COMMUNITY AND TECHNICAL COLLEGES
Washington State Board

LOWER COLUMBIA 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	25 structures · 484,790 GSF; 17 surveyed — 456,251 GSF
Weighted-avg condition	220 (Adequate)
2027 preservation request	$534,000
Total 2027–2029 Minor Works	$3,054,000
Deferred preservation backlog	$1,704,000

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1. EXECUTIVE SUMMARY

This report covers Lower Columbia College for the 2026 SBCTC Facility Condition Survey cycle, which informs the college's Minor Works Preservation capital budget request for the 2027–2029 biennium. The 2025 survey identified **18 capital deficiencies**. Of the 17 carrying capital cost estimates (**$2,238,000 in total**), **$534,000 across 5 projects** is included in the 2027 preservation request and **$1,704,000 across 12 projects** is deferred to future cycles; 1 further deficiency (warped fire doors) was excluded as ineligible for capital funding. The college's full 2027–2029 Minor Works request — preservation ($534,000), infrastructure ($780,000), program ($1,143,000), and Unanticipated Repair Fund ($597,000) — totals **$3,054,000**.

Capital planning headlines

1. The 2027 preservation request is small, roofing-led, and spread across five low-risk projects.

At **$534,000** the preservation ask is modest against the $96,774,000 system-wide budget target. Three aging single-ply (TPO) roofs — Administration ($75,000), Applied Arts ($93,000), and the Main Building ($118,000) — total $286,000, or 54% of the request. The Don Talley Building elevator ($186,000) adds another 35%, and campus sidewalk repair ($62,000) the remainder. Every included project scored 81 or higher in the survey (average deficiency score 87.4), so the request is defensible on priority even though it is not concentrated in a single building.

2. The deferred backlog is an aging-HVAC story with a single large fire-alarm item on top.

The **$1,704,000** deferred backlog across 12 projects is dominated by a fleet of 1990s–2000s mechanical equipment now reaching end of life: the Main Building's three rooftop units and air handler ($743,000), the Administration/Admissions 60-ton air handler ($248,000), the Applied Arts rooftop unit ($124,000), and the entire Campus Services Building HVAC plant ($124,000 across four 1995-vintage units) — roughly $1,239,000 of end-of-life HVAC in total. The single largest deferred item is a campus fire-alarm-panel replacement spanning three buildings ($297,000). Every deferred item is designated Immediate in the survey, so this backlog is pressing rather than discretionary and defines the 2029–2031 ask.

3. The capital plan is well-aligned with the master plan — no preservation dollars target a building flagged for replacement.

Vocational (condition score 352), the remaining master-plan replacement priority, carries **zero** deficiencies this cycle. The college has scheduled its demolition for April or May 2027. Capital repair is concentrated instead in mid-condition buildings that will remain in service (Administration 338, Applied Arts 325, the Main Building 224, Don Talley 228, the Student Center 226, and Campus Services 238). The worst-scored building in the portfolio, the International Center/Old Bookstore (505), is small and receives no capital-repair investment.

4. Eight buildings come under the Clean Buildings Performance Standard within this planning window, and the deferred HVAC backlog sits inside several of them.

Three Tier 1 buildings (Health & Science, 72,708 GSF; Rose Center for the Arts, 54,490; Don Talley, 54,120) face a June 1, 2028 deadline, and five Tier 2 buildings (the Main Building, Myklebust Gymnasium, the Student Center, the Library, and Applied Arts) face a July 1, 2027 deadline that arrives at the very start of the 2027–2029 biennium. The deferred mechanical replacements in the covered Main Building and Applied Arts are the natural point to specify high-efficiency electric equipment, turning required renewal into compliance progress. Section 9 develops this.

Headline numbers

Metric	Value
Total structures (FPMT inventory)	25
Total portfolio GSF	484,790
Buildings surveyed (condition rating)	17 (8 unscored)
Weighted-average condition score (surveyed)	220 (Adequate)
Buildings rated below “Adequate”	5 of 17
Total deficiencies identified (2025 FCS)	18
2027 preservation request	$534,000 (5 projects)
Deferred preservation backlog	$1,704,000 (12 projects)
Excluded (ineligible) deficiencies	1
2027 infrastructure request	$780,000 (1 project)
2027 program request	$1,143,000
2027 URF request	$597,000
Total 2027–2029 Minor Works request	$3,054,000
Prior biennium (2025–2027) requested, all categories	$2,736,000
Buildings under Clean Buildings Standard (within horizon)	8 (3 Tier 1; 5 Tier 2)

Capital outlook

Immediate biennium (2027–2029). A Minor Works request of $3,054,000: preservation of $534,000 across 5 projects (three aging TPO roofs, the Don Talley elevator, and campus sidewalks), infrastructure of $780,000 (a 1,250-foot primary electric-line replacement), a $1,143,000 program request (Admissions Building renovation), and a $597,000 Unanticipated Repair Fund line. The preservation request is defensible on score — every included project scored 81 or higher.

Mid-term (4–6 years, 2029–2033). The $1,704,000 deferred backlog defines the next ask. It is led by the $297,000 campus fire-alarm-panel replacement and a roughly $1,239,000 cohort of end-of-life HVAC equipment — most concentrated in the Main Building ($743,000) and across the Campus Services Building’s four 1995-vintage units. Because every deferred item is designated Immediate in the survey, this is

fundamentally a fire-life-safety and aging-mechanical renewal program that will press for funding in 2029–2031.

Long-term (7–10+ years, 2033 and beyond). The college has scheduled Vocational (352), the remaining master-plan replacement priority, for demolition in April or May 2027. The International Center/Old Bookstore (505), the worst-scored building in the portfolio and historically slated for demolition once the Health & Science Building was completed, remains in inventory and warrants a disposition decision. The 2015 master plan is now a decade old with no recorded update; a refresh would help sequence these whole-building moves.

Clean Buildings compliance. Five Tier 2 buildings reach their first deadline on July 1, 2027 — the opening months of the immediate biennium — and three Tier 1 buildings follow on June 1, 2028. The deferred HVAC in the covered Main Building and Applied Arts should be specified as high-efficiency electric equipment rather than like-for-like, and the campus's constrained primary electrical service (the PUD circuit is near maximum load) should be confirmed before any electrification. Specifying renewal the college must fund anyway as qualifying efficiency work is the central capital-planning opportunity this cycle, developed in Section 9.

2. COLLEGE PORTFOLIO OVERVIEW

Lower Columbia College is a single-campus college serving Cowlitz and Wahkiakum counties from a 39-acre site in Longview, in operation since 1934; a small Head Start modular sits on the separate Barnes School site. The main campus has developed over roughly seventy years, beginning with the original Main Building in 1950. The surveyed portfolio is anchored by the **Health & Science Building** (72,708 GSF, built 2015 — the newest and best-scored large building) and a band of strong 1990s–2000s facilities (the Rose Center for the Arts 2008, the Student Center 1993, Campus Services 1995). The capital pressure sits in the 1960 academic core: Administration, Applied Arts, and Vocational. These three buildings hold three of the four worst scores and most of this cycle's roofing, mechanical, and replacement-priority concerns. Of the 25 standing structures in the FPMT inventory, 17 were condition-rated this cycle; the eight unrated structures are small support buildings, two off-campus apartment buildings, and the Head Start–Barnes modular.

