are of similar vintage and should be considered for full replacement to maintain proper climate control and system reliability.

Repair Description

Replace all three rooftop HVAC units above the Music Pavilion in Building 2035. Prioritize replacement of Unit 4 and Unit 3 due to condition and service area.

D12 — Chiller, Schermer Instructional

Image: Link

Deficiency score	64	**Budget estimate**	$2,767,000
Bldg condition score	173	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Mechanical space	**Priorities**	Facility Use 50%; Increased Repair/Replacement Cost 50%

Problem Description

The chiller serving the Schermer Instructional Building (4000 Building), constructed in 2015, has experienced repeated compressor failures—17 over several years—due to a design flaw in the compressor array. The unit, a Blitzer HPC 100 SXLZL, cannot maintain the design temperature because its paired large and small compressors distribute oil unevenly. This has led to multiple compressor burnouts, including several that failed after being replaced. Currently, 5 of the 8 compressors have failed. The system's poor performance has resulted in high operational and maintenance costs. The college is also exploring a refrigerant upgrade during replacement.

Repair Description

Replace the chiller and compressor array with a redesigned system that ensures proper oil distribution and supports an updated refrigerant type.

D13 — Envelope, Voktek

Image: Link

Deficiency score	63	**Budget estimate**	$219,000
Bldg condition score	296	**Status**	Deferred
System	B20 Exterior Closure	**Deferability**	Immediate

Location	East elevation	**Priorities**	Health/Safety 25%; Increased Repair/Replacement Cost 75%

Problem Description

The envelope of the 700 Building (Voktek), originally constructed in 1971 and renovated in 2010, shows multiple signs of water intrusion. Room 7231 has visible staining and efflorescence around the window, indicating ongoing leakage. Similar signs of water damage are present along the entire east elevation. At least 10 windows on the east side show signs of failure and should be replaced. While the brick masonry appears structurally sound, the mortar joints are deteriorating and require repointing. The parapet cap on the east side is also failing and should be replaced to restore water-tightness.

Repair Description

Replace 10 failed windows on the east side. Repoint masonry joints and replace the east parapet cap to restore envelope integrity.

D14 — Envelope, Child Care Center

Image: Link

Deficiency score	61	**Budget estimate**	$164,000
Bldg condition score	186	**Status**	Deferred
System	B20 Exterior Closure	**Deferability**	Immediate
Location	East elevation	**Priorities**	Health/Safety 25%; Increased Repair/Replacement Cost 75%

Problem Description

The east side of the 1400 Building (Childcare Center), built in 2010, features a masonite panel system that appears to have been installed without proper flashing. Water has penetrated behind the panels, leading to visible staining and extensive rot in the timber siding underneath. Moisture intrusion is suspected above the portico roofs, where deterioration is most apparent. The full extent of the damage is unknown and should be investigated further by removing a panel to confirm scope. Based on visual inspection, between 2,000 and 3,000 square feet of siding may require replacement.

Repair Description

Replace 2,000 to 3,000 square feet of rotted siding on the east side of the building. Confirm full scope by removing panels above portico roofs.

D15 — Envelope, Schermer Instructional

Image: Link

Deficiency score	61	**Budget estimate**	—
Bldg condition score	173	**Status**	Excluded
System	B20 Exterior Closure	**Deferability**	Immediate
Location	Building 4000 exterior - NW elevation	**Priorities**	Health/Safety 25%; Increased Repair/Replacement Cost 75%

Problem Description

The 4000 Building, constructed in 2014, has a persistent water intrusion issue at the strip window heads along the northwest elevation. An investigation by Wetherholt and Associates (March 2025) found that the existing two-piece metal head flashing lacks positive slope, is back-sloped in places, and depends on failing sealant joints. The flashing does not properly drain water, leading to pooling, moss growth, and water infiltration. Weep holes are either missing or insufficient, and in some locations, fastener holes in the weather barrier have been left open. Temporary sealant repairs were made in early 2025, but long-term water management remains inadequate. Approximately 350 to 400 linear feet of head flashing, including associated wall panels and vertical hat channels, must be removed to install retrofit flashing with proper slope, drainage, and weather barrier integration.

Repair Description

Repair the window head flashing by removing cladding and installing retrofit flashing with positive slope, continuous sealant joints, and added weep holes. Reinstall panels and flash WRB per investigation recommendations.

> *Note: Excluded from the 2027 request because the budget estimate is deferred to a consultant (Wetherholt). No dollar figure is carried; the item should re-enter the ranking once the estimate is available.*

D16 — Lighting, Multiple buildings

Image: Link

Deficiency score	61	**Budget estimate**	—
Bldg condition score	218	**Status**	Excluded
System	D50 Electrical	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use 50%; Increased Operating Cost 50%

Problem Description

Lighting across multiple buildings at Grays Harbor College is inadequate. Many instructional spaces still use outdated fluorescent fixtures, which have degraded and now emit an unstable, pink-hued light. These fixtures are inefficient and contribute to poor visibility, especially in areas where students perform complex or potentially hazardous activities. The degraded lighting conditions create an unsafe and ineffective learning environment.

Repair Description

Replace outdated fluorescent lighting with energy-efficient LED fixtures. Prioritize replacement based on college-identified needs at the time of funding.

> *Note: Excluded from the 2027 request because the budget estimate is to be determined by college staff. This is a multi-building ("Multiple") lighting item; specifying any eventual replacement as LED-with-controls would align it with the Clean Buildings obligations in Section 9.*

D17 — Lighting controls, Auto/Weld Technology

Image: Link

Deficiency score	60	**Budget estimate**	$45,000
Bldg condition score	184	**Status**	Deferred
System	D50 Electrical	**Deferability**	Immediate
Location	Mezzanine	**Priorities**	Facility Use 50%; Increased Operating Cost 50%

Problem Description

The lighting controls in the 1900 Building (Auto/Weld Technology), constructed in 2007, are failing frequently. The current system does not maintain programming reliably and requires frequent staff intervention to operate. These issues are causing disruptions and increasing maintenance demands. The existing controls are incompatible with current support standards and are no longer supported by the technology service provider. For operational consistency and long-term maintainability, the controls should be upgraded to match the control panel used in the adjacent 2000 Building (Manspeaker Instructional), which is a similar vintage and serves comparable functions.

Repair Description

Replace the existing lighting controls with the same control system used in the 2000 Building for compatibility and support.

D18 — Skylights, Child Care Center

Image: Link

Deficiency score	56	**Budget estimate**	$21,000
Bldg condition score	186	**Status**	Deferred

System	B20 Exterior Closure	**Deferability**	Immediate
Location	Roof	**Priorities**	Facility Use 25%; Increased Repair/Replacement Cost 75%

Problem Description

The 1400 Building, which houses the child care center at Grays Harbor College, relies on four motorized operable skylights to provide ventilation due to the HVAC system being heat-only. Three of the four skylight motors have failed, preventing the skylights from opening. Without ventilation, heat is trapped within the space, impacting thermal comfort and indoor air quality for staff and children.

Repair Description

Repair or replace the three failed skylight motors to restore operable ventilation.

