COMMUNITY AND TECHNICAL COLLEGES
Washington State Board

HIGHLINE COLLEGE

2026 Capital Planning Facility Report

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

Portfolio	34 structures · 574,931 GSF; 32 surveyed — 558,921 GSF
Weighted-avg condition	**257 (Adequate)**
2027 preservation request	**$669,000** (6 projects)
Total 2027–2029 Minor Works	**$5,034,000**
Deferred preservation backlog	**$13,558,000** (42 projects)

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1. EXECUTIVE SUMMARY

This report covers Highline College for the 2025 SBCTC Facility Condition Survey (FCS) cycle, which informs the college's Minor Works Preservation capital budget request for the 2027–2029 biennium. The 2025 survey identified 48 capital deficiencies, all of which carry capital cost estimates ($14,227,000 in total). Of these, $669,000 across 6 projects is included in the 2027 preservation request and $13,558,000 across 42 projects is deferred to future cycles; no deficiencies were excluded as ineligible. Highline's 2027–2029 Minor Works request comprises preservation ($669,000), infrastructure ($1,925,000), program ($1,499,000), and Unanticipated Repair Fund ($941,000), together totaling $5,034,000.

Capital planning headlines

1. The 2027 preservation request is envelope- and safety-led and addresses a small fraction of identified need. The $669,000 request is entirely roofing and exterior-stair safety work — three roof and skylight projects (Lecture Hall roof, D01, $86,000; Higher Education Center roof, D02, $320,000; Classroom D skylights, D03, $35,000) and three campus exterior-stair repairs (D04–D06, $228,000 combined). Not one of the six included projects is a mechanical project, even though HVAC and mechanical renewal account for roughly $11,900,000 — 88% — of the $13,558,000 deferred backlog. The included projects are defensible on score (average included deficiency score 87.8), but the request funds about 4.7% of the $14,227,000 in identified deficiencies; Highline is preserving the envelope this biennium and deferring essentially its entire mechanical backlog.

2. The deferred backlog is mechanical and concentrated in three large buildings. Three buildings carry roughly two-thirds of the deferred backlog: the Instructional Computer Center ($3,723,000 across six items, led by a $1,218,000 supply fan, a $1,164,000 chiller, and $1,013,000 of HVAC controls), the Student Union ($3,218,000 across six items, including a single $2,080,000 chiller replacement — the largest line in the survey), and Classroom A ($2,002,000 deferred, led by $1,398,000 of fan-coil units). The unscored Childcare Center adds an $889,000 chiller (D37). These are coordinated building-scale mechanical renewals rather than scattered repairs, and several fall in buildings the decarbonization plan retains on the central system.

3. Highline is a State Campus District Energy System — the mechanical backlog and Clean Buildings compliance are one problem. Highline heats and cools much of its core from a central plant (Building 24) serving 17 buildings through a utilidor loop, making it a mandatory State Campus District Energy System under HB 1390. The college submitted a Final Decarbonization Plan (Submittal ID 2025-D-2222) in June 2025 proposing a hybrid air-to-water heat-pump conversion phased from 2025 through 2033 at a rough-order-of-magnitude cost near $112,000,000 escalated. The deferred HVAC scope in this report — chillers, air handlers, controls, and heating plant across the Student Union, Instructional Computer Center, Library, and Higher Education Center — is largely the same equipment that plan will replace. The central planning implication, developed in Section 9, is that most of the $11,900,000 deferred mechanical scope should be evaluated against the decarbonization phasing rather than funded as like-for-like Minor Works replacements.

4. The worst-scored buildings are 1967 replacement candidates, not repair candidates. The two weakest buildings in the portfolio — Faculty D (568) and Faculty C (524), both 1967 office structures in the Replace-or-renovate band — carry no deficiencies this cycle because the master plan flags them, with the Multipurpose Building and the Technology Lab, for replacement rather than repair. Capital-repair dollars are correctly being kept out of them. Their disposition is a master-plan question (Section 7), not a preservation one.

Headline Numbers

Metric	Value
Total structures (FPMT inventory)	34
Total portfolio GSF	574,931
Buildings surveyed (condition rating)	32 (2 unscored)
Weighted-average condition score (surveyed)	257 (Adequate)
Buildings rated below “Adequate”	17 of 32
Total deficiencies identified (2025 FCS)	48
2027 preservation request	$669,000 (6 projects)
Deferred preservation backlog	$13,558,000 (42 projects)
Excluded (ineligible) deficiencies	0
2027 infrastructure request	$1,925,000
2027 program request	$1,499,000
2027 URF request	$941,000
Total 2027–2029 Minor Works request	$5,034,000

Capital Outlook

Immediate biennium (2027–2029). A Minor Works request of $5,034,000: preservation of $669,000 across 6 projects (all roofing and exterior-stair safety work), infrastructure of $1,925,000 (sewer line $301,000, storm line $956,000, and an emergency-access road $668,000), program of $1,499,000, and a URF line of $941,000. Every included preservation project scored 81 or higher. The request is sound on its own terms but deliberately narrow: it preserves envelopes and corrects fall hazards while the mechanical backlog waits on the decarbonization pathway.

Mid-term (4–6 years, 2029–2033). The $13,558,000 deferred backlog defines the next several asks and is overwhelmingly mechanical (HVAC ~$11,900,000). It is concentrated in the Instructional Computer Center ($3,723,000), the Student Union ($3,218,000), and Classroom A ($2,002,000), with the Childcare Center chiller ($889,000) and Classroom E ($883,000) close behind. This scope coincides with decarbonization Phases 1B–2 (2026–2030); sequencing it as heat-pump conversion rather than chiller-and-boiler replacement is the defining mid-term decision.

Long-term (7–10+ years, 2033 and beyond). Three themes carry the long horizon: completion of the district-energy decarbonization (Phases 3–4, 2030–2033, including building demolitions in the campus master plan); replacement of the four master-plan replacement priorities (Faculty C and D, the Multipurpose Building, and the Technology Lab); and a very large deferred infrastructure program ($46,100,000 of non-included utility work, led by storm and communication systems) that will require its own multi-biennium sequencing.

Clean Buildings and decarbonization. Highline’s largest connected building (Higher Education Center, 88,447 GFA) sets a Clean Buildings Performance Standard compliance date of June 1, 2028. Because the campus qualifies as a district energy system, it may follow the central-plant decarbonization pathway under HB 1390 in place of building-by-building EUI compliance — and it has already submitted the required plan. The weather-normalized campus EUI (79.8) is already well below the college target (112.2). Section 9 develops how the deferred mechanical backlog and the decarbonization phasing should be planned and funded as a single program.

2. COLLEGE PORTFOLIO OVERVIEW

Highline College occupies a single main campus of roughly 80 acres in Des Moines, with one off-campus instructional facility — the Marine Science and Technology (MaST) Center on the Redondo waterfront. Thirty-one of the 32 surveyed buildings are on the main campus; the MaST Center (3,871 GSF) is the only structure at Redondo Pier. The portfolio is dominated by an aging 1960s academic core: fourteen buildings date to the campus's 1964 opening and eight more to a 1967 expansion, so roughly two-thirds of the surveyed buildings are now approaching or past 60 years of age. The largest and best-scored buildings are the two newest — the Higher Education Center (78,535 GSF, 2004) and the Student Union (45,050 GSF, 2004) — while the Health & Life Science Building (64,179 GSF, 1975, renovated 2019) and the Library (77,970 GSF, 1978) anchor a middle cohort. The central heating plant (Building 24) and the chiller building (Building 25A) support the district energy loop described in Section 9.

Building inventory

Building	UFI	GSF	Built	Reno.	Score	Rating	Predominant use
Maint. & Ground Bldg.	A21466	8,466	2016	—	**155**	Superior	Maintenance shop
Health & Life Science Building	A00349	64,179	1975	2019	**160**	Superior	Classrooms/Labs
Biology/Science Bldg	A01395	6,158	1964	—	**167**	Superior	Administration
Higher Education Center	A06060	78,535	2004	—	**184**	Adequate	Classrooms/Labs
Instructional Computer Ct	A04923	39,821	1989	2002	**190**	Adequate	Computer science and computer labs
Student Union Building	A07446	45,050	2004	—	**190**	Adequate	Student union
Performing Arts Bldg	A00072	13,219	1967	2013	**204**	Adequate	Music classrooms / performance space
Instruction Admin	A01061	9,906	1967	2011	**220**	Adequate	Instructional administration
Classroom F	A05209	6,322	1964	2006	**248**	Adequate	Classrooms
Classroom E Bldg	A05596	15,624	1964	2008	**252**	Adequate	Admin/classrooms
Placement & Testing	A06463	6,534	1964	2016	**261**	Adequate	Placement / testing center
Mast Center	A05538	3,871	1968	2008	**265**	Adequate	Classrooms/labs
Conference Center	A06759	2,697	1964	—	**267**	Adequate	Event/Meeting room
Physical Plant	A00414	7,719	1964	—	**269**	Adequate	Plant building
Technology Lab Bldg	A02946	22,881	1967	2015	**273**	Adequate	Classrooms/Labs
Classroom	A08139	3,545	1964	1999	**279**	Needs improvement — maintenance	Classrooms

Building	UFI	GSF	Built	Reno.	Score	Rating	Predominant use
Student Services	A06008	23,012	1964	2006	**280**	Needs improvement — maintenance	Student services
Science Lecture Bldg	A08178	3,957	1964	1998	**282**	Needs improvement — maintenance	Classrooms
Classroom C Bldg	A02397	9,418	1967	2003	**288**	Needs improvement — maintenance	Classrooms
Classroom D Bldg	A00113	9,570	1967	1997	**305**	Needs improvement — maintenance	Classrooms
Classroom A Bldg	A08756	11,526	1964	1996	**308**	Needs improvement — maintenance	Classrooms
Classroom B Bldg	A01532	11,426	1967	—	**325**	Needs improvement — maintenance	Classrooms
Lecture Hall	A02003	4,202	1964	—	**328**	Needs improvement — maintenance	Lecture hall
Greenhouse B Bldg	A03887	1,500	1981	2015	**335**	Needs improvement — maintenance	Greenhouse
Library	A01792	77,970	1978	2000	**340**	Needs improvement — maintenance	Library
Multipurposea	A04195	22,669	1975	—	**340**	Needs improvement — maintenance	Classrooms/faculty
Pavilion	A07277	24,587	1964	—	**374**	Needs improvement — renovation	Gymnasium
Grounds Compound	A00326	3,004	1980	—	**375**	Needs improvement — renovation	Grounds building
Chiller Bldg	A08359	885	1978	—	**389**	Needs improvement — renovation	Plant building
Lockerroom	A09056	12,080	1964	2014	**447**	Needs improvement — renovation	PE/athletic locker rooms and multipurpose rooms
Faculty C Bldg	A03870	4,297	1967	—	**524**	Replace or renovate	No occupancy
Faculty D Bldg	A06104	4,291	1967	—	**568**	Replace or renovate	Faculty offices
Portfolio (surveyed, GSF-weighted)		**558,921**			**257**	**Adequate (avg)**	

*Score = 2025 canonical building condition score (BCS), drawn from the CONDITION worksheet of the FCS workbook (lower is better). **UFI** = OFM unique facility identifier. Rating bands follow the SBCTC scale in Section 4.1. Buildings are sorted by rating, then by score within rating.*

Unscored Structures

Two FPMT structures were not condition-rated this cycle. The Childcare Center (Building 0) reverted to college control when its third-party lease ended August 31, 2025 and was not scored, though it carries a large deferred chiller deficiency (D37, $889,000) noted in Sections 4 and 5. The Pe Annex is a small gym-support structure.

Structure	GSF	Built	FPMT class	Use / status
Childcare Center	14,330	2004	General	Childcare (lease ended 8/31/25)
Pe Annex	1,680	1970	Special Use	Gym support building

Age Profile

The portfolio falls into sharp cohorts. The 1964 original campus — fourteen buildings including Classroom A, the Lecture Hall, the Pavilion, the Physical Plant, the Lockerroom, and Student Services — plus a 1967 expansion of eight more (Classrooms B–D, the two Faculty buildings, Instruction Admin, Performing Arts, and the Technology Lab) make up the aging core that drives this cycle's mechanical backlog; these 1960s buildings hold most of the deferred HVAC scope. A second cohort from the mid-1970s and early 1980s — the Health & Life Science Building (1975), Multipurpose (1975), Library (1978), Chiller Building (1978), Grounds Compound (1980), and Greenhouse B (1981) — is reaching the age at which original central equipment ages out, visible in the Library and Chiller-building deficiencies. The Instructional Computer Center (1989) sits between cohorts but carries the single largest mechanical backlog in the portfolio. The two 2004 buildings (Higher Education Center and Student Union) and the 2016 Maintenance & Grounds Building anchor the new end and hold the strongest scores — though even the Student Union now carries a $2,080,000 chiller at end of life.

3. CAPITAL PLANNING ROADMAP

3.1 Immediate biennium (2027–2029 request)

The 2027 preservation ask of $669,000 across 6 projects is entirely roofing and exterior-stair safety work. The two roof projects are the Higher Education Center roof (D02, $320,000) and the Lecture Hall "Turtle Building" concrete-shell roof coating (D01, $86,000); the Classroom D skylight repair (D03, $35,000) completes the envelope scope. The remaining $228,000 is three campus exterior-stair repairs (D04 at Classroom A, $19,000; and two campus-wide stair packages, D05 $99,000 and D06 $110,000) driven by fall-hazard and accessibility concerns. The average deficiency score for the included projects is 87.8. Beyond preservation, the 2027–2029 Minor Works request carries infrastructure of $1,925,000 (a sewer line, $301,000; a storm line, $956,000; and an emergency-access road, $668,000), program of $1,499,000, and a URF line of $941,000, for a College Minor Works total of $5,034,000. Conspicuously, no mechanical project is funded this biennium — a deliberate choice given the decarbonization pathway discussed in Section 9.

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

The $13,558,000 deferred backlog across 42 projects defines the mid-term and is overwhelmingly mechanical: roughly $11,900,000 — 88% — is D30 HVAC scope (chillers, air handlers, fan-coil units, controls, and heating plant). It is concentrated by building. The Instructional Computer Center carries $3,723,000 across six items (a $1,218,000 supply fan, a $1,164,000 chiller, $1,013,000 of HVAC controls, and a $125,000 split system, plus louvers and a water heater). The Student Union carries $3,218,000 across six items, dominated by a single $2,080,000 chiller (D45) and $873,000 of radiant-heat and heat-supply work. Classroom A carries $2,002,000 deferred, led by $1,398,000 of fan-coil units (D13). The unscored Childcare Center adds an $889,000 chiller (D37), and Classroom E adds $883,000 (an HVAC-controls package and a $546,000 chiller). By system, this is a central-mechanical renewal program — and because nearly all of it falls in buildings served by, or adjacent to, the district energy loop, it should be planned against the decarbonization phasing (Section 9) rather than as standalone chiller-and-boiler replacements.

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

Three long-horizon themes warrant attention now. First, the district-energy decarbonization itself: the submitted plan phases central-plant conversion through 2033 (Phases 3–4), including building demolitions already reflected in the campus master plan, and its later phases will absorb much of the mechanical backlog above. Second, the four master-plan replacement priorities — Faculty C (524) and Faculty D (568), the Multipurpose Building (340, flagged for poor configuration), and the Technology Lab (273) — are whole-building decisions rather than component repairs; Faculty C and D in particular are the two worst-scored buildings in the portfolio and carry no preservation scope precisely because they are replacement candidates. Third, a very large deferred infrastructure program sits behind the three funded utility projects: $46,100,000 of non-included infrastructure (storm $11,400,000, communication $9,500,000, electrical $6,800,000, non-potable and potable water $10,000,000, and sewer $4,700,000), which will require its own multi-biennium sequencing and, where it supports electrification, should be coordinated with the decarbonization build-out. The Greenhouse B Building is scheduled for demolition in 2031.

3.4 Cross-cutting system themes

Central-plant and distributed HVAC renewal. The defining theme of the cycle. Highline's mechanical backlog spans the central plant (Building 24 boilers and pumps), the building chillers (Student Union $2,080,000; Instructional Computer Center $1,164,000; Classroom E $546,000; Chiller Building serving the Library; Childcare $889,000), and distributed air handling and fan-coil systems (Classroom A fan-coils $1,398,000; ICC supply fan $1,218,000; Library supply fan $477,000). With $11,900,000 deferred across these systems and a district-energy decarbonization plan already submitted, the question is not whether to renew the mechanical plant but whether to renew it as like-for-like equipment or as the heat-pump conversion the plan specifies. Section 9 develops the overlap.

Refrigerant phase-out (R-22). Several chiller and split-system deficiencies are refrigerant-driven. The Instructional Computer Center 60-ton chiller is explicitly flagged for R-22 phase-out in the college's pre-survey notes, and the Classroom E and Childcare chillers are at end of life with continual refrigerant loss. R-22 production has been banned, so these units cannot be recharged economically; their replacement is a natural decarbonization-conversion point rather than a like-kind swap.

Pneumatic-to-DDC controls conversion. A recurring backlog theme: HVAC controls across Classroom E (D07), the Instructional Computer Center (D08, including remaining pneumatics), and Instruction Admin (D09) are unreliable and no longer communicate with the campus control system, at a combined $1,658,000. Completing the conversion of remaining pneumatic controls to direct digital control is both a reliability measure and a prerequisite for the energy-management plan the Clean Buildings pathway requires.