Building inventory

Building	UFI	GSF	Built	Reno.	Score	Rating	FPMT class
Myklebust Gymnasium/Fitness Center	A02399	34,654	1960	2015	**156**	Superior	Educational
Health & Science Building	A21351	72,708	2015	—	**157**	Superior	Educational
Rose Center For The Arts	A02802	54,490	2008	—	**178**	Adequate	Educational
Home & Family Life Center	A06111	17,400	1990	—	**183**	Adequate	Educational
Headstart - East	A07938	5,935	2000	—	**204**	Adequate	Educational
Admissions Center	A06936	18,610	1960	1995	**204**	Adequate	Office
Alan Thompson Library	A03674	28,999	1977	—	**210**	Adequate	Study
Main Bldg Orig. 1950	A07038	39,914	1970	—	**224**	Adequate	Educational
Headstart Storage Bldg.	A06575	260	1993	—	**225**	Adequate	Support
Student Center	A08790	34,304	1993	—	**226**	Adequate	General
Don Talley Building	A06718	54,120	1981	—	**228**	Adequate	Educational
Campus Services Building	A02218	18,148	1995	—	**238**	Adequate	Support

Building	UFI	GSF	Built	Reno.	Score	Rating	FPMT class
Head Start @ Barnes School	A06392	4,480	1998	—	**306**	Needs improvement — maintenance	Educational
Applied Arts	A09067	26,636	1960	2015	**325**	Needs improvement — maintenance	Educational
Administration	A05230	11,493	1960	—	**338**	Needs improvement — maintenance	Office
Vocational	A03581	32,250	1960	—	**352**	Needs improvement — renovation	Educational
International Center / Old Bookstore	A05666	1,850	1972	—	**505**	Replace or renovate	Educational
Portfolio (surveyed, GSF-weighted)		**456,251**			**220**	**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. Single campus (Longview Main); campus column omitted. The college has since demolished Physical Science, the Science Building, and the Steam Plant. The 2025 survey rated all three, but this table and all portfolio totals exclude them.

Unscored structures

Eight structures (28,539 GSF) were not condition-rated this cycle — minor support and storage buildings, two college-owned apartment buildings occupied by private renters, and the off-campus Head Start modular at Barnes School. They carry no condition score and no deficiencies, and they are outside the Minor Works preservation scope, but they remain in the FPMT inventory.

Structure	GSF	Built	FPMT class
Oak Terrace Apartments	10,081	1964	Residential
Oxford Apartments (donated)	9,278	1972	Residential
Head Start – Barnes	4,500	1998	Educational
Batting Barn / Practice Facility	2,220	1988	Educational

Structure	GSF	Built	FPMT class
Home & Family Life Center (West)	2,000	2011	Office
Baseball Concession Stand	264	1988	Support
Sewage Lift Pump Station	100	2007	Support
Home & Family Life Storage	96	1989	Support

Age profile

Condition at Lower Columbia College tracks renovation history more than nominal age. The campus has a heavy 1960-vintage cluster. Five surveyed buildings date to 1960, but their condition diverges sharply by whether they have been renovated. Myklebust Gymnasium (1960, renovated 2015) scores 156 (Superior) and Admissions (1960, renovated 1995) scores 204 (Adequate), while their un-renovated 1960 peers, Administration (338) and Vocational (352), carry two of the worst scores in the portfolio. Applied Arts (1960, renovated 2015) is the exception that still scores poorly (325), with end-of-life roofing and rooftop HVAC despite the renovation.

The newer cohorts behave as expected. The three 2000s-and-later buildings — the Rose Center (2008) and Health & Science (2015), plus Headstart–East (2000) — score 178, 157, and 204. The 1990s buildings (the Student Center, Campus Services, and the Headstart Storage building) and Don Talley (1981) sit solidly in the Adequate band but are now the source of this cycle's aging-mechanical deferrals: their HVAC equipment, installed when the buildings opened, is reaching end of life together. The practical implication for capital planning is that targeted renovation reliably resets condition — the strongest argument for the master plan's focus on replacing, rather than repairing, the un-renovated 1960 academic buildings.

3. CAPITAL PLANNING ROADMAP

This roadmap sequences the college's identified needs across three horizons and then draws out the cross-cutting themes that connect them. Dollar figures are the survey's MACC-plus-soft-cost estimates; the immediate biennium reflects the 2027 budget request, and the mid- and long-term horizons reflect the deferred backlog and master-plan priorities.

3.1 Immediate — 2027–2029 biennium

The included preservation program is **$534,000 across five projects**, and it does two things: it retires three roofs that have reached end of service life, and it replaces a 47-year-old elevator that is the only accessible route to the Don Talley Building's second floor.

- **Roofing ($286,000).** Single-ply (TPO) membrane replacements on the Administration Building ($75,000), Applied Arts ($93,000), and the Main Building ($118,000). All three are 22–28 years old, have been repeatedly patched, and continue to leak; the Administration and Main Building scopes include parapet and multi-section work. These are the three highest-scored deficiencies in the survey (92, 92, 91).

- **Vertical transportation ($186,000).** Full replacement of the original 1978 elevator in the Don Talley Building (deficiency score 81). As the building's only elevator, it is accessibility-critical, and at 47 years old it is well beyond service life.

- **Site ($62,000).** Repair of the highest-risk cracked and heaved concrete walkways campus-wide (deficiency score 81), where tree-root damage and age have created trip hazards and ADA-access problems.

Alongside preservation, the 2027 request carries $780,000 of infrastructure (a primary electric-line replacement, Section 6), a $1,143,000 program request (Admissions Building renovation), and $597,000 in Unanticipated Repair Fund authority — a $3,054,000 Minor Works total.

3.2 Mid-term — next 4 to 6 years

The **$1,704,000** deferred backlog (12 projects, every one designated Immediate in the survey) is the core of the 2029–2031 request. It resolves into two themes — a campus fire-alarm replacement and a wave of end-of-life HVAC — plus two smaller plumbing and fire-suppression items.

- **Fire / life safety ($372,000).** The largest single deferred item is replacement of obsolete fire-alarm panels in the Administration, Applied Arts, and Don Talley buildings ($297,000) — parts are no longer available and the panels no longer meet current life-safety standards — together with a code-compliant kitchen fire-suppression system in the Student Center ($75,000).

- **Aging HVAC cohort ($1,239,000).** A fleet of rooftop units, air handlers, and split-system components installed between 1993 and 2002 and now 23–31 years old. It is concentrated in the Main Building ($743,000 across two rooftop units and an air handler), the Administration/Admissions 60-ton air handler ($248,000), the Applied Arts 16-ton rooftop unit ($124,000), and the Campus Services Building, whose four 1995-vintage units (fan coil, furnace, condensing unit, and heat pump) reach end of life together at $124,000.

- **Plumbing ($93,000).** Replacement of a leaking, oversized domestic hot-water tank in the Student Center with a right-sized unit, plus relocation of the expansion tank for serviceability.

Because these are aging-equipment and life-safety items rather than configuration problems, they are strong candidates to be funded as preservation in the following biennium. The HVAC items in particular should be specified with Clean Buildings compliance in view (Section 9) rather than replaced like-for-like.

3.3 Long-term — 7 to 10+ years

The long horizon is defined by whole-building decisions rather than component repair. The 2015 master plan flags Vocational (condition score 352) for replacement (Section 7). The plan cites poor configuration: programs cannot function in the space. That is not a repairable deficiency, which is why Vocational carries no capital-repair projects this cycle. The college has scheduled its demolition for April or May 2027. Until then, Vocational should absorb no preservation dollars beyond the minimum needed to keep the space usable.

One building warrants an explicit disposition decision. The International Center/Old Bookstore (505 — the worst score in the portfolio, at 1,850 GSF) was, per the 2023 report, programmed for demolition once the Health & Science Building was completed; Health & Science opened in 2015, yet the building remains in inventory and the current master plan lists no demolition priorities. It is a candidate for demolition or replacement rather than continued investment. The next master-plan update should resolve it.