D19 — Roof, Bishop

Image: Link

Deficiency score	47	**Budget estimate**	$235,000
Bldg condition score	257	**Status**	Deferred
System	B30 Roofing	**Deferability**	Deferrable
Location	Roof	**Priorities**	Health/Safety 50%; Increased Repair/Replacement Cost 50%

Problem Description

The Bishop Building (Building 1600), constructed in 1974, has a flat TPO roofing section that is beginning to show signs of degradation. Multiple patches have been applied, indicating a history of localized failures. While the overall roof condition is still reasonable and not currently affecting building function, continued deterioration could lead to future leaks or more extensive damage. This roof is considered a lower priority for replacement but should be monitored. Proactive reconditioning or replacement should be planned for the 2029–2031 biennium to prevent larger issues.

Repair Description

Recondition the flat section of TPO roofing as a preventative measure in the 2029–2031 biennium.

D20 — Boilers, Lib

Image: Link

Deficiency score	41	**Budget estimate**	$287,000

Bldg condition score	184	**Status**	Deferred
System	D30 HVAC	**Deferability**	Deferrable
Location	Mechanical space	**Priorities**	Facility Use 50%; Increased Repair/Replacement Cost 50%

Problem Description

The 1500 Building, constructed in 1966, is heated by two Burnham natural gas boilers—B1 and B2—installed at the same time and operated in tandem. These boilers are nonredundant and serve as the primary heating source for the building. Both units are at the end of their service life and exhibit visible signs of deterioration, including leaking around the platform. Their condition poses a reliability risk for continued building heating. If full replacement is not feasible due to budget limitations, priority should be given to replacing boiler B1.

Repair Description

Replace both boilers serving the 1500 Building. If full replacement is not possible, replace boiler B1.

D21 — Roadway, Multiple buildings

Image: Link

Deficiency score	41	**Budget estimate**	$88,000
Bldg condition score	218	**Status**	Deferred
System	G20 Site Improvements	**Deferability**	Immediate
Location	Site	**Priorities**	Health/Safety 25%; Quality of Use 75%

Problem Description

The unpaved roadway leading to the 1800 and 1900 buildings is currently gravel and serves as the emergency evacuation route in the event of a tsunami. This 300-foot by 12-foot road is also the secondary access point to these buildings and may be the only access point if construction begins on the adjacent dam. The current gravel surface poses a risk for emergency response and evacuation, especially in inclement weather or for vehicles with limited traction. The route is critical to both life safety and campus operations.

Repair Description

Pave the 300-foot by 12-foot emergency evacuation route serving the 1800 and 1900 buildings.

D22 — HVAC units, Riverview Education Ctr

Image: Link

Deficiency score	41	**Budget estimate**	$167,000
Bldg condition score	200	**Status**	Deferred
System	D30 HVAC	**Deferability**	Deferrable
Location	Multiple	**Priorities**	Facility Use 50%; Increased Repair/Replacement Cost 50%

Problem Description

The Riverview Education Center, originally built in 1925 and renovated in 2000, uses through-wall HVAC units that are now past their design life and use R-22 refrigerant, which is no longer compliant with current environmental standards. There are 8 units in total, each approximately 7 feet by 3 feet. Three of the units are currently non-functional. The existing units are inefficient, increasingly unreliable, and have begun to impact thermal comfort in occupied spaces. Replacing them will require floor and wall repairs where the existing units are removed.

Repair Description

Replace all 8 through-wall HVAC units with one-for-one mini-split systems. Repair wall and floor areas impacted by the removal of the original units.

> *Reviewer note: The eight through-wall units run R-22 refrigerant, which is no longer compliant, and three of the eight have already failed. The item is deferrable but the refrigerant and failure status argue for the 2029–2031 request rather than a longer wait.*

D23 — Boilers, Child Care Center

Image: Link

Deficiency score	40	**Budget estimate**	$275,000
Bldg condition score	186	**Status**	Deferred
System	D30 HVAC	**Deferability**	Deferrable
Location	Mechanical space	**Priorities**	Facility Use 50%; Increased Repair/Replacement Cost 50%

Problem Description

The 1400 Building Childcare Center at Grays Harbor College, constructed in 2010, is served by two Buderus natural gas boilers. These boilers are aging and contain components that are no longer supported by the manufacturer. Replacement parts are no longer available, making routine maintenance and repair increasingly difficult. Continued operation with unserviceable equipment risks disruption to the hydronic

heating system that serves this critical early learning facility. Replacement is necessary to ensure reliable, maintainable heating infrastructure.

Repair Description

Replace both boilers with new, maintainable equipment.

D24 — Gutters, Auto/Weld Technology

Image: Link

Deficiency score	28	**Budget estimate**	$54,000
Bldg condition score	184	**Status**	Deferred
System	B20 Exterior Closure	**Deferability**	Deferrable
Location		**Priorities**	Increased Repair/Replacement Cost 50%; Increased Operating Cost 50%

Problem Description

The existing gutter system on the 1900 Building cannot handle snow loads, resulting in multiple structural failures. The current configuration lacks the capacity and support necessary for winter conditions. A redesign is needed to ensure the system can manage future snow accumulation without failure.

Repair Description

Redesign and replace the gutter system to accommodate snow loads and prevent structural failure.

D25 — Roof, Lib

Image: Link

Deficiency score	22	**Budget estimate**	$324,000
Bldg condition score	184	**Status**	Deferred
System	B30 Roofing	**Deferability**	Future
Location	Roof	**Priorities**	Health/Safety 25%; Facility Use 75%

Problem Description

The TPO membrane on the lower roofs of the 1500 Building is at the end of its useful life. The upper roof—housing the mechanical unit—was recently replaced and is not included in this scope. The lower roofs, totaling approximately 10,000 square feet, have multiple active leaks and signs of deterioration. To extend the useful life of the system, the college recommends overlaying a new TPO membrane, mechanically fastened to the existing roof structure. The college may use URF funds for this project in the 2025–2027 biennium, pending confirmation.

Repair Description

Repair the lower roof by overlaying a new mechanically fastened TPO membrane.

D26 — Chiller, Physed

Image: Link

Deficiency score	21	**Budget estimate**	$755,000
Bldg condition score	373	**Status**	Deferred
System	D30 HVAC	**Deferability**	Future
Location	Roof	**Priorities**	Facility Use 50%; Increased Repair/Replacement Cost 50%

Problem Description

The chiller serving the 500 Building gym at Grays Harbor College is at the end of its service life and needs replacement. Before requesting capital funding, confirm that the building supports a certificate or degree program, as athletic-only facilities are not eligible for state capital funding.

Repair Description

Replace the chiller serving the 500 Building gym, pending confirmation of program eligibility.

D27 — Roadway, Multiple buildings

Image: Link

Deficiency score	7	**Budget estimate**	$141,000
Bldg condition score	218	**Status**	Deferred
System	G20 Site Improvements	**Deferability**	Future
Location	Site	**Priorities**	Increased Operating Cost 25%; Quality of Use 75%

Problem Description

The main entrance roadway at Grays Harbor College is the only vehicle access point in and out of the main campus and serves as the designated emergency evacuation route. The existing surface is a patchwork of aged asphalt with extensive alligator cracking and visible scarring from past utility cuts. The pavement has deteriorated to the point that failure is likely without intervention. The affected segment is approximately 400 feet long and 22 feet wide, accommodating two lanes of traffic. Maintaining reliable and safe access along this corridor is critical for daily operations and emergency response.

