COMMUNITY AND TECHNICAL COLLEGES
Washington State Board

GREEN RIVER COLLEGE

Main Campus & Auburn Center (Auburn)/ Kent Campus (Kent)

2026 Capital Planning Facility Report

Washington State Board for Community and Technical Colleges

Facility Condition Survey — 2025 Cycle

Minor Works Preservation — 2027–2029 Biennium Capital Request

Portfolio	32 structures · 796,516 GSF; 31 surveyed — 739,183 GSF
Weighted-avg condition	184 (Adequate)
2027 preservation request	$2,573,000 (11 projects)
2027 infrastructure / program / URF	$1,303,000 / $1,427,000/ $1,068,000
Total 2027–2029 Minor Works	$6,371,000
Deferred preservation backlog	$14,428,000 (25 projects)

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1. EXECUTIVE SUMMARY

This report covers Green River 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 recorded 52 deficiencies. Of these, 36 carry deficiency scores and capital-cost estimates: 11 projects ($2,573,000) are included in the 2027 preservation request, and 25 projects ($14,428,000) are deferred. The remaining 16 are ADA accessibility findings added through Letters of Findings and excluded as ordinary maintenance, not eligible for capital funding. Green River's 2027–2029 Minor Works request comprises preservation ($2,573,000), infrastructure ($1,303,000), program ($2,000,000), and Unanticipated Repair Fund ($805,000), for a College Minor Works total of $6,681,000.

Capital planning headlines

1. The 2027 preservation request is small, HVAC-led, and front-loaded onto one mechanical replacement.

The Technology Center R-22 chiller-and-cooling-tower replacement (D01, $1,950,000) is 76% of the $2,573,000 request. Two Rutkowski Learning Center roof projects (D02/D03, $287,000 combined) add 11%, and eight ADA accessibility items make up the remaining 13% ($336,000). The projects included average a deficiency score of 82.1 — all scored 80 or above — so the request is defensible on score, but it addresses only a small fraction of the identified need.

2. The real planning story is a $14,428,000 deferred preservation backlog — 5.6 times the size of the request — concentrated in HVAC and lighting.

HVAC dominates the backlog at $7,502,000 across eight projects: the $3,572,000 Trades & Industry cooling project (D23, the single largest deferred item), $2,093,000 of obsolete HVAC controls in Cedar Hall and Trades & Industry (D32), and a set of boilers, chillers, and compressors. Lighting follows at $2,723,000, led by the Salish Hall ($1,529,000) and Cedar Hall ($711,000) control-and-fixture conversions — driven jointly by platform obsolescence and Washington's January 1, 2029 ban on linear-fluorescent and pin-base CFL lamps. Envelope ($1,990,000, led by the $1,958,000 Student Affairs window replacement) and five deferred elevators ($857,000) round out the backlog.

3. A $30,000,000-plus underground-utility backlog dwarfs the single $1,303,000 segment funded this biennium.

Green River's infrastructure request funds one potable-water-line segment (asset 4628, $1,303,000) out of 188 deferred infrastructure projects totaling $30,327,000 — potable water ($11,220,000), storm ($9,121,000), emergency-access roads ($3,742,000), electrical distribution ($3,038,000), sewer ($2,020,000), fire-system water ($750,000), and gas ($436,000). The campus core has been substantially rebuilt above grade since 2004; the buried distribution beneath it is the largest unaddressed capital liability in this report.

4. The portfolio scores well because its weakest buildings are small and three are slated for demolition — and no capital-repair dollars are aimed at any of them.

The weighted-average condition score of 184 (Adequate) reflects a large-building stock rebuilt between 2004 and 2016. The six buildings scoring in the Needs-Improvement or Replace bands are all small 1960s–1980s holdouts, and three of them — Human Resources (401), Continuing Education (493), and Trades & Industry "E" (432) — are scheduled for demolition in 2030. None of the 11 funded or 25 deferred projects invests in a building flagged for demolition, which is sound capital-repair alignment.

Headline Numbers

Metric	Value
Total structures (FPMT inventory)	32
Total portfolio GSF	796,516
Buildings surveyed (condition rating)	31 (1 not re-rated)
Weighted-average condition score (surveyed)	184 (Adequate)
Buildings rated below “Adequate”	6 of 31
Total deficiencies recorded (2025 FCS)	52
2027 preservation request	$2,573,000 (11 projects)
Deferred preservation backlog	$14,428,000 (25 projects)
Excluded (ADA / ordinary maintenance)	16
2027 infrastructure request	$1,303,000 (1 project)
Deferred infrastructure backlog	$30,327,000 (188 projects)
2027 program request	$1,427,000
2027 URF request	$1,068,000
Total 2027–2029 Minor Works request	$6,371,000
Buildings under Clean Buildings Standard	14 (7 Tier 1; 7 Tier 2)

Capital Outlook

Immediate biennium (2027–2029). A $6,681,000 Minor Works request: preservation of $2,573,000 (76% of it the Technology Center chiller replacement), infrastructure of $1,303,000 (one potable-water segment), program of $1,427,000 (the Center for Learning and Innovation at the former Child Care Center), and URF of $1,068,000. The preservation request is defensible on score — every included project scored 80 or higher.

Mid-term (4–6 years, 2029–2033). The $14,428,000 deferred backlog defines the next two-to-three asks and will not clear in one cycle. It is fundamentally an HVAC-and-lighting renewal program: the Trades & Industry cooling project ($3,572,000), HVAC-controls modernization ($2,093,000), boiler and chiller replacements, the Salish/Cedar lighting conversions ($2,240,000 combined), and the Student Affairs window replacement ($1,958,000). The lighting work is time-bound by the 2029 fluorescent-lamp ban and should be sequenced ahead of it.

Long-term (7–10+ years, 2033 and beyond). The $30,327,000 underground-utility backlog is the defining long-horizon liability and will require a sustained, multi-biennium distribution-renewal program. In parallel, the 2030 demolitions (Human Resources, Continuing Education, Trades & Industry “E”) should be executed to retire the worst-scored buildings, and the 14 Clean Buildings-covered buildings carry compliance obligations beginning July 1, 2027 (Tier 2) and June 1, 2028 (Tier 1).

Clean Buildings compliance. Seven Tier 1 and seven Tier 2 buildings come under the standard within this planning window. The deferred lighting conversions, the R-22 chiller replacements, and the Student Affairs windows all sit inside covered buildings and are exactly the measures an energy-management plan would prioritize. Specifying them as efficiency upgrades rather than like-for-like replacements is the central capital-planning opportunity this cycle, developed in Section 9.

2. COLLEGE PORTFOLIO OVERVIEW

Green River College operates four campuses. The Main Campus, on a wooded site in Auburn, holds the great majority of the building stock and all but a handful of this cycle's deficiencies. The Kent Campus and Kent Campus Phase 2 serve the city of Kent; the Auburn Center is a downtown-Auburn instructional site; and the former Child Care Center (now the Center for Learning and Innovation) anchors a small dedicated site. The defining feature of the portfolio is that its large buildings are new: the Main Campus academic core was substantially rebuilt between 2004 and 2016 — Technology Center (2004), Science Center (2005), Salish Hall (2011), Trades & Industry (2015), Mel Lindbloom Student Union (2016), and Auburn Center (2016) — so the buildings carrying the most gross square footage also carry the strongest condition scores. The poorly-scored buildings are a residue of small 1960s–1980s structures, several of them slated for demolition.

Building inventory

Building	UFI	GSF	Built	Reno.	Score	Rating	Predominant use
Mel Lindbloom Student Union Bldg	A21464	61,000	2016	—	146	Superior	Student union
Auburn Center	A21463	31,499	2016	2017	146	Superior	Classroom
Facilities Operations	A10150	8,693	2012	—	153	Superior	Support
Trades And Industry	A21465	76,684	2015	—	154	Superior	Classroom / Trades
Salish Hall	A10108	87,541	2011	—	158	Superior	Classroom
Cedar Hall	A08273	54,000	1974	2013	164	Superior	Classroom
Kent Campus, Phase 2	A10362	43,526	2009	—	165	Superior	Classroom
Zgolinski Welcome Center	A01459	10,772	1990	2008	169	Superior	Welcome center / Office
Administration	A07509	9,765	1976	—	169	Superior	Office
Science Center	A05561	81,258	2005	—	175	Superior	Classroom / Lab
Intrntnl Village Bldg "B"	A06226	2,344	1996	1999	176	Adequate	Classroom
Kent Campus	A05349	22,192	2005	—	178	Adequate	Classroom
Technology Center	A05999	32,700	2004	—	186	Adequate	Classroom
Intrntl Village Bldg "A"	A05458	4,800	1996	—	186	Adequate	Classroom
Intrntl Village Bldg "D"	A03461	10,956	2002	—	190	Adequate	Office

Building	UFI	GSF	Built	Reno.	Score	Rating	Predominant use
Shipping & Receiving Bldg	A06324	7,284	1976	2016	194	Adequate	Support
Intrntl Village Bldg "C"	A06660	4,800	1999	—	194	Adequate	Classroom
Holman Library	A07353	57,333	1996	—	194†	Not re-rated (2023)	Library
Bleha Prfrming Arts Cntr	A05427	20,178	2000	—	199	Adequate	Performing arts
Rutkowski Learning Center	A07189	35,680	1965	1997	204	Adequate	Classroom
Occupation Education "B"	A08202	8,448	1969	—	225	Adequate	Classroom
Hlb/Rlc Plant Bldg	A07419	1,034	1996	—	230	Adequate	Support (plant)
Student Affairs Bldg	A01382	64,328	1971	1997	239	Adequate	Office / Student services
Physical Education	A06045	33,984	1967	2009	242	Adequate	Athletics / PE
Fitness Center	A03441	1,740	1995	—	245	Adequate	Fitness
Child Care Center	A09404	5,940	1996	—	269	Adequate	Classroom (childcare) / CLI
Water Technology	A00569	4,480	1982	—	310	Needs improvement — maintenance	Classroom (WETRC)
Human Resources	A08781	1,118	1969	—	401	Needs improvement — renovation	Office (demo 2030)
Maintenance Center	A06022	6,000	1977	—	413	Needs improvement — renovation	Support
SS Building	A25191	4,639	1971	2014	426	Needs improvement — renovation	Unclassified
Trades & Industry "E"	A03713	840	1976	—	432	Needs improvement — renovation	Support (demo 2030)
Continuing Education	A02804	960	1968	—	493	Replace or renovate	Office (demo 2030)
Portfolio (surveyed, GSF-weighted)		739,183			184	Adequate (avg)	

*Score = 2025 canonical building condition score (BCS) from the CONDITION worksheet of the FCS workbook (lower is better); the GSF-weighted portfolio average covers the 31 re-rated buildings. **UFI** = OFM unique facility identifier. † Holman Library was not re-rated in the 2025 CONDITION worksheet; the 2023 score (194) is shown for reference and is excluded from the weighted average. GSF, construction, and renovation dates are from FPMT.*

Age profile

The portfolio splits cleanly into a rebuilt large-building core and a small aging remainder. The 2004–2016 reconstruction wave produced the seven largest and best-scored buildings; these are the structures that matter most for capacity and they are in superior or adequate condition with original roofs, lighting, and HVAC only now reaching first-renewal age (the Salish and Cedar lighting platforms and the Technology Center chiller are early examples). Against this newer core sits a cluster of small 1960s–1980s buildings — Continuing Education (1968), Human Resources (1969), Water Technology (1982), the SS Building (1971), Maintenance Center (1977), and Trades & Industry “E” (1976) — which occupy the entire weak end of the score distribution. Three of these are slated for demolition in 2030, so their poor scores are a disposition question, not a preservation one. Cedar Hall (1974) and Student Affairs (1971) are the two consequential older large buildings, and both carry significant deferred work this cycle.

Excluded Structures

No structures are excluded as portables or leased space. Holman Library (57,333 GSF, 1996) appears in the inventory and carries two deficiencies but was not assigned a 2025 condition score; it is shown above at its 2023 carried score and is excluded from the weighted average. The remaining 31 buildings were condition-rated this cycle.

3. CAPITAL PLANNING ROADMAP

This roadmap organizes the 2025 survey findings into three planning horizons and then draws out the cross-cutting themes that link individual deficiencies into coherent capital programs. Dollar figures are MACC-plus-soft-cost estimates from the FCS workbook and are conservative, visual-assessment-based, and subject to escalation at design.

3.1 Immediate — the 2027–2029 request ($6,681,000 Minor Works)

The preservation component ($2,573,000) is a single major mechanical replacement plus a roof and ADA cleanup. The Technology Center's R-22 multistack chiller and its failing Marley cooling tower (D01, $1,950,000) are at end of life, lean on an unavailable refrigerant, and carry more than a dozen active tower leaks; replacing them with an exterior air-cooled chiller is the anchor project and the only large mechanical item the college can fund this biennium. The two Rutkowski roof scopes (D02 reconditioning, $176,000; D03 ZC Building TPO overlay, $111,000) preserve a 2015 building before membrane failure spreads. The eight ADA items ($336,000) resolve accessible-parking, accessible-route, counter-height, and wheelchair-seating findings from the college's Letters of Findings. The infrastructure component ($1,303,000) funds one potable-water-line segment northeast of the Mel Lindbloom Student Union; the program component ($2,000,000) funds the Center for Learning and Innovation in the former Child Care Center; and the URF ($805,000) covers unanticipated repairs.

3.2 Mid-term — the $14,428,000 deferred backlog (next two to three biennia)

The deferred backlog is where the portfolio's real renewal need sits, and it is overwhelmingly mechanical and electrical. Ranked by system:

System	Deferred $	Principal projects
HVAC (D30)	**$7,502,000**	Trades & Industry cooling (D23, $3,572,000); Cedar/Trades HVAC controls (D32, $2,093,000); PE boilers (D12, $490,000); Technology Center chiller (D13, $434,000); Kent controls/compressors (D26/D28); multi-building boilers (D14); Salish boilers (D16)
Electrical / lighting (D50)	**$2,723,000**	Salish Hall lighting controls + CFL fixtures (D21, $1,529,000); Cedar Hall lighting (D22, $711,000); campus site lighting (D24, $392,000); Technology Center 1st-floor lighting controls (D20, $91,000)
Exterior closure (B20)	**$1,990,000**	Student Affairs window replacement (D33, $1,958,000); Technology Center metal cladding (D36, $32,000)
Vertical transport (D10)	**$857,000**	Salish passenger elevator (D30, $290,000); Holman service elevator (D27, $246,000); Kent elevator controls (D19, $233,000); Science passenger + freight (D34/D35, $88,000)

System	Deferred $	Principal projects
Site improvements (G20)	**$652,000**	Campus exterior flatwork / brick pathways and service ways (D15, $652,000)
Interior (C10)	**$367,000**	Science Center flooring (D31, $239,000); Cedar Hall flooring (D25, $128,000)
Fire protection (D40)	**$237,000**	Fire-alarm-panel standardization to Simplex 4100ES (D17, $237,000)
Plumbing (D20)	**$64,000**	Science Center water heaters (D29, $64,000)
Roofing (B30)	**$36,000**	International Village "A" mezzanine facia (D18, $36,000)

The practical question is which of these becomes the next preservation request. The Trades & Industry cooling project ($3,572,000) is the largest and most program-critical — its high-bay labs reach unsafe summer temperatures — but it needs engineering and phasing and would consume most of a typical biennial allocation by itself. The two lighting conversions ($2,240,000) are smaller, are time-bound by the 2029 lamp ban, and deliver energy savings against Clean Buildings targets, which makes them strong candidates to lead the next cycle. HVAC-controls modernization ($2,093,000) and the Student Affairs windows ($1,958,000) follow close behind.

3.3 Long-term — underground utilities and building disposition (7–10+ years)

Two long-horizon programs sit beyond the preservation backlog. First, the $30,327,000 deferred infrastructure backlog — 188 buried utility segments spanning potable water, storm, sewer, gas, electrical distribution, fire-system water, and emergency-access roads — is the single largest capital liability in this report and cannot be addressed through Minor Works one $1.3 million segment at a time; it warrants a dedicated, multi-biennium distribution-renewal strategy and likely a stand-alone infrastructure funding approach. Second, the three demolition-bound buildings (Human Resources, Continuing Education, Trades & Industry "E", all 2030) should be retired on schedule to clear the worst scores from the portfolio and avoid further maintenance spending on them. Clean Buildings compliance for the 14 covered buildings (Section 9) also falls in this horizon, with Tier 2 obligations beginning July 1, 2027 and Tier 1 by June 1, 2028.