On the infrastructure side, the campus primary electrical service is the long-term watch item. The 2015 plan found the PUD circuit feeding the campus loop close to maximum load, such that the next large building or a significant electrification step would require a new high-voltage service — the PUD suggested a third feed from a different source. As Clean Buildings compliance pushes the covered buildings toward electric heating and cooling over the coming decade, that capacity ceiling moves from a building-expansion concern to a decarbonization-pathway constraint (Sections 6 and 9).

3.4 Cross-cutting system themes

The deficiency list is best read as a handful of system-level stories rather than 18 discrete items. Five themes organize the portfolio's capital needs.

Aging single-ply roofing. Three TPO membranes — Administration (28 years), Applied Arts (22 years), and the Main Building (24+ years, three sections) — have all reached end of service life within the same window and together make up the bulk of the 2027 preservation request ($286,000). All have been repeatedly patched and continue to leak. These are the highest-scored deficiencies in the survey, and they are appropriately funded now; the theme to watch is that the same low-initial-cost single-ply membranes used across the campus tend to age out as a cohort, so a roofing reserve will likely be needed again within a decade as the 1990s–2000s roofs follow.

Aging HVAC cohort (1990s–2000s). The dominant deferred theme: roughly $1,239,000 of rooftop units, air handlers, and split-system equipment installed between 1993 and 2002, now failing together. The Campus Services Building is the clearest single-building cohort — four units all installed in 1995, all 30 years old, all deferred this cycle — and the Main Building carries the largest dollar concentration ($743,000 across three units). Replacing these as a coordinated package (the survey itself notes crane-mobilization savings from grouping the Main Building rooftop work) is both cheaper and the logical moment to step up efficiency for Clean Buildings.

Fire and life safety. Obsolete fire-alarm panels span three buildings (Administration, Applied Arts, Don Talley; $297,000 deferred), the Student Center kitchen needs a code-compliant suppression system ($75,000 deferred), and warped fire doors in the Student Center were flagged but excluded as ineligible. The panel obsolescence echoes the prior cycle, when the city fire marshal required the Home & Family Life Center panel be replaced — a pattern of end-of-life detection equipment across the campus that is now consolidating into a single multi-building replacement.

Vertical transportation. A discrete but high-value item: the Don Talley Building's original 1978 elevator ($186,000, funded this cycle), the only accessible route to the building's second floor. There is no broader elevator cohort in the portfolio, so this is a one-time correction rather than a recurring program.

Site and flatwork. Campus-wide concrete walkway cracking and heaving from tree roots ($62,000, funded this cycle), driving trip hazards and ADA-access deficiencies. Like roofing, flatwork degrades gradually and campus-wide; addressing the highest-risk panels now is correct, but periodic walkway reinvestment should be assumed in future biennia.

4. DEFICIENCY INVENTORY AND FINDINGS

This section presents the complete 2025 deficiency record in two parts: a ranked summary table for navigation (4.1), and the verbatim findings and recommended actions for every deficiency (4.2). Deficiencies are numbered D01–D18 in descending deficiency-score order; these identifiers are used throughout the report.

4.1 Summary table

ID	Building	System (Uniformat)	Component	DSc	BCS	Budget	Status
D01	Administration	B30 Roofing	Roof	**92**	338	$75,000	Included
D02	Applied Arts	B30 Roofing	Roof	**92**	325	$93,000	Included
D03	Main Building	B30 Roofing	Roof	**91**	224	$118,000	Included
D04	Student Center	C10 Interior Construction	Fire doors	**87**	226	—	Excluded
D05	Don Talley Building	D10 Vertical Transportation	Elevator	**81**	228	$186,000	Included
D06	Multiple	G20 Site Improvements	Sidewalks	**81**	223	$62,000	Included
D07	Multiple	D40 Fire Protection	Fire alarm panel	**75**	223	$297,000	Deferred
D08	Student Center	D40 Fire Protection	Fire suppression	**75**	226	$75,000	Deferred
D09	Applied Arts	D30 HVAC	Rooftop unit	**60**	325	$124,000	Deferred
D10	Administration	D30 HVAC	Air handling unit	**60**	338	$248,000	Deferred
D11	Main Building	D30 HVAC	Rooftop unit	**59**	224	$371,000	Deferred
D12	Main Building	D30 HVAC	Rooftop unit	**59**	224	$248,000	Deferred
D13	Main Building	D30 HVAC	Air handling unit	**59**	224	$124,000	Deferred

ID	Building	System (Uniformat)	Component	DSc	BCS	Budget	Status
D14	Campus Services Building	D30 HVAC	Fan coil unit	**59**	238	$12,000	Deferred
D15	Campus Services Building	D30 HVAC	Fan unit	**59**	238	$25,000	Deferred
D16	Campus Services Building	D30 HVAC	Condensing unit	**59**	238	$62,000	Deferred
D17	Campus Services Building	D30 HVAC	Heat pump	**59**	238	$25,000	Deferred
D18	Student Center	D20 Plumbing	Hot water heater	**57**	226	$93,000	Deferred
Included: $534,000 (5) · Deferred: $1,704,000 (12) · Excluded: 1						**$2,238,000**	total est.

DSc = deficiency score (higher = more urgent). BCS = 2025 canonical building condition score (lower = better). Budget = MACC plus soft costs from the FCS workbook. "Multiple" denotes a campus-wide or multi-building deficiency. The excluded fire-door item (D04) carries no capital cost estimate.

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

• **HVAC dominates the count.** Nine of 18 deficiencies (50%) are D30 HVAC items, and together with three roofing and two fire-protection items, mechanical and envelope systems account for 14 of 18. Only one structural/interior, one vertical-transportation, one plumbing, and one site item appear — this is a systems-renewal portfolio, not a building-failure one.

• **The deferred backlog concentrates in four buildings.** The Main Building ($743,000), the Campus Services Building ($124,000 across four units), Administration/Admissions ($248,000), and Applied Arts ($124,000)

hold the great majority of the $1,704,000 deferred total — almost entirely HVAC, with the $297,000 multi-building fire-alarm item on top.

• **Roofing leads the funded request.** The three included roofs (D01–D03) are the highest-scored deficiencies in the survey (92, 92, 91) and make up $286,000 of the $534,000 funded — the clearest as-needed-now signal in the portfolio.

• **Worst-condition buildings carry no deficiencies.** Three buildings scored above 300 carry no 2025 deficiencies: the International Center (505), Vocational (352), and Head Start @ Barnes (306). Sections 3.3 and 7 address them through replacement, demolition, and disposition rather than component repair. That is why capital-repair dollars flow to mid-condition buildings instead.

• **Every deficiency is designated Immediate.** All 18 items carry the survey's "Immediate" deferability flag; the Included/Deferred split reflects the budget-target ceiling, not a difference in urgency. The deferred items are therefore better read as next-biennium-funded than as low-priority.

4.2 Findings detail

The problem descriptions and recommended actions below are reproduced word-for-word from the 2025 FCS workbook. They are presented in ranked order and are not edited, condensed, or corrected.

D01 — Roof, Administration (130-ADM)

Image: Link

Deficiency score	92	**Budget estimate**	$75,000
Building condition	338	**Status**	Included in 2027 request
System	B30 Roofing	**Deferability**	Immediate
Location	Roof	**Priority**	Health/Safety (50%), Facility Use (50%)

Problem Description

The middle section of the Administration Building roof is a 60 mil TPO membrane over insulation board, installed in 1997. At 28 years old and approximately 2,000 square feet, this section has reached the end of its service life. It has been repeatedly patched and continues to leak. The upper and lower roof sections were replaced within the last five years and are not affected. The parapet cap on this section is also damaged - likely from past repairs - and has several seams that are separating. Recommended replacing the parapet cap along with the roof. Fall protection should be considered and added as part of the roofing work if viable.

Repair Description

Replace the middle roof section and parapet cap on the Administration Building. Add fall protection as part of the roof replacement if viable.