Failing hydronic piping and victaulic joints. The pre-survey and several deficiencies document leaking copper piping and failing victaulic joints from tunnel to penthouse in the Multipurpose Building, the Student Union, and the Technology Lab (D10, leaking victaulic joints), producing water intrusion and starving HVAC equipment. This distribution-piping deterioration underlies multiple building mechanical scores and will recur until the risers are replaced.

Lighting and LED conversion. The largest deferred electrical theme: interior lighting and controls in Classroom A (D21, $192,000), the Library (D30), the Higher Education Center controls (D31), the Conference Center (D41), and the Student Union (D46), with the college's pre-survey requesting building-wide LED conversion in several buildings. As at peer campuses, LED-with-controls is the lowest-cost, highest-certainty energy-use reduction and the first measure an energy-management plan identifies.

Pedestrian safety — exterior stairs and bridges. The only theme materially represented in the 2027 request: campus exterior stairs between buildings (D04–D06, $228,000 funded) plus a deferred Classroom B pedestrian bridge (D47) and ventilation item. These are fall-hazard and accessibility corrections rather than system renewals, which is why they clear the budget cutoff despite low dollar values.

Roofing. A minor theme this cycle, unusually. Only the Higher Education Center roof (D02, included) and the Lecture Hall concrete-shell coating (D01, included) plus the deferred Chiller Building roof (D26, $115,000) appear, reflecting a portfolio whose roofs have largely been addressed in prior biennia. The pre-survey nonetheless flags new-roof needs at the Pavilion and Chiller Building for future cycles.

4. DEFICIENCY INVENTORY AND FINDINGS

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

4.1 Summary table

ID	Building	System	Component	DSc	BCS	Budget	Status
D01	Lecture Hall	B30 Roofing	Roof	96	328	$86,000	Included (2027)
D02	Higher Education Center Bldg. 29	B30 Roofing	Roof	95	184	$320,000	Included (2027)
D03	Classroom D Bldg	B20 Exterior Closure	Skylights	92	305	$35,000	Included (2027)
D04	Classroom A Bldg	G20 Site Improvements	Exterior stair	82	308	$19,000	Included (2027)
D05	Multiple	G20 Site Improvements	Exterior stair	81	250	$99,000	Included (2027)
D06	Multiple	G20 Site Improvements	Exterior stair	81	250	$110,000	Included (2027)
D07	Classroom E Bldg	D30 HVAC	HVAC Controls	61	252	$337,000	Deferred
D08	Instructional Computer Ct	D30 HVAC	HVAC Controls	61	190	$1,013,000	Deferred
D09	Instruction Admin	D30 HVAC	HVAC controls	61	220	$308,000	Deferred
D10	Technology Lab Bldg	D30 HVAC	HVAC system	55	273	$95,000	Deferred
D11	Higher Education Center Bldg. 29	D30 HVAC	Rooftop units	55	184	$387,000	Deferred
D12	Student Union Building	D20 Plumbing	Water filters	55	190	$117,000	Deferred
D13	Classroom A Bldg	D30 HVAC	Fan coil units	54	308	$1,398,000	Deferred
D14	MaST	D30 HVAC	Heating unit	54	265	$94,000	Deferred
D15	Classroom B Bldg	D30 HVAC	Hot water heater	52	325	$39,000	Deferred
D16	Placement & Testing	D30 HVAC	Heat pump	51	261	$222,000	Deferred
D17	Classroom E Bldg	D30 HVAC	Chiller	51	252	$546,000	Deferred
D18	Instructional Computer Ct	D30 HVAC	Chiller	51	190	$1,164,000	Deferred

ID	Building	System	Component	DSc	BCS	Budget	Status
D19	Instructional Computer Ct	D30 HVAC	Split system	51	190	$125,000	Deferred
D20	Multiple	D30 HVAC	Heating unit	51	250	$10,000	Deferred
D21	Classroom A Bldg	D50 Electrical	Lighting	46	308	$192,000	Deferred
D22	Classroom A Bldg	C30 Interior Finishes	Ceiling tiles	42	308	$412,000	Deferred
D23	Student Union Building	D30 HVAC	Radiant heaters	41	190	$436,000	Deferred
D24	Multipurpose	D20 Plumbing	Hot water heater	40	340	$39,000	Deferred
D25	Chiller Bldg	B20 Exterior Closure	Envelope	40	389	$151,000	Deferred
D26	Chiller Bldg	B30 Roofing	Roof	40	389	$115,000	Deferred
D27	Classroom	D20 Plumbing	Hot water heater	40	279	$34,000	Deferred
D28	MaST	B20 Exterior Closure	Exterior doors	40	265	$76,000	Deferred
D29	Library	D30 HVAC	Supply fan	39	340	$477,000	Deferred
D30	Library	D50 Electrical	Lighting	39	340	$27,000	Deferred
D31	Higher Education Center Bldg. 29	D50 Electrical	Lighting controls	39	184	$61,000	Deferred
D32	Instructional Computer Ct	D20 Plumbing	Hot water heater	39	190	$46,000	Deferred
D33	Student Union Building	D30 HVAC	Valves	39	190	$56,000	Deferred
D34	Health & Life Science Building	D30 HVAC	Heat recovery wheel	38	160	$121,000	Deferred
D35	Health & Life Science Building	D30 HVAC	Compressors	38	160	$94,000	Deferred
D36	Multiple	G20 Site Improvements	Irrigation	35	250	$158,000	Deferred
D37	Childcare Center	D30 HVAC	Chiller	32	250	$889,000	Deferred
D38	Physical Plant	D30 HVAC	Hot water pumps	32	269	$32,000	Deferred
D39	Instructional Computer Ct	D30 HVAC	Supply fan	32	190	$1,218,000	Deferred
D40	Instructional Computer Ct	D30 HVAC	Louvers	32	190	$157,000	Deferred
D41	Conference Center	D50 Electrical	Lighting	29	267	$38,000	Deferred

ID	Building	System	Component	DSc	BCS	Budget	Status
D42	Lecture Hall	D30 HVAC	Radiant heaters	27	328	$104,000	Deferred
D43	Conference Center	C30 Interior Finishes	Ceiling tiles	26	267	$90,000	Deferred
D44	Student Union Building	D30 HVAC	Heat supply	25	190	$437,000	Deferred
D45	Student Union Building	D30 HVAC	Chiller	25	190	$2,080,000	Deferred
D46	Student Union Building	D50 Electrical	Lighting	25	190	$92,000	Deferred
D47	Classroom B Bldg	G20 Site Improvements	Pedestrian bridge	18	325	$15,000	Deferred
D48	Classroom B Bldg	D30 HVAC	Ventilation	17	325	$56,000	Deferred

DSc = deficiency score. BCS = 2025 canonical building condition score. Campus-wide "Multiple" rows (D05, D06, D20, D36) and the unscored Childcare Center (D37) have no single building score and are shown with a 250 planning proxy. Budget = MACC + soft costs. Status: "Included (2027)" = funded in the 2027 preservation request; "Deferred" = below this biennium's budget cutoff. No deficiencies were excluded this cycle.

SBCTC condition-rating bands

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

Distribution Observations

The dollars are mechanical and concentrated. By Uniformat system, D30 HVAC dominates the deferred backlog at roughly $11,900,000 across the chiller, air-handling, fan-coil, controls, and heating-plant deficiencies; the next-largest systems are C30 Interior Finishes ($502,000, mostly ceiling tiles), D50 Electrical lighting ($410,000), D20 Plumbing ($236,000), and B20 Exterior Closure ($227,000). Three buildings concentrate two-thirds of the deferred dollars: the Instructional Computer Center ($3,723,000 across six items), the Student Union ($3,218,000 across six items, including the portfolio's single largest line — a $2,080,000 chiller), and Classroom A ($2,002,000). Five deficiencies are campus-wide rather than building-specific: two exterior-stair packages (D05, D06, both included), a heating-unit item (D20), and a campus irrigation replacement (D36). Of the 48 deficiencies, 6 are included in the 2027 request and 42 are deferred; none were excluded. The included set is entirely envelope and exterior-stair work, while every one of the 42 deferred items is nonetheless designated Immediate or Deferrable in the survey — 35 are flagged Immediate — underscoring that deferral here is a budget-capacity decision, not a judgment that the work can wait.

4.2 Findings detail

D01 — Roof, Lecture Hall (Main Campus)

Image: Link

Deficiency score	96	**Budget estimate**	$86,000
Bldg condition score	328	**Status**	Included in 2027 request
System	B30 Roofing	**Deferability**	Immediate
Location	Roof	**Priorities**	Health/Safety (70%), Facility Use (30%)

Problem Description

Building 7, commonly referred to as the Turtle Building, features a distinctive concrete shell roof and is eligible for the National Historic Register. The building is experiencing leaks at multiple points in the roof assembly. Moisture intrusion is damaging the ceiling and interior finishes. The concrete roof appears to be absorbing water in some areas, accelerating deterioration. Spot repairs have been performed previously, but the surface now requires additional protection. A new elastomeric coating is recommended to preserve the historic concrete roof and prevent further water infiltration. Leak-prone joints and penetrations should be resealed to protect interior finishes.

Repair Description

Apply a new elastomeric roof coating to the concrete shell. Repair and reseal leaking roof joints and penetrations.

D02 — Roof, Higher Education Center Bldg. 29 (Main Campus)

Image: None

Deficiency score	95	**Budget estimate**	$320,000
Bldg condition score	184	**Status**	Included in 2027 request
System	B30 Roofing	**Deferability**	Immediate
Location	Roof	**Priorities**	Health/Safety (70%), Facility Use (30%)

Problem Description

The roof of Building 29, the Higher Education Center constructed in 2004, is now over 20 years old and has begun to leak. The membrane is deteriorating, and water intrusion has been observed. Given its age and condition, the roof has reached the end of its expected life. Reconditioning is necessary to extend its serviceable life and prevent further damage to interior systems and finishes.

Repair Description

Repair the roof of Building 29 to address active leaks and restore the integrity of the membrane. Recondition the full roof area to extend service life.

D03 — Skylights, Classroom D Bldg (Main Campus)

Image: Link

Deficiency score	92	**Budget estimate**	$35,000
Bldg condition score	305	**Status**	Included in 2027 request
System	B20 Exterior Closure	**Deferability**	Immediate
Location	Roof	**Priorities**	Health/Safety (50%), Facility Use (50%)

Problem Description

The skylights in Building 22 are leaking. This has allowed leaks during rain, increasing the risk of interior damage and moisture-related deterioration. The building was constructed in 1967 and serves as a general classroom facility. The sealants around the skylights appear to have failed, and there are visible signs of aging and wear. Left unaddressed, these leaks may damage finishes or building systems below.

Repair Description

Repair the leaking skylights in Building 22 by resealing or replacing damaged glazing and flashing.

D04 — Exterior stair, Classroom A Bldg (Main Campus)

Image: Link

Deficiency score	82	**Budget estimate**	$19,000
Bldg condition score	308	**Status**	Included in 2027 request
System	G20 Site Improvements	**Deferability**	Immediate
Location	Exterior stair	**Priorities**	Facility Use (100%)

Problem Description

The exterior concrete stairs around Building 10 have significantly deteriorated. Sections of concrete have separated from the main structure, exposing rusted reinforcing steel. The damage compromises the structural integrity of the stairs and creates a serious trip and fall hazard. This is a life safety concern and requires immediate attention.

Repair Description

Repair the damaged exterior concrete stairs around Building 10 to restore structural integrity and eliminate safety hazards.

D05 — Exterior stair, Multiple (Main Campus)

Image: Link

Deficiency score	81	**Budget estimate**	$99,000
Bldg condition score	250	**Status**	Included in 2027 request
System	G20 Site Improvements	**Deferability**	Immediate
Location	Exterior Stairway Between 29 And 27	**Priorities**	Facility Use (100%)

Problem Description

The exterior stairway connecting Building 29 (Higher Education Center, built in 2004) and Building 27 (Locker Room, built in 1978) has significant cracking and spalling throughout. The stair treads and concrete nosings are deteriorated, with several nosings nearly broken off, creating a trip hazard. This stairway provides primary pedestrian access from the Higher Education Center down to Building 28 (Pavilion/Gym) and is heavily used by students and staff. The damage to the concrete compromises both safety and accessibility and will worsen if not addressed.

Repair Description

Repair the cracked and spalled exterior stairway between Buildings 29 and 27. Replace or resurface damaged nosings and restore structural integrity to the stair treads.

D06 — Exterior stair, Multiple (Main Campus)

Image: Link

Deficiency score	81	**Budget estimate**	$110,000
Bldg condition score	250	**Status**	Included in 2027 request
System	G20 Site Improvements	**Deferability**	Immediate
Location	Exterior stairs near Buildings 23, 25, and 26	**Priorities**	Facility Use (100%)

Problem Description

The exterior stairs near Buildings 23, 25, and 26 date back to the original 1965 campus construction and have significantly deteriorated. The concrete is broken in several areas, and extensive vegetation growth has overtaken the steps. Many of the stair treads and nosings are damaged or missing, creating tripping hazards and making the stairs unsafe for regular use. These stairs are critical to pedestrian circulation between major academic and support buildings, yet their condition compromises both safety and accessibility.

Repair Description

Replace the exterior stairs near Buildings 23, 25, and 26.

D07 — HVAC Controls, Classroom E Bldg (Main Campus)

Image: Link

Deficiency score	61	**Budget estimate**	$337,000
Bldg condition score	252	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Mechanical space	**Priorities**	Facility Use (50%), Increased Operating Cost (50%)

Problem Description

The HVAC controls in Building 19 (Classroom E Building), originally constructed in 1964 and remodeled in 2008, are part of an aging Honeywell system. These controls have reached the end of their design life and are no longer reliable. They have lost communication with the main control system and can no longer be repaired. The controls still function

locally but no longer support centralized management. This causes inconsistent system performance and increased maintenance requirements. This building is expected to remain in use and is not scheduled for major renovation or replacement.

Repair Description

Replace the outdated HVAC control system in Building 19 with new digital controls.

D08 — HVAC Controls, Instructional Computer Ct (Main Campus)

Image: Link

Deficiency score	61	**Budget estimate**	$1,013,000
Bldg condition score	190	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Mechanical room	**Priorities**	Facility Use (50%), Increased Operating Cost (50%)

Problem Description

Building 30, the Instructional Computer Center, was constructed in 1989 and still uses outdated pneumatic HVAC controls in half the building. These controls are increasingly unreliable, require frequent repairs, and limit the ability to implement energy-efficient strategies. Replacement parts are difficult to source, and most control technicians no longer have expertise in pneumatic systems. Modern Direct Digital Control (DDC) systems offer significantly better control options and energy savings. The remaining pneumatic controls in Building 30 should be replaced with DDC controls. The updated system should include a revised sequence of operations that supports energy-efficient performance.

Repair Description

Replace the remaining pneumatic HVAC controls in Building 30 with new DDC controls. Update the sequence of operations to improve energy efficiency.

D09 — HVAC controls, Instruction Admin (Main Campus)

Image: Link

Deficiency score	61	**Budget estimate**	$308,000
Bldg condition score	220	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Mechanical space	**Priorities**	Facility Use (50%), Increased Operating Cost (50%)

Problem Description

The HVAC controls in Building 9 (Instruction Admin Building, built in 1964) are no longer adequate. The system has been pieced together over time and offers limited ability to manage temperature consistently. The controls do not reliably communicate with the central system and contribute to uneven thermal comfort across the building. The controls are outdated and beyond repair, impacting occupant comfort and operational efficiency.

Repair Description

Replace the HVAC control system in Building 9 with a fully integrated digital control system.

D10 — HVAC system, Technology Lab Bldg (Main Campus)

Image: Link

Deficiency score	55	**Budget estimate**	$95,000
Bldg condition score	273	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Mechanical Mezzanine	**Priorities**	System Use (50%), Increased Repair/Replacement Cost (50%)

Problem Description

The HVAC system in Building 16 (Technology Lab, constructed in 1967) is experiencing active leaks from aging Victaulic joints in the mechanical mezzanine. These mechanical couplings, used to join hot water lines, have deteriorated beyond their expected service life. The leaking joints are causing water loss and compromising system performance. The failure is contributing to mechanical room damage and is consistent with broader system decline noted throughout the building, which is identified as a replacement priority.

Repair Description

Replace the leaking Victaulic joints in the mechanical mezzanine to restore integrity of the HVAC piping system.

D11 — Rooftop units, Higher Education Center Bldg. 29 (Main Campus)

Image: Link

Deficiency score	55	**Budget estimate**	$387,000
Bldg condition score	184	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Roof	**Priorities**	System Use (50%), Facility Use (30%)

Problem Description

The rooftop units on Building 29 (Higher Education Center, constructed in 2004) are installed back-to-back in such a way that the exhaust from one unit flows directly into the intake of the adjacent unit. This arrangement compromises air quality and HVAC efficiency. Repositioning these units is necessary to prevent cross-contamination between intake and exhaust air. Repairs should be coordinated with planned roof work to minimize disruption and ensure long-term performance.

Repair Description

Reposition the rooftop units to eliminate intake of exhaust air. Repair or replace units as needed in coordination with roof repairs.