Repair Description

Repave the 400-foot-long, 22-foot-wide main entrance roadway to restore a safe, durable surface suitable for regular and emergency use.

5. BUILDING PROFILES

Profiles below cover the surveyed buildings with capital activity in the 2027 request, a condition score above 275, or a material concentration of deferred deficiencies, ordered worst-first by condition score. Deficiency IDs reference the verbatim findings in Section 4.2; dollar figures are not re-described here. Buildings with no material capital needs this cycle are summarized together at the end of the section, and the full 20-component detail for every surveyed building is in the Appendix.

Physed — condition score 373 (Needs improvement — renovation)

Main Campus • 18,814 GSF • built 1957 • *Gym; weight room; athletics; staff offices*

Condition. The portfolio's third-worst surveyed score, driven broadly rather than by a single system — life-safety, fire-safety, and structure components all carry weight in this 1957 gym building, consistent with its age.

Current biennium. No item from this building is in the 2027 request.

Deferred and emerging. Deferred: D26. The deferred chiller is the building's binding mechanical item and carries an explicit program-eligibility caveat in the survey record.

Long-term outlook. A 1957 building flagged in the master plan for modernization to improve instructional infrastructure. The deferred chiller (D26, $755,000) should be sequenced into that modernization rather than funded as a standalone replacement, and its capital eligibility — the gym must support a certified degree program — confirmed first.

Physci — condition score 352 (Needs improvement — renovation)

Main Campus • 18,238 GSF • built 1971 • *Educational programming; faculty/staff offices*

Condition. Roofing and life-safety lead the score in this 1971 science building; the envelope is the item the survey flags for action.

Current biennium. No item from this building is in the 2027 request.

Deferred and emerging. Deferred: D05. The deferred envelope work is modest in cost and pairs naturally with the building's master-plan modernization.

Long-term outlook. A 1971 instructional building flagged for modernization in the master plan, and the subject of a multi-biennium program investment (the Physci classroom renovation funded across 2023–25 and 2025–27). The deferred envelope item (D05, $90,000) should be folded into that ongoing renovation program.

Heavy Equipment Shop — condition score 299 (Needs improvement — maintenance)

Main Campus • 9,484 GSF • built 1988 • *Educational programming (Diesel Technology)*

Condition. Roofing dominates the score in this 1988 Diesel Technology shop; the failing metal roof is the funded item and the corrosion it has caused drives the building's condition.

Current biennium. Funded in the 2027 request: D02 (roof, $365,000).

Deferred and emerging. Deferred: D03. The deferred HVAC unit (D03, $565,000) is the next item to surface once the roof is addressed.

Long-term outlook. The 2027 request funds both the roof replacement (D02) and, through the $985,000 program line, Diesel Technology program-space improvements — making this building the focus of the cycle's discretionary investment. The deferred HVAC unit should be carried into the 2029–2031 request to complete the building's mechanical renewal.

Voktek — condition score 296 (Needs improvement — maintenance)

Main Campus • 23,305 GSF • built 1971; renovated 2010 • *Campus operations; carpentry instruction; faculty/staff offices*

Condition. Life-safety, exterior closure, and plumbing lead the score in this 1971 building (renovated 2010); the HVAC and envelope items carry the deferred cost.

Current biennium. No item from this building is in the 2027 request.

Deferred and emerging. Deferred: D04, D13. The deferred HVAC replacement (D04, $1,960,000) is the second-largest item in the report and is rated Immediate despite its deferred status; the envelope item (D13) follows.

Long-term outlook. A 1971 building (renovated 2010) housing campus operations and carpentry instruction. The $1,960,000 HVAC replacement is too large for the routine deferred queue and rated Immediate by the survey; it is a candidate for a standalone 2029–2031 project. Addressing the envelope (D13) at the same time would clear the building's deferred scope in one event.

Bishop — condition score 257 (Adequate)

Main Campus • 17,144 GSF • built 1974 • *Educational and fine arts programming*

Condition. Electrical, HVAC, and roofing lead the score in this 1974 fine-arts and instructional building; the TPO roof is the item the survey flags.

Current biennium. No item from this building is in the 2027 request.

Deferred and emerging. Deferred: D19. The deferred roof (D19) is marked deferrable to a later biennium and carries a degree-program eligibility condition.

Long-term outlook. A 1974 building flagged in the master plan for modernization. The deferred roof (D19, $235,000) should be sequenced into that modernization, and its capital eligibility confirmed, rather than funded piecemeal.

Riverview Education Ctr — condition score 200 (Adequate)

Riverview Ed. Center • 12,660 GSF • built 1925; renovated 2001 • *Educational programming; faculty/staff offices*

Condition. Roofing, fire-safety, and exterior closure lead the score in this 1925 building (renovated 2001) — the oldest structure in the portfolio; the through-wall HVAC units are the item the survey flags.

Current biennium. No item from this building is in the 2027 request.

Deferred and emerging. Deferred: D22. The deferred HVAC replacement (D22) runs non-compliant R-22 refrigerant with three of eight units already failed, arguing for the 2029–2031 request rather than a longer wait.

Long-term outlook. A 1925 building (renovated 2001) anchoring the Raymond campus. The deferred through-wall HVAC replacement (D22, $167,000) is the building's binding item; the R-22 refrigerant and failure history make it a near-term mid-horizon priority despite its deferrable rating.

Child Care Center — condition score 186 (Adequate)

Main Campus • 6,246 GSF • built 2010 • *Child care; staff offices*

Condition. Exterior closure and roofing lead the score in this 2010 building; envelope, skylight, and boiler items make up its deferred scope.

Current biennium. No item from this building is in the 2027 request.

Deferred and emerging. Deferred: D14, D18, D23. Three deferred items — envelope (D14), skylights (D18), and boilers (D23) — cluster here; the boiler replacement is marked deferrable to a later biennium.

Long-term outlook. A 2010 child-care building in otherwise Adequate condition. Its three deferred items are individually modest; the envelope and skylight work (D14, D18) address water-intrusion exposure and the boiler replacement (D23) is a routine mid-horizon item for the 2029–2031 request.

Lib — condition score 184 (Adequate)

Main Campus • 25,155 GSF • built 1966; renovated 2004 • *Library; faculty/staff offices; TRIO*

Condition. HVAC and roofing lead the score in this 1966 building (renovated 2004); it carries the most deferred items of any building — two chiller items, a boiler replacement, and a roof.

Current biennium. No item from this building is in the 2027 request.

Deferred and emerging. Deferred: D06, D07, D20, D25. Four deferred items cluster here (D06, D07, D20, D25); the boiler is deferrable to a later biennium and the roof work the college reports is scheduled for summer 2026.

Long-term outlook. A 1966 building (renovated 2004) housing the library, TRIO, and offices, and the subject of sustained investment across recent biennia (air handlers, roofs, and HVAC in 2025–27). The roof item (D25) may be resolved by the reported summer-2026 work; the boiler (D20) and chiller items (D06, D07) are the remaining mid-horizon scope.