D02 — Roof, Applied Arts (130-AAR)

Image: Link

Deficiency score	92	**Budget estimate**	$93,000
Building condition	325	**Status**	Included in 2027 request
System	B30 Roofing	**Deferability**	Immediate
Location	Roof	**Priority**	Health/Safety (50%), Facility Use (50%)

Problem Description

The south section of the Applied Arts Building roof, installed in 2003, is now 22 years old and has undergone multiple patches and spot repairs. The thermoplastic polyolefin (TPO) membrane shows signs of wear and degradation, particularly in an area of approximately 2,000 square feet. The current condition suggests that the membrane has reached the end of its serviceable life in this section and is no longer maintaining a reliable weather barrier.

Repair Description

Replace approximately 2,000 square feet of deteriorated TPO roofing on the south section of the Applied Arts Building.

D03 — Roof, Main Building (130-MAN)

Image: Link

Deficiency score	91	**Budget estimate**	$118,000
Building condition	224	**Status**	Included in 2027 request
System	B30 Roofing	**Deferability**	Immediate
Location	Roof	**Priority**	Health/Safety (50%), Facility Use (50%)

Problem Description

The Main Building has a roof system divided into three sections: the clay lab roof (approx. 2,100 SF), the north entry roof (approx. 3,300 SF), and the upper roof near the central drain (approx. 1,000 SF). All three areas are surfaced with 60-mil TPO membrane over board insulation and are more than 24 years old. Despite multiple staff-led repairs, the roof continues to leak. The clay lab roof is in the worst condition, having been patched multiple times over the past five years. Ongoing leaks are a strain on staff time and the operating budget.

Repair Description

Replace all three roof sections on the Main Building. Prioritize the clay lab roof if full replacement cannot be funded.

D04 — Fire doors, Student Center (130-STC)

Image: Link

Deficiency score	87	**Budget estimate**	Excluded (no estimate)
Building condition	226	**Status**	Excluded (ineligible for capital funding)
System	C10 Interior Construction	**Deferability**	Immediate
Location	Room 213	**Priority**	Health/Safety (30%), Facility Use (70%)

Problem Description

The pair of fire doors outside Room 213 in the Student Center no longer latch properly. The doors are warped and bowed, and repeated repair attempts have not resolved the issue. These doors, installed in 1991, are now 34 years old and have exceeded their useful life.

Repair Description

Replace the fire doors outside Room 213 on the second floor of the Student Center.

D05 — Elevator, Don Talley Building (130-DTV)

Image: Link

Deficiency score	81	**Budget estimate**	$186,000
Building condition	228	**Status**	Included in 2027 request
System	D10 Vertical Transportation	**Deferability**	Immediate
Location	Multiple	**Priority**	Facility Use (100%)

Problem Description

The elevator in the Dan Talley Building, constructed in 1978, is original to the building and is now 47 years old. It has exceeded its expected service life and is due for full replacement. This is the only elevator serving the second floor, making it critical for accessibility.

Repair Description

Replace the existing elevator in the Dan Talley Building.

D06 — Sidewalks, Campus-wide

Image: None

Deficiency score	81	**Budget estimate**	$62,000
Building condition	223	**Status**	Included in 2027 request
System	Site / G20 Site Improvements	**Deferability**	Immediate
Location	Multiple	**Priority**	Facility Use (100%)

Problem Description

The main campus is experiencing widespread cracking and heaving of concrete walkways. Tree roots and age-related wear have caused uneven surfaces in multiple areas, creating significant trip hazards. These conditions pose safety risks and make campus navigation more difficult for students, staff, and visitors. The most hazardous areas should be prioritized for repair to ensure safe, accessible circulation throughout the campus.

Repair Description

Repair cracked and heaved concrete panels in the highest-risk areas. Focus on locations with the most severe trip hazards.

D07 — Fire alarm panel, Multiple buildings

Image: Link

Deficiency score	75	**Budget estimate**	$297,000
Building condition	223	**Status**	Deferred
System	D40 Fire Protection	**Deferability**	Immediate
Location	Multiple	**Priority**	Health/Safety (50%), Increased Repair/Replacement Cost (50%)

Problem Description

The fire alarm panels in the Administration, Applied Arts, and Don Talley buildings have reached the end of their useful life. Replacement parts are no longer available, and the systems no longer meet current life safety standards. Three fire panels on campus require full replacement to maintain safe and functional fire protection systems.

Repair Description

Replace the fire alarm panels in the Administration, Applied Arts, and Don Talley buildings.

D08 — Fire suppression, Student Center (130-STC)

Image: Link

Deficiency score	75	**Budget estimate**	$75,000
Building condition	226	**Status**	Deferred
System	D40 Fire Protection	**Deferability**	Immediate
Location	Kitchen	**Priority**	Health/Safety (50%), Increased Repair/Replacement Cost (50%)

Problem Description

The fire suppression system above the kitchen range hood in the Student Center uses a water-based system that does not meet current fire code or life safety standards. The systems are non-compliant and outdated, posing a safety risk to occupants and the facility.

Repair Description

Replace the fire suppression systems in the Student Center and Student Services Center kitchens with a code-compliant system.

D09 — Rooftop unit, Applied Arts (130-AAR)

Image: Link

Deficiency score	60	**Budget estimate**	$124,000
Building condition	325	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	—	**Priority**	Health/Safety (30%), Increased Operating Cost (70%)

Problem Description

The rooftop unit on the Applied Arts building, installed in 1996, is 28 years old. It is a 16-ton Aarow unit and is well beyond its expected service life. The unit is no longer reliable and should be replaced to ensure consistent heating and cooling for the building.

Repair Description

Replace the 16-ton rooftop unit on the Applied Arts building.

D10 — Air handling unit, Administration (130-ADM)

Image: Link

Deficiency score	60	**Budget estimate**	$248,000
Building condition	338	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Rooftop mechanical penthouse	**Priority**	Health/Safety (30%), Increased Operating Cost (70%)

Problem Description

The 60-ton air handling unit located in the rooftop penthouse of the Admissions Center was installed in 1993 and is now 30 years old. The unit has reached the end of its useful life and requires replacement. Due to its size and location, the unit should be disassembled and removed in sections, and a new unit should be rebuilt in place.

Repair Description

Replace the 60-ton rooftop air handling unit by disassembling the existing unit and rebuilding a new system in place.

D11 — Rooftop unit, Main Building (130-MAN)

Image: Link

Deficiency score	59	**Budget estimate**	$371,000
Building condition	224	**Status**	Deferred

System	D30 HVAC	**Deferability**	Immediate
Location	Roof	**Priority**	Health/Safety (30%), Increased Operating Cost (70%)

Problem Description

The rooftop HVAC units serving the Main Building at Lower Columbia College are at the end of their service life. Both units were installed in 2001, making them 24 years old. The system includes a 25-ton air-cooled unit and a 22.5-ton air-cooled unit. Both have exceeded their expected lifespan and should be replaced to maintain reliable building operations.

Repair Description

Replace both rooftop air-cooled HVAC units on the Main Building.

D12 — Rooftop unit, Main Building (130-MAN)

Image: Link

Deficiency score	59	**Budget estimate**	$248,000
Building condition	224	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Roof	**Priority**	Health/Safety (30%), Increased Operating Cost (70%)

Problem Description

The 60-ton rooftop HVAC unit on the Main Building, installed in 2002, is now 23 years old and has reached the end of its service life. The unit requires full replacement. Coordinating this work with the replacement of other rooftop units is recommended, as a crane will be required for removal and installation.

Repair Description

Replace the failed 60-ton rooftop unit. Coordinate replacement with adjacent rooftop units to reduce crane mobilization costs.