D12 — Water filters, Student Union Building (Main Campus)

Image: Link

Deficiency score	55	**Budget estimate**	$117,000
Bldg condition score	190	**Status**	Deferred
System	D20 Plumbing	**Deferability**	Immediate
Location	Mechanical space	**Priorities**	System Use (70%), Increased Operating Cost (30%)

Problem Description

The existing water filtration system serving Building 8 at Highline College is undersized and ineffective. The municipal water supply contains high levels of clay, which repeatedly clogs and fouls the building's HVAC equipment. This results in persistent maintenance issues and impacts the performance and longevity of the mechanical systems. Without adequate filtration, sediment builds up in the piping and water-cooled equipment, increasing wear and reducing reliability. The filtration system must be upgraded to prevent further damage and operational disruptions.

Repair Description

Replace the existing water filtration system serving Building 8 with a unit capable of removing clay and sediment from the municipal supply.

D13 — Fan coil units, Classroom A Bldg (Main Campus)

Image: Link

Deficiency score	54	**Budget estimate**	$1,398,000
Bldg condition score	308	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Ceiling	**Priorities**	Facility Use (30%), Increased Operating Cost (70%)

Problem Description

Building 10, constructed in 1964 and primarily used as classroom space, has approximately 20 fan coil units that are no longer functioning. These units are essential to maintaining comfort in the instructional spaces but have reached the end of their useful life. The building's central controls are still operational; however, the individual fan units have deteriorated to the point where they can no longer deliver adequate heating or cooling. The failure of these units compromises the effectiveness of the building's HVAC system and impacts instructional comfort and indoor air quality.

Repair Description

Replace approximately 20 failed fan coil units in Building 10 classrooms. Maintain connection to the existing building control system.

D14 — Heating unit, MaST (Redondo Pier)

Image: Link

Deficiency score	54	**Budget estimate**	$94,000
Bldg condition score	265	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Upper mechanical space	**Priorities**	System Use (50%), Facility Use (30%)

Problem Description

The HVAC system serving the MaST Center at Redondo is obsolete and performs poorly. It requires frequent repairs, and replacement parts are difficult to source. The unit is no longer supported by the manufacturer and has exceeded its useful life. This system provides the sole source of heat for the entire building, which is a 2,690 SF marine science facility constructed in 2008. The confined working conditions complicate repair and replacement. Any future design should consider split-systems, placing new compressors in the lighthouse. Investigate accessing HVAC equipment through the central double-height monitor space, which may offer a more practical installation path.

Repair Description

Replace the obsolete HVAC unit with split systems. Locate compressors in the lighthouse.

D15 — Hot water heater, Classroom B Bldg (Main Campus)

Image: Link

Deficiency score	52	**Budget estimate**	$39,000
Bldg condition score	325	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Mechanical space	**Priorities**	System Use (50%), Increased Operating Cost (50%)

Problem Description

The domestic hot water tank in Building 17, originally installed in the early 1990s, has reached the end of its useful life. Although the tank is still functional, it is at risk of failure. Building 17 is scheduled for demolition within the next 10–12 years. If demolition plans change, or if the tank fails before then, the unit may need to be replaced and potentially repurposed elsewhere on campus.

Repair Description

The repair description was left blank in the source survey workbook for this deficiency; it is preserved here as recorded.

D16 — Heat pump, Placement & Testing (Main Campus)

Image: Link

Deficiency score	51	**Budget estimate**	$222,000
Bldg condition score	261	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate

Location	Roof	**Priorities**	System Use (50%), Increased Operating Cost (50%)

Problem Description

Several heat pumps on the roof of Building 1 are original to the building and are being replaced in phases. At least one remaining unit is at the end of its service life and showing signs of failure. The college is replacing these units over time and will determine the next priority unit to replace in the 2027–2029 biennium.

Repair Description

Replace the next failing rooftop heat pump on Building 1 as identified by the college.

D17 — Chiller, Classroom E Bldg (Main Campus)

Image: Link

Deficiency score	51	**Budget estimate**	$546,000
Bldg condition score	252	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Exterior mechanical courtyard	**Priorities**	System Use (50%), Increased Operating Cost (50%)

Problem Description

The chiller serving Building 19 has two failed compressor circuits and is no longer reliable. The unit uses R-22 refrigerant, which is obsolete and no longer supported under EPA regulations. Because of this, the chiller cannot be repaired and must be fully replaced. The system requires constant maintenance and is at the end of its service life. Building 19, constructed in 1964, remains in active use for administrative and classroom purposes.

Repair Description

Replace the existing chiller and associated systems in Building 19 due to compressor failure and R-22 refrigerant phase-out.

D18 — Chiller, Instructional Computer Ct (Main Campus)

Image: Link

Deficiency score	51	**Budget estimate**	$1,164,000
Bldg condition score	190	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Roof	**Priorities**	System Use (50%), Increased Operating Cost (50%)

Problem Description

The second rooftop chiller unit on Building 30 (Instructional Computer Center), originally installed when the building was constructed in 1989, has reached the end of its service life. It is a 60-ton unit that relies on R-22 refrigerant, which

is being phased out due to environmental regulations. The unit experiences frequent failures and requires ongoing maintenance to remain operational. Its companion unit was replaced in the 2023–2025 biennium. The aging system contributes to inefficiencies and complicates reliable climate control for the building's computer labs and instructional spaces.

Repair Description

Replace the 60-ton rooftop chiller unit on Building 30. Disconnect and remove the existing R-22 system and install a modern unit with updated controls and refrigerant.

D19 — Split system, Instructional Computer Ct (Main Campus)

Image: Link

Deficiency score	51	**Budget estimate**	$125,000
Bldg condition score	190	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Roof	**Priorities**	System Use (50%), Increased Operating Cost (50%)

Problem Description

The split system serving the IDF room and third-floor plenum in Building 30 is original to the building and has reached the end of its service life. The unit shows visible signs of wear and no longer operates reliably. This condition compromises the cooling and ventilation required to support sensitive IT equipment and occupied spaces on the third floor.

Repair Description

Replace the split system serving the IDF and third-floor plenum.

D20 — Heating unit, Multiple (Main Campus)

Image: Link

Deficiency score	51	**Budget estimate**	$10,000
Bldg condition score	250	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Mechanical Mezzanine	**Priorities**	System Use (50%), Increased Operating Cost (50%)

Problem Description

The heating system in Building 24B has failed and is no longer operational. The primary unit that serves the space requires full replacement. In addition, the radiant heating units in 24B have also stopped functioning and should be replaced as part of this project scope. The heating unit in Building 24B were originally intended to support legacy infrastructure and now serve a backup role to the newer district energy system.

Repair Description

Replace the failed heating unit in 24A and radiant heating units in Building 24B.

D21 — Lighting , Classroom A Bldg (Main Campus)

Image: Link

Deficiency score	46	**Budget estimate**	$192,000
Bldg condition score	308	**Status**	Deferred
System	D50 Electrical	**Deferability**	Immediate
Location	Multiple	**Priorities**	Increased Repair/Replacement Cost (50%), Increased Operating Cost (50%)

Problem Description

The lighting throughout Building 10 consists of aged fluorescent fixtures. Many bulbs are discolored and dim, with several producing a pink hue, indicating lamp failure and color shift due to age. Approximately 16 to 20 classrooms are affected. The system is outdated and inefficient. The current lighting does not meet contemporary energy or visual comfort standards.

Repair Description

Replace all fluorescent lighting in Building 10 classrooms with dimmable LED fixtures.

D22 — Ceiling tiles, Classroom A Bldg (Main Campus)

Image: Link

Deficiency score	42	**Budget estimate**	$412,000
Bldg condition score	308	**Status**	Deferred
System	C30 Interior Finishes	**Deferability**	Immediate
Location	Multiple	**Priorities**	Increased Repair/Replacement Cost (70%), Quality of Use (30%)

Problem Description

Building 10, constructed in 1964, has ceiling tiles in approximately 16 to 20 classrooms that are heavily deteriorated around the edges. The tiles have darkened borders that appear to be collecting dirt, but the discoloration is not due to dust or poor air filtration. The maintenance team inspects and changes air filters regularly and reports no issues. The consistent staining pattern suggests a potential manufacturer defect in the ceiling tile material. The condition detracts from the learning environment and may indicate early material breakdown or chemical instability in the product.

Repair Description

Replace the stained and deteriorating ceiling tiles in classrooms throughout Building 10.

D23 — Radiant heaters, Student Union Building (Main Campus)

Image: Link

Deficiency score	41	**Budget estimate**	$436,000
Bldg condition score	190	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Multiple	**Priorities**	System Use (50%), Quality of Use (50%)

Problem Description

The radiant heating system in Building 8 (Student Union Building), originally constructed in 1964, has failed. Although the system is no longer operational, the building remains comfortable due to other functioning heating systems. Because the failure does not currently impact building use or comfort, it has been documented for future consideration. Priority concerns in the building center around the chiller system and HVAC water line issues, which require more immediate attention

Repair Description

Document the failed radiant heat system in Building 8 for future replacement consideration.

D24 — Hot water heater, Multipurpose (Main Campus)

Image: Link

Deficiency score	40	**Budget estimate**	$39,000
Bldg condition score	340	**Status**	Deferred
System	D20 Plumbing	**Deferability**	Immediate
Location	Level one mechanical space	**Priorities**	Facility Use (30%), Quality of Use (70%)

Problem Description

The domestic hot water system in Building 23, originally constructed in 1967, is near the end of its expected service life. The water heater and three associated circulation pumps continue to function but have aged significantly and show signs of deterioration. Replacement is recommended to avoid system failure and ensure reliable hot water service for the building.

Repair Description

Replace the domestic water heater and the three associated circulation pumps in Building 23.

D25 — Envelope, Chiller Bldg (Main Campus)

Image: Link

Deficiency score	40	**Budget estimate**	$151,000
Bldg condition score	389	**Status**	Deferred
System	B20 Exterior Closure	**Deferability**	Immediate

Location	Multiple	**Priorities**	Facility Use (30%), Quality of Use (70%)

Problem Description

Building 25A, constructed in 1978, is a small chiller building that will be repurposed to house the new central plant for the campus heating system. The building has been vacant for some time without envelope repairs. The roof shows signs of deterioration and active leakage, and the walls and windows exhibit visible wear. Moss growth and interior moisture damage are common, especially during winter months. The window seals have failed, mortar joints are deteriorating, and flashing on the parapet is compromised. These conditions threaten the integrity of the envelope and must be addressed before the building is reactivated as a central plant.

Repair Description

Repair the envelope of Building 25A by resealing all windows, repointing mortar joints, and replacing the parapet flashing.

D26 — Roof, Chiller Bldg (Main Campus)

Image: Link

Deficiency score	40	**Budget estimate**	$115,000
Bldg condition score	389	**Status**	Deferred
System	B30 Roofing	**Deferability**	Immediate
Location	Roof	**Priorities**	Facility Use (30%), Quality of Use (70%)

Problem Description

Building 25A, originally constructed in 1978 and designated as the future home of Highline College's new central heating plant, has suffered from prolonged vacancy and lack of maintenance. The roof has failed, allowing significant moisture intrusion. Interior conditions show extensive water damage and vegetative growth, including moss accumulation during winter months. The envelope is no longer weather-tight, and leaks are evident throughout the interior, jeopardizing the structural integrity of the space and its suitability for housing essential mechanical systems.

Repair Description

Replace the roof to prevent water intrusion and support future use as the central heating plant.

D27 — Hot water heater, Classroom (Main Campus)

Image: Link

Deficiency score	40	**Budget estimate**	$34,000
Bldg condition score	279	**Status**	Deferred
System	D20 Plumbing	**Deferability**	Immediate
Location	Mechanical space	**Priorities**	Facility Use (30%), Quality of Use (70%)

Problem Description

The domestic hot water tank in Building 3 was installed in 1995 and has exceeded its expected service life. While it remains operational, it is due for replacement to maintain reliability. Additionally, a valve located on the opposite side of the mechanical room is stripped and no longer functions. This valve should be replaced to ensure proper control of the system.

Repair Description

Replace the domestic hot water tank and the non-functioning valve in Building 3.

D28 — Exterior doors, MaST (Redondo Pier)

Image: Link

Deficiency score	40	**Budget estimate**	$76,000
Bldg condition score	265	**Status**	Deferred
System	B20 Exterior Closure	**Deferability**	Deferrable
Location	Rolling doors facing the water	**Priorities**	Facility Use (50%), Facility Use (30%)

Problem Description

The two large exterior doors facing the water at the MaST Center, built in 2008, are mounted on rollers and are exposed to direct saltwater conditions. This exposure has led to severe corrosion and deterioration. The doors are now in poor condition and no longer provide reliable weather protection or functional performance.

Repair Description

Replace both exterior roller doors with marine-grade doors designed for saltwater environments.

D29 — Supply fan, Library (Main Campus)

Image: Link

Deficiency score	39	**Budget estimate**	$477,000
Bldg condition score	340	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Mechanical space	**Priorities**	Facility Use (30%), Quality of Use (70%)

Problem Description

The existing supply fan in Building 25 no longer provides sufficient air movement throughout the building. The system appears to be operating at its performance limit and is unable to meet current ventilation demands. The building, constructed in 1978, relies on this system for proper air distribution, but the limited capacity restricts occupant comfort and indoor air quality.

Repair Description

Replace the undersized supply fan in Building 25.

D30 — Lighting, Library (Main Campus)

Image: Link

Deficiency score	39	**Budget estimate**	$27,000
Bldg condition score	340	**Status**	Deferred
System	D50 Electrical	**Deferability**	Immediate
Location	North stair	**Priorities**	Facility Use (30%), Quality of Use (70%)

Problem Description

The lighting in the north stairwell of Building 25 is inadequate for emergency egress. The stairwell is poorly illuminated, making it difficult to navigate safely, especially during low-light conditions or emergencies. This poses a safety risk for building occupants and does not meet modern expectations for emergency lighting standards. Building 25 was constructed in 1978 and continues to serve as a key academic facility. Given its age and the need for reliable egress routes, improved lighting is a critical upgrade.

Repair Description

Replace or augment the existing stairwell lighting in the north egress stair of Building 25 to ensure safe visibility during emergency situations.

D31 — Lighting controls, Higher Education Center Bldg. 29 (Main Campus)

Image: Link

Deficiency score	39	**Budget estimate**	$61,000
Bldg condition score	184	**Status**	Deferred
System	D50 Electrical	**Deferability**	Immediate
Location	Mechanical space	**Priorities**	Facility Use (30%), Quality of Use (70%)

Problem Description

The Watt Stopper lighting control system in Building 29 (Higher Education Center, constructed in 2004) is no longer functioning as designed. The controller on the first floor behaves unpredictably, switching exterior parking lot lights on during the day and off at night. This malfunction results in wasted energy and potential safety concerns. The controls are outdated and likely incompatible with lighting panels on upper floors. The system requires a compatibility review to assess full building integration and functionality.

Repair Description

Replace the Watt Stopper controller on the first floor of Building 29 and review system compatibility with upper-floor lighting panels.

D32 — Hot water heater, Instructional Computer Ct (Main Campus)

Image: Link

Deficiency score	39	**Budget estimate**	$46,000
Bldg condition score	190	**Status**	Deferred
System	D20 Plumbing	**Deferability**	Immediate
Location	Mechanical room	**Priorities**	Facility Use (30%), Quality of Use (70%)

Problem Description

The domestic hot water heater in Building 30 (Instructional Computer Center), originally installed in 1989, has reached the end of its design life and no longer functions as intended. Replacement parts are no longer readily available, making repairs impractical. The failure of this unit compromises the availability of reliable hot water service in the building, which supports computer labs and instructional spaces.

Repair Description

Replace the domestic hot water heater in Building 30 with a new unit that meets current performance standards.

D33 — Valves, Student Union Building (Main Campus)

Image: Link

Deficiency score	39	**Budget estimate**	$56,000
Bldg condition score	190	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Mechanical space	**Priorities**	Facility Use (30%), Quality of Use (70%)

Problem Description

The return valves in Building 8 have failed and no longer function as designed. These valves are part of the heating water distribution system, which has been affected by ongoing issues with clay-heavy municipal water. The failure of the return valves contributes to operational inefficiencies and increases the strain on associated mechanical systems, including the chiller and filtration components. Building 8, constructed during one of the earlier phases of campus development, has experienced repeated water system issues, indicating broader system deterioration. This deficiency should be addressed to maintain proper system performance and prevent further damage.

Repair Description

Replace the failed return valves in Building 8 to restore proper system function.

D34 — Heat recovery wheel, Health & Life Science Building (Main Campus)

Image: Link

Deficiency score	38	**Budget estimate**	$121,000
Bldg condition score	160	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Mechanical space	**Priorities**	Facility Use (30%), Quality of Use (70%)

Problem Description

The heat recovery wheel in Building 26, the Health and Life Science Building, constructed in 2004, is comprimised. The wheel is visibly cracked in five locations, and damage indicates it may have been dropped prior to installation.

A heat recovery wheel, also known as an energy recovery wheel or enthalpy wheel, is a critical component of the building's HVAC system. It transfers heat and moisture between the outgoing exhaust air and the incoming outside air, significantly improving energy efficiency and indoor air quality. In heating seasons, it captures heat from the exhaust air to pre-warm incoming fresh air. In cooling seasons, it helps remove heat and humidity from the incoming air before it enters the conditioned space. This reduces the energy load on the system and supports proper ventilation in classrooms and labs.

Without a functioning wheel, the system must work harder to condition outside air, increasing energy use and compromising temperature and humidity control in occupied areas. This deficiency directly impacts indoor air quality and instructional comfort and has been identified by campus staff as an urgent priority.

Repair Description

Replace the compromised heat recovery wheel in Building 26 with a new unit to restore ventilation efficiency and system function.