Auto/Weld Technology — condition score 184 (Adequate)

Main Campus • 21,750 GSF • built 2007 • *Educational programming; faculty offices*

Condition. Roofing, glazing, and exterior closure lead the score in this 2007 building; its deferred scope is a cluster of small electrical and site items rather than any single large failure.

Current biennium. No item from this building is in the 2027 request.

Deferred and emerging. Deferred: D08, D09, D17, D24. Four deferred items cluster here (D08, D09, D17, D24) — variable-frequency drives, HVAC controls, lighting controls, and gutters; the gutters are marked deferrable to a later biennium.

Long-term outlook. A 2007 instructional building in Adequate condition whose deferred items are individually minor. Bundling the VFD, HVAC-control, and lighting-control work (D08, D09, D17) into a single small mechanical/electrical project would be an efficient way to clear most of the building's deferred scope; specifying LED-with-controls for the lighting item would also serve the Clean Buildings obligations in Section 9.

Manspeaker Instructional — condition score 174 (Superior)

Main Campus • 71,755 GSF • built 2007 • *Educational programming; faculty and staff offices*

Condition. Roofing and glazing lead the score in this 2007 building, which is in Superior condition overall; it is profiled because it carries the 2027 cycle's highest-scoring funded deficiency.

Current biennium. Funded in the 2027 request: D01 (hvac unit, $373,000).

Deferred and emerging. Deferred: D10, D11. Two further HVAC units serving the music pavilion (D10, D11) are deferred behind the funded rooftop unit.

Long-term outlook. A 2007 building in Superior condition, recently re-roofed (the 2025–27 request funded a roof replacement). The funded HVAC repair (D01) addresses the critical rooftop unit serving the President's office and main instructional areas; the two deferred music-pavilion units (D10, D11) are a small mid-horizon item.

Schermer Instructional — condition score 173 (Superior)

Main Campus • 70,350 GSF • built 2015 • *Educational programming; faculty/staff offices*

Condition. Roofing, exterior closure, and HVAC lead the score in this 2015 building, which is in Superior condition overall; it is profiled because of the magnitude of its single deferred item.

Current biennium. No item from this building is in the 2027 request.

Deferred and emerging. Deferred: D12. Excluded pending estimate: D15. The deferred chiller (D12, $2,767,000) is the largest item in the report — a recurring compressor-array design failure — and the envelope item (D15) is excluded pending a consultant estimate.

Long-term outlook. A 2015 building in Superior condition whose binding question is the chiller. The compressor-array design flaw (17 failures) makes the $2,767,000 replacement (D12) a near-term priority despite its deferred status; it should be planned as a standalone project. The excluded envelope item (D15) re-enters the ranking once the consultant estimate is available.

Buildings with no material capital needs this cycle

Seven surveyed and unsurveyed structures are not profiled individually. Four are small support structures that score below Adequate on component wear but carry no capital-repair deficiencies: **Acqua** (3,856 GSF storage, BCS 402 — the worst score in the portfolio, driven entirely by component aging of a minor storage building with no deficiency findings), **Sand Shed** (1,945 GSF, BCS 369), the **Leon Lead Rec Greenhouse** (1,824 GSF, BCS 357) at the Riverview campus, and **Vocational Storage** (960 GSF, BCS 298). Their high scores reflect the wear of small, low-value structures rather than any capital obligation. **Columbia Education Center** (6,342 GSF, BCS 194, Adequate) is in good condition with no deficiencies. The unsurveyed **Baseball Storage** shed (120 GSF) is immaterial. The unsurveyed **tulalW Student Center** (69,985 GSF, 2024) is new construction that replaced the Hillier Union Building, and it carries no deficiencies. Full 20-component detail for every surveyed building is in the Appendix.

6. INFRASTRUCTURE SYSTEMS

Site-wide infrastructure is surveyed separately from the buildings. The 2025 inventory records 129 infrastructure assets across eight systems. One asset is funded in the 2027 request — the $63,000 emergency-access road (asset 871) discussed in Section 3.1. The remaining identified need is large: 95 assets carry cost estimates totaling $10,039,000, and a further 33 assets are flagged without estimates. This is the single largest unfunded category in the report and a multi-biennium program in its own right.

System	Assets	Identified need	Funded 2027
Potable Water	36	$5,313,000	—
Storm	30	$1,435,000	—
Emergency Access	15	$1,134,000	$63,000
Sewer	30	$1,015,000	—
Fire System	13	$964,000	—
Steam	1	$285,000	—
Non-potable water (cooling tower)	1	$61,000	—
Gas	3	$31,000	—
Total (8 systems)	**129**	**$10,238,000**	$63,000

Note. *"Identified need" is the sum of cost-estimated assets in each system, including the one funded asset; 33 assets carry no estimate and are excluded from the dollar columns. Gas (3 assets) has no cost estimates this cycle.*

Potable water is the dominant liability. At $5,208,000 across 36 assets it is more than half of the identified infrastructure backlog, and the lines are now 54 to 63 years old — a distribution network reaching the end of its service life across the campus rather than at isolated points. Storm ($1,435,000), sewer ($1,015,000), and fire-system water ($964,000) add a further $3,414,000 of distribution renewal. The college has been chipping at this program biennium by biennium — the 2023–25 and 2025–27 requests each funded sewer- and storm-line segments — but the funded pace is far below the identified need, and the gap is widening as the lines age.

On the radar for upcoming biennia. A dedicated infrastructure scope for 2029–2031 — sequencing the potable-water, storm, sewer, and fire-system-water renewal as a phased program rather than as scattered single-asset projects — would let the college address the distribution network systematically and would strengthen each capital request. The $285,000 steam item and the $61,000 non-potable (cooling-tower) item are smaller standalone needs. The emergency-access roads, of which one is funded this cycle, carry a tsunami-evacuation function that gives them a life-safety priority beyond their pavement condition.

> ***Reviewer note:*** *Cost estimates are absent for 33 of the 129 infrastructure assets, including all 3 gas assets and several potable-water, storm, sewer, and fire-system segments. The $10,039,000 identified backlog therefore understates the full infrastructure need; completing the estimates would give a truer figure for capital planning.*

7. MASTER PLAN ALIGNMENT

Grays Harbor College maintains campus master plans dated 2018 for both the Main Campus and the Columbia Education Center. The pre-survey reported the following capital priorities. There are no demolition priorities this cycle.

Building	Priority	Master-plan rationale
Physed (020-500)	Renovation	Modernize — improve instructional infrastructure
Bishop (020-1600)	Renovation	Modernize — improve instructional infrastructure
Physci (020-800)	Renovation	Modernize — improve instructional infrastructure
Hillier Union Building (020-100)	Replacement	Recent growth — undersized to meet needs ***Complete.*** *The tulalW Student Center (020-3000) replaced this building in 2024.*

Alignment assessment. The 2027 capital-repair recommendations align well with the master plan. Neither funded preservation project — the Manspeaker HVAC repair and the Heavy Equipment / Diesel Shop roof — is in a building flagged for renovation or replacement, so no preservation dollar is committed to a structure slated for major change. The three renovation-flagged buildings (Physed, Bishop, Physci) carry only deferred or future deficiencies, and this report recommends folding each of those items into the planned modernization rather than funding them piecemeal — the correct sequencing for buildings headed into reconfiguration. This is sound capital stewardship: preservation funds are kept out of buildings facing renovation, and the repair items in those buildings are queued to ride along with the larger project.