D13 — Air handling unit, Main Building (130-MAN)

Image: Link

Deficiency score	59	**Budget estimate**	$124,000
Building condition	224	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate

Location	Roof	**Priority**	Health/Safety (30%), Increased Operating Cost (70%)

Problem Description

The 20-ton Haakon air handling unit serving the main building, installed in 2001, is 24 years old and has reached the end of its expected service life. The unit is no longer operating reliably and should be replaced. Replacement should be coordinated with roofing repairs already planned for the lower section of the building to avoid redundant work and potential damage during installation.

Repair Description

Replace the 20-ton rooftop air handling unit in coordination with roof repairs on the lower section of the building.

D14 — Fan coil unit, Campus Services Building (130-CMS)

Image: Link

Deficiency score	59	**Budget estimate**	$12,000
Building condition	238	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Level 2	**Priority**	Health/Safety (30%), Increased Operating Cost (70%)

Problem Description

The 4-ton fan coil (FC-1) unit in the Campus Services Building (built in 1995) is 30 years old and has reached the end of its design life. The unit shows signs of wear and deterioration. It no longer operates efficiently and is a risk for failure, which could impact building function.

Repair Description

Replace the 4-ton fan coil unit in the Campus Services Building.

D15 — Fan unit, Campus Services Building (130-CMS)

Image: Link

Deficiency score	59	**Budget estimate**	$25,000
Building condition	238	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Level 2	**Priority**	Health/Safety (30%), Increased Operating Cost (70%)

Problem Description

The F-1 gas furnace in the Campus Services Building was installed in 1995 and is now 30 years old, reaching the end of its expected service life. The unit is a 2-ton split system and shows signs of wear, including rusting of the heat exchanger.

Repair Description

Replace the aging 2-ton gas furnace in the Campus Services Building before it fails.

D16 — Condensing unit, Campus Services Building (130-CMS)

Image: Link

Deficiency score	59	**Budget estimate**	$62,000
Building condition	238	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Outside building	**Priority**	Health/Safety (30%), Increased Operating Cost (70%)

Problem Description

The outside carrier (CU-3) unit serving the Campus Services Building is 30 years old and has reached the end of its expected service life. The unit shows signs of age-related wear and ongoing deterioration. The equipment is no longer reliable and may soon fail, risking disruption to heating and cooling for essential maintenance operations. The Campus Services Building was constructed in 1995.

Repair Description

Replace the outside carrier unit serving the Campus Services Building.

D17 — Heat pump, Campus Services Building (130-CMS)

Image: Link

Deficiency score	59	**Budget estimate**	$25,000
Building condition	238	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Level 2 roof	**Priority**	Health/Safety (30%), Increased Operating Cost (70%)

Problem Description

A 2-ton heat pump (HP-1) at the Campus Services Building that is now 30 years old. The unit has reached the end of its expected service life. To avoid unexpected failure and maintain reliable heating and cooling in the building, this unit should be replaced.

Repair Description

Replace HP-1 in the Campus Services Building.

D18 — Hot water heater, Student Center (130-STC)

Image: Link

Deficiency score	57	**Budget estimate**	$93,000
Building condition	226	**Status**	Deferred
System	D20 Plumbing	**Deferability**	Immediate
Location	2nd floor mechanical	**Priority**	System Use (70%), Increased Repair/Replacement Cost (30%)

Problem Description

The large domestic hot water tank in the second-floor mechanical room of the Student Center is leaking. Staff have attempted repairs without success. The tank is oversized for its current use, which is to provide hot water to the kitchen below. Additionally, the location of the expansion tank is challenging for staff to access. Relocating it to the main level of the second floor mechanical space is recommended. The hot water tank capacity should be re-evaluated; a 200-gallon unit may be sufficient.

Repair Description

Replace the leaking domestic hot water tank with a right-sized unit. Relocate the expansion tank to the main level of the second-floor mechanical room.

5. BUILDING PROFILES

Profiles below cover the six buildings with material capital needs this cycle — those carrying a funded project, a concentration of deferred work, or both — ordered worst-scored first. Buildings not profiled individually include Vocational (352), which the college will demolish in April or May 2027, and the International Center/Old Bookstore (505), which awaits a disposition decision (Sections 3.3 and 7). They also include the Head Start @ Barnes modular (306) and the remaining superior- and adequate-rated buildings with no material capital needs this cycle. Component detail for all 17 surveyed buildings appears in the Appendix.

Administration (130-ADM) · 338 (Needs improvement — maintenance)

Campus / use	Main Campus · Administrative and college offices (former bank building, remodeled 2000)
GSF	11,493
Built / renovated	1960
Condition (2025 / 2023)	338 / 320 — Needs improvement — maintenance

Condition. The score rose 18 points since 2023 (320 → 338). Roofing, fire safety, and an aging building shell drive it: the survey scores roofing, life-safety, and fire-safety highest, with exterior closure, glazing, insulation, and appearance all flagged on a tired 1960s structure. Electrical service, lighting, and the 2000 modifications rate well.

Current biennium. One funded project — D01, replacement of the failed 28-year-old middle-section TPO roof and parapet cap ($75,000), the highest-scored deficiency in the survey.

Deferred and emerging. D10, the 60-ton rooftop air handler ($248,000), is deferred; the building also shares in the multi-building fire-alarm-panel replacement (D07, $297,000). A reviewer note on D10 flags that its verbatim description references the Admissions Center — the building this unit serves should be confirmed.

Long-term outlook. Not a master-plan replacement priority; the building remains in service. With the roof corrected this cycle, the deferred air handler and shared fire-alarm replacement are the next investments, and the aging shell (glazing, insulation, exterior closure) suggests an eventual envelope upgrade if the building is retained long-term.

Applied Arts (130-AAR) · 325 (Needs improvement — maintenance)

Campus / use	Main Campus · Applied-arts instruction and classrooms
GSF	26,636

Built / renovated	1960 · renovated 2015
Condition (2025 / 2023)	325 / 325 — Needs improvement — maintenance

Condition. The score held flat at 325 despite a 2015 renovation — the renovation did not reach the roof or the rooftop HVAC, both of which are at end of life and dominate the score together with fire safety.

Current biennium. One funded project — D02, replacement of approximately 2,000 SF of deteriorated 22-year-old TPO roofing on the south section ($93,000).

Deferred and emerging. D09, the 28-year-old 16-ton rooftop unit ($124,000), is deferred; Applied Arts also shares in the multi-building fire-alarm replacement (D07).

Long-term outlook. Retained in service. The flat score despite renovation argues for completing the mechanical and roofing renewal the 2015 project left undone — the deferred rooftop unit is the priority — rather than further cosmetic work.

Campus Services Building (130-CMS) · 238 (Adequate)

Campus / use	Main Campus · Facilities, maintenance, and campus services
GSF	18,148
Built / renovated	1995
Condition (2025 / 2023)	238 / 227 — Adequate

Condition. Still solidly Adequate, but the score rose 11 points since 2023 (227 → 238), driven almost entirely by its original 1995 HVAC equipment reaching end of life as a set.

Current biennium. None this cycle.

Deferred and emerging. A complete single-building HVAC cohort is deferred — D14 fan coil ($12,000), D15 gas furnace ($25,000), D16 condensing unit ($62,000), and D17 heat pump ($25,000), all installed in 1995 and now 30 years old, totaling $124,000.

Long-term outlook. Retained in service as the maintenance hub. The four-unit HVAC package is a clean, low-cost candidate to fund together in the next biennium; because the building supports facilities operations, equipment reliability here has outsized operational value.

Don Talley Building (130-DTV) · 228 (Adequate)

Campus / use	Main Campus · Classroom and instructional space (largest surveyed building)
GSF	54,120

Built / renovated	1981
Condition (2025 / 2023)	228 / 228 — Adequate

Condition. A stable Adequate score; at 54,120 GSF it is the largest surveyed building, and its principal capital issue is vertical access rather than overall condition.