D35 — Compressors, Health & Life Science Building (Main Campus)

Image: Link

Deficiency score	38	**Budget estimate**	$94,000
Bldg condition score	160	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Level one mechanical space	**Priorities**	Facility Use (30%), Quality of Use (70%)

Problem Description

Building 26 houses instructional labs and classrooms in the Health and Life Sciences Building, constructed in 2004. Two compressors that serve building systems are no longer functioning as designed. They operate with excessive noise, require frequent repairs, and have become a regular disruption to nearby instructional spaces. Classrooms along the hallway can hear the equipment cycling on and off, interfering with teaching and learning. Given the location and function of the building, the issue impacts both instructional quality and occupant comfort.

Repair Description

Replace the two failed compressors in Building 26 to restore quiet and reliable operation.

D36 — Irrigation, Multiple (Main Campus)

Image: Link

Deficiency score	35	**Budget estimate**	$158,000
Bldg condition score	250	**Status**	Deferred
System	G20 Site Improvements	**Deferability**	Immediate
Location	Multiple	**Priorities**	Increased Operating Cost (70%), Quality of Use (30%)

Problem Description

Many landscaped areas across the Highline College campus are not receiving adequate irrigation. The majority of the existing irrigation system no longer functions as designed. Failures include leaking pipes, broken valves, and inoperable zones. The college cannot keep up with the scale of needed repairs. Several areas lack proper backflow prevention, posing a potential health risk. A comprehensive repair and replacement effort is needed to restore irrigation across the site and support healthy landscape conditions.

Repair Description

Repair failed sections of the campus irrigation system. Include valve replacement and installation of code-compliant backflow prevention devices.

D37 — Chiller, Childcare Center (Main Campus)

Image: Link

Deficiency score	32	**Budget estimate**	$889,000
Bldg condition score	250	**Status**	Deferred
System	D30 HVAC	**Deferability**	Deferrable
Location	Exterior mechanical courtyard	**Priorities**	System Use (50%), Increased Operating Cost (50%)

Problem Description

The chiller serving Building 0 is at the end of its useful life and no longer performs reliably. One of its two compressor circuits has failed, and the system experiences persistent refrigerant loss and mechanical faults. The unit relies on R-22 refrigerant, which is obsolete and no longer supported. The chiller requires constant maintenance and has become a source of operational disruption. The building was constructed in 2000 and will return to college use after the lease ends in 2025

Repair Description

Replace the existing chiller, including both compressors, with a new system using compliant refrigerant.

D38 — Hot water pumps, Physical Plant (Main Campus)

Image: Link

Deficiency score	32	**Budget estimate**	$32,000
Bldg condition score	269	**Status**	Deferred
System	D30 HVAC	**Deferability**	Deferrable
Location	Mechanical bay	**Priorities**	System Use (50%), Increased Operating Cost (50%)

Problem Description

In Building 24, the hot water pumps require repair to function as a backup system for the new district energy system. Access to the pumps is currently obstructed by a steel frame structure that was originally installed to support a 5,000-gallon domestic hot water tank. The tank was removed, but the steel structure remains in place and prevents maintenance access. The steel structure must be removed to complete the necessary pump repairs.

Repair Description

Remove the obsolete steel structure to allow access. Repair the hot water pumps to serve as a backup for the district energy system.

D39 — Supply fan, Instructional Computer Ct (Main Campus)

Image: Link

Deficiency score	32	**Budget estimate**	$1,218,000
Bldg condition score	190	**Status**	Deferred
System	D30 HVAC	**Deferability**	Deferrable
Location	Mechanical Mezzanine	**Priorities**	System Use (50%), Increased Operating Cost (50%)

Problem Description

The supply fan serving the chilled water system in Building 30 (Instructional Computer Center, built in 1989) is a single-speed unit. This limits the system's ability to respond efficiently to changing building loads. The current fan setup does not allow for variable control, reducing opportunities for energy savings and causing unnecessary wear during periods of low demand. In addition, the fan is controlled by outdated pneumatic systems, which are difficult to maintain and do not integrate with modern digital control strategies. Upgrading the fan and controls will improve performance and energy efficiency and support ongoing DDC upgrades across the building.

Repair Description

Replace the existing single-speed supply fan with a variable speed fan and integrate it with new DDC controls.

D40 — Louvers, Instructional Computer Ct (Main Campus)

Image: Link

Deficiency score	32	**Budget estimate**	$157,000
Bldg condition score	190	**Status**	Deferred

System	D30 HVAC	**Deferability**	Deferrable
Location	Mechanical Mezzanine	**Priorities**	System Use (50%), Increased Operating Cost (50%)

Problem Description

The economizer louvers and associated controls in Building 30 no longer function. The return fan inlet guide vanes have failed, and the existing system does not allow for proper airflow modulation. The louvers are currently fixed in place to keep the fan operational, which limits the ability to adjust airflow and increases energy consumption. The return fan is operating beyond its useful life and uses outdated technology. This limits control options and system efficiency. The air handling unit, return fan, and airflow control system are all due for replacement.

Repair Description

Replace the return fan, economizer louvers, and inlet guide vanes with a variable frequency drive-controlled system. Replace the failed controls to restore proper airflow modulation.

D41 — Lighting, Conference Center (Main Campus)

Image: Link

Deficiency score	29	**Budget estimate**	$38,000
Bldg condition score	267	**Status**	Deferred
System	D50 Electrical	**Deferability**	Deferrable
Location	Multiple	**Priorities**	Increased Repair/Replacement Cost (50%), Increased Operating Cost (50%)

Problem Description

The lighting throughout Building 2 is outdated and inadequate. The existing fixtures appear to be T8 fluorescent lamps, which are past their expected service life and no longer provide sufficient light levels for academic or office use. The quality of lighting impacts visibility and occupant comfort. An upgrade to dimmable LED fixtures is recommended to improve illumination and energy efficiency.

Repair Description

Replace all existing fluorescent lighting in Building 2 with energy-efficient, dimmable LED fixtures to improve lighting quality and reduce energy use.

D42 — Radiant heaters, Lecture Hall (Main Campus)

Image: Link

Deficiency score	27	**Budget estimate**	$104,000
Bldg condition score	328	**Status**	Deferred
System	D30 HVAC	**Deferability**	Deferrable

Location	Entrances	**Priorities**	System Use (50%), Quality of Use (50%)

Problem Description

The radiant heaters located at the entrances of Building 7 no longer operate. These units are intended to temper air in the entryways, but they do not affect the overall building temperature, which remains comfortable. Because they only serve a localized function and their failure does not impact building-wide heating, this is a low-priority issue.

Repair Description

Replace the non-functional radiant heaters at the entries to Building 7.

D43 — Ceiling tiles, Conference Center (Main Campus)

Image: Link

Deficiency score	26	**Budget estimate**	$90,000
Bldg condition score	267	**Status**	Deferred
System	C30 Interior Finishes	**Deferability**	Deferrable
Location	Multiple	**Priorities**	Increased Repair/Replacement Cost (70%), Quality of Use (30%)

Problem Description

The ceiling tiles in Building 2 are discolored and dingy throughout. Many tiles have dark staining, particularly around vents. The pattern is consistent across the space and suggests a systemic issue, not isolated wear. The staining may be related to air quality, humidity, or HVAC system performance. The cause should be investigated to avoid recurrence after replacement.

Repair Description

Replace stained and deteriorated ceiling tiles in Building 2. Investigate and correct the root cause of staining before or during tile replacement.

D44 — Heat supply, Student Union Building (Main Campus)

Image: Link

Deficiency score	25	**Budget estimate**	$437,000
Bldg condition score	190	**Status**	Deferred
System	D30 HVAC	**Deferability**	Deferrable
Location	Roof	**Priorities**	Facility Use (30%), Quality of Use (70%)

Problem Description

The heat supply system in Building 8 at Highline College contains damaged components. Although the building remains functional, portions of the heat system require repair. This issue has been classified as low priority by the facilities team

and may be deferred unless the system deteriorates further. Building 8, the Student Union Building, was constructed in 1964 and has undergone various system repairs over time. Based on recent assessments, the chiller and exhaust systems in this building have already been replaced or recommended for replacement due to aging infrastructure and consistent maintenance issues

Repair Description

Repair damaged components of the heat supply system in Building 8. Prioritize only if system condition worsens.

D45 — Chiller, Student Union Building (Main Campus)

Image: Link

Deficiency score	25	**Budget estimate**	$2,080,000
Bldg condition score	190	**Status**	Deferred
System	D30 HVAC	**Deferability**	Deferrable
Location	Exterior mechanical courtyard	**Priorities**	Facility Use (30%), Quality of Use (70%)

Problem Description

The chiller serving Building 8 at Highline College is currently operational and does not require replacement during the 2027–2029 biennium. However, the unit uses R-22 refrigerant, which is being phased out due to environmental regulations. Continued maintenance may become increasingly difficult and costly as parts and refrigerant become less available. The system should be planned for replacement in a future biennium to avoid disruption when failure or refrigerant availability becomes critical. Building 8, constructed in 1964, is expected to remain in service for at least the next 15 years, making long-term planning appropriate

Repair Description

Plan for future replacement of the chiller due to R-22 refrigerant phase-out.

D46 — Lighting, Student Union Building (Main Campus)

Image: Link

Deficiency score	25	**Budget estimate**	$92,000
Bldg condition score	190	**Status**	Deferred
System	D50 Electrical	**Deferability**	Deferrable
Location	Multiple	**Priorities**	Facility Use (30%), Quality of Use (70%)

Problem Description

The lighting throughout Building 8 (Student Union Building), constructed in 1964, consists of a mix of outdated metal halide and fluorescent fixtures. These systems are at the end of their useful life and are no longer energy-efficient or effective for modern use. The current lighting provides uneven illumination and lacks the flexibility of dimmable controls. Upgrading to LED fixtures would improve lighting quality, reduce energy consumption, and lower maintenance needs.

Repair Description

Replace all existing metal halide and fluorescent lighting in Building 8 with dimmable LED fixtures.

D47 — Pedestrian bridge, Classroom B Bldg (Main Campus)

Image: Link

Deficiency score	18	**Budget estimate**	$15,000
Bldg condition score	325	**Status**	Deferred
System	G20 Site Improvements	**Deferability**	Future
Location	East side	**Priorities**	Facility Use (50%), Increased Repair/Replacement Cost (50%)

Problem Description

The pedestrian bridge serving Building 17 exhibits significant spalling and cracking along the underside. These structural deficiencies indicate concrete degradation that could compromise the bridge's integrity if left unaddressed. Building 17, constructed in 1967, is currently scheduled for demolition in 10 to 12 years. However, if the demolition timeline changes or is delayed, repairs to the bridge should be made to maintain safe access.

Repair Description

Repair the spalled and cracked areas on the underside of the bridge serving Building 17 if the building demolition is deferred.

D48 — Ventilation, Classroom B Bldg (Main Campus)

Image: Link

Deficiency score	17	**Budget estimate**	$56,000
Bldg condition score	325	**Status**	Deferred
System	D30 HVAC	**Deferability**	Future
Location	Restrooms	**Priorities**	Health/Safety (50%), Quality of Use (50%)

Problem Description

The restroom ventilation system in Building 17 is not operational. The ductwork is disconnected, and there is no exterior exhaust. This results in poor air quality and may violate ventilation code requirements. Building 17 was constructed in 1967 and is projected for demolition in 10 to 12 years. If demolition plans change or are delayed, the system should be replaced to ensure adequate ventilation and indoor air quality.

Repair Description

Replace the restroom ventilation system in Building 17 if demolition is postponed.

5. BUILDING PROFILES

Profiles below cover every surveyed building carrying a deficiency this cycle, ordered worst-first by condition score, followed by the unscored Childcare Center, which carries a large deferred chiller. Buildings with no deficiency this cycle are not profiled individually — including the two worst-scored structures in the portfolio, Faculty D (568) and Faculty C (524), which are master-plan replacement priorities rather than repair candidates and are addressed in Sections 3.3 and 7. Their component detail, and that of every scored building, is in the Appendix. ID references point to the verbatim deficiency text in Section 4.2. The decarbonization role noted in several outlooks refers to the submitted district-energy plan detailed in Section 9.

Chiller Bldg — condition score 389

Building	GSF	Built	Reno.	Predominant use
Chiller Bldg	885	1978	—	Plant building

Condition. 389 (Needs improvement — renovation) (unchanged from 2023). Top weighted contributors: Life/Safety (44), Glazing (33), Roofing (33).

Current biennium (2027 request). None.

Deferred and emerging. Deferred: D25 ($151,000); D26 ($115,000).

Long-term outlook. A small 1978 plant structure in the renovation band (389). Its two deferred items — envelope ($151,000) and roof ($115,000) — are modest, but the building houses chilled-water generation for the Library and is integral to the district-energy loop; its renewal should be scoped inside the decarbonization conversion rather than as standalone envelope repair.

Library — condition score 340

Building	GSF	Built	Reno.	Predominant use
Library	77,970	1978	2000	Library

Condition. 340 (Needs improvement — maintenance), up from 320 in 2023. Top weighted contributors: HVAC (32), Roofing (30), Life/Safety (30).

Current biennium (2027 request). None.

Deferred and emerging. Deferred: D29 ($477,000); D30 ($27,000).

Long-term outlook. A 77,970 GSF 1978 building (renovated 2000) carrying a $477,000 supply-fan replacement and a lighting item ($504,000 deferred total). The Library is one of the five buildings the decarbonization plan retains on the new central air-to-water heat-pump system; its air-handling renewal is therefore a conversion decision, and its lighting backlog is a direct Clean Buildings energy-use lever.

Multipurpose — condition score 340

Building	GSF	Built	Reno.	Predominant use
Multipurpose	22,669	1975	—	Classrooms/faculty

Condition. 340 (Needs improvement — maintenance) (unchanged from 2023). Top weighted contributors: Life/Safety (30), Ceiling Finishes (24), Plumbing (24).

Current biennium (2027 request). None.

Deferred and emerging. Deferred: D24 ($39,000).

Long-term outlook. A 22,669 GSF 1975 building flagged in the master plan for replacement on poor configuration ("programs cannot function in space"). It carries only a $39,000 water-heater item this cycle, and the pre-survey documents failing copper piping and leaking victaulic joints throughout. Because it is both a decarbonization-retained building and a replacement candidate, its mechanical scope should not be renewed in isolation pending the master-plan reconfiguration decision.

Lecture Hall — condition score 328

Building	GSF	Built	Reno.	Predominant use
Lecture Hall	4,202	1964	—	Lecture hall

Condition. 328 (Needs improvement — maintenance) (unchanged from 2023). Top weighted contributors: Life/Safety (35), Fire Safety (35), Insulation (35).

Current biennium (2027 request). D01 ($86,000)

Deferred and emerging. Deferred: D42 ($104,000).

Long-term outlook. The 1964 concrete-shell "Turtle Building" (328). Its roof coating (D01, $86,000) is funded this biennium; a deferred radiant-heater and controls item (D42, $104,000) remains. The building transitions to a local air-to-water heat pump under the decarbonization plan, which is the point at which its radiant-heat system should be addressed.

Classroom B Bldg — condition score 325

Building	GSF	Built	Reno.	Predominant use
Classroom B Bldg	11,426	1967	—	Classrooms

Condition. 325 (Needs improvement — maintenance) (unchanged from 2023). Top weighted contributors: Life/Safety (40), Elevators (30), Insulation (30).

Current biennium (2027 request). None.

Deferred and emerging. Deferred: D15 ($39,000); D47 ($15,000); D48 ($56,000).

Long-term outlook. A 1967 classroom building (325) carrying three deferred items totaling $110,000 — a hot-water heater (D15), a pedestrian bridge (D47), and a ventilation item (D48). The hot-water-heater deficiency notes a possible building demolition within 10–12 years; that horizon should be confirmed against the master plan before any major mechanical reinvestment.

Classroom A Bldg — condition score 308

Building	GSF	Built	Reno.	Predominant use
Classroom A Bldg	11,526	1964	1996	Classrooms

Condition. 308 (Needs improvement — maintenance), up from 300 in 2023. Top weighted contributors: Life/Safety (40), Elevators (30), Lights/Power (24).

Current biennium (2027 request). D04 ($19,000)

Deferred and emerging. Deferred: D13 ($1,398,000); D21 ($192,000); D22 ($412,000).

Long-term outlook. A 1964 building (308) with the largest building-specific deferred mechanical scope outside the two concentration buildings: $1,398,000 of fan-coil units (D13), $412,000 of ceiling tiles (D22), and $192,000 of lighting (D21), plus a funded exterior-stair repair (D04). It transitions to a local air-to-water heat pump under the decarbonization plan; the fan-coil replacement is the natural conversion vehicle and should be specified accordingly rather than as like-for-like.

Classroom D Bldg — condition score 305

Building	GSF	Built	Reno.	Predominant use
Classroom D Bldg	9,570	1967	1997	Classrooms

Condition. 305 (Needs improvement — maintenance) (unchanged from 2023). Top weighted contributors: Elevators (30), Life/Safety (30), Roofing (20).

Current biennium (2027 request). D03 ($35,000)

Deferred and emerging. None.

Long-term outlook. A 1967 building (305) whose only deficiency — skylight repair (D03, $35,000) — is funded this biennium, clearing its envelope exposure. No further capital scope is identified this cycle.

Classroom — condition score 279

Building	GSF	Built	Reno.	Predominant use
Classroom	3,545	1964	1999	Classrooms

Condition. 279 (Needs improvement — maintenance) (unchanged from 2023). Top weighted contributors: Life/Safety (31), HVAC (25), Roofing (21).