Replacement complete. The plan's one replacement priority is done. The tulalW Student Center (020-3000) replaced the Hillier Union Building in 2024. At 69,985 GSF, the new building is about three times the size of the 22,643 GSF building it replaced. The master plans date to 2018, before that replacement. A refresh would record the new building and confirm the renovation timelines for Physed, Bishop, and Physci. Those timelines set when the college should sequence their deferred mechanical and envelope work.

8. MAINTENANCE CAPACITY SNAPSHOT

The college runs a lean maintenance organization. The figures below are drawn from the college's most recent benchmarking in the 2023 survey cycle.

Measure	Grays Harbor	State weighted avg.
Combined maintenance FTE	**2.6**	10.1
In-house / contract split	1.8 / 0.9	—
GSF per combined FTE	**117,938**	74,279
Maintenance cost per GSF	**$0.87**	$1.48
APPA maintenance philosophy (self-rated)	**Reactive** (Level 4 of 5)	—

Capacity assessment. At roughly 117,938 GSF per combined maintenance FTE, the college covers about 59 percent more building area per person than the 2023 state weighted average of 74,279 GSF per FTE, and it spends about $0.87 per GSF against the state average of $1.48 — close to half the peer spending density. Those 2023 figures predate the tulalW Student Center. The new building replaced 22,643 GSF with 69,985 GSF, a net gain of 47,342 GSF. Unless staffing grew with it, the current area per FTE is likely higher than the table shows. The college's own self-rating on the APPA five-level scale is Reactive Management, the fourth of five levels, indicating a program oriented toward responding to failures rather than getting ahead of them. The composition of the deferred backlog — end-of-life HVAC, aging roofs, distributed mechanical items, many rated Immediate — is consistent with that posture. A maintenance organization at this staffing level is well matched to keeping the funded buildings running, but it is unlikely to absorb the new benchmarking, energy-management-plan, and operations-and-maintenance obligations that the Clean Buildings Performance Standard imposes (Section 9) without additional staffing or contract support.

> *Reviewer note: The benchmarking figures are from the 2023 survey cycle. The pre-survey lists a current maintenance roster of four positions — a Buildings and Grounds Supervisor and three Maintenance Mechanics, totaling roughly $199,000 in salary — but flags the staffing data as drawn from 2021/2023 records pending college confirmation. Please confirm the current FTE count and the present GSF-per-FTE and cost-per-GSF figures before submission.*

9. DECARBONIZATION AND CLEAN BUILDINGS COMPLIANCE

Washington's Clean Buildings Performance Standard (CBPS), administered by the Department of Commerce under RCW 19.27A, is a binding constraint on how the college's larger buildings are operated and re-equipped. For a community college it is not an abstract sustainability goal — it is a compliance deadline attached to specific buildings, backed by penalties, and overlapping the mechanical and lighting work already in this report's deferred backlog. No college-specific decarbonization plan was provided for this report, so this section maps which buildings are covered, when each must comply, and how the deferred renewal can be sequenced so required repairs and required efficiency work are funded together.

9.1 The Clean Buildings Performance Standard

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

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 later)

Highlighted rows are the deadlines that fall on Grays Harbor. The college has no building over 90,000 GSF, so the earliest Tier 1 deadlines do not apply; its three Tier 1 buildings fall in the 50,001–90,000 band with a June 1, 2028 deadline, and its three Tier 2 buildings share the July 1, 2027 deadline. Non-compliance penalties run up to $5,000 plus $1.50 per square foot of floor area, assessed annually until the building conforms. Commerce has offered early-adopter incentives on the order of $0.85 per square foot (Tier 1) and $0.30 per square foot (Tier 2) for early compliance.

9.2 The college's covered buildings

Six of the college's buildings exceed the 20,000 GSF coverage floor: three Tier 1 and three Tier 2, totaling 282,300 GSF. The table pairs each with the deferred capital backlog already identified for it in Section 4, the figure that turns this from a compliance exercise into a capital-planning one.

Building	GSF	Tier	Compliance date	Deferred backlog in building
Manspeaker Instructional	71,755	1	June 1, 2028	$116,000 (D10, D11)
Schermer Instructional	70,350	1	June 1, 2028	$2,767,000 (D12)
tulalW Student Center	69,985	1	June 1, 2028	*none*
Lib	25,155	2	July 1, 2027	$825,000 (D06, D07, D20, D25)

Building	GSF	Tier	Compliance date	Deferred backlog in building
Voktek	23,305	2	July 1, 2027	$2,179,000 (D04, D13)
Auto/Weld Technology	21,750	2	July 1, 2027	$196,000 (D08, D09, D17, D24)
Covered total (6 buildings)	282,300	—	—	$6,083,000

Note. *Manspeaker's deferred figure is its two music-pavilion HVAC units (D10, D11); its funded rooftop HVAC repair (D01) is in the 2027 request, not the deferred backlog. The tulalW Student Center replaced the Tier 2 Hillier Union Building in 2024. At 69,985 GSF it falls in Tier 1, with a June 1, 2028 deadline. The certificate-of-occupancy exemption does not apply, because the building will have held its certificate for the full 2 years before that date. It is new construction with no deferred deficiencies, so its deferred figure shows as none. Schermer's deferred figure is its chiller (D12), the largest single deferred item in the report, and its excluded envelope item (D15) carries no estimate.*

9.3 Aligning capital renewal with compliance

The central planning observation is that the college's deferred backlog and its Clean Buildings obligations are largely the same scope of work seen from two directions. The covered buildings carry $6,083,000 of deferred deficiencies, and the items that most directly move the EUI needle are exactly the deferred ones:

Mechanical renewal. The Schermer chiller (D12, $2,767,000) and the Voktek HVAC replacement (D04, $1,960,000) are the two largest items in the covered set and the two largest mechanical-efficiency opportunities in the portfolio. Specifying current-refrigerant, high-efficiency equipment at replacement — rather than like-for-like — converts spending the college must make anyway into measurable EUI progress.

Lighting and controls. The Auto/Weld lighting controls (D17) and the multi-building lighting item (D16, currently excluded pending an estimate) are the lowest-cost, highest-certainty EUI reductions available and are typically the first measures an energy-management plan identifies. Specifying LED-with-controls when these items are funded serves both reliability and compliance.

Boilers. The Library boiler replacement (D20, $287,000) is a deferred mechanical item in a Tier 2 building; like the chillers, it is an efficiency opportunity if specified for a high-efficiency unit at replacement.

Because equipment age forces these projects within the same window as the July 1, 2027 (Tier 2) and June 1, 2028 (Tier 1) deadlines, the efficient path is to specify the deferred mechanical and lighting work for efficiency at the point of replacement rather than as like-for-like swaps. This positions the covered buildings to capture the early-adopter incentive instead of penalty exposure.