3.4 Cross-cutting themes

HVAC renewal and R-22 phase-out. Mechanical systems are the dominant capital story across both the request and the backlog. The Technology Center chiller (funded) and the deferred Trades & Industry cooling project, Technology Center chiller (D13), boilers, and controls together represent more than $7.5 million of deferred HVAC need plus the $1.95 million funded replacement. The Technology Center unit's reliance on phased-out R-22 refrigerant makes its replacement non-discretionary; the same refrigerant and obsolescence pressures will surface across the older mechanical fleet over the next decade.

Lighting conversion and the 2029 fluorescent-lamp ban. Washington's January 1, 2029 prohibition on the sale of linear-fluorescent and pin-base CFL lamps converts the Salish Hall, Cedar Hall, and Technology Center lighting deficiencies from discretionary upgrades into time-bound compliance work. Each is already obsolete on its own merits — the Salish GRAFIK 7000 control system lost support in 2014 — but the lamp ban sets a hard outer deadline and argues for bundling the conversions into one efficiency-driven program ahead of 2029.

Building envelope. The Student Affairs Building (1971) carries single-glazed storefront windows with failed seals (D33, $1,958,000) — the portfolio's one major envelope liability and a direct energy-performance item for a Clean Buildings-covered building.

Vertical transportation. Five elevators across Salish, Holman, Kent, and the Science Center are obsolete or unsupported (D19, D27, D30, D34, D35; $857,000 combined). None is individually large, but as a group they are a recurring reliability and accessibility exposure that suits a single modernization package.

Underground utility distribution. The $30.3 million buried-utility backlog is a theme in its own right: the campus has been rebuilt above grade but not below it, and the distribution network is the portfolio's defining long-term risk.

Fire-alarm standardization. The college is consolidating a mix of discontinued Simplex and FireLite panels onto a single Simplex 4100ES / TrueSite Workstation platform (D17, $237,000), a life-safety modernization that also simplifies long-term support.

4. DEFICIENCY INVENTORY AND FINDINGS

This section is the authoritative record of the 2025 survey. Section 4.1 ranks the 36 scored capital deficiencies by deficiency score and summarizes the 16 excluded ADA items. Section 4.2 reproduces the surveyor's problem statement and recommended repair for every scored deficiency, verbatim. Deficiency scores combine deferability with one or two weighted priority factors (health/safety, building function, system use, repair cost, operating cost, quality of use) and carry bonus points for buildings in poorer condition; higher scores indicate more urgent need.

4.1 Ranked deficiency summary

ID	Building	System	Component	DSc	BCS	Est. cost	Status
D01	Technology Center	D30 HVAC	Boilers	86	186	$1,950,000	Included 2027
D02	Rutkowski Learning Center	B30 Roofing	Roof	86	204	$176,000	Included 2027
D03	Rutkowski Learning Center	B30 Roofing	Roof	86	204	$111,000	Included 2027
D04	Site (campus-wide)	G20 Site Improvements	Accessible Parking	81	184‡	$64,000	Included 2027
D05	Physical Education	G20 Site Improvements	Accessibility (ADA)	81	242	$29,000	Included 2027
D06	Physical Education	Facility	Accessibility (ADA)	81	242	$29,000	Included 2027
D07	Bleha Prfrming Arts Cntr	Facility	Accessibility (ADA)	81	199	$25,000	Included 2027
D08	Student Affairs Bldg	G20 Site Improvements	Accessible Route	81	239	$13,000	Included 2027
D09	Science Center	G20 Site Improvements	Accessible Parking	80	175	$126,000	Included 2027
D10	Cedar Hall	G20 Site Improvements	ADA Routh South Entrance	80	164	$25,000	Included 2027
D11	Holman Library	E20 Furnishings	Service Counter	80	n/r	$25,000	Included 2027
D12	Physical Education	D30 HVAC	Boilers	73	242	$490,000	Deferred
D13	Technology Center	D30 HVAC	Chiller	73	186	$434,000	Deferred
D14	Multiple buildings	D30 HVAC	Boilers	73	184‡	$302,000	Deferred

ID	Building	System	Component	DSc	BCS	Est. cost	Status
D15	Multiple buildings	G20 Site Improvements	Exterior flatwork	72	184‡	$652,000	Deferred
D16	Salish Hall	D30 HVAC	Boilers	72	158	$159,000	Deferred
D17	Multiple buildings	D40 Fire Protection	Fire alarm panels	71	184‡	$237,000	Deferred
D18	Intrntl Village Bldg "A"	B30 Roofing	Facia	62	186	$36,000	Deferred
D19	Kent Campus	D10 Vertical Transportation	Elevator controls	61	178	$233,000	Deferred
D20	Technology Center	D50 Electrical	Lighting controls	61	186	$91,000	Deferred
D21	Salish Hall	D50 Electrical	Lighting controls	60	158	$1,529,000	Deferred
D22	Cedar Hall	D50 Electrical	Lighting controls	60	164	$711,000	Deferred
D23	Trades & Industry	D30 HVAC	Chiller	57	184‡	$3,572,000	Deferred
D24	Multiple buildings	D50 Electrical	Site lighting	56	184‡	$392,000	Deferred
D25	Cedar Hall	C10 Interior Construction	Flooring	56	164	$128,000	Deferred
D26	Kent Campus	D30 HVAC	HVAC controls	51	178	$335,000	Deferred
D27	Holman Library	D10 Vertical Transportation	Elevator	51	n/r	$246,000	Deferred
D28	Kent Campus	D30 HVAC	Compressors	51	178	$117,000	Deferred
D29	Multiple buildings	D20 Plumbing	Water heaters	51	184‡	$64,000	Deferred
D30	Salish Hall	D10 Vertical Transportation	Passenger elevator	50	158	$290,000	Deferred
D31	Science Center	C10 Interior Construction	Flooring	48	175	$239,000	Deferred
D32	Multiple buildings	D30 HVAC	HVAC controls	39	184‡	$2,093,000	Deferred
D33	Student Affairs Bldg	B20 Exterior Closure	Windows	32	239	$1,958,000	Deferred
D34	Science Center	D10 Vertical Transportation	Passenger elevator	31	175	$44,000	Deferred
D35	Science Center	D10 Vertical Transportation	Freight elevator	31	175	$44,000	Deferred
D36	Technology Center	B20 Exterior Closure	Metal cladding	31	186	$32,000	Deferred

DSc = deficiency score; BCS = building condition score of the host building. ‡ Campus-wide, site, or multi-building deficiencies are shown against the 184 portfolio weighted average as a BCS proxy. n/r = host building not re-rated in 2025 (Holman Library). Included projects total $2,573,000; deferred projects total $14,428,000.

Rating-band reference

Condition band	BCS range	Interpretation
Superior	146–175	New or like-new; minimal deterioration
Adequate	176–275	Sound; normal age-related wear, routine renewal
Needs improvement — maintenance	276–350	Deferred maintenance evident; targeted repair needed
Needs improvement — renovation	351–475	Multiple systems failing; renovation warranted
Replace or renovate	476–730	At or past end of life; replacement likely cheaper than repair

Distribution Observations

The scored deficiencies cluster by deferability and dollar weight in a way that frames the whole request. All 11 included projects scored 80 or higher and all 25 deferred projects scored 73 or lower — a clean break that reflects how the deferability and priority weighting separate must-do-now work from deferrable renewal. By dollar value the backlog is far more concentrated than the count suggests: the top five deferred items (Trades & Industry cooling, HVAC controls, Student Affairs windows, and the two lighting conversions) account for $9,863,000 — 68% of the $14,428,000 backlog — so the deferred need is really a handful of large mechanical, electrical, and envelope programs rather than a long tail of small repairs. HVAC alone is $7,502,000 of the backlog across eight projects, and the host buildings for the largest deferred items (Trades & Industry, Student Affairs, Salish, Cedar) are all Clean Buildings-covered, tying the backlog directly to the compliance work in Section 9.

Excluded items — ADA Letters of Findings (16)

Sixteen accessibility deficiencies were added to the survey through the college's ADA Letters of Findings and designated ordinary maintenance, not eligible for Minor Works capital funding; they carry no capital cost estimate and are not scored on the capital scale. They are listed here for completeness and are tracked through the college's ADA transition process rather than this request. (Eight further accessibility findings that did receive scores and estimates are funded within the 2027 request as D04–D11.)

Building	Location / system	Finding (abridged)
Cedar Hall	Multiple	The paper towel dispensers in the restrooms throughout Cedar Hall protrude more than 4 inches into the accessible route. This creates a hazard for individuals w…
Cedar Hall	Multiple	The representative door to the stairwell in Cedar Hall requires 11 pounds of opening force, exceeding the maximum 5 pounds permitted for interior doors on an ac…

Building	Location / system	Finding (abridged)
Cedar Hall	C20 Staircases	The south exterior site stairs serving the south entrance of Cedar Hall provide handrails on only one side. The stairway is part of the designated accessible ro…
Science Center	Multiple	The paper towel dispensers and hand dryers in the Science Center restrooms protrude more than 4 inches from the wall surface into the circulation path. There ar…
Physical Education	—	At the North Entrance of the Physical Education Building, the exterior entry doors are equipped with an automatic door actuator but the manual hardware does not…
Site	Multiple	See LOF
Salish Hall	—	The service counter in the faculty offices of Salish Hall protrudes more than 4 inches from the wall surface into the circulation path and lacks a cane-detectab…
Salish Hall	C30 Interior Finishes	Interior corridor doors in Salish Hall were measured to require approximately 11 pounds of push force to open. These doors are not fire-rated and are equipped w…
Site (campus-wide)	G20 Site Improvements	Parking Area P2 includes multiple van-accessible parking spaces with undersized access aisles. Under the ADA Standards, a van-accessible parking space must be a…
Student Affairs Bldg	Level 1 - inside restrooms	The accessible toilet stall in the Level One restroom of the Student Affairs Building lacks adequate maneuvering clearance due to the current door configuration…
Student Affairs Bldg	Level 1 - inside restrooms	The accessible stall in the level one women’s restroom contains a wall-mounted baby changing table installed within the accessible toilet compartment. When fold…
Kent Campus	Level 1 - Staircase	The open area beneath the Level 1 stair lacks cane-detectable barriers on exposed sides. This creates an undetectable overhead hazard for individuals who are bl…
Holman Library	Lobby	A public telephone provided for local calls is mounted above the ADA reach range limits. The phone cannot be reached or operated by individuals using wheelchair…
Child Care Center (Center for Learning and Innovation	North side	The accessible parking signage at the north side of the Wilturner-Rosemond Center for Learning & Innovation is mounted below the required 60 inches above the gr…

Building	Location / system	Finding (abridged)
Trades And Industry	G20 Site Improvements	One of the designated accessible parking stalls at the Trade Technology Building is missing a mounted International Symbol of Accessibility (ISA) sign. Without ...
Holman Library	Book Depository	The after-hours book return slot at Holman Library is mounted 56 inches above finished grade. While an assistance phone number is provided, the deposit slot exc...

4.2 Deficiency findings

The problem statements and recommended repairs below are reproduced exactly as recorded in the 2025 FCS workbook, including original spelling, punctuation, and product references. Each is preceded by its survey metadata. Costs are MACC-plus-soft-cost estimates.

D01 — Technology Center / Boilers

Image: Link

Deficiency score	86	**Budget estimate**	$1,950,000
Building condition	-	**Status**	Included in 2027 request
System	D30 HVAC	**Deferability**	Immediate
Location	Mechanical	**Priority**	Health/Safety (25%), Facility Use (75%)

Problem Description

The Technology Center, constructed in 2004, relies on a multistack chiller system that is no longer serviceable. The system uses R-22 refrigerant, which has been phased out due to environmental regulations, and multiple compressors within the unit have failed. The chiller has reached the end of its service life. The associated Marley cooling tower is also failing, with more than a dozen active leaks and deteriorating components. Support from the original manufacturer is limited. Continuing to maintain this system places an unsustainable burden on facilities staff. A modern air-cooled chiller located outside the building is recommended to improve reliability, eliminate dependency on the failing cooling tower, and reduce long-term maintenance demands.

Repair Description

Replace the existing multistack chiller and failing Marley cooling tower with a new exterior-mounted air-cooled chiller system.

D02 — Rutkowski Learning Center / Roof

Image: None

Deficiency score	86	**Budget estimate**	$176,000
Building condition	-	**Status**	Included in 2027 request
System	B30 Roofing	**Deferability**	Immediate
Location	Roof	**Priority**	Health/Safety (25%), Facility Use (75%)

Problem Description

The RLC Building at Green River College carries an existing PVC single-ply roofing system over approximately 34,763 SF of roof area including parapet walls. The membrane is aged and in declining condition but has not reached the catastrophic failure stage observed on the adjacent ZC Building. Field photographs document multiple areas where prior patch repairs have deteriorated, with exposed reinforcement scrim visible where the PVC top-ply has eroded or delaminated. Standing water is present in low areas, indicating localized ponding. Base flashings at curbs and penetrations show membrane separation, biological growth, and sealant breakdown. Organic debris from adjacent trees has accumulated on the membrane surface and within drainage paths, trapping moisture against the PVC and accelerating surface degradation. While these conditions represent end-of-life deterioration, the underlying membrane attachment remains intact and the roof field has not experienced the systemic fastener-plate breach present on the ZC Building. The existing system is a candidate for reconditioning to extend its serviceable life while full replacement funding is secured.

Repair Description

Repair the existing PVC roofing system on the RLC Building through a comprehensive reconditioning program across the full 34,763 SF roof area, to include: removal of all accumulated debris and organic matter from the membrane surface, drainage paths, and penetration pockets; cleaning of the full membrane field; removal and replacement of all failed patch repairs with new PVC-compatible membrane patches heat-welded to sound substrate; spot repair of worn or delaminated membrane areas where reinforcement scrim is exposed; re-sealing of all base flashings at curbs, penetrations, and parapet transitions with new PVC-compatible sealant; clearing and testing of all roof drains to restore positive flow; and a documented walk-through inspection to identify and address any additional point-source deficiencies across the roof field.

D03 — Rutkowski Learning Center / Roof

Image: Link

Deficiency score	86	**Budget estimate**	$111,000
Building condition	-	**Status**	Included in 2027 request
System	B30 Roofing	**Deferability**	Immediate

Location	Roof	**Priority**	Health/Safety (25%), Facility Use (75%)

Problem Description

The ZC Building carries an existing mechanically fastened PVC single-ply roofing system over approximately 8,079 SF of roof area including parapet walls. The membrane has reached the end of its serviceable life. Field photographs document widespread fastener-plate telegraph, where the underlying metal attachment discs have worn through the PVC sheet and are now exposed at the membrane surface. Corrosion is visible on the exposed plates, confirming prolonged moisture contact at each breach point. These penetrations create direct water-entry paths through the roof field. The membrane itself exhibits UV-induced chalking and embrittlement consistent with plasticizer migration — a characteristic end-of-life failure mode in aged PVC membranes. Prior patch repairs over the worn fastener locations have failed to arrest the deterioration. Seven rooftop-mounted units (3 ft × 3 ft each) sit on concrete blocks and will require temporary disconnection and relocation to allow full membrane replacement. Continued service of this roof in its current condition carries a high risk of progressive water infiltration, insulation saturation, and interior damage to the occupied spaces below.

Repair Description

Replace the existing PVC roofing system on the ZC Building with a Carlisle 60-mil TPO overlay system installed over FR-10 fire-rated underlayment using the RhinoBond induction-weld attachment method across the full 8,079 SF roof area, including all parapet walls, penetrations, drains, curbs, and hatches. Replace and detail all flashings with new TPO membrane and accessories; reinstall existing perimeter cap metal and interior coping metal; and coordinate temporary disconnection and relocation of seven rooftop-mounted units by others.

D04 — Site (campus-wide) / Accessible Parking

Image: See Accessibility Report

Deficiency score	81	**Budget estimate**	$64,000
Building condition	-	**Status**	Included in 2027 request
System	G20 Site Improvements	**Deferability**	Immediate
Location	P9 Parkling Lot	**Priority**	Facility Use (100%)

Problem Description

The parking area east of the Physical Education (PE) Building (Parking Lot P9) does not provide a compliant configuration of accessible parking stalls and access aisles. Several accessible parking stalls are not paired with an adjoining access aisle, and one adjacent “No Parking / Fire Lane” area is not actually designated or required as a fire lane. This space could be reconfigured to serve as an accessible access aisle. The lot therefore lacks the required number and configuration of compliant accessible stalls with adjoining aisles.

Repair Description

Reconfigure Parking Lot P9 so that each accessible stall is directly associated with a compliant access aisle meeting §502.3.1–502.3.4: Provide one van-accessible space (132" stall + 60" aisle, or 96" + 96" alternative). Provide minimum 60" wide aisles for all other accessible stalls, extending the full length of the stall. Convert the existing “No Parking / Fire Lane” striping area (not used for emergency access) into one of the required access aisles. Repaint striping and post new signage meeting §502.6 (60" min. height to bottom edge). Ensure slope of stalls and aisles does not exceed 1:48 (2.08%) in any direction per §502.4.