Current biennium (2027 request). None.

Deferred and emerging. Deferred: D27 ($34,000).

Long-term outlook. A small 1964 classroom building (279, BLDG 3) carrying a single $34,000 hot-water-heater item (D27). It transitions to a local air-to-water heat pump under the decarbonization plan; the water-heater replacement should be coordinated with that conversion.

Technology Lab Bldg — condition score 273

Building	GSF	Built	Reno.	Predominant use
Technology Lab Bldg	22,881	1967	2015	Classrooms/Labs

Condition. 273 (Adequate) (unchanged from 2023). Top weighted contributors: Fire Safety (31), Plumbing (25), HVAC (25).

Current biennium (2027 request). None.

Deferred and emerging. Deferred: D10 ($95,000).

Long-term outlook. A 1967 building (273) flagged in the master plan for replacement on poor condition. It carries a $95,000 HVAC item (D10) driven by leaking victaulic joints. Because it is a replacement candidate, the mechanical work is a stopgap; the building's disposition belongs in the next master-plan update.

Physical Plant — condition score 269

Building	GSF	Built	Reno.	Predominant use
Physical Plant	7,719	1964	—	Plant building

Condition. 269 (Adequate), up from 261 in 2023. Top weighted contributors: Life/Safety (31), Fire Safety (31), Plumbing (25).

Current biennium (2027 request). None.

Deferred and emerging. Deferred: D38 ($32,000).

Long-term outlook. The 1964 central heating plant (Building 24, 269) housing the campus boilers and pumps that feed the district-energy loop. Its only survey deficiency is a $32,000 hot-water-pump item (D38), but the pre-survey documents the larger boiler having failed and the smaller boilers nearing end of life. The plant is the heart of the decarbonization conversion: its boilers are precisely the fossil equipment the air-to-water heat-pump system replaces, and Building 24 requires a new 2,000-amp electrical service for that conversion.

Conference Center — condition score 267

Building	GSF	Built	Reno.	Predominant use
Conference Center	2,697	1964	—	Event/Meeting room

Condition. 267 (Adequate) (unchanged from 2023). Top weighted contributors: HVAC (33), Life/Safety (31), Fire Safety (21).

Current biennium (2027 request). None.

Deferred and emerging. Deferred: D41 ($38,000); D43 ($90,000).

Long-term outlook. A small 1964 office/event building (267) carrying a lighting item (D41, $38,000) and ceiling tiles (D43, $90,000). It transitions to a local air-to-water heat pump under the decarbonization plan; the lighting item is a low-cost energy lever.

Mast Center — condition score 265

Building	GSF	Built	Reno.	Predominant use
Mast Center	3,871	1968	2008	Classrooms/labs

Condition. 265 (Adequate), up from 175 in 2023. Top weighted contributors: HVAC (25), Structure (25), Exterior Closure (25).

Current biennium (2027 request). None.

Deferred and emerging. Deferred: D14 ($94,000); D28 ($76,000).

Long-term outlook. The off-campus Marine Science and Technology Center on the Redondo waterfront (265, 1968). It carries a $94,000 heating unit (D14) and $76,000 of exterior doors (D28). As a coastal building it is outside the central district-energy loop and renews independently; the exterior-door work is envelope/weatherization scope appropriate for its marine exposure.

Placement & Testing — condition score 261

Building	GSF	Built	Reno.	Predominant use
Placement & Testing	6,534	1964	2016	Placement / testing center

Condition. 261 (Adequate) (unchanged from 2023). Top weighted contributors: Life/Safety (42), Maintenance (22), Fire Safety (21).

Current biennium (2027 request). None.

Deferred and emerging. Deferred: D16 ($222,000).

Long-term outlook. A 1964 office building (261, renovated 2016) carrying a single $222,000 heat-pump replacement (D16). Outside the central loop, it renews independently; the heat-pump replacement is a candidate for a high-efficiency electric unit consistent with the campus decarbonization direction.

Classroom E Bldg — condition score 252

Building	GSF	Built	Reno.	Predominant use
Classroom E Bldg	15,624	1964	2008	Admin/classrooms

Condition. 252 (Adequate) (unchanged from 2023). Top weighted contributors: Elevators (30), Fire Safety (30), Life/Safety (20).

Current biennium (2027 request). None.

Deferred and emerging. Deferred: D07 ($337,000); D17 ($546,000).

Long-term outlook. A 1964 building (252, renovated 2008) carrying $883,000 of deferred mechanical scope — an HVAC-controls package (D07, $337,000) and a $546,000 chiller (D17). It transitions to a local air-to-water heat pump under the decarbonization plan; the chiller replacement is a direct conversion opportunity and the controls work supports the required energy-management plan.

Instruction Admin — condition score 220

Building	GSF	Built	Reno.	Predominant use
Instruction Admin	9,906	1967	2011	Instructional administration

Condition. 220 (Adequate) (unchanged from 2023). Top weighted contributors: Life/Safety (40), Appearance (18), Insulation (18).

Current biennium (2027 request). None.

Deferred and emerging. Deferred: D09 ($308,000).

Long-term outlook. A 1967 office building (220, renovated 2011) carrying a single $308,000 HVAC-controls replacement (D09); the pre-survey notes the building's HVAC "never worked to specifications" and needs full recommissioning. It transitions to a local air-to-water heat pump under the decarbonization plan, which is the appropriate point to recommission controls.

Instructional Computer Ct — condition score 190

Building	GSF	Built	Reno.	Predominant use
Instructional Computer Ct	39,821	1989	2002	Computer science and computer labs

Condition. 190 (Adequate) (unchanged from 2023). Top weighted contributors: Insulation (18), Glazing (18), HVAC (16).

Current biennium (2027 request). None.

Deferred and emerging. Deferred: D08 ($1,013,000); D18 ($1,164,000); D19 ($125,000); D32 ($46,000); D39 ($1,218,000); D40 ($157,000).

Long-term outlook. A 1989 building (190) carrying the single largest mechanical backlog in the portfolio — $3,723,000 across six items: a $1,218,000 supply fan (D39), a $1,164,000 chiller (D18), $1,013,000 of HVAC controls including remaining pneumatics (D08), a $125,000 split system (D19), louvers (D40), and a water heater (D32). The 60-ton chiller is explicitly flagged for R-22 phase-out. The building is one of the five retained on the new central air-to-water heat-pump system, so this entire scope should be planned as decarbonization conversion rather than like-for-like replacement — it is the most important single-building alignment in this report.

Student Union Building — condition score 190

Building	GSF	Built	Reno.	Predominant use
Student Union Building	45,050	2004	—	Student union

Condition. 190 (Adequate) (unchanged from 2023). Top weighted contributors: Insulation (18), Glazing (18), HVAC (16).

Current biennium (2027 request). None.

Deferred and emerging. Deferred: D12 ($117,000); D23 ($436,000); D33 ($56,000); D44 ($437,000); D45 ($2,080,000); D46 ($92,000).

Long-term outlook. A 2004 building (190) — one of the newest and best-scored — yet carrying $3,218,000 of deferred mechanical scope, dominated by a $2,080,000 chiller (D45, the largest single line in the survey) plus radiant-heat and heat-supply work ($873,000) and the pre-survey's documented failing copper and victaulic piping from tunnel to penthouse. It is retained on the new central air-to-water heat-pump system; the chiller and distribution renewal is a central-plant-conversion decision and should be sequenced with the decarbonization phasing.

Higher Education Center — condition score 184

Building	GSF	Built	Reno.	Predominant use
Higher Education Center	78,535	2004	—	Classrooms/Labs

Condition. 184 (Adequate) (unchanged from 2023). Top weighted contributors: Glazing (19), Plumbing (17), Electrical (17).

Current biennium (2027 request). D02 ($320,000)

Deferred and emerging. Deferred: D11 ($387,000); D31 ($61,000).

Long-term outlook. The largest connected building on campus (78,535 GSF FCS / 88,447 GFA decarb basis, 2004, score 184). Its roof (D02, $320,000) is funded this biennium; deferred items are rooftop units (D11, $387,000) and lighting controls (D31, $61,000). As the largest connected building it sets the campus Clean Buildings compliance date (June 1, 2028) and is the anchor of the EUI calculation; its rooftop-unit and controls renewal should be specified to support that compliance.

Health & Life Science Building — condition score 160

Building	GSF	Built	Reno.	Predominant use
Health & Life Science Building	64,179	1975	2019	Classrooms/Labs

Condition. 160 (Superior), up from 152 in 2023. Top weighted contributors: HVAC (16), Insulation (12), Roofing (10).

Current biennium (2027 request). None.

Deferred and emerging. Deferred: D34 ($121,000); D35 ($94,000).

Long-term outlook. The best-scored large building in the portfolio (160, 1975, renovated 2019). It carries a $121,000 heat-recovery wheel (D34) and $94,000 of compressors (D35) — the heat-recovery wheel has failed and cracked per the pre-survey. Its strong overall score reflects the 2019 renovation; the deferred items are discrete equipment replacements rather than systemic renewal.

Childcare Center — unscored (Building 0)

Structure	GSF	Built	Reno.	Use / status
Childcare Center	14,330	2004	—	Childcare (lease ended 8/31/25)

Condition. Not condition-rated this cycle. The Childcare Center (Building 0) reverted to college control when its third-party operating lease ended August 31, 2025; the college intends to resume operating and funding it as a childcare facility.

Current biennium (2027 request). None.

Deferred and emerging. Deferred: D37 ($889,000).

Long-term outlook. The building carries an $889,000 chiller replacement (D37) — the chiller is at end of life with a failed compressor circuit and continual refrigerant loss per the pre-survey. Because the facility is returning to college operation, this chiller is a near-term operational risk despite the building being unscored; its replacement is a candidate for a high-efficiency electric unit consistent with the campus decarbonization direction, though the building sits outside the central district-energy loop.

6. INFRASTRUCTURE SYSTEMS

Infrastructure requests (campus utilities, distribution, and site systems) are budgeted separately from building preservation. For the 2027–2029 cycle, Highline's infrastructure request is $1,925,000 across three projects: a sewer-line replacement (asset 710, $301,000), a storm-line replacement (asset 750, $956,000), and an emergency-access road (asset 866, $668,000). These three items reconcile exactly between the budget request PDF and the SBCTC federated infrastructure workbook.

Behind those three funded projects sits a very large unfunded infrastructure backlog. The federated infrastructure inventory carries 374 Highline line items; beyond the three included above (and a handful of sub-threshold excluded items), 300 items totaling $46,143,000 are identified but not included in the 2027 request. The backlog is dominated by storm-water and underground distribution systems on a campus whose utilities largely date to the 1960s build-out.

System	Items	Identified backlog (not in 2027 request)
Storm	117	$11,379,000
Communication	34	$9,511,000
Electrical	60	$6,788,000
Non Potable Water	29	$6,177,000
Sewer	23	$4,656,000
Potable Water	18	$3,839,000
Emergency Access	13	$2,832,000
Gas	6	$961,000
Total deferred infrastructure	**300**	**$46,143,000**

Source: SBCTC federated infrastructure workbook (INFRA LIST — PRIMARY), Highline line items with a "No" 2027-inclusion flag. Dollar figures are the workbook's verified budget estimates (MACC + soft costs).

Two observations follow for planning. First, storm water ($11,400,000 across 152 items) and communication systems ($9,500,000 across 34 items) are the dominant categories; the single funded storm-line project ($956,000) is a first installment against a far larger storm-water renewal need. Second, the electrical backlog ($6,800,000) bears directly on decarbonization: the district-energy conversion requires a new 2,000-amp, 480-volt service at the central plant (Building 24) and additional capacity for building-level heat pumps, so an infrastructure-specific scope for 2029–2031 should pair underground-utility renewal with the electrical-service upgrades the decarbonization plan needs. The prior 2023–2025 biennium funded $10,232,000 across all Minor Works categories, a substantial share of it underground-utility distribution (transformers, storm, sewer, and potable-water lines), continuing the multi-biennium pattern of phased utility renewal that the 2027 request extends.

7. MASTER PLAN ALIGNMENT

Highline College's main-campus master plan is a full plan dated 2023; the off-campus Redondo Pier (MaST) site is incorporated within it. The pre-survey reported the capital priorities below. Unlike many campuses, Highline carries no renovation priorities this cycle but four replacement priorities and one demolition — a profile consistent with an aging 1960s core where several buildings have passed the point at which component repair is cost-effective.

Master planning currency

Campus	Most recent full plan	Most recent update
Main Campus (090A)	2023	—
Redondo Pier (090B)	Part of plan	—

Reported capital priorities

Category	Building	Master plan note
Replacement	Faculty C Bldg (090-15)	Poor condition - Several major systems failing
	Faculty D Bldg (090-18)	Poor condition - Several major systems failing
	Multipurpose (090-23)	Poor configuration - Programs cannot function in space
	Technology Lab Bldg (090-16)	Poor condition - Several major systems failing
Renovation	None	—
Demolition	Greenhouse B Bldg (090-12B)	Planned demolition 2031

The 2027 capital-repair recommendations align with these priorities. No 2027 preservation project invests in any building flagged for replacement or demolition: Faculty C and Faculty D carry no preservation scope, the Multipurpose Building receives only a $39,000 water-heater item (and its larger piping problems are correctly being held pending the reconfiguration decision), and the Technology Lab receives only a $95,000 stopgap HVAC repair. The Greenhouse B Building, slated for demolition in 2031, carries no capital scope. This is the correct discipline — preservation dollars are kept out of buildings the college intends to remove or replace.

Two alignment items warrant tracking for the next cycle. First, the four replacement priorities (Faculty C and D, the Multipurpose Building, and the Technology Lab) collectively represent the portfolio's largest long-term capital exposure and are not addressed by Minor Works; they belong in a major-project or replacement request. Second, the master plan (2023) predates the submitted decarbonization plan; the demolition and reconfiguration timelines it sets — particularly for the Multipurpose Building, which the decarbonization plan retains on the central system — should be reconciled with the decarbonization phasing so that the college does not convert a building it later replaces, or replace a building whose mechanical conversion it has already funded.

8. MAINTENANCE CAPACITY SNAPSHOT

The in-house staffing roster below is from the 2025 pre-survey input document. All ratios use the surveyed building area (558,921 GSF).

In-house maintenance staffing (2025 pre-survey)

Position	Hours per week	Estimated annual cost
Maintenance Manager	40	$111,839
Maintenance Mechanic 3	40	$89,998
Maintenance Mechanic 2	40	$89,998
Maintenance Mechanic 2	40	$89,998
Facilities Operations Maintenance Specialist	40	$92,185
Maintenance Mechanic 4	40	$104,346
Total (6 positions)	**240**	**$578,364**

Derived metrics

Metric	Value
In-house maintenance FTEs (240 hrs/wk ÷ 40)	6.0
GSF per FTE (558,921 GSF surveyed)	93,154
State average (weighted, recent cycle)	74,279 GSF / FTE
Total maintenance staff cost	$578,364
Maintenance staff cost per GSF	$1.03
State average (weighted, recent cycle)	$1.48 / GSF
Current replacement value (CRV)	Unknown — not recorded in FPMT

Highline runs a lean in-house maintenance organization. At roughly 93,154 GSF per FTE it covers substantially more building area per person than the recent state weighted average (74,279 GSF/FTE) and far more than the IFMA benchmark (about 57,000 GSF/FTE); at $1.03 per GSF in direct staff cost it spends below the state average of $1.48. The composition of the deferred backlog — central chillers, air handlers, controls, and distribution piping, nearly every item designated Immediate — is consistent with a small staff keeping aging mechanical equipment running rather than getting ahead of it. A maintenance organization at this staffing level is unlikely to absorb the benchmarking, energy-management-plan, and operations-and-maintenance obligations that the Clean Buildings pathway and the district-energy decarbonization will impose without additional staffing or contract support.

Capital reinvestment context

Industry guidance (APPA and NACUBO) places an appropriate annual capital-reinvestment rate at roughly 2–4% of current replacement value (CRV) for a stable portfolio. Highline's combined identified need this cycle — $14,227,000 of preservation deficiencies plus the quantified infrastructure, program, and URF components, and a $46,143,000 deferred-infrastructure backlog behind that — would normally be assessed against portfolio CRV to judge whether reinvestment is keeping pace with deterioration. That ratio cannot be

computed here: the FPMT inventory records the current replacement value of all 34 structures as "Unknown." Establishing CRV for the portfolio is a prerequisite for a defensible reinvestment-rate analysis and is recommended before the next cycle, particularly given the scale of the decarbonization program now in planning.

9. DECARBONIZATION AND CLEAN BUILDINGS COMPLIANCE

Washington's Clean Buildings Performance Standard (CBPS), administered by the Department of Commerce under RCW 19.27A, is a binding constraint on how Highline's larger buildings are operated and re-equipped. For Highline it is not an abstract sustainability goal but a compliance obligation the college has already acted on: because the campus heats and cools much of its core from a central plant through a shared loop, it qualifies as a State Campus District Energy System under HB 1390, and Highline has submitted a Final Decarbonization Plan in lieu of building-by-building compliance. This section sets out the standard, identifies the covered buildings, summarizes the submitted plan, and — most importantly for capital planning — maps the deferred mechanical backlog from Section 4 onto the plan's phasing, because they are largely the same scope of work.