9.4 Compliance pathway

Washington offers a distinct route for campuses that heat and cool their buildings from a central plant through a shared thermal loop — a district energy system — under HB 1390 and RCW 19.27A.260, substituting a phased central-plant decarbonization plan for building-by-building EUI compliance. The college's configuration does not appear to support that route: the deficiency record shows distributed mechanical systems throughout — rooftop units at Manspeaker, through-wall units at Riverview, building-level chillers at Schermer and the Library, and split systems elsewhere — rather than a campus-wide thermal loop. A single steam asset appears in the infrastructure inventory, but there is no evidence of a shared distribution loop serving the covered buildings. On that evidence the college's covered buildings most likely comply individually on the Tier 1 / Tier 2 schedule in Section 9.2, and the building-by-building mechanical renewal already in the deferred backlog is the natural compliance vehicle. The campus mechanical configuration should be confirmed when the compliance pathway is formally selected.

10. APPENDIX: BUILDING CONDITION DETAIL

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

Acqua — condition score 402

Component	Rating	Wt.	Wt. Score	Comment
Structure	4	8	33	CMU; wood framing; garage has a slab settling problem
Exterior Closure	2	8	17	CMU; T1-11 plywood-surface wear
Roofing	2	10	21	composite shingles-moss buildup 2015
Floor Finishes	2	6	13	Concrete throughout
Wall Finishes	2	6	13	Gypsum board; CMU
Ceiling Finishes	3	6	19	Direct adhered tile; gypsum board; plywood
Doors & Hardware	3	6	19	Interior/exterior HM doors/frames-surface wear; wood OH doors
Elevators	0	6	0	
Plumbing	3	8	25	Copper, cast iron and PVC piping; porcelain fixtures
Electrical	1	8	8	200amp 208/120v
Lights/Power	3	8	25	Ceiling mount fluorescent lighting
Life/Safety	3	10	31	
Fire Safety	4	10	42	
Modifications	3	7	22	none evident
Maintenance	2	7	15	neglected
Remaining Life	3	6	19	
Appearance	3	6	19	Very non-descript looking small building
Insulation	3	6	19	
Glazing	3	6	19	
HVAC	3	8	25	Electric heaters
Total weighted score			**402**	*Needs improvement — renovation*

Physed — condition score 373

Component	Rating	Wt.	Wt. Score	Comment
Structure	3	8	25	Cast concrete; wood framing
Exterior Closure	2	8	17	Concrete; dryvit; brick
Roofing	2	10	21	TPO single-ply membrane-2010
Floor Finishes	2	6	13	Hardwood; concrete; vinyl tile-surface wear; ceramic tile; sheet vinyl; carpet-surface wear

Component	Rating	Wt.	Wt. Score	Comment
Wall Finishes	2	6	13	Concrete; gypsum board; ceramic tile; CMU
Ceiling Finishes	3	6	19	Tectum panels; direct adhered tile
Doors & Hardware	3	6	19	Interior wood/HM doors w HM frames-surface wear; exterior HM doors/frames
Elevators	0	6	0	
Plumbing	3	8	25	Copper, cast iron, galvanized and steel piping; porcelain fixtures
Electrical	1	8	8	1200amp 480/277v-2004
Lights/Power	2	8	17	Ceiling-mount fluorescent lighting
Life/Safety	3	10	31	
Fire Safety	3	10	31	
Modifications	3	7	22	HVAC support for some modifications is poor
Maintenance	1	7	7	
Remaining Life	3	6	19	2001 renovations have added some functionality
Appearance	3	6	19	Very utilitarian exterior; interior feels cramped
Insulation	3	6	19	
Glazing	4	6	25	
HVAC	3	8	25	HW gas boiler; packaged rooftop HVAC units; 2000 and later
Total weighted score			**373**	*Needs improvement — renovation*

Sand Shed — condition score 369

Component	Rating	Wt.	Wt. Score	Comment
HVAC	0	8	0	
Structure	1	8	14	Wood framing
Exterior Closure	2	8	28	Metal Panels
Roofing	2	10	35	Metal panels
Floor Finishes	2	6	21	Concrete
Wall Finishes	0	6	0	Metal panels
Ceiling Finishes	0	6	0	Metal panels
Doors & Hardware	3	6	32	Metal panel doors
Elevators	0	6	0	
Plumbing	0	8	0	
Electrical	0	8	0	
Lights/Power	0	8	0	
Life/Safety	3	10	53	
Fire Safety	5	10	88	

Component	Rating	Wt.	Wt. Score	Comment
Modifications	0	7	0	New
Maintenance	2	7	25	
Remaining Life	1	6	11	
Appearance	3	6	32	Average looking simple storage building
Insulation	3	6	32	
Glazing	0	6	0	
Total weighted score			**369**	*Needs improvement — renovation*

Leon Lead Rec Greenhouse — condition score 357

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	10	No Comments
Exterior Closure	3	8	30	
Roofing	4	10	51	plastic panels
Floor Finishes	3	6	23	concrete, gravel
Wall Finishes	3	6	23	Drywall in shed
Ceiling Finishes	0	6	0	none
Doors & Hardware	3	6	23	
Elevators	0	6	0	
Plumbing	1	8	10	
Electrical	1	8	10	
Lights/Power	3	8	30	
Life/Safety	3	10	38	
Fire Safety	3	10	38	
Modifications	0	7	0	
Maintenance	1	7	9	
Remaining Life	1	6	8	
Appearance	3	6	23	
Insulation	0	6	0	
Glazing	0	6	0	
HVAC	3	8	30	
Total weighted score			**357**	*Needs improvement — renovation*

Physci — condition score 352

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Concrete; CMU; wood framing
Exterior Closure	2	8	16	Concrete; CMU; brick-random deterioration; plaster
Roofing	3	10	30	Hypalon single-ply membrane 2010; metal panels 1971
Floor Finishes	2	6	12	Ceramic tile; vinyl tile and carpet-surface wear; concrete
Wall Finishes	2	6	12	Gypsum board; CMU; ceramic tile; wood strips; wood panels
Ceiling Finishes	1	6	6	Lay-in tile-tile-grid deterioration in labs 2013; direct adhered tile; exposed concrete structure
Doors & Hardware	2	6	12	Interior wood doors w HM frames; exterior aluminum doors/frames-surface wear
Elevators	4	6	24	3-stop ; small for building; cab and controls funded 23-25
Plumbing	3	8	24	Copper, cast iron and steel piping; porcelain fixtures
Electrical	1	8	8	2000amp 480/277v
Lights/Power	3	8	24	Lay-in and hanging fluorescent lights
Life/Safety	3	10	30	
Fire Safety	1	10	10	Addressable fire alarm panel 2013
Modifications	1	7	7	None evident
Maintenance	3	7	21	Bldg. has some design elements that make it difficult to maintain
Remaining Life	3	6	18	Major renovation would enhance utility and extend useful life
Appearance	3	6	18	
Insulation	3	6	18	
Glazing	5	6	30	Operable units
HVAC	3	8	24	
Total weighted score			**352**	*Needs improvement — renovation*