D05 — Physical Education / Accessibility (ADA)

Image: See Accessibility Report

Deficiency score	81	**Budget estimate**	$29,000
Building condition	-	**Status**	Included in 2027 request
System	G20 Site Improvements	**Deferability**	Immediate
Location	—	**Priority**	Facility Use (100%)

Problem Description

At the north entrance of the PE Building (west door), the exterior brick pavers have settled, creating a depression exceeding 1½ inches deep without any bevel or transition slope. This condition constitutes a trip hazard and violates requirements for accessible routes and ground surface changes in level. The differential settlement exceeds the maximum ½ inch threshold for vertical changes and is not beveled per ADA standards. Immediate corrective action is warranted due to safety risk.

Repair Description

Reset and regrade the affected brick pavers to achieve a level, stable, and firm surface. Ensure all changes in level are ≤ ¼ inch, or beveled if between ¼ and ½ inch (slope ≤ 1:2). For any remaining vertical change > ½ inch, install a ramp transition compliant with §405. Inspect adjacent pavement to verify a continuous accessible route from parking to entry.

D06 — Physical Education / Accessibility (ADA)

Image: See Accessibility Report

Deficiency score	81	**Budget estimate**	$29,000
Building condition	-	**Status**	Included in 2027 request
System	Facility	**Deferability**	Immediate
Location	—	**Priority**	Facility Use (100%)

Problem Description

The accessible route located on the west side of the Physical Education (PE) Building includes a sloped section measuring approximately 8.3% (1:12 slope). This portion of the walkway is not designated as a ramp and lacks handrails and edge protection. Under ADA requirements, any portion of an accessible route with a running slope steeper than 1:20 (5%) is considered a ramp and must comply with ramp provisions, including handrails, landings, and edge protection. The condition as observed does not meet these criteria and therefore does not provide a compliant accessible route to the PE Building entrance.

Repair Description

Reconstruct or reconfigure the sloped portion of the west walkway to meet one of the following compliant conditions: Option A – Ramp Compliance: Redesignate the 8.3% slope segment as a ramp and retrofit to comply with §§405 and 505, including: Handrails on both sides (34–38 inches above ramp surface).Top and bottom landings (60 inches minimum length) .Edge protection or 12-inch ground extension beyond handrails. Option B – Accessible Route Compliance: Regrade the walkway to a slope not exceeding 5% (1:20) to maintain classification as a walking surface under §403.3.

D07 — Bleha Prfrming Arts Cntr / Accessibility (ADA)

Image: See Accessibility Report

Deficiency score	81	**Budget estimate**	$25,000
Building condition	-	**Status**	Included in 2027 request
System	Facility	**Deferability**	Immediate
Location	—	**Priority**	Facility Use (100%)

Problem Description

The performing arts auditorium provides four wheelchair spaces within a total seating capacity of approximately 130. Based on this capacity, a minimum of five wheelchair spaces is required. Additionally, existing accessible spaces are undersized—less than the required 33 inches wide for contiguous wheelchair spaces and 36 inches wide for individual wheelchair spaces—and lack adjacent companion seating, which is mandatory for each wheelchair space.

Repair Description

Increase the total number of wheelchair spaces to five in accordance with §221.2.1.1. Reconfigure existing wheelchair spaces to meet §802.1.2 width requirements (≥33" contiguous, ≥36" independent). Add one companion seat adjacent to each wheelchair space, complying with §802.3.

D08 — Student Affairs Bldg / Accessible Route

Image: See Accessibility Report

Deficiency score	81	**Budget estimate**	$13,000
Building condition	-	**Status**	Included in 2027 request
System	G20 Site Improvements	**Deferability**	Immediate
Location	—	**Priority**	Facility Use (100%)

Problem Description

The accessible route leading from the parking area south of the Student Affairs Building to the main entry portico has excessive running slope and degraded surface striping. The slope of this path exceeds the maximum 1:20 (5%) permitted for an accessible route without handrails or ramp configuration. Faded or missing striping reduces visibility and delineation of the accessible route. These conditions make the route noncompliant with ADA requirements for accessible routes and ground surfaces.

Repair Description

Regrade the sidewalk or walkway from the accessible parking stalls to the Student Affairs Building portico to ensure a maximum running slope of 1:20 (5%) and cross slope not exceeding 1:48 (2%). If full compliance by regrading is infeasible due to site constraints, provide an alternate compliant accessible route meeting §206.2.1 and §403. After regrading, restripe all pavement markings and accessible route symbols with high-contrast, non-slip paint per §502.6 and §216.6 for signage. Ensure that accessible route transitions at curb ramps or building entries comply with §406 (curb ramps) and §303 (changes in level ≤½ inch beveled).

D09 — Science Center / Accessible Parking

Image: See Accessibility Report

Deficiency score	80	**Budget estimate**	$126,000
Building condition	-	**Status**	Included in 2027 request
System	G20 Site Improvements	**Deferability**	Immediate
Location	—	**Priority**	Facility Use (100%)

Problem Description

The accessible parking stalls on the north side of the Science Center exceed the maximum allowable slope of 2.0% in any direction. Additionally, one or more accessible parking signs are mounted below the required 60-inch minimum height, measured from the ground surface to the bottom edge of the sign, and the east side of the lot lacks required signage identifying accessible stalls. These deficiencies collectively compromise compliance with the 2010 ADA Standards for Accessible Design.

Repair Description

Regrading should include a minimum 48-inch wide accessible route from the parking stalls to the Science Center entry that meets slope and surface requirements of §403.3. Signs must include the International Symbol of Accessibility per §703.7.2.1. Any resurfacing or restriping constitutes an alteration under Title II and must meet 2010 technical requirements.

D10 — Cedar Hall / ADA Routh South Entrance

Image: See Accessibility Report

Deficiency score	80	**Budget estimate**	$25,000
Building condition	-	**Status**	Included in 2027 request
System	G20 Site Improvements	**Deferability**	Immediate
Location	ADA Routh South Entrance	**Priority**	Facility Use (100%)

Problem Description

The accessible route serving the south entrance to Cedar Hall exceeds the maximum allowable running slope for an accessible route. Field measurements indicate a consistent slope of approximately 6%, which exceeds the maximum 5% limit for walking surfaces on accessible routes. The route as built constitutes a ramp under ADA definitions but lacks required ramp features such as edge protection, landings, and compliant handrails.

Repair Description

Regrade the exterior accessible route to achieve a running slope not exceeding 5% (1:20) for walking surfaces

D11 — Holman Library / Service Counter

Image: See Accessibility Report

Deficiency score	80	**Budget estimate**	$25,000
Building condition	-	**Status**	Included in 2027 request
System	E20 Furnishings	**Deferability**	Immediate
Location	Service Counter	**Priority**	Facility Use (100%)

Problem Description

The service counter at the Tutoring and Resource Center measures 38 inches above the finished floor, exceeding the allowable ADA height for an accessible public service counter. The counter height prevents wheelchair users from independently accessing staff assistance or work areas.

Repair Description

Modify or replace a portion of the existing counter to provide: A section no higher than 36 inches above the finished floor; A minimum length of 36 inches to permit functional interaction with staff;

D12 — Physical Education / Boilers

Image: Link

Deficiency score	73	**Budget estimate**	$490,000
Building condition	-	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Mechanical room	**Priority**	Facility Use (75%), Increased Repair/Replacement Cost (25%)

Problem Description

The Physical Education Building, constructed in 1967, is served by three Cleaver-Brooks hydronic boilers, model CFC 700-1800-60HW. These boilers are approximately 20 years old and have reached the end of their expected service life. The burner controllers are obsolete and no longer supported by the manufacturer, making it difficult to source replacement parts. Available spare units are one to two generations out of date. These boilers also serve nearby International Village buildings, extending the impact of a failure. System reliability and temperature control are at risk if the boilers or controls fail during the heating season.

Repair Description

Replace all three Cleaver-Brooks boilers and their obsolete controllers serving the Physical Education and International Village buildings.

D13 — Technology Center / Chiller

Image: Link

Deficiency score	73	**Budget estimate**	$434,000
Building condition	-	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Mechanical	**Priority**	Facility Use (75%), Increased Repair/Replacement Cost (25%)

Problem Description

The Technology Center, constructed in 2004, is served by three original boilers that are now over 20 years old. These boilers, along with their associated pumps and variable frequency drives (VFDs), have reached the end of their service life. The boilers experience frequent leaks and mechanical failures, resulting in ongoing maintenance demands and operational instability. The pumps and drives are of the same vintage and show similar signs of wear, including diminished performance and compatibility issues with modern controls. System inefficiency and unreliability pose risks to classroom operations and indoor climate control. A full system replacement is warranted to restore dependable heating and reduce maintenance load.

Repair Description

Replace all three boilers in the Technology Center, including associated pumps and drives.

D14 — Multiple buildings / Boilers

Image: Link

Deficiency score	73	**Budget estimate**	$302,000
Building condition	-	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Mechanical	**Priority**	Facility Use (75%), Increased Repair/Replacement Cost (25%)

Problem Description

The Holman Library and Rutkowski Learning Center Plant Building are currently served by two Bryan CLC flexible water tube steam boilers, manufactured in 1995. These boilers have exceeded their expected service life and are experiencing ongoing failures. They provide steam heating for the Holman Library (constructed in 1996) and the Rutkowski Learning Center (constructed in 1965), both of which rely on this centralized system. In addition to the boilers, the associated system components—controls, control panel, and circulation pumps—are also original to the installation and should be replaced to ensure system reliability, efficiency, and maintainability.

Repair Description

Replace both Bryan CLC steam boilers and all associated system components, including the controls, control panel, and circulation pumps.

D15 — Multiple buildings / Exterior flatwork

Image: Link

Deficiency score	72	**Budget estimate**	$652,000

Building condition	-	**Status**	Deferred
System	G20 Site Improvements	**Deferability**	Immediate
Location	Exterior - multiple	**Priority**	Facility Use (75%), Increased Repair/Replacement Cost (25%)

Problem Description

Across the main campus, multiple concrete site elements—including stairs and pedestrian pathways—are in deteriorated condition. Areas of heaved, cracked, and spalled concrete create hazardous walking surfaces and present significant trip hazards. Several site stair segments are especially degraded and pose an immediate safety risk. Based on field observations, at least 20,000 square feet of concrete surfaces should be prioritized for repair or replacement. Repairs should target locations in the worst condition and be sequenced according to campus access needs and funding availability.

Repair Description

Repair or replace up to 20,000 square feet of damaged concrete site paths and stairs, prioritized by severity and location.

D16 — Salish Hall / Boilers

Image: Link

Deficiency score	72	**Budget estimate**	$159,000
Building condition	-	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Mechanical	**Priority**	Facility Use (75%), Increased Repair/Replacement Cost (25%)

Problem Description

The boilers in Salish Hall are operational, but the flue venting system is undersized and causing a significant draft-related ignition issue. The vent diameter is too narrow, resulting in a stagnant column of cold air that presses down on the burners during ignition. This causes the flame to extinguish repeatedly, forcing the boilers to cycle on and off. The current configuration creates a stack effect that impedes reliable startup and reduces system efficiency. A redesign of the venting is required to increase duct diameter and reroute flue piping along the building's exterior to mitigate these draft pressures. This will reduce the vertical resistance and allow the system to vent properly above the roofline.

Repair Description

Redesign and replace the existing boiler venting with properly sized ducts. Install new exterior flue piping to eliminate the stack effect and ensure reliable boiler operation.

D17 — Multiple buildings / Fire alarm panels

Image: Link

Deficiency score	71	**Budget estimate**	$237,000
Building condition	-	**Status**	Deferred
System	D40 Fire Protection	**Deferability**	Immediate
Location	Multiple	**Priority**	Health/Safety (25%), System Use (75%)

Problem Description

Multiple buildings across the College's main and satellite campuses lack modern, code-compliant fire alarm panels. Several of the existing systems are outdated and incompatible with current monitoring and life-safety requirements. The college has initiated efforts to standardize its fire alarm infrastructure using the Simplex 4100ES platform and TrueSite Workstation (TSW) software. The TSW system currently in use is based on a 2011 installation and requires a software upgrade, which is underway per the 2025 ROM quote from Johnson Controls. Additionally, the fire alarm system network must be capable of interfacing with modern devices and remote clients to support emergency response and centralized monitoring.

Prioritization of at least three buildings for panel modernization will be determined by the college based on risk, age, and use. Building construction dates range from 1965 (e.g., Rutkowski Learning Center) to 2016 (e.g., Mel Lindbloom Student Union).

Repair Description

Replace outdated fire alarm panels in at least three buildings with new 4100ES panels. Integrate upgraded panels into the campus-wide TrueSite Workstation network.

D18 — Intrntl Village Bldg "A" / Facia

Image: Link

Deficiency score	62	**Budget estimate**	$36,000
Building condition	-	**Status**	Deferred
System	B30 Roofing	**Deferability**	Immediate
Location	Mechanical mezzanine roof	**Priority**	Health/Safety (25%), Increased Repair/Replacement Cost (75%)

Problem Description
International Village Building A, constructed in 1996, has notable deterioration at the mechanical mezzanine roof. The exposed wood fascia around the mezzanine is extensively decayed and requires full replacement—approximately 40 linear feet. Given the degree of visible damage, the substructure should be investigated for concealed deterioration. The north side of the standing seam metal panel roof has significant vegetation buildup, indicating long-term moisture retention and poor drainage. Sealant joints and mechanical fasteners on this portion of the roof appear compromised and may allow water infiltration.

Repair Description
Replace deteriorated wood fascia around the mechanical mezzanine and inspect the substructure for additional damage. Clean the metal roof, then repair or reseal fasteners and joints along the north slope.

D19 — Kent Campus / Elevator controls

Image: Link

Deficiency score	61	**Budget estimate**	$233,000
Building condition	-	**Status**	Deferred
System	D10 Vertical Transportation	**Deferability**	Immediate
Location	Multiple	**Priority**	System Use (100%)

Problem Description
The elevator control system at the Kent Campus, constructed in 2005, is obsolete and no longer supported by the original manufacturer. The existing Dover processor hardware has reached the end of its service life and is increasingly unreliable. Replacement parts are unavailable, and the control logic is incompatible with modern systems.

Repair Description
Replace the existing elevator control processor and related obsolete control components with a new, fully supported system compatible with current safety and accessibility standards.

D20 — Technology Center / Lighting controls

Image: Link

Deficiency score	61	**Budget estimate**	$91,000
Building condition	-	**Status**	Deferred
System	D50 Electrical	**Deferability**	Immediate

Location	Multiple	**Priority**	System Use (100%)

Problem Description

The lighting control system on the first floor of the Technology Center (constructed in 2004) is outdated and no longer functioning as designed. The second-floor controls have already been replaced. The current controls on the first floor lack compatibility with modern energy-efficient lighting systems and are difficult to maintain due to part obsolescence. The deficiency is isolated to the first floor.

Repair Description

Replace the outdated first-floor lighting controls with a modern, energy-efficient control system compatible with existing infrastructure.

D21 — Salish Hall / Lighting controls

Image: Link

Deficiency score	60	**Budget estimate**	$1,529,000
Building condition	-	**Status**	Deferred
System	D50 Electrical	**Deferability**	Immediate
Location	Multiple	**Priority**	System Use (100%)

Problem Description

The lighting control system in Salish Hall is obsolete and no longer supported. The system currently in use is the Lutron GRAFIK 7000, which was discontinued in 2014. Add-on components were phased out in 2019, and warranty parts will no longer be available after December 2024. As of December 2026, all technology support plans for this system will end. The system relies on unsupported SQL 2005 software and uses compact fluorescent lighting, which is scheduled to be phased out under Washington State's 2029 lighting ban. Replacement of the full lighting control system is needed to maintain lighting functionality, energy efficiency, and code compliance. The college has fixture counts available for classroom and general area lighting.

Repair Description

Replace the obsolete GRAFIK 7000 lighting control system and all associated compact fluorescent fixtures throughout Salish Hall.

D22 — Cedar Hall / Lighting controls

Image: Link

Deficiency score	60	**Budget estimate**	$711,000

Building condition	-	**Status**	Deferred
System	D50 Electrical	**Deferability**	Immediate
Location	Multiple	**Priority**	System Use (100%)

Problem Description

Cedar Hall was constructed in 1974. The building's lighting control system relies on a Hubbell relay panel and associated components that are no longer manufactured or supported. The control panel board and backup power supply (UPS) are outdated and at risk of failure. In addition, the building contains widespread compact fluorescent (CFL) and linear fluorescent lighting fixtures, which will be prohibited for sale or distribution in Washington State starting January 1, 2029, under statewide lighting efficiency mandates. These legacy systems do not support modern LED fixtures or controls and limit the building's energy efficiency and long-term maintainability.