Current biennium. One funded project — D05, full replacement of the original 1978 elevator ($186,000), the building's only elevator and the sole accessible route to the second floor.

Deferred and emerging. Don Talley shares in the multi-building fire-alarm-panel replacement (D07, $297,000 deferred); no other building-specific deferrals.

Long-term outlook. Retained in service. With the elevator replaced and the fire-alarm panel addressed in the next cycle, the building has no near-term condition concerns — a sound, stable asset.

Student Center (130-STC) · 226 (Adequate)

Campus / use	Main Campus · Student services, dining, and gathering space
GSF	34,304
Built / renovated	1993
Condition (2025 / 2023)	226 / 226 — Adequate

Condition. A stable Adequate score; the capital items are discrete life-safety and plumbing problems rather than systemic condition decline.

Current biennium. None this cycle. The warped second-floor fire doors (D04) were flagged but excluded as ineligible for capital funding.

Deferred and emerging. Two deferred items — a code-compliant kitchen fire-suppression system (D08, $75,000) and replacement of the leaking, oversized second-floor domestic hot-water tank with a right-sized unit (D18, $93,000).

Long-term outlook. Retained in service. The deferred suppression and plumbing work, plus resolution of the excluded fire doors through an operating or alternative funding path, complete the building's near-term needs.

Main Building (130-MAN) · 224 (Adequate)

Campus / use	Main Campus · Arts instruction (ceramics, photography) and classrooms; original 1950 campus building
GSF	39,914

Built / renovated	1970
Condition (2025 / 2023)	224 / 224 — Adequate

Condition. A stable Adequate score that understates the building's deferred mechanical load — roofing and a fleet of early-2000s rooftop equipment are the drivers, with the clay-lab roof in the worst condition.

Current biennium. One funded project — D03, replacement of all three TPO roof sections (clay lab, north entry, and upper roof), prioritizing the clay-lab section ($118,000).

Deferred and emerging. The largest single-building deferred concentration in the portfolio — D11 and D12 rooftop units ($371,000 and $248,000) and D13 air handler ($124,000), all 2001–2002 vintage and 23–24 years old, totaling $743,000. The survey recommends coordinating these to share crane mobilization.

Long-term outlook. Retained in service. The roof is corrected this cycle; the three-unit rooftop HVAC package is the defining next-biennium item and, as a covered Clean Buildings facility, the natural place to specify high-efficiency electric equipment (Section 9).

6. INFRASTRUCTURE SYSTEMS

Campus infrastructure is documented in the agency's 2019 Infrastructure Survey and the 2015 facilities master plan. The 2027 request carries a single infrastructure project, but it sits within a multi-biennium electrical-distribution renewal that has been underway for several cycles, and the master plan identifies a forward capacity constraint on the campus primary electrical service.

2027 infrastructure request

Project (asset)	Estimate	Scope
Primary electric line (asset 2383)	**$780,000**	1,250 LF of buried primary conduit running from northwest of the Health & Science Building to northwest of Headstart–East, serving roughly 75% of campus buildings. The line is ~26 years old against a 63-year expected life (30 years remaining); replacement continues the sequential renewal of the campus primary distribution.

Multi-biennium electrical-distribution renewal. This project is the latest segment in a sustained program of primary-distribution replacement drawn from the 2019 Infrastructure Survey. The 2023–2025 biennium funded roughly $1,829,000 of infrastructure — electric lines (assets 2382 and 2384, $1,265,000), cooling towers ($274,000), three-phase transformers ($146,000), potable water meters ($85,000), and a primary switchgear ($59,000). The 2025–2027 request added a further $441,000 — a transformer (asset 2360, $83,000), electric lines (2363 and 2364, $254,000), a water meter (2389, $25,000), and a pump station (2396, $79,000). The 2027 electric-line replacement ($780,000) continues this trajectory; taken together, the college is methodically renewing primary electrical, transformer, switchgear, and metering assets segment by segment across biennia.

Master-plan infrastructure findings (2015)

Primary electrical service — the forward constraint. The campus takes high-voltage service from the PUD at two points on the same overhead circuit, feeding a college-owned high-voltage loop that covers most of the campus and allows single-building isolation. The 2015 plan found the PUD circuit close to maximum load: any significant additional load risks overloading the PUD-side fuses, and the next large building — or a major electrification step — would require a new high-voltage service. The PUD suggested adding a third feed from a different source. The existing loop, transformers, and secondary switchgear were assessed as relatively new and in good condition, which is consistent with the ongoing transformer and switchgear renewal above.

Water, sewer, and storm. Domestic water service meets or exceeds fixture-load requirements for all buildings except the Gymnasium. The sanitary sewer is divided into four basins, three of which have sufficient capacity; one basin — serving the Main Building, the International Center, the Student Center, and the Fine Arts area — is over capacity, so any major addition there would require a new sewer line to the trunk in 15th Avenue. Storm drainage runoff modestly exceeds full-flow capacity in over half of its basins, though not severely. Distribution-piping condition was not assessed in the plan.

On the radar. Three infrastructure items should carry forward into upcoming biennia: continued primary electrical, transformer, and switchgear renewal (already in progress); the high-voltage service-capacity ceiling,

which becomes a decarbonization-pathway constraint as Clean Buildings drives electrification (Section 9); and the over-capacity sanitary-sewer basin, which constrains any future development in the Main Building/Student Center core.

7. MASTER PLAN ALIGNMENT

Plan currency

Campus	Most recent full plan	Most recent update
Main Campus (130A)	2015	None recorded

Replacement, renovation, and demolition priorities

Building	Master-plan priority
Vocational (130-VOC)	Replacement — poor configuration; programs cannot function in the space
Renovation priorities	*None identified*
Demolition priorities	*None in the 2015 plan. The college has scheduled Vocational for demolition in April or May 2027.*

8. MAINTENANCE CAPACITY SNAPSHOT

Lower Columbia College runs a comparatively well-resourced maintenance organization. By the metrics SBCTC tracks, the college carries more maintenance staff per square foot and spends more per square foot than the statewide average, and it self-rates near the top of the APPA maintenance-philosophy scale — a useful signal that the buildings this capital plan preserves are being actively maintained.

In-house maintenance staffing

Position (DOP class.)	Hrs/wk	Cost (salary + benefits)
Maintenance Specialist 4	40	$119,171
Electrician	40	$88,622
Maintenance Mechanic 2	40	$88,622
Maintenance Mechanic 2	40	$88,622
Maintenance Mechanic 2	40	$88,622

Position (DOP class.)	Hrs/wk	Cost (salary + benefits)
Maintenance Mechanic 1	40	$80,336
Maintenance Custodian	40	$60,033
Automotive Technician	40	$80,336
Total (8 positions)	**320**	**$694,364**

In-house staffing per the 2025 pre-survey. One position (Automotive Technician) is fleet-related rather than building maintenance. Outside-contract and materials figures were not refreshed in the pre-survey and are carried forward from the 2023 cycle in the metrics below.

Derived metrics and benchmarks

Metric	LCC	Benchmark
In-house maintenance FTE	**8.0**	—
Equivalent contract FTE (2023 cycle)	**0.8**	—
Combined total FTE	**8.8**	State avg (weighted): 10.1
GSF per combined FTE	**51,846**	State avg 74,279 · IFMA 57,471 · ASU 79,293
Total maintenance cost	**$885,322**	staff $694,364 + contract $69,958 + materials $121,000
Maintenance cost per GSF	**$1.94**	State avg (weighted): $1.48
APPA self-rating (2023 cycle)	**Comprehensive Stewardship**	Level 2 of 5 (Showpiece → Crisis)

Reading the metrics. At 51,846 GSF per combined FTE, Lower Columbia maintains less area per worker than the statewide weighted average (74,279) and the IFMA and ASU benchmarks — that is, it is more generously staffed relative to its building area. Its maintenance spend of $1.94 per GSF likewise runs above the state average of $1.48. Combined with a Comprehensive Stewardship self-rating (the second of the APPA scale's five levels, behind only Showpiece), the picture is of a well-staffed, well-funded maintenance organization — a

meaningful asset for a portfolio whose dominant capital theme is aging mechanical equipment, since in-house capacity is what keeps end-of-life HVAC running until replacement funding arrives.