Heavy Equipment Shop — condition score 299

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	9	Steel frame
Exterior Closure	1	8	9	Metal panels-painted in 2008
Roofing	3	10	33	Metal panel roof-coated in 2007; soffit leaks at entry
Floor Finishes	3	6	20	Concrete-portion is coated with epoxy; flaking finish
Wall Finishes	3	6	20	Gypsum board-scuffed/dinged; plywood; vinyl-clad insulation; laminate panels
Ceiling Finishes	2	6	13	Lay-in tile; plywood; gypsum board; vinyl-clad insulation
Doors & Hardware	3	6	20	Interior and exterior HM doors/frames; sectional metal OH doors; surface wear throughout
Elevators	0	6	0	

Component	Rating	Wt.	Wt. Score	Comment
Plumbing	2	8	18	Copper, steel and cast iron piping; porcelain fixtures
Electrical	2	8	18	400amp 480/277v
Lights/Power	1	8	9	Lay-in and ceiling mount fluorescent fixtures.
Life/Safety	1	10	11	
Fire Safety	2	10	22	
Modifications	0	7	0	No modifications evident
Maintenance	2	7	15	
Remaining Life	2	6	13	
Appearance	3	6	20	Average engineered metal building
Insulation	2	6	13	
Glazing	3	6	20	
HVAC	2	8	18	Gas unit heaters-2010; electric wall heaters; paddle fans
Total weighted score			**299**	*Needs improvement — maintenance*

Vocational Storage — condition score 298

Component	Rating	Wt.	Wt. Score	Comment
HVAC	0	8	0	
Structure	1	8	12	Wood framing; concrete slab
Exterior Closure	2	8	24	Metal wall panels
Roofing	2	10	29	Metal roof
Floor Finishes	1	6	9	Concrete
Wall Finishes	0	6	0	Metal wall panels
Ceiling Finishes	0	6	0	Metal panels
Doors & Hardware	3	6	27	Exterior HM doors/frames-surface wear; metal OH doors-surface wear
Elevators	0	6	0	
Plumbing	0	8	0	
Electrical	1	8	12	Fed from bldg. 07
Lights/Power	1	8	12	Hanging fluorescent lights
Life/Safety	1	10	15	
Fire Safety	4	10	59	
Modifications	0	7	0	None evident
Maintenance	2	7	21	
Remaining Life	3	6	27	
Appearance	3	6	27	Plain vanilla engineered building

Component	Rating	Wt.	Wt. Score	Comment
Insulation	3	6	27	
Glazing	0	6	0	
Total weighted score			**298**	*Needs improvement — maintenance*

Voktek — condition score 296

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Concrete; CMU; wood framing; glu-lam beams
Exterior Closure	3	8	24	CMU; concrete; brick; metal panels; plaster soffits
Roofing	2	10	20	Standing seam metal; hypalon single-ply membrane-2008
Floor Finishes	2	6	12	Concrete; vinyl tile; ceramic tile; carpet
Wall Finishes	2	6	12	CMU; gypsum board
Ceiling Finishes	2	6	12	Gypsum board; wood roof deck; direct adhered tile
Doors & Hardware	1	6	6	Interior wood/HM doors w HM frames; exterior HM doors/frames; metal OH and coiling doors
Elevators	3	6	18	No elevator to lower area
Plumbing	3	8	24	Galvanized, cast iron, copper and steel piping; porcelain fixtures
Electrical	1	8	8	1600amp 480/277v; 1200amp 208/120v
Lights/Power	1	8	8	Lay-in, wall-mount and ceiling-mount fluorescent lights
Life/Safety	3	10	30	
Fire Safety	1	10	10	Partial sprinklers
Modifications	1	7	7	Upper floor renovation and minor lower floor remodel were well executed
Maintenance	1	7	7	
Remaining Life	2	6	12	2010 upper floor renovation has greatly enhanced building and extended useful life
Appearance	3	6	18	Very utilitarian exterior
Insulation	3	6	18	
Glazing	3	6	18	Mix of single and double glazing
HVAC	3	8	24	AHUs (2013) with electric strip heat; duct heaters; ceiling furnaces
Total weighted score			**296**	*Needs improvement — maintenance*

Bishop — condition score 257

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Wood framing; brick; some steel
Exterior Closure	1	8	8	Brick; plywood soffits; Hardi-board siding

Component	Rating	Wt.	Wt. Score	Comment
Roofing	2	10	21	Significant portion of tile roof replaced in 2005; 3-tab composite shingles
Floor Finishes	3	6	19	Carpet-surface wear; sheet vinyl-surface wear; plywood; ceramic tile; concrete
Wall Finishes	1	6	6	Gypsum board; brick; ceramic tile; wood strip; plastic panels
Ceiling Finishes	1	6	6	Gypsum board; plywood ceiling; direct-adhered tile
Doors & Hardware	3	6	19	Interior wood/HM/laminate doors w HM frames; exterior HM doors/frames-surface wear
Elevators	0	6	0	
Plumbing	2	8	17	Galvanized, cast iron, copper and steel piping; porcelain fixtures
Electrical	3	8	25	1000amp 208/120v
Lights/Power	2	8	17	Ceiling mount, wall mount, hanging and recessed can fluorescent lighting
Life/Safety	1	10	10	
Fire Safety	1	10	10	Partial sprinklers
Modifications	1	7	7	None noted
Maintenance	1	7	7	
Remaining Life	1	6	6	4320 GSF addition constructed in 2003
Appearance	1	6	6	
Insulation	3	6	19	
Glazing	3	6	19	Single glazing; wood framed
HVAC	3	8	25	HW boiler; split system heat pumps; electric wall heaters; AHUs
Total weighted score			**257**	*Adequate*

Riverview Education Ctr — condition score 200

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Concrete; wood framing
Exterior Closure	2	8	16	Wood horizontal beveled siding-mix of original and new; concrete. Needs paint.
Roofing	2	10	20	Composition 3-tab shingles-2001; TPO single ply membrane-2007
Floor Finishes	2	6	12	Carpet, vinyl tile and sheet flooring
Wall Finishes	1	6	6	Gypsum board and vinyl wall panels
Ceiling Finishes	1	6	6	Direct adhered tile; lay-in tile; gypsum board
Doors & Hardware	2	6	12	Interior wood/HM doors/frames-surface wear; exterior aluminum/wood doors/frames
Elevators	1	6	6	2 stop
Plumbing	1	8	8	Copper, cast iron, steel and PVC piping; porcelain fixtures
Electrical	1	8	8	800amp 208/120v
Lights/Power	1	8	8	Lay-in, suspended and ceiling-mount fluorescent lights

Component	Rating	Wt.	Wt. Score	Comment
Life/Safety	1	10	10	
Fire Safety	2	10	20	
Modifications	1	7	7	77 year old building was completely renovated in 2001
Maintenance	1	7	7	
Remaining Life	1	6	6	Comprehensive renovation has upgraded all major building systems
Appearance	1	6	6	
Insulation	2	6	12	
Glazing	1	6	6	
HVAC	2	8	16	Roof mount packaged HVAC units; classroom univent units-several replaced 19-23
Total weighted score			**200**	*Adequate*