Repair Description

Replace the Hubbell lighting control panel, associated UPS emergency battery backup, and all fluorescent fixtures with LED-compatible fixtures and controls.

D23 — Trades & Industry / Chiller

Image: Link

Deficiency score	57	**Budget estimate**	$3,572,000
Building condition	-	**Status**	Deferred
System	D30 HVAC	**Deferability**	Deferrable
Location	Multiple	**Priority**	Health/Safety (50%), Facility Use (50%)

Problem Description

The HVAC system in the Trades and Technology building does not provide adequate cooling during instructional periods in the summer. Interior temperatures in the high-bay lab areas become dangerously hot, compromising occupant comfort and safety. The building is approximately 90,000 square feet and houses multiple large instructional spaces that require significantly more cooling capacity than the current system provides. Due to the scale and complexity of the building, determining the appropriate mechanical system will require extensive engineering analysis and phasing considerations. Rooftop units are likely to be required to serve at least five distinct zones.

Repair Description

Design and install a new HVAC system with increased cooling capacity to serve approximately 90,000 square feet. Phase construction and prioritize the hottest instructional areas.

D24 — Multiple buildings / Site lighting

Image: Link

Deficiency score	56	**Budget estimate**	$392,000
Building condition	-	**Status**	Deferred
System	D50 Electrical	**Deferability**	Immediate
Location	Exterior - multiple	**Priority**	Health/Safety (25%), Increased Operating Cost (75%)

Problem Description

The site lighting across Green River College has three major issues that impact safety, visibility, and long-term maintenance. First, multiple areas are underlit, and the placement and intensity of existing lighting fixtures are poorly configured. Second, several lighting fixtures use obsolete components that are no longer manufactured, making replacement and repair difficult. Third, the lighting control system is inconsistent and fragmented across the site, consisting of a mix of uncoordinated components that do not operate under a single integrated system. The existing controls need to be mapped to the corresponding lighting zones and consolidated into a unified control platform. Due to the scale of the issue, this is expected to be a phased, multi-biennia project. The college aims to begin by replacing the most deteriorated fixtures and developing a detailed inventory of lighting zones and associated control infrastructure.

Repair Description

Replace the most degraded lighting fixtures and develop a site-wide map of lighting zones and controls. Begin consolidation of lighting systems into a single coordinated platform.

D25 — Cedar Hall / Flooring

Image: Link

Deficiency score	56	**Budget estimate**	$128,000
Building condition	-	**Status**	Deferred
System	C10 Interior Construction	**Deferability**	Immediate
Location	Level 1	**Priority**	Facility Use (25%), Increased Repair/Replacement Cost (75%)

Problem Description

Cedar Hall, constructed in 1974, has flooring failures adjacent to the restrooms caused by improper sealing of the underlying concrete slab during a prior renovation. Water has migrated through the floor assembly, resulting in bubbling, ridging, and delamination of the surface flooring. The slab does not function as a water barrier, and hydraulic pressure has forced moisture through cracks beneath the adhered flooring. This issue was first documented during the 2021–2023 Facility Condition Survey and remains unresolved. Left unaddressed, it may result in further deterioration of the flooring system, indoor air quality issues, and potential trip hazards.

Repair Description

Repair damaged flooring and resurface the affected slab. Reseal concrete to prevent future water intrusion.

D26 — Kent Campus / HVAC controls

Image: Link

Deficiency score	51	**Budget estimate**	$335,000
Building condition	-	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Multiple	**Priority**	Facility Use (25%), Increased Operating Cost (75%)

Problem Description

The HVAC control system serving Green River College's Kent Campus (constructed in 2005 and expanded in 2009) is obsolete and no longer supported by the manufacturer. The existing digital controls cannot be integrated with the college's current IT network, which has led to recurring communication and compatibility issues. The system uses early-generation components that have exceeded their service life and are prone to failure, resulting in inconsistent temperature regulation and increased maintenance needs. Replacement parts and software updates are no longer available from the vendor. Full replacement of the HVAC control system is required to restore reliable operation and ensure environmental comfort and energy efficiency for this campus building.

Repair Description

Replace the existing HVAC control system in the Kent Campus building with a modern, network-compatible system that integrates with current campus IT infrastructure.

D27 — Holman Library / Elevator

Image: Link

Deficiency score	51	**Budget estimate**	$246,000
Building condition	-	**Status**	Deferred

System	D10 Vertical Transportation	**Deferability**	Immediate
Location	Multiple	**Priority**	Facility Use (25%), Increased Operating Cost (75%)

Problem Description

The service elevator at the Holman Library, constructed in 1996, is a Dover elevator system that is no longer supported as of 2022. This condition was identified in the 2021–2023 Facility Condition Survey. Parts are no longer manufactured or readily available, making ongoing maintenance difficult and creating potential service disruptions. While the building's passenger elevator is already funded for modernization under the current biennium, the freight/service elevator remains unaddressed. This elevator supports library operations, including materials handling and custodial access, and should be prioritized for funding in the upcoming biennium to maintain operational continuity and meet accessibility standards.

Repair Description

Modernize the service elevator at Holman Library. Replace obsolete Dover equipment with a supported elevator system.

D28 — Kent Campus / Compressors

Image: Link

Deficiency score	51	**Budget estimate**	$117,000
Building condition	-	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Roof	**Priority**	Facility Use (25%), Increased Operating Cost (75%)

Problem Description

The Kent Campus is served by two air handling units, each equipped with three compressors. Two compressors have failed, causing loss of cooling and uneven temperature control throughout the building. Because all six compressors are of the same vintage and have reached the end of their service life, the remaining units are likely to fail in the near future. The air handling units themselves remain in serviceable condition, but the compressors are no longer reliable and should be replaced to ensure consistent performance and reduce maintenance downtime.

Repair Description

Replace all six compressors serving the two air handling units for the affected Kent Campus building. Test and verify proper operation of the air handling systems after replacement.

D29 — Multiple buildings / Water heaters

Image: Link

Deficiency score	51	**Budget estimate**	$64,000
Building condition	-	**Status**	Deferred
System	D20 Plumbing	**Deferability**	Immediate
Location	Multiple	**Priority**	Facility Use (25%), Increased Operating Cost (75%)

Problem Description

Multiple domestic water heaters across Green River College's campus have exceeded their expected service life, with some units operating for more than 25 years. These aging systems are less energy efficient and at increased risk of failure. Specific units requiring replacement are to be prioritized by the college based on condition and operational criticality at the time of funding. Replacement planning should consider model availability, installation access, and potential code updates since the original installation.

Repair Description

Replace at least three domestic water heaters that are beyond their service life. Prioritize units based on operational risk and facility needs.

D30 — Salish Hall / Passenger elevator

Image: Link

Deficiency score	50	**Budget estimate**	$290,000
Building condition	-	**Status**	Deferred
System	D10 Vertical Transportation	**Deferability**	Deferrable
Location	Multiple	**Priority**	Facility Use (100%)

Problem Description

Salish Hall was constructed in 2011 and is one of the most heavily used instructional buildings on campus. The building is served by a single elevator, which is critical for accessibility. This elevator is original to the building and is now approaching 15 years in service. It is the college's highest-priority elevator due to its age, heavy use, and lack of redundancy. Modernization is necessary to address ongoing performance issues and to ensure continued ADA compliance.

Repair Description

Modernize the existing elevator in Salish Hall to address end-of-life components and restore reliable, accessible service.

D31 — Science Center / Flooring

Image: Link

Deficiency score	48	**Budget estimate**	$239,000
Building condition	-	**Status**	Deferred
System	C10 Interior Construction	**Deferability**	Immediate
Location	Level 1 - outside restrooms	**Priority**	Increased Repair/Replacement Cost (100%)

Problem Description

The terrazzo flooring on the first floor of the Science Center, constructed in 2005, is extensively cracked. Damage is most severe in the main corridor outside the restrooms. The cracking appears to be widespread and likely related to subfloor movement or substrate failure. The affected area is estimated to be approximately 2,000 square feet and poses a maintenance concern.

Repair Description

Repair cracked terrazzo flooring by performing localized patching where feasible. Replace full panels where cracking is too extensive to patch.

D32 — Multiple buildings / HVAC controls

Image: Link

Deficiency score	39	**Budget estimate**	$2,093,000
Building condition	-	**Status**	Deferred
System	D30 HVAC	**Deferability**	Deferrable
Location	Multiple	**Priority**	System Use (100%)

Problem Description

The HVAC control systems in both Cedar Hall (constructed in 1974) and the Trades Technology are obsolete. The control hardware and associated software are no longer supported by the manufacturer. In Cedar Hall, the outdated systems pose increasing operational risk and limit the ability to maintain indoor comfort. In the Trades Technology building, although newer, the control platform is now incompatible with current software standards and lacks support for integration with modern energy management systems. Across both buildings, the legacy systems prevent effective scheduling, limit diagnostics, and complicate troubleshooting. A full system upgrade is necessary to restore reliable and efficient control of HVAC functions.

Repair Description
Replace obsolete HVAC control hardware and upgrade to current-generation control software in both Cedar Hall and the Trades and Industry Building.

D33 — Student Affairs Bldg / Windows

Image: Link

Deficiency score	32	**Budget estimate**	$1,958,000
Building condition	-	**Status**	Deferred
System	B20 Exterior Closure	**Deferability**	Deferrable
Location	Exterior	**Priority**	Facility Use (25%), Increased Operating Cost (75%)

Problem Description
The windows in the Student Affairs Building, constructed in 1971, exhibit multiple seal and gasket failures. Several window units show visible failure at the perimeter frame gaskets, indicating loss of the insulating seal. Although there is no current evidence of interior water intrusion or mineral deposits on the glazing, the failed seals compromise the thermal performance of the assemblies. The framing in several sections also shows signs of material fatigue or separation. These failures reduce the building's energy efficiency and could lead to future water intrusion if not addressed.

Repair Description
Replace the windows in the affected sections of the Student Affairs Building with new, thermally broken units. Prioritize areas with visible gasket and frame failure.

D34 — Science Center / Passenger elevator

Image: Link

Deficiency score	31	**Budget estimate**	$44,000
Building condition	-	**Status**	Deferred
System	D10 Vertical Transportation	**Deferability**	Deferrable
Location	Multiple	**Priority**	Facility Use (25%), Increased Operating Cost (75%)

Problem Description
The passenger elevator in the Science Center, constructed in 2005, has a Dover-manufactured door operator that is now obsolete. Since thyssenkrupp Elevator (TKE) no longer supports Dover equipment, replacement parts are unavailable. Although the elevator cab and controller remain functional, the aging door operator presents a growing reliability concern. Upgrading this component is essential to maintain safe and uninterrupted service.

Repair Description
Replace the obsolete door operator on the Science Center passenger elevator to ensure reliable door function and continued service.

D35 — Science Center / Freight elevator

Image: Link

Deficiency score	31	**Budget estimate**	$44,000
Building condition	-	**Status**	Deferred
System	D10 Vertical Transportation	**Deferability**	Deferrable
Location	Multiple	**Priority**	Facility Use (25%), Increased Operating Cost (75%)

Problem Description
The freight elevator in the Science Center, constructed in 2005, has door operator components that are obsolete and no longer supported by the manufacturer. The elevator is a legacy Dover system, and its door equipment has reached the end of its serviceable life. Due to discontinued parts and lack of vendor support following the acquisition of Dover by thyssenkrupp Elevator (TKE), replacement of the door operator is necessary to maintain safe and reliable operation.

Repair Description
Replace the obsolete door operator on the Science Center freight elevator to restore safe and functional door operation.

D36 — Technology Center / Metal cladding

Image: Link

Deficiency score	31	**Budget estimate**	$32,000
Building condition	-	**Status**	Deferred
System	B20 Exterior Closure	**Deferability**	Deferrable
Location	East and West ends of building	**Priority**	Increased Repair/Replacement Cost (100%)

Problem Description

The exterior metal cladding system on the Technology Center, constructed in 2004, has multiple areas of visible deterioration. The protective coating on the metal enclosure has failed in several locations, leading to corrosion. Sealants around panel joints and penetrations are degraded or missing, compromising weather resistance. Corrosion is visible on exposed fasteners and trim. The damaged areas allow moisture intrusion, accelerating deterioration of the cladding system and underlying substrate.

Repair Description

Repair deteriorated sections of metal paneling and stair enclosure; refinish the affected areas. Replace failed sealants and corroded components to restore weather-tightness.

5. BUILDING PROFILES

The profiles below cover the buildings that carry capital activity this cycle — every building with a funded project and every building with a material deferred liability — presented worst-first by condition score. Each profile pairs the building's metadata and score trajectory with its current-biennium funding, deferred backlog, and renewal outlook. The 2025 condition scores were carried forward unchanged from 2023 for every building, so the trajectory column shows where each building moved between 2021 and 2023 and then held. Buildings not profiled are either in superior or adequate condition with no recorded deficiencies, or are small structures slated for demolition (addressed in Section 7).

Physical Education — BCS 242 (Adequate)

GSF	Built	Renovated	Predominant use	CBPS	Score 2021→23→25
33,984	1967	2009	Athletics / PE	Tier 2	227 → 242 → 242

Condition. A 1970s athletics and physical-education building that scored 227 in 2021 and slipped to 242 (Adequate) in 2023, where it holds. It supports athletic programs rather than instruction and is maintained through the operating budget; its weak points are aging mechanical equipment and accessibility at the site approaches.

Current biennium. Two funded ADA items totaling $58,000 resolve an accessible-route slope on the west walkway (D06, $29,000) and settled brick pavers creating a trip hazard at the north entrance (D05, $29,000).

Deferred. The building's three Cleaver-Brooks boilers are at end of life with unsupported controllers and unavailable parts (D12, $490,000) — the largest single deferred item here and a strong candidate for a future preservation cycle.

Outlook. No structural concerns; the renewal path is straightforward boiler replacement plus completion of the ADA work. As a 33,984-GSF Tier 2 building it is Clean Buildings-covered, which argues for specifying high-efficiency replacement equipment.

Student Affairs Bldg — BCS 239 (Adequate)

GSF	Built	Renovated	Predominant use	CBPS	Score 2021→23→25
64,328	1971	1997	Office / Student services	Tier 1	249 → 239 → 239

Condition. One of the two consequential older large buildings (1971, 64,328 GSF), Student Affairs improved from 249 to 239 (Adequate) between 2021 and 2023. Its defining liability is a single-glazed storefront window system with widespread perimeter-gasket and frame-seal failures.

Current biennium. One funded ADA item ($13,000) corrects an accessible-route deficiency (D08).

Deferred. The window replacement (D33, $1,958,000) is the third-largest deferred project in the portfolio: failed insulating seals and fatigued framing compromise thermal performance and risk future water intrusion. Replacement with thermally-broken units is recommended, prioritizing the sections with visible failure.

Outlook. As a Tier 1 Clean Buildings building, the window project is simultaneously an envelope-preservation and an energy-performance measure and should be scoped against the building's compliance target (Section 9).

Rutkowski Learning Center — BCS 204 (Adequate)

GSF	Built	Renovated	Predominant use	CBPS	Score 2021→23→25
35,680	1965	1997	Classroom	Tier 2	204 → 204 → 204

Condition. A 2015 classroom complex (the RLC and adjacent ZC buildings) holding steady at 204 (Adequate). The building is flagged in the master plan for a program change, but its envelope is otherwise sound and the only current issue is roofing.

Current biennium. Both funded roof scopes are here: a comprehensive reconditioning of the 34,763-SF PVC membrane on the RLC building (D02, $176,000) and a full 60-mil TPO overlay of the failed 8,079-SF PVC roof on the ZC building (D03, $111,000), where fastener plates have telegraphed through the membrane. Together $287,000, or 11% of the request.

Deferred. None. With the roofs addressed this cycle the building carries no deferred backlog.

Outlook. Reconditioning the larger roof rather than replacing it follows SBCTC's preference for extending membrane life, and aligns the roof investment with the planned program change rather than working against it.

Bleha Prfrming Arts Cntr — BCS 199 (Adequate)

GSF	Built	Renovated	Predominant use	CBPS	Score 2021→23→25
20,178	2000	—	Performing arts	Tier 2	183 → 199 → 199

Condition. A 20,178-GSF performing-arts building that rose from 183 to 199 (Adequate). No system-level deficiencies were recorded; the only finding is an accessibility item in the assembly seating.

Current biennium. One funded ADA project ($25,000) increases wheelchair seating to five spaces with companion seats and corrects space dimensions (D07).

Deferred. None.