Capital-reinvestment context. A portfolio capital-reinvestment rate cannot be computed this cycle: current replacement value is recorded as "Unknown" for every building in FPMT. The 2023 report carried replacement values for only two buildings (the Main Building at $16,165,170 and the Home & Family Life Center at $4,332,600), insufficient for a portfolio figure. Populating CRV in FPMT would let future surveys express the backlog as a reinvestment rate against asset value rather than in absolute dollars.

One forward note: the Clean Buildings Performance Standard adds energy-management-plan, benchmarking, and operations-and-maintenance obligations across the eight covered buildings beginning in 2027 (Section 9). Even a well-resourced organization should plan for that added compliance workload.

9. DECARBONIZATION AND CLEAN BUILDINGS COMPLIANCE

Washington's Clean Buildings Performance Standard (Clean Buildings Act, RCW 19.27A) sets energy-use-intensity targets and energy-management requirements for large commercial buildings, including state-owned ones. It is not part of the FCS, but it bears directly on capital planning: the same aging HVAC equipment the survey flags for replacement is also the equipment that determines whether the covered buildings can meet their energy targets. Eight Lower Columbia buildings fall under the standard within this report's planning window, and the deferred mechanical backlog sits inside several of them — making coordinated specification the central opportunity this section develops.

9.1 Compliance tiers and deadlines

Tier (GSF)	Compliance deadline	LCC buildings
Tier 1 — 50,001 to 90,000	June 1, 2028	Health & Science, Rose Center, Don Talley (3)
Tier 2 — 20,001 to 50,000	July 1, 2027	Main Building, Myklebust, Student Center, Library, Applied Arts (5)

Eight buildings (345,825 GSF) are covered. The five Tier 2 buildings reach their deadline on July 1, 2027 — the opening months of the 2027–2029 biennium — and the three Tier 1 buildings follow on June 1, 2028. Unlike some colleges, none of Lower Columbia's deadlines have elapsed, so the college can still treat compliance as forward planning rather than remediation. Buildings at or below 20,000 GSF (including Campus Services and the Admissions Center) are not covered. Vocational (32,250 GSF) falls in the Tier 2 range, but this report excludes it. The college has scheduled its demolition for April or May 2027, before the July 1, 2027 deadline.

9.2 Covered buildings and deferred backlog

Building	GSF	Tier	Deferred backlog (EUI-relevant)
Health & Science Building	72,708	Tier 1	None
Rose Center for the Arts	54,490	Tier 1	None (boiler/lighting funded 2023–25)
Don Talley Building	54,120	Tier 1	Shares fire-alarm (D07)
Main Building	39,914	Tier 2	$743,000 HVAC (D11–D13)
Myklebust Gymnasium	34,654	Tier 2	None

Building	GSF	Tier	Deferred backlog (EUI-relevant)
Student Center	34,304	Tier 2	$168,000 (D08, D18)
Alan Thompson Library	28,999	Tier 2	None
Applied Arts	26,636	Tier 2	$124,000 HVAC (D09)

9.3 Aligning capital renewal with compliance

The strongest move is to specify the deferred HVAC in covered buildings as high-efficiency electric equipment rather than like-for-like replacements. Two covered buildings carry directly EUI-relevant deferred mechanical work: the Main Building ($743,000 across two rooftop units and an air handler) and Applied Arts ($124,000 rooftop unit). Replacing this 2001-vintage equipment is already required on condition grounds; choosing high-efficiency electric units at that moment advances the buildings' energy targets at little or no incremental capital cost, where the campus electrical service allows. The Student Center's deferred items ($168,000) are fire-suppression and domestic hot water — less central to EUI, though the oversized hot-water tank replacement is an efficiency opportunity in its own right.

The Main Building's three-unit rooftop package is the single best compliance-and-renewal opportunity in the portfolio. The survey already recommends a coordinated, crane-shared replacement on cost grounds. Specified as high-efficiency electric, that one project would move a Tier 2 building toward its target.

9.4 Compliance pathway

Lower Columbia's heating and cooling configuration is mixed, which shapes its compliance options. The campus has central cooling towers (replaced in 2023–25), suggesting a partial central-plant configuration; at the same time, the deficiency record is full of building-by-building rooftop units, air handlers, and split systems, indicating that much of the campus is served by distributed equipment. This mix means the district-energy-system compliance pathway available under recent legislation (which can allow central-plant campuses to demonstrate compliance at the system level) should be evaluated, but individual Tier 1 and Tier 2 building compliance is the more likely default for the distributed-equipment buildings where the deferred backlog sits.

The campus electrical service is the binding constraint on any electrification-led pathway. As Section 6 notes, the PUD primary circuit feeding the campus loop is near maximum load, and a significant electrification step would require a new high-voltage service — the PUD has suggested a third feed. Sequencing matters: the electrical-capacity question should be resolved in parallel with, not after, decisions to convert the covered buildings' heating to electric, so that compliance specification and service capacity advance together. No college-specific decarbonization plan was provided for this report; the pathway above is framed from the FCS, infrastructure, and Clean Buildings data, and a dedicated decarbonization study — ideally folded into the recommended master-plan refresh — would let the college choose between the district-energy and building-by-building pathways on firm footing.

10. APPENDIX: BUILDING CONDITION DETAIL

The 20-component condition breakdown for every surveyed building, ordered worst-scored first. Each component is rated 1 (best) to 5 (worst); the weighted score is the rating times the component weight (weights redistribute when a component is not applicable). The sum of weighted scores is the building condition score. This is reference data; the capital-planning interpretation is in Sections 3 through 5.

International Center / Old Bookstore — 505 (Replace or renovate)

Component	Rating	Wt.	Wt. score	Comment
Structure	3	8	25	Wood frame; Moved in 1993 onto foundation w/ crawl space
Exterior Closure	3	8	25	Wood siding
Roofing	3	10	31	3-tab shingles
Floor Finishes	3	6	19	Carpet
Wall Finishes	3	6	19	Gypsum board
Ceiling Finishes	2	6	13	Gypsum board
Doors & Hardware	3	6	19	Wood doors/frames
Elevators	0	6	0	1 story
Plumbing	3	8	25	—
Electrical	3	8	25	—
Lights/Power	3	8	25	Ceiling mount fluorescent lighting
Life/Safety	3	10	31	—
Fire Safety	5	10	52	Minimal fire protection
Modifications	5	7	36	Modifications not well done
Maintenance	3	7	22	Inadequate
Remaining Life	5	6	31	BLDG. BEING RETAINED TILL COMPLETION OF NEW SCIENCE BLDG.
Appearance	5	6	31	Marginal looking building

Component	Rating	Wt.	Wt. score	Comment
Insulation	3	6	19	Marginal
Glazing	5	6	31	—
HVAC	3	8	25	—
Building condition score			**505**	

Vocational — 352 (Needs improvement — renovation)