9.1 The Clean Buildings Performance Standard

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

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

*Highline's largest connected building is the Higher Education Center at 88,447 GFA (the decarbonization-plan basis), which falls in the 50,001–90,000 GSF Tier 1 band and sets a binding compliance date of **June 1, 2028**. Non-compliance penalties run up to $5,000 plus $1.50 per square foot of floor area, assessed annually until the building conforms; Commerce has offered early-adopter incentives on the order of $0.85 per square foot (Tier 1) and $0.30 per square foot (Tier 2). Because Highline qualifies as a district energy system, it may satisfy the standard through the central-plant decarbonization pathway in Section 9.4 rather than building-by-building.*

9.2 The district energy system and submitted decarbonization plan

Highline operates a campus district energy system: a central plant in Building 24 with two natural-gas boilers distributes heating to 17 connected buildings through a utilidor loop, with chilled water generated at the Chiller Building (25A) serving the Library and adjacent buildings. Across the heated portfolio the plan accounts for 32 buildings and roughly 606,732 square feet of gross floor area (the decarbonization basis, which differs from the FCS surveyed area). This configuration makes Highline a mandatory State Campus District Energy System under HB 1390 (Campus Group ID 3614149), and the college submitted a Final

Decarbonization Plan — Submittal ID 2025-D-2222, prepared by MMFS/EBD and dated June 20, 2025 — setting out a phased conversion away from fossil heating.

The submitted solution is a hybrid air-to-water heat-pump (AWHP) conversion. Five buildings (the Student Union, Multipurpose, Physical Plant, Library, and Instructional Computer Center — roughly 205,857 square feet) are retained on a new central air-to-water heat-pump district system; six buildings (the Conference Center, Classroom Building 3, the Lecture Hall, Instruction Admin, Classroom A, and Classroom E) transition to building-level air-to-water heat pumps; and the remainder are served independently or are slated for demolition under the master plan. A partial-decommissioning study performed under Annex W (Section W3.1.1, Exception 2) using the OFM life-cycle cost-analysis tool confirmed the hybrid approach as the most favorable option. The plan is explicitly coordinated with the campus master plan's demolition schedule (Greenhouse B in 2031, with further demolitions in 2029 and 2033), and the central plant (Building 24) requires a new 2,000-amp, 480-volt electrical service to power the conversion — coordinated with Puget Sound Energy in spring 2025.

Phase	Scope and window	ROM (base)	ROM (escalated)
1A	Design (2025)	$750,000	—
1B	Initial conversion (2026–2027)	$26,300,000	$28,800,000
2	Central AWHP build-out (2028–2030)	$53,900,000	$72,700,000
3	Building transitions (2030–2032)	$25,300,000	$37,800,000
4	Completion (2032–2033)	$5,900,000	$9,200,000
Total	**Phases 1A–4, 2025–2033**	**≈ $112,150,000**	**≈ $148,500,000**

Phase windows are approximate; the plan's rough-order-of-magnitude cost is roughly $112 million in base dollars, rising to roughly $148 million with escalation across the 2025–2033 build-out. Figures are from the submitted plan and are planning-level estimates.

The plan projects a modest near-term carbon reduction (campus emissions falling from about 4,312 to 4,169 metric tons CO2e, a 143-ton or 3.3% reduction in its first phase) with a post-conversion EUI near 70, against a current weather-normalized EUI of 79.8 that is already well below the college's CBPS target of 112.2. Highline is therefore not in an EUI-deficit position today; the decarbonization driver is the statutory district-energy obligation and the fossil-fuel phase-down, not a failing energy-use score.

9.3 Aligning capital renewal with the decarbonization plan

The central planning observation is that Highline's deferred mechanical backlog and its decarbonization plan are largely the same scope of work seen from two directions. Of the $13,558,000 deferred backlog, roughly $10,975,000 — 81% — falls in the eleven buildings the plan explicitly converts, and most of it is the chiller, air-handling, heating, and controls equipment the conversion replaces. The table below maps the deferred backlog onto the plan's building roles.

Building	Decarbonization role	Deferred backlog in building
Instructional Computer Ct	Retained — new central AWHP	$3,723,000
Student Union Building	Retained — new central AWHP	$3,218,000
Library	Retained — new central AWHP	$504,000

Building	Decarbonization role	Deferred backlog in building
Multipurpose Building	Retained — new central AWHP	$39,000
Physical Plant (central plant)	Retained — new central AWHP	$32,000
Central-system subtotal		**$7,516,000**
Classroom A Bldg	Transition — local AWHP	$2,002,000
Classroom E Bldg	Transition — local AWHP	$883,000
Instruction Admin	Transition — local AWHP	$308,000
Conference Center	Transition — local AWHP	$128,000
Lecture Hall	Transition — local AWHP	$104,000
Classroom (Bldg 3)	Transition — local AWHP	$34,000
Local-transition subtotal		**$3,459,000**
Total in converted buildings	**81% of deferred backlog**	**$10,975,000**

The implication is concrete. The $2,080,000 Student Union chiller (D45), the $1,164,000 Instructional Computer Center chiller (D18), the $546,000 Classroom E chiller (D17), and the $1,398,000 Classroom A fan-coil system (D13) are all end-of-life cooling and distribution equipment in buildings the plan converts to heat pumps. Replacing them as like-for-like chillers and fan-coils would strand capital the decarbonization will supersede within the same planning window. The efficient path is to fund this scope through the decarbonization phasing — as heat-pump conversion — rather than as standalone Minor Works replacements, and to hold the deferred mechanical backlog open against the plan's Phase 1B–Phase 3 schedule (2026–2032). The same logic applies to the pneumatic-to-DDC controls work (Classroom E, Instructional Computer Center, Instruction Admin), which is both a reliability fix and the metering-and-controls foundation the energy-management plan requires.

9.4 Compliance pathway and plan status

Washington offers a distinct compliance route for campuses that heat and cool their buildings from a central plant through a shared thermal loop — a district energy system — under HB 1390 and RCW 19.27A.260, substituting a phased central-plant decarbonization plan for building-by-building EUI compliance. Highline clearly qualifies: it operates a central boiler plant and utilidor loop serving 17 buildings, it has been assigned a State Campus District Energy System group identifier, and it has already submitted the required Final Decarbonization Plan (2025-D-2222). The college's covered buildings therefore comply through the central-plant pathway rather than individually, with the Higher Education Center's June 1, 2028 date as the binding near-term milestone.

Three actions follow for the capital plan. First, treat the submitted decarbonization plan as the governing document for mechanical reinvestment: the deferred chiller, air-handler, and heating-plant scope should be funded as decarbonization phases, not as separate preservation projects. Second, sequence the Building 24 electrical-service upgrade (the new 2,000-amp service) and the related underground-electrical infrastructure backlog (Section 6) ahead of or alongside the central-plant conversion, since the heat-pump system cannot energize without it. Third, reconcile the decarbonization phasing with the 2023 master plan's demolition and replacement schedule so that buildings slated for removal are not converted, and capture the available early-adopter incentive by demonstrating progress before the 2028 compliance date. Because Highline's

current EUI (79.8) already sits well below its target (112.2), the college is well positioned to comply on the central-plant pathway provided the plan is funded on schedule.

10. APPENDIX: BUILDING CONDITION DETAIL

The 20-component condition-score breakdown for each of the 32 surveyed buildings, ordered worst to best overall score. Each table is reference data; there is no narrative. The Weighted Score column reflects the survey's component weighting; individual rounded weighted scores are apportioned so they sum exactly to the building's canonical condition score shown in the total row.

Faculty D Bldg — condition score 568

Component	Rating	Wt.	Wt. Score	Comment
Structure	3	8	24	Concrete; glu-lam beams; entry canopy concerns; seismic concerns
Exterior Closure	3	8	24	Exposed marble aggregate panels, need to be re-caulked
Roofing	3	10	30	Hypalon single-ply membrane-1992;deteriorated
Floor Finishes	4	6	24	Carpet; vinyl asbestos tile; ceramic tile
Wall Finishes	3	6	18	Gypsum board; concrete; ceramic tile
Ceiling Finishes	3	6	18	Direct-adhered and lay-in ceiling tile
Doors & Hardware	5	6	30	Exterior doors only; HM and aluminum sliding doors/frames
Elevators	5	6	30	2 story
Plumbing	5	8	40	Galvanized and cast iron piping; porcelain fixtures
Electrical	3	8	24	100amp 208/120v
Lights/Power	3	8	24	Lay-in & surface mounted fluorescent fixtures
Life/Safety	5	10	50	No emergency lights; unsafe spiral stairs & balcony guard rails
Fire Safety	3	10	30	
Modifications	1	7	7	No major modifications to present
Maintenance	5	7	35	
Remaining Life	5	6	30	Major systems no longer cost effective to repair or maintain; RUL < 5 years
Appearance	5	6	30	
Insulation	5	6	30	
Glazing	5	6	30	
HVAC	5	8	40	Baseboard hydronic heat from central plant; no A/C
Total weighted score			**568**	*Replace or renovate*

Faculty C Bldg — condition score 524

Component	Rating	Wt.	Wt. Score	Comment
Structure	3	8	24	Concrete; glu-lam beams; entry canopy concerns; seismic concerns
Exterior Closure	3	8	24	Exposed marble aggregate panels, need to be re-caulked
Roofing	3	10	30	Standing seam metal-1985; skylights
Floor Finishes	3	6	18	Carpet; carpet tile; vinyl tile; ceramic tile
Wall Finishes	3	6	18	Gypsum board; concrete; ceramic tile; T1-11
Ceiling Finishes	3	6	18	Direct-adhered and lay-in ceiling tile
Doors & Hardware	3	6	18	Exterior HM doors/frames and aluminum glazed doors/frames
Elevators	5	6	30	2 story
Plumbing	3	8	24	Galvanized and cast iron piping; porcelain fixtures
Electrical	3	8	24	100amp 208/120v
Lights/Power	3	8	24	Lay-in & surface mounted fluorescent fixtures
Life/Safety	5	10	50	No emergency lights; unsafe spiral stairs & balcony guard rails
Fire Safety	2	10	20	
Modifications	3	7	21	Roof over atrium constructed in 1985; low first cost
Maintenance	3	7	21	
Remaining Life	5	6	30	Major systems no longer cost effective to repair or maintain; RUL < 5 years
Appearance	5	6	30	
Insulation	5	6	30	
Glazing	5	6	30	
HVAC	5	8	40	Baseboard hydronic heat from central plant; no A/C
Total weighted score			**524**	*Replace or renovate*

Lockerroom — condition score 447

Component	Rating	Wt.	Wt. Score	Comment
Structure	3	8	25	Concrete frame and tilt-up panels; seismic upgrades needed

Component	Rating	Wt.	Wt. Score	Comment
Exterior Closure	3	8	25	Exposed marble aggregate panels-joints need caulking
Roofing	4	10	42	Hypalon single-ply; funded for replacement in 2009; not done
Floor Finishes	3	6	19	Polished concrete; rubber flooring; ceramic tile; hardwood
Wall Finishes	3	6	19	CMU; concrete; gypsum board; ceramic tile
Ceiling Finishes	3	6	19	Exposed structure w/infill glue-on tile; lay-in tile; plastic panels
Doors & Hardware	3	6	19	Interior/exterior HM doors/frames
Elevators	0	6	0	
Plumbing	2	8	17	Galvanized, copper and cast iron piping; porcelain fixtures
Electrical	3	8	25	225 amp 480/277v; also feeds Bldg. 28
Lights/Power	3	8	25	Lay-in, wall mount, hanging and ceiling mount fluorescent fixtures
Life/Safety	3	10	31	
Fire Safety	3	10	31	
Modifications	1	7	7	No major modifications to present
Maintenance	2	7	14	
Remaining Life	5	6	31	
Appearance	5	6	31	
Insulation	3	6	19	
Glazing	5	6	31	Plastic panels w/ exp. metal bracing
HVAC	2	8	17	Hot water from central plant; hydronic heating; AHUs
Total weighted score			**447**	*Needs improvement — renovation*

Chiller Bldg — condition score 389

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	9	Fluted CMU, open web steel roof joists; concrete base
Exterior Closure	3	8	26	CMU
Roofing	3	10	33	Hypalon single-ply
Floor Finishes	1	6	6	Concrete
Wall Finishes	3	6	19	Concrete; CMU; gypsum board
Ceiling Finishes	0	6	0	Metal deck pan

Component	Rating	Wt.	Wt. Score	Comment
Doors & Hardware	3	6	19	Interior/exterior HM doors/frames
Elevators	0	6	0	
Plumbing	3	8	26	Copper, cast iron and steel piping; porcelain fixtures
Electrical	1	8	9	600amp 480/277v
Lights/Power	1	8	9	Hanging fluorescent lighting
Life/Safety	4	10	43	
Fire Safety	3	10	33	
Modifications	1	7	8	Building gutted except for electrical equipment 2020
Maintenance	4	7	30	Facility appears well maintained
Remaining Life	3	6	20	
Appearance	3	6	20	Very unattractive building
Insulation	3	6	20	
Glazing	5	6	33	Oxidation on metal frames
HVAC	3	8	26	Electric heat; rotary screw chiller serving Bldgs. 23, 25 and 26; cooling tower
Total weighted score			**389**	*Needs improvement — renovation*

Grounds Compound — condition score 375

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	9	Fluted CMU structure; wood roof trusses
Exterior Closure	1	8	9	Fluted CMU; plywood fascia
Roofing	1	10	11	TPO single-ply-2000
Floor Finishes	1	6	6	Concrete
Wall Finishes	3	6	19	CMU; gypsum board
Ceiling Finishes	0	6	0	Gypsum board; wood deck
Doors & Hardware	3	6	19	Interior/exterior HM doors/frames; wood sliding doors
Elevators	0	6	0	
Plumbing	3	8	26	Copper and cast iron piping; porcelain fixtures
Electrical	1	8	9	400amp 480/277v
Lights/Power	1	8	9	Ceiling mount fluorescent and explosion proof ceiling-mount incandescent lighting
Life/Safety	5	10	54	

Component	Rating	Wt.	Wt. Score	Comment
Fire Safety	5	10	54	
Modifications	1	7	8	No major modifications to present
Maintenance	3	7	23	
Remaining Life	3	6	20	
Appearance	3	6	20	
Insulation	3	6	20	
Glazing	5	6	33	One window
HVAC	3	8	26	Electric unit heaters
Total weighted score			**375**	*Needs improvement — renovation*

Pavilion — condition score 374

Component	Rating	Wt.	Wt. Score	Comment
Structure	3	8	29	Concrete tension ring & arches, glu-lam beam framed dome; seismic concerns
Exterior Closure	3	8	29	Exposed marble aggregate panels; joints need caulk
Roofing	3	10	36	BUR Siplast system-1995
Floor Finishes	1	6	7	Refinished wood gym floor in 2005
Wall Finishes	1	6	7	Concrete
Ceiling Finishes	0	6	0	Exposed structure; random damage of insulation over exposed structure
Doors & Hardware	3	6	22	Exterior HM doors/frames; coiling door
Elevators	0	6	0	
Plumbing	3	8	29	Galvanized and cast iron piping; drinking fountain only
Electrical	3	8	29	225amp 480/277v; fed from Bldg. 27
Lights/Power	1	8	10	High bay metal halide lighting; perimeter strip fluorescent lighting; upgrades 2012
Life/Safety	3	10	36	
Fire Safety	3	10	36	
Modifications	0	7	0	No major modifications to present
Maintenance	2	7	17	Damaged ceiling insulation; student abuse
Remaining Life	2	6	14	
Appearance	3	6	22	Generally unattractive

Component	Rating	Wt.	Wt. Score	Comment
Insulation	3	6	22	
Glazing	0	6	0	
HVAC	3	8	29	Hot water from central plant; hydronic heating; AHU; no A/C
Total weighted score			374	*Needs improvement — renovation*

Library — condition score 340

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Concrete frame
Exterior Closure	3	8	24	CMU, plaster soffits-extensive peeling paint
Roofing	3	10	30	PVC single-ply-2000
Floor Finishes	3	6	18	Carpet; carpet tile; vinyl tile; ceramic tile; concrete
Wall Finishes	2	6	12	Gypsum board; wood paneling; ceramic tile; acoustical tile; CMU
Ceiling Finishes	1	6	6	Lay-in tile; concealed spline tile; gypsum board; concrete
Doors & Hardware	3	6	18	Interior wood and HM doors w HM frames; exterior sliding aluminum doors/frames-to be replaced in 2012
Elevators	3	6	18	6 stop-renovated in 2010
Plumbing	1	8	8	Copper, cast iron, steel, ABS, galvanized and PVC piping; porcelain fixtures
Electrical	1	8	8	800amp 480/277v
Lights/Power	2	8	16	Lay-in, recessed can, hanging and ceiling mount fluorescent lights
Life/Safety	3	10	30	
Fire Safety	2	10	20	Sprinklers on 1st floor only
Modifications	1	7	7	No major modifications to present
Maintenance	1	7	7	
Remaining Life	2	6	12	
Appearance	3	6	18	Monolithic structure; blocks views from upper campus; dated interior finishes
Insulation	3	6	18	
Glazing	5	6	30	

Component	Rating	Wt.	Wt. Score	Comment
HVAC	4	8	32	Built-up AHUs w induction boxes; chiller 2017; system re-commissioning needed
Total weighted score			340	*Needs improvement — maintenance*