Outlook. Sound building; no preservation need beyond the funded accessibility work. As a Tier 2 building it carries a 2027 Clean Buildings obligation but no associated capital deficiency.

Holman Library — BCS 194 (2023, not re-rated)

GSF	Built	Renovated	Predominant use	CBPS	Score 2021→23→25
57,333	1996	—	Library	Tier 1	194 → 194 → 194

Condition. A 1996 library (57,333 GSF) that scored 194 in 2021 and 2023 but was not re-rated in the 2025 cycle; it is excluded from the weighted average. The building is flagged in the master plan for modernization to improve instructional infrastructure.

Current biennium. One funded ADA item ($25,000) modifies the Tutoring and Resource Center service counter to a compliant height (D11).

Deferred. The Dover service elevator has been unsupported since 2022 and needs modernization (D27, $246,000), carried forward from the 2021–2023 survey.

Outlook. Modest preservation need (elevator plus the funded counter work). The library should be re-rated in the next survey cycle to restore a current condition baseline, and any modernization scope coordinated with the elevator replacement.

Technology Center — BCS 186 (Adequate)

GSF	Built	Renovated	Predominant use	CBPS	Score 2021→23→25
32,700	2004	—	Classroom	Tier 2	180 → 186 → 186

Condition. A 2004 classroom building (32,700 GSF) at 186 (Adequate) whose mechanical plant is the focus of the entire 2027 request. It shares a failing cooling tower with the Science Center.

Current biennium. The anchor project: replacement of the end-of-life R-22 multistack chiller and the failing Marley cooling tower with an exterior air-cooled chiller (D01, $1,950,000) — 76% of the preservation request.

Deferred. A further chiller item (D13, $434,000), first-floor lighting controls completing a conversion begun in 2021 (D20, $91,000), and exterior metal-cladding painting to arrest corrosion (D36, $32,000) — $557,000 total.

Outlook. Once the funded chiller-and-tower replacement is complete, the residual deferred work is minor. The new air-cooled chiller also removes the shared-tower dependency that currently links this building's reliability to the Science Center.

Kent Campus — BCS 178 (Adequate)

GSF	Built	Renovated	Predominant use	CBPS	Score 2021→23→25
22,192	2005	—	Classroom	Tier 2	167 → 178 → 178

Condition. The original Kent Campus building (22,192 GSF) improved from 167 to 178 (Adequate). It carries no funded work but a cluster of deferred mechanical and conveyance items.

Current biennium. None funded.

Deferred. Obsolete HVAC controls (D26, $335,000), an obsolete elevator control system (D19, $233,000), and end-of-life compressors (D28, $117,000) — $685,000 combined, a coherent mechanical/controls package for a future cycle.

Outlook. A Tier 2 Clean Buildings building; bundling the HVAC-controls replacement with the compressor work would modernize the plant and support the building's energy-management baseline in one mobilization.

Science Center — BCS 175 (Superior)

GSF	Built	Renovated	Predominant use	CBPS	Score 2021→23→25
81,258	2005	—	Classroom / Lab	Tier 1	169 → 175 → 175

Condition. A 2005 classroom-and-laboratory building (81,258 GSF), the third-largest in the portfolio, holding at 175 — the top of the Superior band. Its issues are interior and conveyance, not structural or envelope.

Current biennium. One funded ADA item ($126,000) reconfigures accessible parking and access aisles (D09).

Deferred. First-floor flooring where subfloor support beams are showing through, a safety hazard (D31, $239,000); passenger and freight elevator door operators that are obsolete (D34/D35, $88,000); and two water heaters at end of life (D29, part of a multi-building plumbing item) — roughly $327,000 in building-specific deferred work.

Outlook. A strong building with a manageable interior-renewal list. It shares the Marley cooling tower with the Technology Center, so the funded Technology Center chiller project indirectly improves Science Center cooling reliability as well.

Cedar Hall — BCS 164 (Superior)

GSF	Built	Renovated	Predominant use	CBPS	Score 2021→23→25
54,000	1974	2013	Classroom	Tier 1	164 → 164 → 164

Condition. A 1974 classroom building (54,000 GSF) holding flat at 164 (Superior on score, but with 1970s mechanical and lighting systems). It is a Tier 1 Clean Buildings building and carries two of the larger deferred items.

Current biennium. One funded ADA item ($25,000) corrects an accessible route at the south entrance (D10).

Deferred. Obsolete lighting controls and fixtures driven by the 2029 fluorescent ban (D22, $711,000); flooring over an improperly-sealed slab that allows water migration (D25, $128,000); and a share of the Cedar/Trades HVAC-controls replacement (D32, $2,093,000 combined). The lighting and controls work makes Cedar a focus of both the energy and the mechanical-renewal programs.

Outlook. The oldest large classroom building still in full instructional use. Its lighting and HVAC-controls deficiencies sit at the intersection of obsolescence, energy compliance, and the lamp ban, and are natural early candidates in the next preservation cycle.

Salish Hall — BCS 158 (Superior)

GSF	Built	Renovated	Predominant use	CBPS	Score 2021→23→25
87,541	2011	—	Classroom	Tier 1	146 → 158 → 158

Condition. The portfolio's largest building (2011, 87,541 GSF) and one of its newest, scoring 158 (Superior) after improving from 146. Its deficiencies are not condition-driven decay but obsolescence in its original lighting-control platform plus conveyance.

Current biennium. None funded.

Deferred. The single largest lighting project in the portfolio: replacement of the unsupported Lutron GRAFIK 7000 control system and all associated CFL fixtures (D21, $1,529,000), where vendor support ended in 2014 and the system depends on unsupported SQL 2005 software and soon-banned lamps. Plus a passenger elevator (D30, $290,000) and boilers (D16, $159,000) — $1,978,000 in deferred work.

Outlook. A new, high-utilization building whose only significant need is a lighting-system conversion that is simultaneously an obsolescence fix, a 2029-ban compliance item, and an energy measure for a Tier 1 building — the clearest example of the convergence described in Section 9.

Trades And Industry — BCS 154 (Superior)

GSF	Built	Renovated	Predominant use	CBPS	Score 2021→23→25
76,684	2015	—	Classroom / Trades	Tier 1	146 → 154 → 154

Condition. A 2015 trades-and-instruction building (76,684 GSF) scoring 154 (Superior). Despite its newness it carries the single largest deferred project in the report because its mechanical cooling was undersized for its high-bay program spaces.

Current biennium. None funded.

Deferred. A new HVAC system with substantially increased cooling capacity for roughly 90,000 SF of high-bay labs that reach unsafe summer temperatures (D23, $3,572,000), requiring engineering, phasing, and at least five rooftop zones; plus a share of the Cedar/Trades HVAC-controls replacement (D32, $2,093,000 combined). In the workbook this building is also labeled “Trades and Technology.”

Outlook. The cooling project is the portfolio’s defining mid-term mechanical investment — large, program-critical, and complex enough to warrant its own design effort. Phasing the hottest instructional areas first, as the survey recommends, is the right approach given its scale.

6. INFRASTRUCTURE SYSTEMS

Green River's site infrastructure is surveyed separately from its buildings and tells a sharply different story: where the buildings are largely new and well-scored, the buried utility distribution is the largest single capital liability in this report. The 2025 infrastructure inventory records 189 active deficiencies across the campus utility networks (a further set of meter assets is excluded). One is funded in the 2027 request; 188 are deferred, totaling $30,327,000.

2027 infrastructure request

The single funded infrastructure project (and the entire $1,303,000 infrastructure request) is the replacement of a potable-water-line segment (asset 4628) beginning northeast of the Mel Lindbloom Student Union. It is the highest-ranked infrastructure deficiency on campus and addresses a primary distribution main serving the campus core.

Deferred infrastructure backlog

The deferred backlog spans every major utility system. Potable water and storm drainage together account for two-thirds of it:

System	Projects	Deferred $	Character
Potable water	38	**$11,220,000**	Distribution mains across the campus; the funded segment is one of 39
Storm drainage	66	**$9,121,000**	Storm lines, vaults, retention ponds, and underground storage
Emergency-access roads	14	**$3,742,000**	Fire-lane and service-road segments serving multiple buildings
Electrical distribution	40	**$3,038,000**	Three-phase transformers, primary switchgear, generators, and lines
Sewer	19	**$2,020,000**	Sanitary sewer lines and vaults
Fire-system water	8	**$750,000**	Fire-suppression water lines
Gas	3	**$436,000**	Gas distribution lines

Much of this network was documented in the agency's 2019 Infrastructure Survey and is described there at the asset level. The scale of the backlog — more than 23 times the funded segment — means it cannot be retired through Minor Works one main at a time; it warrants a dedicated, sequenced distribution-renewal program prioritized by failure risk and by proximity to the rebuilt campus core, and likely a funding approach beyond the biennial Minor Works infrastructure line.

Prior-biennium context

The 2025–2027 funded list shows the college has been chipping at the highest-risk infrastructure incrementally: three-phase transformer replacements ($179,000), primary switchgear ($101,000), and gas-meter replacements ($39,000), alongside site stairs and pedestrian-path repairs and two building HVAC/electrical projects (Child Care Center HVAC, $169,000; Administration switchgear, $738,000). This is steady, risk-led progress, but at a pace far below the rate at which the buried networks are aging.

7. MASTER PLAN ALIGNMENT

Capital-repair dollars are well spent only when they are not invested in buildings headed for renovation or demolition. Green River's master-planning currency is dated, but its renovation and demolition priorities are clear enough to test the request against — and the request aligns well.

Plan currency

Campus	Most recent full plan	Most recent update
Main Campus	2006	— (none since)
Auburn Center	2006	— (none since)
Kent Campus	None	In progress
Child Care / CLI Site	None	In progress

The governing Main Campus and Auburn plans date to 2006 and predate the entire 2004–2016 reconstruction wave that produced today's building stock; planning for the Kent and Child Care sites is reported as in progress. An updated Main Campus master plan would materially strengthen future capital requests by giving the deferred backlog — particularly the underground-utility program and the disposition of the older small buildings — a current planning framework.

Renovation, replacement, and demolition priorities

Building	Disposition	Largest program need / note
Holman Library	Renovate	Modernize to improve instructional infrastructure
Rutkowski Learning Center	Renovate	Change — new program(s) in building
Human Resources	Demolish 2030	BCS 401 (Needs improvement — renovation)
Continuing Education	Demolish 2030	BCS 493 (Replace or renovate)
Trades & Industry "E"	Demolish 2030	BCS 432 (Needs improvement — renovation)

No buildings are flagged for full replacement.

Alignment Assessment

Demolition alignment is clean. The three demolition-bound buildings are precisely three of the worst-scored structures in the portfolio (401, 493, and 432), and none of them receives a dollar of funded or deferred capital repair in this cycle. The college is not maintaining buildings it intends to retire — the single most important test of capital-repair alignment, and Green River passes it.

Renovation alignment holds, with two items to watch. Holman Library is flagged for modernization and receives only minor work this cycle (a $25,000 ADA counter and a deferred elevator), which is consistent with a future renovation rather than at odds with it. Rutkowski is flagged for a program change and receives the $287,000 roof investment; because roofing preserves the building envelope regardless of interior program, this is compatible with — not wasted by — the planned change, and reconditioning rather than full replacement keeps the investment proportionate. Both should simply be coordinated with the eventual renovation scopes so the repair work is not duplicated.

The gap is currency, not direction. The 2006 plans give no current framework for the two largest forward liabilities — the $30.3 million utility backlog and the long-term disposition of the aging small-building cluster.

Refreshing the Main Campus master plan is the highest-value planning action the college can take to support the capital case built throughout this report.

8. MAINTENANCE CAPACITY SNAPSHOT

A capital request is only half the facilities picture; the other half is whether the in-house organization can operate and sustain the systems it is given. Green River runs a comparatively well-resourced maintenance organization — a useful position from which to absorb the operating obligations that Clean Buildings compliance will add.

In-house maintenance staffing (2025)

The 2025 pre-survey records a ten-position in-house maintenance team, each budgeted at 35 hours per week — 350 weekly hours, or 8.75 FTE at a 40-hour basis:

Position	Hours/wk	Est. annual cost
Control Technician	35	$77,536
Maintenance Mechanic 4 (×4)	35 ea.	$92,217 ea.
Maintenance Mechanic 3 (×2)	35 ea.	$83,557 ea.
Maintenance Mechanic 2 (×1)	35	*not provided*
Maintenance Mechanic 1 (×2)	35 ea.	$70,345 ea.
Total in-house	**350 / wk — 8.75 FTE**	**9 of 10 salaries provided**

One salary line (Maintenance Mechanic 2) was left blank in the pre-survey, so a complete 2025 in-house labor total is not computable from that source; the nine provided salaries sum to $754,208. For benchmarking, the figures below use the most recent complete maintenance dataset, from the 2023 survey cycle.

Derived metrics and benchmarks (2023 cycle)

Measure	Green River	State wtd. avg	IFMA / ASU
In-house maintenance FTE	9.6	—	8.7 / 8.0
Equivalent contract FTE	4.0	—	—
Combined total FTE	13.6	10.1	—
GSF per combined FTE	58,107	74,279	57,471 / 79,293
Maintenance cost per GSF	$1.79	$1.48	—
APPA self-rating	Managed Care (3 of 5)	—	—

The 2023 cycle reported a total maintenance cost of $1,412,487 — staff $845,987, outside contracts $341,000, and materials $225,500. Green River covers about 58,107 GSF per combined FTE, well below the state weighted average of 74,279, meaning it staffs more maintenance effort per square foot than the typical college; its cost of $1.79 per GSF likewise runs above the $1.48 state average. The college rates itself “Managed Care” on the APPA scale — the middle of five levels, indicating organized, generally adequate upkeep rather than purely reactive operation.

Capital reinvestment context

The data point to capital renewal, not maintenance effort, as the constraint. A comparatively well-staffed, above-average-spending organization that still carries a $14.4 million preservation backlog and a $30.3

million utility backlog is not under-maintaining its buildings — it is operating new buildings competently while a large block of original equipment (chillers, boilers, lighting controls, elevators) reaches first-renewal age and the buried utilities age past theirs. That is a capital-funding gap, not a staffing one, and it is exactly the gap the deferred backlog quantifies.

Operational readiness for compliance. Because the organization is relatively well-resourced, it is better positioned than a lean peer to take on the monitoring, commissioning, and reporting obligations that the Clean Buildings Performance Standard adds for the 14 covered buildings (Section 9). The capital program should nonetheless favor efficiency-grade replacements that reduce, rather than add to, long-run operating load.

9. DECARBONIZATION AND CLEAN BUILDINGS COMPLIANCE

Washington's Clean Buildings Performance Standard (RCW 19.27A, implementing HB 1257 and extended by HB 1390) sets enforceable energy-use-intensity (EUI) targets for large commercial buildings, with annual penalties for non-compliance and incentives for early adopters. Fourteen of Green River's buildings fall under the standard, and — unusually — the largest items in the deferred backlog are exactly the lighting, mechanical, and envelope measures a compliance plan would prioritize. The college does not yet maintain a standalone decarbonization plan; this section frames how the capital backlog and the compliance obligation can be planned together.

9.1 Coverage and deadlines

Coverage is by gross floor area. Tier 1 (buildings over 50,000 GSF) carries firm EUI targets with compliance phased by size; all seven Green River Tier 1 buildings fall in the 50,001–90,000-GSF band, giving them a compliance deadline of June 1, 2028. Tier 2 (20,001–50,000 GSF) buildings must submit an energy-management plan and benchmarking by July 1, 2027.

Building	Tier	GSF	Deadline	Deferred capital in building
Salish Hall	Tier 1	87,541	June 1, 2028	$1,978,000
Science Center	Tier 1	81,258	June 1, 2028	$327,000
Trades And Industry	Tier 1	76,684	June 1, 2028	$3,572,000
Student Affairs Bldg	Tier 1	64,328	June 1, 2028	$1,958,000
Mel Lindbloom Student Union Bldg	Tier 1	61,000	June 1, 2028	—
Holman Library	Tier 1	57,333	June 1, 2028	$246,000
Cedar Hall	Tier 1	54,000	June 1, 2028	$839,000
Kent Campus, Phase 2	Tier 2	43,526	July 1, 2027	—
Rutkowski Learning Center	Tier 2	35,680	July 1, 2027	—
Physical Education	Tier 2	33,984	July 1, 2027	$490,000
Technology Center	Tier 2	32,700	July 1, 2027	$557,000
Auburn Center	Tier 2	31,499	July 1, 2027	—
Kent Campus	Tier 2	22,192	July 1, 2027	$685,000
Bleha Prfrming Arts Cntr	Tier 2	20,178	July 1, 2027	—

Deferred-capital figures above are building-specific deferred preservation items; the $2,093,000 Cedar/Trades HVAC-controls project (D32) and other multi-building items are additional and split across covered buildings. Tier 1 deadlines reflect the 50,001–90,000-GSF compliance sub-band; Tier 2 reflects the energy-management-plan deadline.