Columbia Education Center — condition score 194

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	8	Horizontal electric forced air furnaces w cooling coils and outside condensers 21-23
Structure	1	8	8	Wood frame; concrete foundation
Exterior Closure	2	8	17	Cement board lap siding; wood shingles; plywood soffits; glass wind screens; wood needs refinishing.
Roofing	2	10	21	Composition 3-tab shingles
Floor Finishes	2	6	13	Colored concrete and carpet-surface wear
Wall Finishes	1	6	6	Gypsum board; recycled vertical T&G wood; ceramic tile
Ceiling Finishes	1	6	6	Gypsum board and direct-adhered tile
Doors & Hardware	2	6	13	Interior/exterior wood doors/frames
Elevators	0	6	0	
Plumbing	1	8	8	Copper, ABS and PVC piping; porcelain fixtures
Electrical	1	8	8	600amp 208/120v
Lights/Power	1	8	8	Lay-in, hanging and ceiling mount strip fluorescent lights
Life/Safety	1	10	10	
Fire Safety	2	10	21	
Modifications	1	7	7	None evident
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	1	6	6	Well designed wood structure; use of recycled wood on inside enhances interior
Insulation	2	6	13	

Component	Rating	Wt.	Wt. Score	Comment
Glazing	1	6	6	Operable sections
Total weighted score			**194**	*Adequate*

Child Care Center — condition score 186

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	8	2 Buderus HW wall-mount boilers; AHU w bypass dampers; hydronic floor heat; natural cooling
Structure	1	8	8	Wood frame
Exterior Closure	3	8	25	Corrugated metal panels; vertical wood t&g; aluminum window walls
Roofing	2	10	21	TPO single-ply; temperature-controlled operable skylights
Floor Finishes	2	6	13	Concrete; ceramic tile; sheet vinyl
Wall Finishes	2	6	13	Vertical t&g cedar; concrete; laminate panels; gypsum board
Ceiling Finishes	1	6	6	T&G cedar; gypsum board
Doors & Hardware	1	6	6	Interior wood doors/frames; exterior aluminum/HM doors/frames
Elevators	0	6	0	
Plumbing	1	8	8	Copper, cast iron, steel and PVC piping; porcelain fixtures
Electrical	1	8	8	400amp 208/120v
Lights/Power	1	8	8	Hanging pendant and recessed can fluorescent lights
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	1	7	7	Brand new building
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	1	6	6	Very child-friendly interior; attractive spaces
Insulation	1	6	6	
Glazing	1	6	6	Operable units
Total weighted score			**186**	*Adequate*

Auto/Weld Technology — condition score 184

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	8	Ceiling radiant heat; gas furnaces; ventilation/exhaust units
Structure	1	8	8	Steel frame
Exterior Closure	2	8	17	Standing seam metal panels; corrugated metal panels; concrete
Roofing	2	10	21	Standing seam metal

Component	Rating	Wt.	Wt. Score	Comment
Floor Finishes	1	6	6	Concrete
Wall Finishes	2	6	13	Gypsum board; plastic panels
Ceiling Finishes	1	6	6	Exposed insulated structure; lay-in tile
Doors & Hardware	1	6	6	Interior wood doors w HM frames; exterior HM/aluminum doors/frames; metal OH doors
Elevators	0	6	0	
Plumbing	1	8	8	Copper, cast iron, and steel piping; porcelain fixtures
Electrical	1	8	8	2000amp 480/277v; 600amp 208/120v
Lights/Power	1	8	8	Hanging strip, wall-mount and lay-in fluorescent lights; HID lights
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	1	7	7	New building
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	1	6	6	Nicely designed metal building with very light and open interior
Insulation	1	6	6	
Glazing	3	6	19	
Total weighted score			**184**	*Adequate*

Lib — condition score 184

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Wood; concrete
Exterior Closure	1	8	8	Concrete; brick; metal panels; aluminum window walls
Roofing	2	10	20	Hypalon single-ply membrane; skylights
Floor Finishes	2	6	12	Carpet and vinyl tile-surface wear; slate tile; ceramic tile; cement
Wall Finishes	1	6	6	Gypsum board; wood; ceramic tile; brick
Ceiling Finishes	1	6	6	Lay-in tile; gypsum board
Doors & Hardware	1	6	6	Interior wood doors w aluminum frames; sidelites; exterior aluminum doors/frames
Elevators	1	6	6	2-stop and mezzanine
Plumbing	1	8	8	Copper, cast iron and steel piping; porcelain fixtures
Electrical	1	8	8	1600amp 208/120v
Lights/Power	1	8	8	Suspended indirect fluorescent lights and track lights throughout
Life/Safety	1	10	10	
Fire Safety	1	10	10	

Component	Rating	Wt.	Wt. Score	Comment
Modifications	1	7	7	Entire interior was gutted and renovated in 2003; very well completed
Maintenance	1	7	7	
Remaining Life	1	6	6	Renovation has significantly extend useful building life
Appearance	1	6	6	
Insulation	2	6	12	
Glazing	1	6	6	
HVAC	3	8	24	2 HW boilers; air cooled chiller; AHUs and VAV boxes
Total weighted score			**184**	*Adequate*

Manspeaker Instructional — condition score 174

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	8	Rooftop packaged DX heating and cooling units; fan-coil units
Structure	1	8	8	Steel frame; cast concrete
Exterior Closure	1	8	8	Aluminum window walls; concrete; brick; metal wall panels; T&G car decking
Roofing	2	10	20	Single-ply TPO membrane
Floor Finishes	2	6	12	Polished concrete; carpet-random staining; ceramic tile; 2x4 end-grain wood
Wall Finishes	1	6	6	Gypsum board; bare concrete; ceramic tile; acoustical panels; wood panels
Ceiling Finishes	1	6	6	Open mesh and solid panel lay-in tile; gypsum board
Doors & Hardware	1	6	6	Interior wood doors w HM frames; sidelites; exterior aluminum doors/frames
Elevators	1	6	6	4 stop
Plumbing	1	8	8	Copper, PVC, steel and cast iron pipe; porcelain fixtures
Electrical	1	8	8	2000amp 480/277v
Lights/Power	1	8	8	Hanging strip, ceiling-mount and recessed can fluorescent lights
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	1	7	7	No modifications
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	1	6	6	Very "monolithic" look via sitting on high bluff at campus entrance; nice interior
Insulation	1	6	6	
Glazing	3	6	18	Operable units
Total weighted score			**174**	*Superior*

Schermer Instructional — condition score 173

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Concrete frame
Exterior Closure	2	8	17	Masonry, metal panels; several window headers leak
Roofing	2	10	21	Single-ply, green roof
Floor Finishes	1	6	6	VCT, carpet, tile, terazo, polished concrete
Wall Finishes	1	6	6	GWB, concrete, masonry
Ceiling Finishes	1	6	6	Wood, GWB
Doors & Hardware	1	6	6	Wood doors, HM frames
Elevators	1	6	6	5-stop
Plumbing	1	8	8	
Electrical	1	8	8	Four 2000Amp gear
Lights/Power	1	8	8	LED, T5
Life/Safety	1	10	11	
Fire Safety	1	10	11	
Modifications	0	7	0	
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	1	6	6	
Insulation	1	6	6	
Glazing	1	6	6	
HVAC	2	8	17	Geothermal heat pump with boiler back up; chiller partial failure due to design.
Total weighted score			**173**	*Superior*