Multipurposea — condition score 340

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Concrete frame
Exterior Closure	1	8	8	Concrete; fluted CMU; perforated metal soffits; corrugated metal siding; cement board
Roofing	2	10	20	PVC single-ply-2000
Floor Finishes	2	6	12	Carpet; vinyl tile; sheet vinyl; concrete
Wall Finishes	3	6	18	Gypsum board; CMU
Ceiling Finishes	4	6	24	Lay-in tile; perforated metal panels; random deterioration
Doors & Hardware	3	6	18	Interior wood doors w HM frames; exterior HM doors/frames
Elevators	3	6	18	4 stop; renovation occurring during 2021 survey
Plumbing	3	8	24	Galvanized, cast iron, steel, copper and PVC piping; porcelain fixtures
Electrical	1	8	8	600amp 208/120v
Lights/Power	3	8	24	Lay-in fluorescent fixtures;
Life/Safety	3	10	30	
Fire Safety	2	10	20	
Modifications	1	7	7	3rd floor renovations funded in 2021
Maintenance	1	7	7	
Remaining Life	3	6	18	
Appearance	3	6	18	Monolithic structure blocks views from upper campus; very unattractive exterior
Insulation	4	6	24	
Glazing	3	6	18	
HVAC	2	8	16	Built-up AHU; 4 pipe constant volume re-heat system; chilled water from central chiller; system re-commissioning needed
Total weighted score			340	*Needs improvement — maintenance*

Greenhouse B Bldg — condition score 335

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	10	Galvanized. metal frame & trusses
Exterior Closure	1	8	10	Fiberglass corrugated panels
Roofing	1	10	12	Fiberglass corrugated panels
Floor Finishes	1	6	7	Concrete; gravel
Wall Finishes	0	6	0	Fiberglass panels
Ceiling Finishes	0	6	0	Fiberglass panels
Doors & Hardware	3	6	21	Exterior HM door/frame
Elevators	0	6	0	
Plumbing	1	8	10	Copper piping; no fixtures
Electrical	1	8	10	70amp, 120/208V; fed from Bldg. 12
Lights/Power	3	8	29	Frame mount fluorescent lighting
Life/Safety	3	10	36	
Fire Safety	5	10	60	
Modifications	1	7	8	No modifications to present
Maintenance	3	7	25	
Remaining Life	3	6	21	
Appearance	3	6	21	
Insulation	0	6	0	
Glazing	5	6	36	Fiberglass panels
HVAC	2	8	19	(2) gas fired unit heaters; wall fan
Total weighted score			**335**	*Needs improvement — maintenance*

Lecture Hall — condition score 328

Component	Rating	Wt.	Wt. Score	Comment
Structure	2	8	19	Concrete structure
Exterior Closure	3	8	28	Concrete w/ relief designs; random cracks on one side
Roofing	2	10	24	concrete, elastomeric coating -2010
Floor Finishes	2	6	14	Carpet; vinyl tile; wood parquet
Wall Finishes	1	6	7	Gypsum board and concrete
Ceiling Finishes	2	6	14	Sprayed on acoustical ceiling
Doors & Hardware	2	6	14	Interior wood doors w HM frames; exterior HM doors/frames
Elevators	0	6	0	
Plumbing	0	8	0	

Component	Rating	Wt.	Wt. Score	Comment
Electrical	1	8	9	225amp 208/120v
Lights/Power	1	8	9	Hanging pendant, ceiling-mount, and wall-mount fluorescent fixtures
Life/Safety	3	10	35	
Fire Safety	3	10	35	
Modifications	0	7	0	No major modifications to present
Maintenance	1	7	8	
Remaining Life	1	6	7	Major systems relatively new or well maintained
Appearance	3	6	21	Very unattractive exterior
Insulation	5	6	35	
Glazing	3	6	21	
HVAC	3	8	28	Hot water hydronic heat from central plant; AHU w floor/wall radiators
Total weighted score			**328**	*Needs improvement — maintenance*

Classroom B Bldg — condition score 325

Component	Rating	Wt.	Wt. Score	Comment
Structure	2	8	16	Concrete frame and tilt-up panels
Exterior Closure	1	8	8	Exposed marble aggregate panels; concrete; repairs and nanel seals 2019
Roofing	1	10	10	single-ply-2013
Floor Finishes	1	6	6	Carpet; ceramic tile
Wall Finishes	2	6	12	Gypsum board; concrete; ceramic tile
Ceiling Finishes	2	6	12	Lay-in tile
Doors & Hardware	3	6	18	Interior wood doors w HM frames-surface wear; exterior HM doors/frames-surface wear
Elevators	5	6	30	2 story
Plumbing	1	8	8	Copper, cast iron, ABS and galvanized piping; porcelain fixtures
Electrical	1	8	8	400amp 208/120v; fed from Bldg. 16
Lights/Power	1	8	8	Lay-in fluorescent fixtures
Life/Safety	4	10	40	Entrance ramp to 2nd floor not accessible
Fire Safety	2	10	20	

Component	Rating	Wt.	Wt. Score	Comment
Modifications	1	7	7	Modifications appear to be well thought out and in compliance with codes
Maintenance	2	7	14	Concrete ramp spalling and joint caulking needed
Remaining Life	3	6	18	
Appearance	3	6	18	Not a very attractive building
Insulation	5	6	30	
Glazing	3	6	18	
HVAC	3	8	24	Fan coil units with hot water from central boiler plant; no A/C
Total weighted score			**325**	*Needs improvement — maintenance*

Classroom A Bldg — condition score 308

Component	Rating	Wt.	Wt. Score	Comment
HVAC	2	8	16	Hot water from central plant; fan-coil units
Structure	1	8	8	Concrete frame and tilt-up panels
Exterior Closure	2	8	16	Exposed marble aggregate panels, joints need to be re-caulked
Roofing	1	10	10	PVC single-ply membrane-2010
Floor Finishes	1	6	6	Carpet and ceramic tile
Wall Finishes	2	6	12	Gypsum board and ceramic tile
Ceiling Finishes	2	6	12	Lay-in tile and gypsum board
Doors & Hardware	2	6	12	Interior wood doors w HM frames; exterior HM doors/frames-worn surfaces
Elevators	5	6	30	2 story
Plumbing	1	8	8	Copper, cast iron and PVC piping; porcelain fixtures
Electrical	1	8	8	100amp 480/277v; sub-fed from Bldg. 3
Lights/Power	3	8	24	Lay-in fluorescent fixtures
Life/Safety	4	10	40	No accessible route to lower level
Fire Safety	2	10	20	Addressable FA, no sprinklers
Modifications	1	7	7	Interior remodels appear to have been adequately constructed
Maintenance	1	7	7	
Remaining Life	3	6	18	
Appearance	3	6	18	Very unattractive building

Component	Rating	Wt.	Wt. Score	Comment
Insulation	3	6	18	
Glazing	3	6	18	
Total weighted score			**308**	*Needs improvement — maintenance*

Classroom D Bldg — condition score 305

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Concrete frame and tilt-up panels
Exterior Closure	2	8	16	Exposed marble aggregate panels; metal louver panels; concrete
Roofing	2	10	20	Hypalon single-ply; skylights w gasket leaks; repairs in 2021 budget.
Floor Finishes	2	6	12	Carpet; aggregate concrete; ceramic tile; vinyl tile
Wall Finishes	3	6	18	Gypsum board and ceramic tile
Ceiling Finishes	3	6	18	Lay-in tile gypsum board; exposed concrete structure
Doors & Hardware	2	6	12	Interior wood and HM doors w HM frames; exterior HM doors/frames
Elevators	5	6	30	2 story
Plumbing	1	8	8	Copper, cast iron and PVC piping; porcelain fixtures
Electrical	1	8	8	400amp 208/120v
Lights/Power	1	8	8	Lay-in and wall-mount fluorescent fixtures
Life/Safety	3	10	30	Appears to meet current codes; illuminated exit signs & emergency lights
Fire Safety	2	10	20	
Modifications	1	7	7	Modifications appear to be well thought out and in compliance with codes
Maintenance	2	7	14	
Remaining Life	1	6	6	1999 complete interior renovation and new windows and HVAC
Appearance	3	6	18	Unattractive exterior
Insulation	3	6	18	
Glazing	3	6	18	
HVAC	2	8	16	Hot water heating from central plant; fan coil units
Total weighted score			**305**	*Needs improvement — maintenance*

Classroom C Bldg — condition score 288

Component	Rating	Wt.	Wt. Score	Comment
HVAC	2	8	16	Air cooled chiller and 4 pipe fan coil units; hot water from central plant
Structure	1	8	8	Concrete frame and tilt-up panels
Exterior Closure	3	8	24	Exposed marble aggregate panels; metal panels
Roofing	2	10	20	PVC roof-2004; skylights
Floor Finishes	2	6	12	Carpet tile and ceramic tile; aggregate concrete
Wall Finishes	1	6	6	Gypsum board and ceramic tile
Ceiling Finishes	2	6	12	Lay-in tile; exposed concrete; gypsum board
Doors & Hardware	2	6	12	Interior wood doors w HM frames; exterior HM doors/frames
Elevators	5	6	30	2 story
Plumbing	1	8	8	Copper, cast iron and PVC piping; porcelain fixtures
Electrical	1	8	8	2 ea. 225amp 480/277v
Lights/Power	1	8	8	Lay-in and hanging fluorescent fixtures
Life/Safety	3	10	30	
Fire Safety	2	10	20	
Modifications	1	7	7	First floor remodeled from weight room to classroom.
Maintenance	1	7	7	
Remaining Life	1	6	6	2002 complete interior renovation and new windows and HVAC
Appearance	3	6	18	Exterior is very unattractive
Insulation	3	6	18	
Glazing	3	6	18	
Total weighted score			**288**	*Needs improvement — maintenance*

Science Lecture Bldg — condition score 282

Component	Rating	Wt.	Wt. Score	Comment
HVAC	2	8	17	Hot water from central plant; fan coil units-1998; no A/C
Structure	2	8	17	Concrete frame and tilt-up panels
Exterior Closure	2	8	17	Exposed marble aggregate panels; joint re-caulk needed

Component	Rating	Wt.	Wt. Score	Comment
Roofing	3	10	31	Hypalon single-ply-1998-minor wear
Floor Finishes	2	6	13	Carpet; vinyl tile; ceramic tile
Wall Finishes	1	6	6	Gypsum board and ceramic tile
Ceiling Finishes	2	6	13	Lay-in tile and gypsum board; good condition
Doors & Hardware	3	6	19	Interior wood doors w HM frames; exterior HM doors/frames-surface wear
Elevators	0	6	0	
Plumbing	1	8	8	Copper and cast iron piping; porcelain fixtures
Electrical	1	8	8	200amp 480/277v; fed from Bldg. 14
Lights/Power	2	8	17	Surface mounted fluorescent fixtures
Life/Safety	3	10	31	
Fire Safety	2	10	21	
Modifications	1	7	7	1998 remodel was well constructed
Maintenance	1	7	7	
Remaining Life	1	6	6	1998 complete interior renovation and roof, HVAC and windows
Appearance	3	6	19	Exterior is not attractive
Insulation	3	6	19	
Glazing	1	6	6	
Total weighted score			**282**	*Needs improvement — maintenance*

Student Services — condition score 280

Component	Rating	Wt.	Wt. Score	Comment
Structure	3	8	24	Concrete frame and tilt-up panels; damage on north and south eyebrows
Exterior Closure	1	8	8	Exposed marble aggregate panels-joints need caulking; exterior stair rails and steel painted and sealed 2014
Roofing	1	10	10	Hypalon single-ply membrane-2007
Floor Finishes	2	6	12	Carpet; carpet tile; linoleum; vinyl tile; ceramic tile
Wall Finishes	1	6	6	Gypsum board; ceramic tile; aluminum window walls
Ceiling Finishes	2	6	12	Lay-in tile; gypsum board

Component	Rating	Wt.	Wt. Score	Comment
Doors & Hardware	3	6	18	Interior wood doors w sidelites and HM frames; HM doors/frames-surface wear; aluminum glazed doors; exterior aluminum doors/frames-2010
Elevators	1	6	6	2 stop - controls 2020
Plumbing	3	8	24	Galvanized, copper, cast iron, steel and PVC piping; porcelain fixtures
Electrical	2	8	16	800amp 480/277v; also feeds Bldgs. 05 and 11
Lights/Power	1	8	8	Lay-in, hanging and surface mount fluorescent fixtures
Life/Safety	2	10	20	
Fire Safety	2	10	20	
Modifications	1	7	7	2006 interior remodels appear to be well completed
Maintenance	1	7	7	
Remaining Life	3	6	18	2006 remodel updated many interior finishes
Appearance	3	6	18	Exterior is very dated and utilitarian
Insulation	3	6	18	
Glazing	2	6	12	
HVAC	2	8	16	Water source heat pumps; HW boiler; cooling tower; system re-commissioning needed to determine problem areas
Total weighted score			**280**	*Needs improvement — maintenance*

Classroom — condition score 279

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Concrete frame and tilt-up panels
Exterior Closure	1	8	8	Exposed marble aggregate panels; concrete
Roofing	2	10	21	PVC single ply membrane-2000
Floor Finishes	2	6	12	Carpet; vinyl tile; sheet vinyl; ceramic tile;
Wall Finishes	2	6	13	Gypsum board; ceramic tile
Ceiling Finishes	2	6	13	Lay-in tile
Doors & Hardware	3	6	19	Interior wood doors w HM frames; exterior HM doors/frames-general surface wear

Component	Rating	Wt.	Wt. Score	Comment
Elevators	0	6	0	
Plumbing	1	8	8	Copper, cast iron and ABS piping; porcelain fixtures
Electrical	1	8	8	225amp 480/277v
Lights/Power	1	8	8	Parabolic ceiling-mount and lay in fluorescent lighting
Life/Safety	3	10	31	
Fire Safety	2	10	21	
Modifications	1	7	7	Remodel appears well thought out; constructed & code compliant
Maintenance	1	7	7	
Remaining Life	2	6	13	1999 complete interior renovation and new roof and HVAC system
Appearance	3	6	19	Functional and attractive classrooms; very unattractive exterior
Insulation	3	6	19	
Glazing	3	6	19	
HVAC	3	8	25	Hot water heating from central plant; fan coil units; A/C in portion of bldg.
Total weighted score			**279**	*Needs improvement — maintenance*

Technology Lab Bldg — condition score 273

Component	Rating	Wt.	Wt. Score	Comment
Structure	2	8	17	Concrete frame and tilt-up panels; steel frame addition
Exterior Closure	1	8	8	Exposed marble aggregate panels, repairs 2019
Roofing	2	10	21	Hypalon single-ply membrane. Re-coated 2016
Floor Finishes	1	6	6	Concrete slab; vinyl tile, carpet, ceramic tile
Wall Finishes	1	6	6	Gypsum board; CMU; concrete, ceramic tile
Ceiling Finishes	1	6	6	Lay-in tile; wood deck structure
Doors & Hardware	1	6	6	Interior laminate doors w HM frames; exterior HM doors/frames; coiling door; OH metal door
Elevators	0	6	0	
Plumbing	3	8	25	Galvanized, cast iron, copper and PVC piping; porcelain fixtures

Component	Rating	Wt.	Wt. Score	Comment
Electrical	1	8	8	600amp 480/277v; subfeeds Bldg. 17, which feeds Bldgs. 15 and 18
Lights/Power	1	8	9	Lay-in, ceiling-mount and hanging fluorescent fixtures
Life/Safety	2	10	21	
Fire Safety	3	10	31	
Modifications	1	7	7	Recent attractive renovation (2003; 2015) well thought out and constructed
Maintenance	1	7	7	
Remaining Life	3	6	19	
Appearance	3	6	19	Very unattractive exterior
Insulation	2	6	13	
Glazing	3	6	19	
HVAC	3	8	25	Air cooled chiller and fan coil unity; hot water from boiler plant; rooftop packaged HVAC units w reheat; system re-commissioning needed
Total weighted score			**273**	*Adequate*

Physical Plant — condition score 269

Component	Rating	Wt.	Wt. Score	Comment
HVAC	2	8	17	HW unit heaters; rooftop packaged HVAC unit; 3 HW boilers in central plant portion
Structure	1	8	8	Concrete frame and tilt-up panels; glu-lam beams w/ steel columns
Exterior Closure	1	8	8	Exposed marble aggregate panels
Roofing	1	10	11	Hypalon single-ply 2019
Floor Finishes	1	6	6	Carpet; vinyl tile; sheet vinyl; concrete slab; laminate
Wall Finishes	2	6	13	Gypsum board; CMU
Ceiling Finishes	1	6	6	Lay-in tile; concrete; 2x4s on edge
Doors & Hardware	1	6	6	Interior wood doors w HM frames; exterior HM doors/frames; coiling door
Elevators	0	6	0	
Plumbing	3	8	25	Copper, cast iron, steel, galvanized and PVC piping; porcelain fixtures
Electrical	1	8	8	600amp 208/120v

Component	Rating	Wt.	Wt. Score	Comment
Lights/Power	1	8	9	Hanging, ceiling-mount and lay-in fluorescent lighting
Life/Safety	3	10	31	
Fire Safety	3	10	31	
Modifications	1	7	7	Modifications appear to be well thought out and in compliance with codes
Maintenance	1	7	7	
Remaining Life	3	6	19	
Appearance	3	6	19	Very unattractive exterior
Insulation	3	6	19	
Glazing	3	6	19	
Total weighted score			**269**	*Adequate*