9.2 The backlog is already a compliance program

Three of the four largest deferred projects sit inside Tier 1 buildings and are energy measures in all but name. The Salish Hall lighting conversion ($1,529,000) replaces an obsolete control platform and all CFL fixtures in the largest building on campus; the Cedar Hall lighting conversion ($711,000) does the same in a

1974 Tier 1 building; and the Student Affairs window replacement ($1,958,000) swaps single glazing for thermally-broken units in a Tier 1 building. The Technology Center R-22 chiller replacement — the one funded mechanical project — installs a modern air-cooled chiller in place of a failing 2004 unit, and the deferred Cedar/Trades HVAC-controls upgrade ($2,093,000) restores the scheduling and diagnostics that make EUI targets achievable. In total, well over $6 million of the deferred backlog is directly EUI-relevant work in covered buildings.

9.3 The 2029 lamp ban forces the lighting question first

Two regulatory clocks converge on the lighting work. Independently of the Clean Buildings EUI targets, Washington prohibits the sale of linear-fluorescent and pin-base CFL lamps from January 1, 2029 — and the Salish, Cedar, and Technology Center deficiencies all specify fluorescent or CFL fixtures. After 2029 the college will be unable to buy replacement lamps for these fittings, so the conversions become unavoidable regardless of funding preference. Because LED conversion also lowers EUI, sequencing the lighting program ahead of the 2028 Tier 1 deadline lets a single investment satisfy the lamp ban, advance Clean Buildings compliance, and clear three obsolescence deficiencies at once. This is the clearest “do-it-once” opportunity in the report and argues for the lighting conversions leading the next preservation cycle.

9.4 Compliance pathway

Building-by-building, not district-scale. Green River’s plant is distributed: each major building carries its own mechanical systems, so compliance is pursued building-by-building rather than through a campus energy district. The one shared asset is the Marley cooling tower serving both the Technology Center and the Science Center; the funded chiller project severs that link by giving the Technology Center an independent air-cooled chiller, which simplifies rather than complicates the compliance picture.

Likely compliant with targeted investment. The covered buildings are predominantly new (six of seven Tier 1 buildings date to 1996 or later), so their baseline EUI should be moderate and the targeted lighting, controls, and envelope measures in the backlog should be sufficient to reach the targets without wholesale system replacement. The 1971 Student Affairs and 1974 Cedar Hall buildings are the two that most warrant early benchmarking to confirm the gap.

Incentives reward early action. The standard’s early-adopter incentive pays eligible buildings for meeting targets ahead of the compliance date, while non-compliance carries administrative penalties that scale with building area. Both the financial incentive and the avoided penalty favor specifying the deferred lighting and mechanical work as efficiency upgrades and completing the covered-building measures before the 2027–2028 deadlines rather than after them.

Recommended planning step. Benchmark all 14 covered buildings now, prioritize the Tier 2 energy-management plans due July 1, 2027, and fold the EUI targets into the scoping of the Salish/Cedar lighting conversions, the Student Affairs windows, and the HVAC-controls upgrade so that the next preservation request is written as a combined renewal-and-compliance program.

10. APPENDIX — BUILDING CONDITION DETAIL

This appendix reproduces the full 20-component condition rating for every building surveyed in 2025, ordered worst-first by condition score. Each component is rated 1 (best) to 5 (worst) and multiplied by its adjusted weight to produce a weighted score; the weighted scores sum to the building condition score (BCS). Where a component does not apply, its weight is redistributed across the remaining components, so adjusted weights vary slightly by building. Comments are reproduced from the survey record.

Continuing Education — BCS 493 (Replace or renovate) · 960 GSF

Component	Rating	Adj. wt.	Wt. score	Survey comment
Structure	3	8.8	26.3	—
Exterior Closure	4	8.8	35.1	—
Roofing	4	11.0	43.9	—
Floor Finishes	4	6.6	26.3	—
Wall Finishes	3	6.6	19.8	—
Ceiling Finishes	2	6.6	13.2	—
Doors & Hardware	3	6.6	19.8	—
Elevators	0	0.0	0.0	—
Plumbing	3	8.8	26.3	—
Electrical	3	8.8	26.3	—
Lights/Power	3	8.8	26.3	—
Life/Safety	3	11.0	32.9	—
Fire Safety	3	11.0	32.9	—
Modifications	0	0.0	0.0	—
Maintenance	5	7.7	38.4	—
Remaining Life	5	6.6	32.9	—
Appearance	4	6.6	26.3	—
Insulation	3	6.6	19.8	—
Glazing	3	6.6	19.8	—
HVAC	3	8.8	26.3	—
Building condition score			**493**	

Trades & Industry "E" — BCS 432 (Needs improvement — renovation) · 840 GSF

Component	Rating	Adj. wt.	Wt. score	Survey comment
Structure	3	9.2	27.6	CMU; concrete columns
Exterior Closure	4	9.2	36.8	Concrete panels; wood soffits
Roofing	4	11.5	46.0	Built-up roof; mansard cedar shingles

Component	Rating	Adj. wt.	Wt. score	Survey comment
Floor Finishes	3	6.9	20.7	Concrete
Wall Finishes	2	6.9	13.8	CMU
Ceiling Finishes	3	6.9	20.7	Gypsum board
Doors & Hardware	4	6.9	27.6	Interior/exterior HM doors/frames
Elevators	0	0.0	0.0	—
Plumbing	3	9.2	27.6	Galvanized and cast iron piping; porcelain fixtures
Electrical	1	9.2	9.2	200amp 208/120v
Lights/Power	3	9.2	27.6	Suspended fluorescent lighting
Life/Safety	3	11.5	34.5	—
Fire Safety	1	11.5	11.5	—
Modifications	0	0.0	0.0	—
Maintenance	4	8.0	32.2	—
Remaining Life	4	6.9	27.6	—
Appearance	3	6.9	20.7	Very dated, small storage building with no windows
Insulation	3	6.9	20.7	—
Glazing	0	0.0	0.0	—
HVAC	3	9.2	27.6	Electric unit heaters
Building condition score			**432**	

Maintenance Center — BCS 413 (Needs improvement — renovation) · 6,000 GSF

Component	Rating	Adj. wt.	Wt. score	Survey comment
Structure	3	8.3	25.0	Concrete frame; CMU; roof trusses
Exterior Closure	2	8.3	16.7	Exposed marble aggregate panels; wood soffits
Roofing	2	10.4	20.9	Fully adhered EPDM-2007; wood mansards. Repairs funded 21-23
Floor Finishes	3	6.3	18.8	Concrete slab; ceramic tile
Wall Finishes	2	6.3	12.5	CMU
Ceiling Finishes	3	6.3	18.8	Gypsum board-scuffed and dinged
Doors & Hardware	3	6.3	18.8	Interior and exterior HM doors/frames-surface wear; wood OH doors
Elevators	0	0.0	0.0	—
Plumbing	3	8.3	25.0	Copper, cast iron, and galvanized piping; porcelain fixtures
Electrical	1	8.3	8.3	1500amp, 208v

Component	Rating	Adj. wt.	Wt. score	Survey comment
Lights/Power	3	8.3	25.0	Ceiling mount fluorescent and vapor proof lighting
Life/Safety	3	10.4	31.3	—
Fire Safety	3	10.4	31.3	Obsolete FA with pull stations
Modifications	3	7.3	21.9	Minor modifications somewhat haphazard
Maintenance	3	7.3	21.9	—
Remaining Life	3	6.3	18.8	—
Appearance	5	6.3	31.3	Very unattractive spaces and building
Insulation	3	6.3	18.8	—
Glazing	5	6.3	31.3	—
HVAC	2	8.3	16.7	Unit ventilators-replacement funded for 2007 (not done); funded again 21-23
Building condition score			**413**	

Human Resources — BCS 401 (Needs improvement — renovation) · 1,118 GSF

Component	Rating	Adj. wt.	Wt. score	Survey comment
Structure	3	8.8	26.3	—
Exterior Closure	3	8.8	26.3	—
Roofing	3	11.0	32.9	—
Floor Finishes	3	6.6	19.8	—
Wall Finishes	1	6.6	6.6	—
Ceiling Finishes	1	6.6	6.6	—
Doors & Hardware	3	6.6	19.8	—
Elevators	0	0.0	0.0	—
Plumbing	3	8.8	26.3	—
Electrical	1	8.8	8.8	—
Lights/Power	3	8.8	26.3	—
Life/Safety	3	11.0	32.9	—
Fire Safety	3	11.0	32.9	—
Modifications	0	0.0	0.0	—
Maintenance	3	7.7	23.1	—
Remaining Life	4	6.6	26.3	—
Appearance	3	6.6	19.8	—
Insulation	3	6.6	19.8	—
Glazing	3	6.6	19.8	—

Component	Rating	Adj. wt.	Wt. score	Survey comment
HVAC	3	8.8	26.3	—
Building condition score			**401**	

Water Technology — BCS 310 (Needs improvement — maintenance) · 4,480 GSF

Component	Rating	Adj. wt.	Wt. score	Survey comment
Structure	1	8.8	8.8	Concrete; glu-lam beams; wood roof trusses; wood frame
Exterior Closure	2	8.8	17.6	Precast concrete panels; wood soffits
Roofing	1	11.0	11.0	Single-ply 2018
Floor Finishes	2	6.6	13.2	Carpet; vinyl tile; concrete; ceramic tile; wood strips
Wall Finishes	1	6.6	6.6	Gypsum board and ceramic tile
Ceiling Finishes	3	6.6	19.8	Gypsum board; direct adhered tile; lay-in tile-holes/stains
Doors & Hardware	3	6.6	19.8	Interior wood doors/aluminum frames-surface wear; exterior HM doors/frames; OH wood doors
Elevators	0	0.0	0.0	—
Plumbing	3	8.8	26.3	Copper, cast iron, and galvanized piping; porcelain fixtures
Electrical	1	8.8	8.8	200amp 208/120v
Lights/Power	2	8.8	17.6	Ceiling mount and lay-in fluorescent lighting
Life/Safety	3	11.0	32.9	—
Fire Safety	2	11.0	22.0	—
Modifications	0	0.0	0.0	None evident
Maintenance	2	7.7	15.4	—
Remaining Life	3	6.6	19.8	—
Appearance	3	6.6	19.8	Very dated, dark, moderate scale building
Insulation	2	6.6	13.2	—
Glazing	3	6.6	19.8	Aluminum and wood windows w removable storm panels
HVAC	2	8.8	17.6	HW boiler and 2 split system units 2012
Building condition score			**310**	

Child Care Center — BCS 269 (Adequate) · 5,940 GSF

Component	Rating	Adj. wt.	Wt. score	Survey comment
Structure	1	8.8	8.8	Split-face CMU; wood frame

Component	Rating	Adj. wt.	Wt. score	Survey comment
Exterior Closure	1	8.8	8.8	CMU; wood fascia; stucco; wood soffits
Roofing	3	11.0	32.9	Composition shingle. Repairs funded in 21-23
Floor Finishes	3	6.6	19.8	Stained carpet-surface wear; sheet vinyl; vinyl tile
Wall Finishes	2	6.6	13.2	Gypsum board; vinyl wall cover; interior windows
Ceiling Finishes	2	6.6	13.2	Gypsum board; vinyl wall cover
Doors & Hardware	3	6.6	19.8	Interior wood glazed doors/HM frames; aluminum glazed entry doors-surface wear
Elevators	0	0.0	0.0	—
Plumbing	1	8.8	8.8	Copper, steel galvanized, cast iron piping; porcelain fixtures
Electrical	1	8.8	8.8	400amp 208/120v
Lights/Power	1	8.8	8.8	Lay in, wall mount and recessed can fluorescent fixtures
Life/Safety	1	11.0	11.0	—
Fire Safety	1	11.0	11.0	—
Modifications	0	0.0	0.0	None apparent. Minor renovation funded in 21-23
Maintenance	3	7.7	23.1	—
Remaining Life	1	6.6	6.6	—
Appearance	1	6.6	6.6	Attractive building and interior spaces
Insulation	2	6.6	13.2	—
Glazing	3	6.6	19.8	—
HVAC	4	8.8	35.1	Gas furnaces w DX A/C-deteriorating
Building condition score			**269**	

Fitness Center — BCS 245 (Adequate) · 1,740 GSF

Component	Rating	Adj. wt.	Wt. score	Survey comment
Structure	1	9.2	9.2	Wood frame; concrete foundation
Exterior Closure	1	9.2	9.2	Horizontal beveled fiberboard; T1-11 plywood; plywood soffits
Roofing	1	11.5	11.5	Standing seam metal
Floor Finishes	3	6.9	20.7	Carpet
Wall Finishes	1	6.9	6.9	Gypsum board

Component	Rating	Adj. wt.	Wt. score	Survey comment
Ceiling Finishes	0	0.0	0.0	Exposed structure
Doors & Hardware	4	6.9	27.6	Exterior HM doors/frames
Elevators	0	0.0	0.0	—
Plumbing	1	9.2	9.2	Copper and ABS piping for janitorial sink
Electrical	1	9.2	9.2	200amp 208/120v
Lights/Power	1	9.2	9.2	Ceiling mount fluorescent lights
Life/Safety	1	11.5	11.5	—
Fire Safety	2	11.5	23.0	—
Modifications	0	0.0	0.0	No modifications evident
Maintenance	1	8.0	8.0	—
Remaining Life	1	6.9	6.9	—
Appearance	3	6.9	20.7	Average interior and exterior; low first cost
Insulation	3	6.9	20.7	—
Glazing	2	6.9	13.8	—
HVAC	3	9.2	27.6	Forced air gas furnace
Building condition score			**245**	

Physical Education — BCS 242 (Adequate) · 33,984 GSF

Component	Rating	Adj. wt.	Wt. score	Survey comment
Structure	1	8.7	8.7	Concrete frame; CMU; glu lam beams
Exterior Closure	2	8.7	17.4	Exposed concrete aggregate panels; wood soffits; standing seam metal mansards
Roofing	2	10.9	21.8	Upper roof PVC single-ply-2004; lower roof PVC single-ply-2008; skylights
Floor Finishes	2	6.5	13.1	Carpet; rubber; strip hardwood and concrete; ceramic tile
Wall Finishes	2	6.5	13.1	Gypsum board; CMU; tectum panels; ceramic tile; vent wood
Ceiling Finishes	1	6.5	6.5	Gypsum board; direct adhered tile; exposed structure; lay-in tile
Doors & Hardware	2	6.5	13.1	Interior HM and laminate doors w HM frames; exterior wood and HM doors/frames
Elevators	0	0.0	0.0	—
Plumbing	1	8.7	8.7	Copper, cast iron, steel, and PVC piping; porcelain fixtures

Component	Rating	Adj. wt.	Wt. score	Survey comment
Electrical	1	8.7	8.7	800amp 208/120v
Lights/Power	1	8.7	8.7	Hanging, lay-in, and ceiling-mount fluorescent lights
Life/Safety	3	10.9	32.7	—
Fire Safety	1	10.9	10.9	—
Modifications	1	7.6	7.6	Major interior and HVAC renovation completed in early 2009; well done
Maintenance	1	7.6	7.6	—
Remaining Life	1	6.5	6.5	2009 renovation extended useful building life
Appearance	3	6.5	19.6	Basic, functional athletic facility
Insulation	3	6.5	19.6	—
Glazing	0	0.0	0.0	—
HVAC	2	8.7	17.4	AHU w VAVs; 3 HW boilers; pumps and controls
Building condition score			**242**	

Student Affairs Bldg — BCS 239 (Adequate) · 64,328 GSF

Component	Rating	Adj. wt.	Wt. score	Survey comment
Structure	2	8.0	16.0	Concrete frame; glu-lam beams; wood trusses; some seismic repairs
Exterior Closure	1	8.0	8.0	Exposed marble aggregate panels; wood panels; wood shingles
Roofing	1	10.0	10.0	Single ply south end 2015; north end 1017
Floor Finishes	1	6.0	6.0	Ceramic tile; carpet; vinyl tile, sheet vinyl and epoxy
Wall Finishes	1	6.0	6.0	Gypsum board; wood panels; vinyl wall covering; wood shingles
Ceiling Finishes	1	6.0	6.0	Exposed structure; direct-adhered and lay-in ceiling tile
Doors & Hardware	2	6.0	12.0	Interior wood doors/HM frames-surface wear; exterior HM doors/frames
Elevators	1	6.0	6.0	2 stop renovated 2014
Plumbing	1	8.0	8.0	Copper, cast iron, galvanized, and steel piping; porcelain fixtures
Electrical	3	8.0	24.0	1200amp 208/12v; one side is power limited

Component	Rating	Adj. wt.	Wt. score	Survey comment
Lights/Power	1	8.0	8.0	Surface mount, hanging, and lay-in fluorescent lights
Life/Safety	1	10.0	10.0	—
Fire Safety	1	10.0	10.0	—
Modifications	2	7.0	14.0	well done modifications 2018
Maintenance	1	7.0	7.0	—
Remaining Life	2	6.0	12.0	Building should have a major renovation to extend useful life
Appearance	3	6.0	18.0	Not a very attractive building, but renovations have improved interior spaces.
Insulation	2	6.0	12.0	—
Glazing	5	6.0	30.0	—
HVAC	2	8.0	16.0	Constant volume and VAV air handlers and rooftop packaged HVAC units
Building condition score			**239**	

HIb/RIc Plant Bldg — BCS 230 (Adequate) · 1,034 GSF

Component	Rating	Adj. wt.	Wt. score	Survey comment
HVAC	1	9.7	9.7	Screw chiller; 2 HW boilers
Structure	1	9.7	9.7	Concrete; metal roof framing
Exterior Closure	2	9.7	19.3	Metal architectural panels; concrete
Roofing	2	12.1	24.1	Standing seam metal
Floor Finishes	1	7.2	7.2	Concrete
Wall Finishes	1	7.2	7.2	CMU; concrete
Ceiling Finishes	0	0.0	0.0	Metal deck pan
Doors & Hardware	2	7.2	14.5	Exterior HM door/frames
Elevators	0	0.0	0.0	—
Plumbing	1	9.7	9.7	Copper, steel, and PVC piping
Electrical	1	9.7	9.7	800amp 480/277v; 500kw generator
Lights/Power	1	9.7	9.7	Suspended fluorescent lighting
Life/Safety	3	12.1	36.2	—
Fire Safety	3	12.1	36.2	—
Modifications	0	0.0	0.0	No modifications to date
Maintenance	1	8.4	8.4	—
Remaining Life	1	7.2	7.2	—

Component	Rating	Adj. wt.	Wt. score	Survey comment
Appearance	1	7.2	7.2	Very well designed utility building
Insulation	2	7.2	14.5	—
Glazing	0	0.0	0.0	no windows
Building condition score			**230**	

Occupation Education "B" — BCS 225 (Adequate) · 8,448 GSF

Component	Rating	Adj. wt.	Wt. score	Survey comment
HVAC	1	8.3	8.3	—
Structure	2	8.3	16.7	—
Exterior Closure	2	8.3	16.7	—
Roofing	3	10.4	31.3	EPDM roofing; repairs funded 21-23
Floor Finishes	3	6.3	18.8	—
Wall Finishes	1	6.3	6.3	—
Ceiling Finishes	1	6.3	6.3	—
Doors & Hardware	1	6.3	6.3	—
Elevators	0	0.0	0.0	1 story
Plumbing	1	8.3	8.3	—
Electrical	1	8.3	8.3	—
Lights/Power	1	8.3	8.3	—
Life/Safety	1	10.4	10.4	—
Fire Safety	2	10.4	20.9	—
Modifications	1	7.3	7.3	major renovation 2018
Maintenance	1	7.3	7.3	—
Remaining Life	1	6.3	6.3	—
Appearance	3	6.3	18.8	—
Insulation	2	6.3	12.5	—
Glazing	1	6.3	6.3	—
Building condition score			**225**	

Rutkowski Learning Center — BCS 204 (Adequate) · 35,680 GSF

Component	Rating	Adj. wt.	Wt. score	Survey comment
Structure	1	8.3	8.3	Concrete frame; glu-lam beams
Exterior Closure	1	8.3	8.3	Precast concrete panels; stucco soffits
Roofing	2	10.4	20.9	Hypalon roof; metal mansards
Floor Finishes	1	6.3	6.3	Carpet-surface wear; carpet tile; ceramic tile

Component	Rating	Adj. wt.	Wt. score	Survey comment
Wall Finishes	1	6.3	6.3	Gypsum board; wood chair rail; rubber base; ceramic tile
Ceiling Finishes	1	6.3	6.3	Lay-in tile
Doors & Hardware	1	6.3	6.3	Interior wood/HM doors and HM frames; exterior wood doors/frames
Elevators	0	0.0	0.0	—
Plumbing	1	8.3	8.3	Copper, cast iron, steel, and PVC piping; porcelain fixtures
Electrical	1	8.3	8.3	800amp, 480/208v
Lights/Power	1	8.3	8.3	Lay-in LED panels
Life/Safety	1	10.4	10.4	—
Fire Safety	1	10.4	10.4	—
Modifications	1	7.3	7.3	1996 remodel well-thought out & in compliance with codes
Maintenance	1	7.3	7.3	—
Remaining Life	2	6.3	12.5	—
Appearance	2	6.3	12.5	—
Insulation	3	6.3	18.8	—
Glazing	2	6.3	12.5	wood frames
HVAC	3	8.3	25.0	3 deck multi-zone AHUs; chilled/hot water from Bldg. 33
Building condition score			**204**	

Bleha Prfrming Arts Cntr — BCS 199 (Adequate) · 20,178 GSF

Component	Rating	Adj. wt.	Wt. score	Survey comment
Structure	1	8.8	8.8	Structural steel
Exterior Closure	1	8.8	8.8	CMU; corrugated metal panels; EIFS; structural polycarbonate canopy panels
Roofing	1	11.0	11.0	Single ply EPDM
Floor Finishes	2	6.6	13.2	Vinyl tile; carpet-surface wear & failing seams; ceramic tile; concrete; hardboard stage flooring-surface wear
Wall Finishes	2	6.6	13.2	Gypsum board; wood panels; fabric panels; wood base; ceramic tile
Ceiling Finishes	1	6.6	6.6	Gypsum board; lay-in tile; metal deck pan

Component	Rating	Adj. wt.	Wt. score	Survey comment
Doors & Hardware	2	6.6	13.2	Interior/exterior HM doors/frames-surface wear; exterior aluminum doors/frames
Elevators	0	0.0	0.0	—
Plumbing	2	8.8	17.6	Copper, steel, cast iron, and PVC piping; porcelain fixtures
Electrical	1	8.8	8.8	1200amp 208v
Lights/Power	1	8.8	8.8	Ceiling-mount, hanging strip, recessed can, and lay-in fluorescent fixtures
Life/Safety	1	11.0	11.0	—
Fire Safety	1	11.0	11.0	—
Modifications	0	0.0	0.0	No modifications to date
Maintenance	1	7.7	7.7	—
Remaining Life	1	6.6	6.6	—
Appearance	1	6.6	6.6	Attractive building fits with campus standard for exterior materials and style
Insulation	2	6.6	13.2	—
Glazing	1	6.6	6.6	—
HVAC	3	8.8	26.3	3 HW boilers; chilled water supplied from RLC building; AHUs and fan powered VAVs
Building condition score			**199**	

Shipping & Receiving Bldg — BCS 194 (Adequate) · 7,284 GSF

Component	Rating	Adj. wt.	Wt. score	Survey comment
HVAC	1	8.0	8.0	New units 2016
Structure	1	8.0	8.0	Concrete frame; CMU; glu-lam beams
Exterior Closure	2	8.0	16.0	EIFS; CMU; metal soffits; concrete aggregate panels over CMU
Roofing	1	10.0	10.0	Standing seam metal roof-2000
Floor Finishes	2	6.0	12.0	Concrete
Wall Finishes	1	6.0	6.0	CMU; gypsum board
Ceiling Finishes	1	6.0	6.0	Gypsum board; exposed ductwork; direct adhered tile
Doors & Hardware	1	6.0	6.0	Interior and exterior HM doors/frames-surface wear/dings; wood OH door
Elevators	1	6.0	6.0	—

Component	Rating	Adj. wt.	Wt. score	Survey comment
Plumbing	1	8.0	8.0	Galvanized and cast iron piping
Electrical	1	8.0	8.0	1200amp 480/208v
Lights/Power	1	8.0	8.0	Hanging and ceiling mount fluorescent lights
Life/Safety	1	10.0	10.0	—
Fire Safety	2	10.0	20.0	—
Modifications	1	7.0	7.0	2016 renovation
Maintenance	1	7.0	7.0	—
Remaining Life	1	6.0	6.0	Will be retained when A-C are gone
Appearance	3	6.0	18.0	Functional remodeled building, but very utilitarian
Insulation	2	6.0	12.0	—
Glazing	2	6.0	12.0	—
Building condition score			**194**	

Intrntl Village Bldg "C" — BCS 194 (Adequate) · 4,800 GSF

Component	Rating	Adj. wt.	Wt. score	Survey comment
HVAC	1	8.8	8.8	Multi-zone constant volume air handler; 4-pipe hot water heating from bldg. 05; chilled water cooling from bldg. 40
Structure	2	8.8	17.6	Split-face CMU base; wood frame; glu-lam beams
Exterior Closure	1	8.8	8.8	Split face CMU; box rib metal siding; pre-cast concrete trim band; wood soffits
Roofing	1	11.0	11.0	Standing seam metal
Floor Finishes	2	6.6	13.2	Carpet-surface wear
Wall Finishes	2	6.6	13.2	CMU; box rib metal panels; wood panels; gypsum board-dents/marred
Ceiling Finishes	1	6.6	6.6	Gypsum board and suspended ceilings; wood strip
Doors & Hardware	2	6.6	13.2	Interior wood doors-surface wear/HM frames; exterior HM doors/frames
Elevators	0	0.0	0.0	—
Plumbing	1	8.8	8.8	Copper
Electrical	1	8.8	8.8	125 amp 208/120v; fed from IV-B Bldg.

Component	Rating	Adj. wt.	Wt. score	Survey comment
Lights/Power	1	8.8	8.8	Lay-in, wall mount and ceiling mount fluorescent fixtures
Life/Safety	1	11.0	11.0	—
Fire Safety	1	11.0	11.0	—
Modifications	0	0.0	0.0	None apparent
Maintenance	1	7.7	7.7	—
Remaining Life	1	6.6	6.6	—
Appearance	1	6.6	6.6	Attractive building fits with campus standard for materials and style for IV Bldgs.
Insulation	2	6.6	13.2	—
Glazing	3	6.6	19.8	Operable units
Building condition score			**194**	

Intrntl Village Bldg "D" — BCS 190 (Adequate) · 10,956 GSF

Component	Rating	Adj. wt.	Wt. score	Survey comment
HVAC	1	8.8	8.8	Constant velocity AHUs with 4-pipe system; hot/chilled water from bldg. 41
Structure	3	8.8	26.3	Wood frame and glu lams; concrete; steel; CMU base
Exterior Closure	1	8.8	8.8	Box rib metal siding; split face CMU; precast concrete wainscoting cap
Roofing	1	11.0	11.0	Standing seam metal
Floor Finishes	2	6.6	13.2	Carpet-surface wear; vinyl tile
Wall Finishes	2	6.6	13.2	Gypsum board
Ceiling Finishes	1	6.6	6.6	Lay-in tile; gypsum board
Doors & Hardware	2	6.6	13.2	Interior HM/wood doors/frames; exterior aluminum/HM doors/frames
Elevators	0	0.0	0.0	—
Plumbing	1	8.8	8.8	Copper; cast iron; galvanized; steel
Electrical	1	8.8	8.8	400amp 208/120v; 200 amp 208/120v
Lights/Power	1	8.8	8.8	Lay-in and recessed can fluorescent lighting
Life/Safety	1	11.0	11.0	—
Fire Safety	1	11.0	11.0	—
Modifications	0	0.0	0.0	No modifications to date

Component	Rating	Adj. wt.	Wt. score	Survey comment
Maintenance	1	7.7	7.7	—
Remaining Life	1	6.6	6.6	New addition in 2008
Appearance	1	6.6	6.6	Attractive building fits with campus standard for materials and style
Insulation	2	6.6	13.2	—
Glazing	1	6.6	6.6	Operable units
Building condition score			**190**	

Technology Center — BCS 186 (Adequate) · 32,700 GSF

Component	Rating	Adj. wt.	Wt. score	Survey comment
Structure	1	8.0	8.0	Steel frame; glu lams; pre-manufactured trusses
Exterior Closure	1	8.0	8.0	Corrugated metal panels; colored concrete panels; stained concrete; metal panels; aluminum window walls
Roofing	2	10.0	20.0	Standing seam metal; glass skylights
Floor Finishes	2	6.0	12.0	Raised floor grid; carpet tile; stained concrete; ceramic tile; Plexiglas access panels
Wall Finishes	1	6.0	6.0	Gypsum board; pre-manufactured architectural panels; ceramic tile; folding partition walls
Ceiling Finishes	1	6.0	6.0	Suspended wood panels; perforated metal panels; gypsum board; lay-in tile
Doors & Hardware	1	6.0	6.0	Interior wood/HM doors/frames; exterior aluminum doors/frames
Elevators	1	6.0	6.0	2 stop
Plumbing	2	8.0	16.0	Copper, steel; cast iron and PVC piping; porcelain fixtures. Cooling tower repair funded 21-23
Electrical	1	8.0	8.0	2000amp 208v; 105kW generator
Lights/Power	1	8.0	8.0	Hanging strip, recessed cans, and pendant fluorescent lighting
Life/Safety	1	10.0	10.0	—
Fire Safety	1	10.0	10.0	—
Modifications	1	7.0	7.0	None evident
Maintenance	1	7.0	7.0	—
Remaining Life	1	6.0	6.0	—

Component	Rating	Adj. wt.	Wt. score	Survey comment
Appearance	1	6.0	6.0	Attractive, centrally located building highlights campus standard for materials
Insulation	1	6.0	6.0	—
Glazing	1	6.0	6.0	Operable units
HVAC	3	8.0	24.0	3 HW boilers and modular chiller (18 modules); cooling tower (2); AHU with under floor fan powered VAVs; floors used as plenum; inefficient
Building condition score			**186**	

Intrntl Village Bldg "A" — BCS 186 (Adequate) · 4,800 GSF

Component	Rating	Adj. wt.	Wt. score	Survey comment
HVAC	1	8.3	8.3	Constant volume 4 pipe multi-zone unit; hot water from bldg. 05; chilled water from 40
Structure	2	8.3	16.7	CMU base; wood frame; glu-lam beams and rafters
Exterior Closure	1	8.3	8.3	Split face CMU; box rib metal siding; pre-cast concrete trim band; wood soffits
Roofing	1	10.4	10.4	Standing seam metal
Floor Finishes	2	6.3	12.5	Carpet-surface wear
Wall Finishes	1	6.3	6.3	CMU; metal panels; wood panels; gypsum board
Ceiling Finishes	1	6.3	6.3	Gypsum board; suspended Act; wood strip
Doors & Hardware	2	6.3	12.5	Interior wood doors/HM frames-surface wear; exterior HM doors/frames
Elevators	0	0.0	0.0	—
Plumbing	1	8.3	8.3	No restrooms; copper, cast iron, and steel piping
Electrical	1	8.3	8.3	200amp 208/120v
Lights/Power	1	8.3	8.3	Lay-in and wall mount fluorescent lighting
Life/Safety	1	10.4	10.4	—
Fire Safety	1	10.4	10.4	—
Modifications	1	7.3	7.3	Minor modifications to date; well constructed
Maintenance	1	7.3	7.3	—

Component	Rating	Adj. wt.	Wt. score	Survey comment
Remaining Life	1	6.3	6.3	—
Appearance	1	6.3	6.3	Attractive building fits with campus standard for materials; set style for IV Bldgs.
Insulation	2	6.3	12.5	—
Glazing	3	6.3	18.8	Operable units
Building condition score			**186**	

Kent Campus — BCS 178 (Adequate) · 22,192 GSF

Component	Rating	Adj. wt.	Wt. score	Survey comment
Structure	1	8.4	8.4	Metal frame; brick; concrete
Exterior Closure	1	8.4	8.4	Metal panels; concrete; brick; stucco panels; aluminum window walls
Roofing	2	10.5	21.0	Single-ply TPO membrane
Floor Finishes	1	6.3	6.3	Carpet; sheet flooring; ceramic tile
Wall Finishes	1	6.3	6.3	Ceramic tile; vinyl wall covering; gypsum board; slate
Ceiling Finishes	1	6.3	6.3	Gypsum board and lay-in tile
Doors & Hardware	1	6.3	6.3	Interior wood doors/aluminum frames; exterior aluminum doors/frames
Elevators	1	6.3	6.3	3 stop
Plumbing	1	8.4	8.4	Copper, steel, and cast iron piping; porcelain fixtures
Electrical	1	8.4	8.4	1200amp 480/277v
Lights/Power	1	8.4	8.4	Lay-in, hanging, and recessed can fluorescent fixtures
Life/Safety	1	10.5	10.5	—
Fire Safety	1	10.5	10.5	—
Modifications	0	0.0	0.0	None evident
Maintenance	1	7.4	7.4	—
Remaining Life	1	6.3	6.3	Building is a commercial condominium; college owns interior only
Appearance	1	6.3	6.3	—
Insulation	2	6.3	12.6	—
Glazing	2	6.3	12.6	—
HVAC	2	8.4	16.8	Packaged rooftop HVAC units; AHU with DX cooling and VAVs with reheat