Conference Center — condition score 267

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Concrete frame and tilt-up panels
Exterior Closure	1	8	8	Exposed marble aggregate panels
Roofing	1	10	11	Hypalon single-ply-2018
Floor Finishes	2	6	13	Carpet tile; vinyl tile; sheet vinyl; ceramic tile
Wall Finishes	1	6	6	Gypsum board; concrete
Ceiling Finishes	1	6	6	Lay-in tile and gypsum board
Doors & Hardware	3	6	19	Interior wood doors w HM frames; exterior HM doors/frames-well worn finishes
Elevators	0	6	0	
Plumbing	2	8	17	Copper and ABS piping for small kitchen sink
Electrical	1	8	8	100amp 240/120v; 70amp 208/120v
Lights/Power	1	8	8	Lay-in parabolic and ceiling-mount fluorescent lighting
Life/Safety	3	10	31	
Fire Safety	2	10	21	
Modifications	1	7	7	Interior remodel well thought out and in compliance with codes
Maintenance	1	7	7	
Remaining Life	1	6	6	

Component	Rating	Wt.	Wt. Score	Comment
Appearance	3	6	19	Attractive small conference center with kitchen; unattractive exterior
Insulation	3	6	19	
Glazing	3	6	19	
HVAC	4	8	34	Hot water heating from central plant; ventilation; no A/C; Air handler 2021
Total weighted score			267	*Adequate*

Mast Center — condition score 265

Component	Rating	Wt.	Wt. Score	Comment
HVAC	3	8	25	Packaged HVAC gas pack units in attic
Structure	3	8	25	Wood frame; concrete slab w concrete beams; wood pilings-older
Exterior Closure	3	8	25	Wood shingles; concrete pier on concrete beams on wood pilings
Roofing	1	10	11	Standing seam metal
Floor Finishes	1	6	6	Sheet vinyl; wood laminate; concrete
Wall Finishes	3	6	19	Gypsum board and vinyl wall panels
Ceiling Finishes	3	6	19	Gypsum board; exposed structure; lay-in tile
Doors & Hardware	3	6	19	Interior and exterior wood doors-some glazed w HM frames
Elevators	0	6	0	
Plumbing	2	8	17	Copper, cast iron, steel and ABS piping; porcelain fixtures
Electrical	1	8	8	150amp 480/277v
Lights/Power	1	8	8	Ceiling mount, wall mount, hanging pendant, hanging strip and lay-in fluorescent lighting
Life/Safety	2	10	21	
Fire Safety	1	10	11	
Modifications	1	7	7	New building
Maintenance	1	7	7	
Remaining Life	3	6	19	New building; rebuilt on existing pier; should have 30+ year life, if pilings last
Appearance	1	6	6	
Insulation	1	6	6	
Glazing	1	6	6	

Component	Rating	Wt.	Wt. Score	Comment
Total weighted score			265	*Adequate*

Placement & Testing — condition score 261

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Concrete frame and tilt-up panels
Exterior Closure	1	8	8	Exposed marble aggregate panels
Roofing	1	10	11	Single-ply TPO 2016
Floor Finishes	1	6	6	Carpet, vinyl tile; ceramic tile
Wall Finishes	2	6	13	Wood paneling; gypsum board; ceramic tile
Ceiling Finishes	1	6	6	Gypsum board and lay-in tile
Doors & Hardware	1	6	6	Interior wood doors w HM frames-some marred; exterior aluminum doors/frames
Elevators	0	6	0	
Plumbing	1	8	8	Galvanized and cast iron piping; porcelain fixtures
Electrical	1	8	8	600amp 208/120v; fed from Bldg. 3
Lights/Power	1	8	8	Lay-in fluorescent fixtures
Life/Safety	4	10	42	
Fire Safety	2	10	21	
Modifications	1	7	7	Interior renovation in 2010 to convert space into classrooms was well-done; administration has vacated building
Maintenance	3	7	22	Poor roof maintenance
Remaining Life	2	6	13	
Appearance	3	6	19	Very utilitarian exterior
Insulation	3	6	19	
Glazing	3	6	19	
HVAC	2	8	17	Split system heat pumps; all need to be replaced 2016 and 2020
Total weighted score			261	*Adequate*

Classroom E Bldg — condition score 252

Component	Rating	Wt.	Wt. Score	Comment
Structure	2	8	16	Concrete frame and tilt-up panels; spalling concrete at second floor balcony edge

Component	Rating	Wt.	Wt. Score	Comment
Exterior Closure	1	8	8	Exposed marble aggregate panels
Roofing	1	10	10	TPO single-ply membrane-2008
Floor Finishes	1	6	6	Carpet; carpet tile; linoleum
Wall Finishes	1	6	6	Gypsum board; concrete; ceramic tile; plastic panels
Ceiling Finishes	1	6	6	Lay-in tile
Doors & Hardware	1	6	6	Interior wood doors w HM frames-some sidelites; exterior HM doors/frames and aluminum doors/frames
Elevators	5	6	30	2 story
Plumbing	1	8	8	Copper, cast iron and PVC piping; porcelain fixtures
Electrical	1	8	8	200amp 480/277v
Lights/Power	1	8	8	Lay-in and ceiling-mount fluorescent fixtures
Life/Safety	2	10	20	Lower level not accessible except through adjacent room to the south of courtyard
Fire Safety	3	10	30	
Modifications	1	7	7	2008 interior renovation was well constructed
Maintenance	1	7	7	
Remaining Life	1	6	6	2008 complete interior renovation and windows, HVAC and roof
Appearance	3	6	18	Exterior is very utilitarian
Insulation	3	6	18	
Glazing	3	6	18	
HVAC	2	8	16	Packaged chiller and VAVs; hot water from central plant boiler
Total weighted score			**252**	*Adequate*

Classroom F — condition score 248

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Concrete frame and tilt-up panels
Exterior Closure	1	8	8	Exposed marble aggregate panels
Roofing	1	10	11	PVC single-ply membrane-2005
Floor Finishes	1	6	6	carpet tile and sheet vinyl
Wall Finishes	3	6	19	Gypsum board
Ceiling Finishes	2	6	13	Lay-in tile and gypsum board

Component	Rating	Wt.	Wt. Score	Comment
Doors & Hardware	2	6	13	Interior wood doors w HM frames; exterior HM doors/frames
Elevators	0	6	0	
Plumbing	1	8	8	Copper, cast iron and steel piping; porcelain fixtures
Electrical	1	8	8	400amp 480/277v
Lights/Power	1	8	8	Lay-in fluorescent fixtures
Life/Safety	3	10	31	
Fire Safety	2	10	21	
Modifications	1	7	7	2005 modifications appear to be well thought out and in compliance with codes
Maintenance	1	7	7	
Remaining Life	1	6	6	2005 complete interior renovation and roof, HVAC and windows
Appearance	3	6	19	Very utilitarian exterior
Insulation	3	6	19	Insulation is up to current standards
Glazing	3	6	19	
HVAC	2	8	17	Four pipe system w fan coil units and packaged chiller; central plant hot water heating
Total weighted score			**248**	*Adequate*

Instruction Admin — condition score 220

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Concrete frame and tilt-up panels; structural steel seismic bracing
Exterior Closure	1	8	8	Exposed marble aggregate panels; aluminum window walls; metal panels
Roofing	1	10	10	TPO single-ply-2011
Floor Finishes	1	6	6	Exposed aggregate; carpet tile; ceramic tile; sheet flooring
Wall Finishes	1	6	6	Exposed aggregate; gypsum board; plastic panels
Ceiling Finishes	1	6	6	Lay-in and direct-adhered tile; gypsum board
Doors & Hardware	1	6	6	interior wood doors/frames; exterior aluminum doors/frames
Elevators	1	6	6	2 story split level w ADA lift

Component	Rating	Wt.	Wt. Score	Comment
Plumbing	1	8	8	Copper, cast iron, steel and PVC piping; porcelain fixtures
Electrical	1	8	8	200amp 480/277v; 125amp 208/120v
Lights/Power	1	8	8	Lay-in and hanging fluorescent fixtures
Life/Safety	4	10	40	Entrances ar not accesible
Fire Safety	1	10	10	Partial sprinklers
Modifications	1	7	7	2011 interior renovation was well constructed
Maintenance	1	7	7	
Remaining Life	1	6	6	Complete interior renovation and new windows, roof and HVAC-2011
Appearance	3	6	18	Very utilitarian exterior
Insulation	3	6	18	
Glazing	3	6	18	
HVAC	2	8	16	Air cooled chiller; AHUs; new ductwork; hot water from central plant
Total weighted score			220	*Adequate*

Performing Arts Bldg — condition score 204

Component	Rating	Wt.	Wt. Score	Comment
HVAC	2	8	17	Renovation 2013
Structure	1	8	8	Concrete frame and tilt-up panels, steel
Exterior Closure	1	8	8	Renovation 2013
Roofing	1	10	11	Renovation 2013
Floor Finishes	1	6	6	Aggregate concrete; carpet and carpet tile; vinyl tile; wood tile; ceramic tile
Wall Finishes	1	6	6	Gypsum board; wood paneling; concrete; marblecrete; ceramic tile; speaker cloth
Ceiling Finishes	1	6	6	Direct-adhered and lay-in tile; exposed structure
Doors & Hardware	2	6	13	Interior wood doors w HM frames; exterior aluminum and HM doors/frames
Elevators	0	6	0	
Plumbing	1	8	8	Renovation 2013

Component	Rating	Wt.	Wt. Score	Comment
Electrical	1	8	8	Renovation 2013
Lights/Power	1	8	9	Renovation 2013
Life/Safety	4	10	42	Renovation 2013; no accesible route to lift in preformance room
Fire Safety	1	10	11	Renovation 2013
Modifications	1	7	7	Renovation 2013
Maintenance	1	7	7	
Remaining Life	1	6	6	Renovation 2013
Appearance	1	6	6	Renovation 2013
Insulation	1	6	6	Renovation 2013
Glazing	3	6	19	No thermal breaks
Total weighted score			**204**	*Adequate*

Instructional Computer Ct — condition score 190

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Concrete; CMU
Exterior Closure	1	8	8	Concrete; CMU; aluminum building panels; corrugated metal siding; tube steel trellis
Roofing	1	10	10	Hypalon single-ply membrane-1991, resurface half 2015, half in 2017; skylights
Floor Finishes	2	6	12	Carpet; vinyl tile; ceramic tile; rubber
Wall Finishes	1	6	6	Gypsum board; CMU; ceramic tile
Ceiling Finishes	1	6	6	Gypsum board; lay-in tile
Doors & Hardware	1	6	6	Interior wood/laminate doors w HM frames; exterior aluminum and HM doors/frames
Elevators	2	6	12	3 stop
Plumbing	1	8	8	Copper, cast iron, steel, ABS and PVC piping; porcelain fixtures
Electrical	1	8	8	2500amp 480/277v; 1200amp, 208/120v, 30amp UPS
Lights/Power	1	8	8	Lay-in, recessed can, hanging pendant and hanging strip fluorescent fixtures
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	1	7	7	Renovation in 2002 done well
Maintenance	1	7	7	

Component	Rating	Wt.	Wt. Score	Comment
Remaining Life	1	6	6	New addition to building in 2001 and interior remodels have extended effective life
Appearance	1	6	6	
Insulation	3	6	18	
Glazing	3	6	18	
HVAC	2	8	16	Chillers and AHUs w VAVs; hot water from central plant; older chiller failing
Total weighted score			**190**	*Adequate*

Student Union Building — condition score 190

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Steel frame; metal roof deck
Exterior Closure	1	8	8	Manufactured panels and metal siding; aluminum window walls
Roofing	1	10	10	PVC single ply membrane
Floor Finishes	2	6	12	Carpet tile; linoleum; ceramic tile; vinyl tile
Wall Finishes	2	6	12	Gypsum board; wood panels; ceramic tile; glass walls; plastic panels
Ceiling Finishes	1	6	6	Metal ceiling panels; exposed structure; gypsum board; lay-in tile
Doors & Hardware	1	6	6	Interior wood doors w HM frames and sidelites; exterior aluminum doors/frames
Elevators	1	6	6	3 stop
Plumbing	1	8	8	Copper, cast iron, steel, ABS and PVC piping; porcelain fixtures
Electrical	1	8	8	1600amp 480/277v
Lights/Power	1	8	8	Recessed can, hanging circular and strip, and ceiling-mount fluorescent lighting
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	1	7	7	No major modifications to present
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	1	6	6	Architecturally attractive, functional, open and light
Insulation	3	6	18	

Component	Rating	Wt.	Wt. Score	Comment
Glazing	3	6	18	
HVAC	2	8	16	Hot water from central plant; fan powered VAVs and AHUs; displacement ventilation; air-cooled chiller, MUA unit
Total weighted score			190	*Adequate*

Higher Education Center — condition score 184

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Concrete frame; steel framed entry canopies
Exterior Closure	1	8	9	Corrugated metal siding; aluminum panels; cement board panels; concrete wall & frame
Roofing	1	10	11	BUR w mineral-surfaced cap sheet
Floor Finishes	1	6	6	Carpet tiles; slate; linoleum; concrete; wood strips; ceramic tile
Wall Finishes	1	6	6	Gypsum board; concrete; vinyl/metal fiber wall panels; ceramic tile
Ceiling Finishes	1	6	6	Suspended perforated metal ceiling and ceiling tile; gypsum board
Doors & Hardware	1	6	6	Interior wood doors w HM frames; exterior HM doors/frames
Elevators	1	6	6	3 stop
Plumbing	2	8	17	Copper, cast iron, steel, ABS and PVC piping; porcelain fixtures
Electrical	2	8	17	3000amp, 480/277v draw-out breakers; 600amp 15kVa substation
Lights/Power	1	8	9	Lay-in, recessed can, hanging strip and ceiling mount fluorescent lighting
Life/Safety	1	10	11	
Fire Safety	1	10	11	
Modifications	0	7	0	No modifications to present
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	1	6	6	
Insulation	1	6	6	
Glazing	3	6	19	

Component	Rating	Wt.	Wt. Score	Comment
HVAC	2	8	17	Chillers; ductless split system HVAC units; AHUs w VAV; hot water from central plant; chiller to be reconditioned in 2021
Total weighted score			**184**	*Adequate*

Biology/Science Bldg — condition score 167

Component	Rating	Wt.	Wt. Score	Comment
HVAC	2	8	17	VRF
Structure	1	8	8	Concrete frame and tilt-up panels
Exterior Closure	1	8	8	Exposed marble aggregate panels
Roofing	1	10	11	Hypalon single-ply-2020
Floor Finishes	1	6	6	Carpet and vinyl tile
Wall Finishes	1	6	6	Gypsum board and concrete
Ceiling Finishes	1	6	6	Lay-in tile and gypsum board
Doors & Hardware	1	6	6	Interior wood doors w HM frames; exterior HM doors/frames-surface wear
Elevators	0	6	0	
Plumbing	1	8	8	Copper, cast iron and ABS piping; porcelain fixtures
Electrical	1	8	9	200amp 208/120v; fed from Bldg. 13
Lights/Power	1	8	9	Lay-in and surface mount fluorescent fixtures
Life/Safety	1	10	11	
Fire Safety	1	10	11	
Modifications	1	7	7	Modifications appear to be well thought out and in compliance with codes. Renovation occurring during 2021 survey
Maintenance	1	7	7	
Remaining Life	1	6	6	1995 complete interior renovation and roof, HVAC and windows
Appearance	3	6	19	Very utilitarian exterior
Insulation	1	6	6	
Glazing	1	6	6	
Total weighted score			**167**	*Superior*

Health & Life Science Building — condition score 160

Component	Rating	Wt.	Wt. Score	Comment
HVAC	2	8	16	Built-up AHU; fan-coil units; split system HVAC unit; chilled water from central plant; system re-commissioning needed
Structure	1	8	8	Concrete frame
Exterior Closure	1	8	8	Concrete; fluted CMU; perforated metal soffits; corrugated metal siding; cement board
Roofing	1	10	10	PVC single-ply-2000; some repairs 2021
Floor Finishes	1	6	6	Carpet; raised IT computer room flooring; vinyl tile; epoxy
Wall Finishes	1	6	6	Gypsum board; CMU
Ceiling Finishes	1	6	6	Lay-in tile; gypsum board; exposed structure; corrugated metal panels
Doors & Hardware	1	6	6	Interior wood doors w HM frames; exterior HM doors/frames-surface wear; coiling doors
Elevators	1	6	6	3 stop
Plumbing	1	8	8	Galvanized, cast iron, copper and PVC piping; porcelain fixtures
Electrical	1	8	8	2000amp 480/277v; serves Bldg. 23
Lights/Power	1	8	8	Recessed can, lay-in, ceiling-mount and hanging fluorescent lights
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	1	7	7	Major renovation 2019
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	1	6	6	Monolithic structure; blocks views from upper campus; very unattractive exterior
Insulation	2	6	12	Roofing has R-30
Glazing	1	6	6	
Total weighted score			**160**	*Superior*

Maint. & Ground Bldg. — condition score 155

Component	Rating	Wt.	Wt. Score	Comment
HVAC	2	8	17	
Structure	1	8	9	
Exterior Closure	1	8	9	
Roofing	1	10	11	
Floor Finishes	1	6	6	
Wall Finishes	1	6	6	
Ceiling Finishes	1	6	6	
Doors & Hardware	1	6	6	
Elevators	0	6	0	
Plumbing	1	8	9	
Electrical	1	8	9	
Lights/Power	1	8	9	
Life/Safety	1	10	11	
Fire Safety	1	10	11	
Modifications	0	7	0	
Maintenance	1	7	8	
Remaining Life	1	6	7	
Appearance	1	6	7	
Insulation	1	6	7	
Glazing	1	6	7	
Total weighted score			**155**	*Superior*