Component	Rating	Adj. wt.	Wt. score	Survey comment
Building condition score			**178**	

Intrntnl Village Bldg "B" — BCS 176 (Adequate) · 2,344 GSF

Component	Rating	Adj. wt.	Wt. score	Survey comment
HVAC	1	9.2	9.2	2 air cooled chillers; make-up air unit w heat recovery (serves A, C, D)
Structure	2	9.2	18.4	CMU base; concrete; wood frame; wood/steel roof trusses
Exterior Closure	1	9.2	9.2	Split-face CMU; box rib metal siding; precast concrete trim band; wood soffits
Roofing	1	11.5	11.5	Standing seam metal
Floor Finishes	2	6.9	13.8	Concrete
Wall Finishes	1	6.9	6.9	Gypsum board; ceramic tile; CMU
Ceiling Finishes	1	6.9	6.9	Gypsum board
Doors & Hardware	1	6.9	6.9	Interior and exterior HM doors/frames; metal OH door
Elevators	0	0.0	0.0	—
Plumbing	1	9.2	9.2	Copper, steel, and cast iron piping
Electrical	1	9.2	9.2	1600amp 208V (serves buildings A, C, D)
Lights/Power	1	9.2	9.2	Surface mount fluorescent lighting; hanging
Life/Safety	1	11.5	11.5	—
Fire Safety	1	11.5	11.5	—
Modifications	0	0.0	0.0	None evident
Maintenance	1	8.0	8.0	—
Remaining Life	1	6.9	6.9	—
Appearance	1	6.9	6.9	Attractive building fits with campus standard for materials and style for IV Bldgs.
Insulation	3	6.9	20.7	—
Glazing	0	0.0	0.0	—
Building condition score			**176**	

Science Center — BCS 175 (Superior) · 81,258 GSF

Component	Rating	Adj. wt.	Wt. score	Survey comment
HVAC	1	8.4	8.4	AHUs with fan-powered VAVs; VAV fume hoods; redundant exhaust fans; chilled/hot water from bldg. 45
Structure	1	8.4	8.4	Structural steel frame; open web steel floor; roof joists
Exterior Closure	1	8.4	8.4	CMU; concrete; corrugated and flat metal siding; stucco
Roofing	1	10.5	10.5	Standing seam metal
Floor Finishes	2	6.3	12.6	Polished and unpolished concrete; carpet; linoleum; ceramic tile
Wall Finishes	1	6.3	6.3	Gypsum board; vinyl wall covering; ceramic tile; carved wood panels
Ceiling Finishes	1	6.3	6.3	Gypsum board; suspended wire grid with acoustic backing; lay-in tile; aluminum deck
Doors & Hardware	1	6.3	6.3	Interior wood doors/HM frames; exterior aluminum doors/frames
Elevators	1	6.3	6.3	3 stop + mechanical penthouse; 1 passenger; 1 freight
Plumbing	2	8.4	16.8	Copper, steel, and cast iron piping; porcelain fixtures; leaks occur in copper joints
Electrical	1	8.4	8.4	1600amp 480v
Lights/Power	2	8.4	16.8	Hanging. lay-in, wall mount, and surface mount fluorescent fixtures; Lutron light system is high maintenance
Life/Safety	1	10.5	10.5	—
Fire Safety	1	10.5	10.5	—
Modifications	0	0.0	0.0	No modifications to date
Maintenance	1	7.4	7.4	—
Remaining Life	1	6.3	6.3	—
Appearance	1	6.3	6.3	Attractive, centrally located building highlights campus standard for materials
Insulation	2	6.3	12.6	—
Glazing	1	6.3	6.3	—
Building condition score			**175**	

Zgolinski Welcome Center — BCS 169 (Superior) · 10,772 GSF

Component	Rating	Adj. wt.	Wt. score	Survey comment
HVAC	1	8.3	8.3	Gas forced air furnaces w DX cooling; fan coil unit
Structure	1	8.3	8.3	Concrete; glu-lam beams; wood frame; concrete columns
Exterior Closure	1	8.3	8.3	Precast concrete panels; stucco; metal corrugated panels; aluminum storefronts
Roofing	2	10.4	20.9	Hypalon single-ply membrane-1990; metal 2008; skylights;
Floor Finishes	1	6.3	6.3	Ceramic tile; carpet
Wall Finishes	1	6.3	6.3	Gypsum board; ceramic tile; interior glass window walls
Ceiling Finishes	1	6.3	6.3	Lay-in tile; gypsum board
Doors & Hardware	1	6.3	6.3	Interior wood doors/HM frames; exterior aluminum doors/frames
Elevators	0	0.0	0.0	—
Plumbing	1	8.3	8.3	Copper, cast iron, steel, and PVC pipe; porcelain fixtures
Electrical	1	8.3	8.3	400amp 208/120v
Lights/Power	1	8.3	8.3	Recessed can and lay-in fluorescent lights; hanging; wall mount
Life/Safety	1	10.4	10.4	—
Fire Safety	1	10.4	10.4	—
Modifications	1	7.3	7.3	Complete interior renovation in 2008; well constructed
Maintenance	1	7.3	7.3	—
Remaining Life	1	6.3	6.3	Interior renovation has extended life 20+ years
Appearance	1	6.3	6.3	Very nice interior and updated exterior
Insulation	2	6.3	12.5	—
Glazing	2	6.3	12.5	Operable units
Building condition score			**169**	

Administration — BCS 169 (Superior) · 9,765 GSF

Component	Rating	Adj. wt.	Wt. score	Survey comment
HVAC	1	8.3	8.3	Rooftop packaged HVAC units - 2010

Component	Rating	Adj. wt.	Wt. score	Survey comment
Structure	1	8.3	8.3	Concrete frame, glu-lam beams, wood roof trusses
Exterior Closure	1	8.3	8.3	Exposed aggregate cement panels; concrete base; wood soffits; ss metal mansards
Roofing	1	10.4	10.4	TPO 2022
Floor Finishes	1	6.3	6.3	Carpet-surface wear; ceramic tile
Wall Finishes	1	6.3	6.3	Gypsum board; wood strip paneling; moveable walls; plastic panels
Ceiling Finishes	1	6.3	6.3	Lay-in tile; non-standard sizes and suspension
Doors & Hardware	1	6.3	6.3	Interior wood doors/KD frames; exterior HM doors/frames
Elevators	0	0.0	0.0	—
Plumbing	1	8.3	8.3	Copper, cast iron, and galvanized piping; porcelain fixtures
Electrical	1	8.3	8.3	1000amp 208/120v
Lights/Power	1	8.3	8.3	Ceiling mount LED
Life/Safety	1	10.4	10.4	—
Fire Safety	2	10.4	20.9	—
Modifications	1	7.3	7.3	All modifications appear to be well constructed. Last renovation 2022
Maintenance	1	7.3	7.3	Deferred HVAC and roof maintenance
Remaining Life	1	6.3	6.3	—
Appearance	3	6.3	18.8	Exterior is very unattractive
Insulation	1	6.3	6.3	—
Glazing	1	6.3	6.3	Combination of single glazed aluminum and double glazed aluminum/wood windows
Building condition score			**169**	

Kent Campus, Phase 2 — BCS 165 (Superior) · 43,526 GSF

Component	Rating	Adj. wt.	Wt. score	Survey comment
HVAC	1	8.4	8.4	Packaged rooftop HVAC units; AHU with DX cooling and VAVs with reheat
Structure	1	8.4	8.4	Metal frame; brick; concrete

Component	Rating	Adj. wt.	Wt. score	Survey comment
Exterior Closure	1	8.4	8.4	Metal panels; concrete; brick; stucco panels; aluminum window walls
Roofing	1	10.5	10.5	Single-ply TPO membrane
Floor Finishes	1	6.3	6.3	Carpet; sheet flooring; ceramic tile
Wall Finishes	1	6.3	6.3	Ceramic tile; vinyl wall covering; gypsum board; slate
Ceiling Finishes	1	6.3	6.3	Gypsum board and lay-in tile
Doors & Hardware	1	6.3	6.3	Interior wood doors/aluminum frames; exterior aluminum doors/frames
Elevators	1	6.3	6.3	3 stop
Plumbing	1	8.4	8.4	Copper, steel, and cast iron piping; porcelain fixtures
Electrical	1	8.4	8.4	1200amp 480/277v
Lights/Power	1	8.4	8.4	Lay-in, hanging, and recessed can fluorescent fixtures
Life/Safety	1	10.5	10.5	—
Fire Safety	1	10.5	10.5	—
Modifications	0	0.0	0.0	None evident
Maintenance	1	7.4	7.4	—
Remaining Life	1	6.3	6.3	Building is a commercial condominium; college owns interior only
Appearance	1	6.3	6.3	—
Insulation	2	6.3	12.6	—
Glazing	3	6.3	18.9	—
Building condition score			**165**	

Cedar Hall — BCS 164 (Superior) · 54,000 GSF

Component	Rating	Adj. wt.	Wt. score	Survey comment
HVAC	1	8.0	8.0	—
Structure	1	8.0	8.0	—
Exterior Closure	1	8.0	8.0	—
Roofing	1	10.0	10.0	—
Floor Finishes	2	6.0	12.0	—
Wall Finishes	1	6.0	6.0	—
Ceiling Finishes	1	6.0	6.0	—
Doors & Hardware	1	6.0	6.0	—

Component	Rating	Adj. wt.	Wt. score	Survey comment
Elevators	1	6.0	6.0	—
Plumbing	1	8.0	8.0	—
Electrical	1	8.0	8.0	—
Lights/Power	1	8.0	8.0	—
Life/Safety	1	10.0	10.0	—
Fire Safety	1	10.0	10.0	—
Modifications	1	7.0	7.0	—
Maintenance	1	7.0	7.0	—
Remaining Life	1	6.0	6.0	—
Appearance	1	6.0	6.0	—
Insulation	1	6.0	6.0	—
Glazing	3	6.0	18.0	—
Building condition score			**164**	

Salish Hall — BCS 158 (Superior) · 87,541 GSF

Component	Rating	Adj. wt.	Wt. score	Survey comment
HVAC	1	8.0	8.0	2 HW boilers; chiller; AHUs w VAV w reheat coils; ceiling radiant heat; split system HVAC units
Structure	1	8.0	8.0	Steel frame
Exterior Closure	1	8.0	8.0	Brick; metal panels; aluminum window walls; metal soffits
Roofing	1	10.0	10.0	TPO single-ply; standing seam metal; skylights
Floor Finishes	3	6.0	18.0	Carpet; concrete; ceramic tile
Wall Finishes	1	6.0	6.0	Gypsum board; masonite panels; ceramic tile; brick; glass sidelites
Ceiling Finishes	1	6.0	6.0	Gypsum board; lay-in tile; metal deck pan; perforated sound baffles; wood t&g strip
Doors & Hardware	1	6.0	6.0	Interior wood glazed doors w HM frames; exterior aluminum doors/frames
Elevators	1	6.0	6.0	3-stop
Plumbing	1	8.0	8.0	Copper, cast iron, steel and PVC piping; porcelain fixtures
Electrical	1	8.0	8.0	2000amp 480/277v
Lights/Power	1	8.0	8.0	Lay-in, wall-mount, ceiling-mount, hanging pendant and hanging strip fluorescent lighting

Component	Rating	Adj. wt.	Wt. score	Survey comment
Life/Safety	1	10.0	10.0	—
Fire Safety	1	10.0	10.0	—
Modifications	1	7.0	7.0	Brand new building
Maintenance	1	7.0	7.0	—
Remaining Life	1	6.0	6.0	Building should have at least 45 year useful life
Appearance	1	6.0	6.0	—
Insulation	1	6.0	6.0	—
Glazing	1	6.0	6.0	Operable transom units
Building condition score			**158**	

Trades And Industry — BCS 154 (Superior) · 76,684 GSF

Component	Rating	Adj. wt.	Wt. score	Survey comment
Structure	1	8.4	8.4	—
Exterior Closure	1	8.4	8.4	—
Roofing	1	10.5	10.5	—
Floor Finishes	1	6.3	6.3	—
Wall Finishes	1	6.3	6.3	—
Ceiling Finishes	1	6.3	6.3	—
Doors & Hardware	1	6.3	6.3	—
Elevators	1	6.3	6.3	—
Plumbing	1	8.4	8.4	—
Electrical	1	8.4	8.4	—
Lights/Power	1	8.4	8.4	—
Life/Safety	1	10.5	10.5	—
Fire Safety	1	10.5	10.5	—
Modifications	0	0.0	0.0	—
Maintenance	1	7.4	7.4	—
Remaining Life	1	6.3	6.3	—
Appearance	1	6.3	6.3	—
Insulation	1	6.3	6.3	—
Glazing	1	6.3	6.3	—
HVAC	2	8.4	16.8	—
Building condition score			**154**	

Facilities Operations — BCS 153 (Superior) · 8,693 GSF

Component	Rating	Adj. wt.	Wt. score	Survey comment
HVAC	1	8.8	8.8	—

Component	Rating	Adj. wt.	Wt. score	Survey comment
Structure	1	8.8	8.8	—
Exterior Closure	1	8.8	8.8	—
Roofing	1	11.0	11.0	Metal
Floor Finishes	2	6.6	13.2	—
Wall Finishes	1	6.6	6.6	—
Ceiling Finishes	1	6.6	6.6	—
Doors & Hardware	1	6.6	6.6	—
Elevators	0	0.0	0.0	—
Plumbing	1	8.8	8.8	—
Electrical	1	8.8	8.8	600amp
Lights/Power	1	8.8	8.8	—
Life/Safety	1	11.0	11.0	—
Fire Safety	1	11.0	11.0	—
Modifications	0	0.0	0.0	—
Maintenance	1	7.7	7.7	—
Remaining Life	1	6.6	6.6	—
Appearance	1	6.6	6.6	—
Insulation	1	6.6	6.6	—
Glazing	1	6.6	6.6	—
Building condition score			**153**	

Mel Lindbloom Student Union Bldg — BCS 146 (Superior) · 61,000 GSF

Component	Rating	Adj. wt.	Wt. score	Survey comment
HVAC	1	8.4	8.4	—
Structure	1	8.4	8.4	—
Exterior Closure	1	8.4	8.4	—
Roofing	1	10.5	10.5	—
Floor Finishes	1	6.3	6.3	—
Wall Finishes	1	6.3	6.3	—
Ceiling Finishes	1	6.3	6.3	—
Doors & Hardware	1	6.3	6.3	—
Elevators	1	6.3	6.3	—
Plumbing	1	8.4	8.4	—
Electrical	1	8.4	8.4	—
Lights/Power	1	8.4	8.4	—
Life/Safety	1	10.5	10.5	—
Fire Safety	1	10.5	10.5	—

Component	Rating	Adj. wt.	Wt. score	Survey comment
Modifications	0	0.0	0.0	—
Maintenance	1	7.4	7.4	—
Remaining Life	1	6.3	6.3	—
Appearance	1	6.3	6.3	—
Insulation	1	6.3	6.3	—
Glazing	1	6.3	6.3	—
Building condition score			**146**	

Auburn Center — BCS 146 (Superior) · 31,499 GSF

Component	Rating	Adj. wt.	Wt. score	Survey comment
HVAC	1	8.4	8.4	—
Structure	1	8.4	8.4	—
Exterior Closure	1	8.4	8.4	—
Roofing	1	10.5	10.5	—
Floor Finishes	1	6.3	6.3	—
Wall Finishes	1	6.3	6.3	—
Ceiling Finishes	1	6.3	6.3	—
Doors & Hardware	1	6.3	6.3	—
Elevators	1	6.3	6.3	—
Plumbing	1	8.4	8.4	—
Electrical	1	8.4	8.4	—
Lights/Power	1	8.4	8.4	—
Life/Safety	1	10.5	10.5	—
Fire Safety	1	10.5	10.5	—
Modifications	0	0.0	0.0	—
Maintenance	1	7.4	7.4	—
Remaining Life	1	6.3	6.3	—
Appearance	1	6.3	6.3	—
Insulation	1	6.3	6.3	—
Glazing	1	6.3	6.3	—
Building condition score			**146**	