Component	Rating	Wt.	Wt. score	Comment
Structure	1	8	8	Concrete; wood framing
Exterior Closure	2	8	17	Brick and concrete
Roofing	2	10	21	TPO single-ply new snow coat 2010
Floor Finishes	2	6	13	Carpet; concrete; vinyl tile; ceramic tile
Wall Finishes	3	6	19	Gypsum board; ceramic tile; brick
Ceiling Finishes	2	6	13	Lay-in concealed spline tile; wood roof deck
Doors & Hardware	3	6	19	Interior wood/laminate doors w HM frames; exterior HM doors/frames; wood/metal OH doors
Elevators	0	6	0	—
Plumbing	4	8	33	Galvanized, copper, cast iron and steel piping; porcelain fixtures
Electrical	1	8	8	1200amp 480/277v; 800amp 208/120v
Lights/Power	3	8	25	Lay-in, hanging and surface-mount fluorescent fixtures
Life/Safety	3	10	31	—
Fire Safety	1	10	10	—
Modifications	1	7	7	Remodels are generally well constructed

Component	Rating	Wt.	Wt. score	Comment
Maintenance	3	7	22	—
Remaining Life	3	6	19	1/3 of interior renovated in 1998; another wing in 2001; but building not suitable for shop type programs
Appearance	3	6	19	Center shop portion areas are tired and have poor appearance
Insulation	3	6	19	—
Glazing	4	6	25	Skylights double glazed
HVAC	3	8	25	Steam unit heaters served from central plant; packaged rooftop heat pumps
Building condition score			**352**	

Administration — 338 (Needs improvement — maintenance)

Component	Rating	Wt.	Wt. score	Comment
Structure	2	8	16	Wood framing
Exterior Closure	3	8	24	Concrete; EIFS trim; brick;
Roofing	3	10	30	Hypalon single-ply; metal panels; glass skylight
Floor Finishes	3	6	18	Carpet-surface wear; ceramic tile; sheet vinyl; slate tile
Wall Finishes	2	6	12	Gypsum board; wood paneling; plaster; ceramic tile; vinyl panels
Ceiling Finishes	2	6	12	Direct adhered and concealed spline tile; lay-in tile; gypsum board
Doors & Hardware	3	6	18	Interior wood doors w HM frames-surface wear; exterior aluminum doors/frames
Elevators	1	6	6	2 stop

Component	Rating	Wt.	Wt. score	Comment
Plumbing	2	8	16	Copper, cast iron, PVC and galvanized piping; porcelain fixtures
Electrical	1	8	8	800amp 208/120v
Lights/Power	1	8	8	Lay-in, wall-mount and ceiling-mount fluorescent fixtures
Life/Safety	3	10	30	—
Fire Safety	3	10	30	Deteriorated fire alarm-funded in 2013 to replace
Modifications	1	7	7	2000 remodel appears well constructed
Maintenance	1	7	7	—
Remaining Life	3	6	18	Old former bank building
Appearance	3	6	18	Exterior of building looks tired and old; interior is nice
Insulation	3	6	18	—
Glazing	3	6	18	Double and single glazing
HVAC	3	8	24	Rooftop packaged heat pumps (4 new 2023)
Building condition score			**338**	

Applied Arts — 325 (Needs improvement — maintenance)

Component	Rating	Wt.	Wt. score	Comment
Structure	1	8	8	Concrete; steel framing
Exterior Closure	1	8	8	Concrete; brick; synthetic stucco; metal panels
Roofing	2	10	21	PVC single ply roof membrane-2003
Floor Finishes	3	6	19	Carpet; vinyl tile-surface wear; ceramic tile
Wall Finishes	2	6	13	Gypsum board; ceramic tile; brick

Component	Rating	Wt.	Wt. score	Comment
Ceiling Finishes	3	6	19	Lay-in tile
Doors & Hardware	3	6	19	Interior wood/HM doors w HM frames-surface wear; exterior aluminum doors/frames
Elevators	0	6	0	—
Plumbing	3	8	25	Copper, cast iron and galvanized piping; porcelain fixtures
Electrical	1	8	8	1600amp 208/120v; fed from Science
Lights/Power	1	8	8	Lay-in fluorescent fixtures
Life/Safety	3	10	31	—
Fire Safety	3	10	31	Deteriorated fire alarm-funded in 2013 to replace
Modifications	1	7	7	Interior remodels/ modifications appear well constructed. 25% renovated 2015
Maintenance	1	7	7	—
Remaining Life	3	6	19	Good candidate for major renovation; 2,878 GSF addition in 1997
Appearance	3	6	19	—
Insulation	3	6	19	—
Glazing	3	6	19	Some operable units
HVAC	3	8	25	Steam heat w wall convectors; heat pumps; rooftop packaged HVAC units-2004; steam from central plant
Building condition score			**325**	

Head Start @ Barnes School — 306 (Needs improvement — maintenance)

Component	Rating	Wt.	Wt. score	Comment
Structure	1	8	9	Wood frame on cement footings
Exterior Closure	2	8	18	T1-11 panels
Roofing	3	10	33	Asphalt shingle roof
Floor Finishes	2	6	13	Vinyl tile; carpet; sheet vinyl
Wall Finishes	1	6	7	Vinyl coated gypsum board
Ceiling Finishes	2	6	13	Lay-ins
Doors & Hardware	2	6	13	Exterior HM doors/frames; interior wood doors/frames
Elevators	0	6	0	1 story
Plumbing	1	8	9	Copper and ABS piping and porcelain and ss fixtures
Electrical	1	8	9	Three 200 amp 120/208 panels
Lights/Power	3	8	26	Lay-in fluorescent lights
Life/Safety	3	10	33	Illuminated exit signs; portable structure
Fire Safety	3	10	33	Fire alarm but no sprinklers in wood building occupied by children
Modifications	0	7	0	No modifications evident
Maintenance	1	7	8	—
Remaining Life	3	6	20	Manufactured portable
Appearance	3	6	20	—
Insulation	3	6	20	—
Glazing	1	6	7	Aluminum framed double glazing
HVAC	2	8	18	Exterior wall mount packaged heat pumps

Component	Rating	Wt.	Wt. score	Comment
Building condition score			306	

Campus Services Building — 238 (Adequate)

Component	Rating	Wt.	Wt. score	Comment
Structure	1	8	8	Steel framing
Exterior Closure	3	8	25	Metal panel walls-random denting
Roofing	2	10	21	Metal roof panels
Floor Finishes	2	6	13	Carpet; vinyl tile; concrete; epoxy coating; sheet vinyl-surface wear
Wall Finishes	1	6	6	Gypsum board; metal panels
Ceiling Finishes	1	6	6	Lay-in tile and roof insulation
Doors & Hardware	3	6	19	Interior wood/HM doors/frames-surface wear; exterior aluminum/HM doors/frames; metal OH doors
Elevators	0	6	0	—
Plumbing	1	8	8	Copper, cast iron and PVC piping; porcelain fixtures
Electrical	1	8	8	800amp 208/120v
Lights/Power	1	8	8	Lay-in and suspended fluorescent fixtures
Life/Safety	1	10	10	—
Fire Safety	2	10	21	—
Modifications	1	7	7	Generally well constructed
Maintenance	1	7	7	—
Remaining Life	1	6	6	—
Appearance	1	6	6	Nice exterior; serviceable interior

Component	Rating	Wt.	Wt. score	Comment
Insulation	2	6	13	—
Glazing	3	6	19	—
HVAC	3	8	25	Gas furnaces w split system A/C; gas radiant ceiling heat; Heat exchanger rusting
Building condition score			**238**	

Don Talley Building — 228 (Adequate)

Component	Rating	Wt.	Wt. score	Comment
Structure	1	8	8	Concrete; steel framing; CMU; wood framing
Exterior Closure	1	8	8	CMU; concrete; plywood; brick
Roofing	1	10	10	Hypalon single-ply-coated in 2009, but some repairs needed; replacement funded 2019
Floor Finishes	3	6	18	Concrete-minor cracking; vinyl tile; carpet-surface wear; ceramic tile; brick
Wall Finishes	2	6	12	Gypsum board; CMU; interior glazing
Ceiling Finishes	1	6	6	Lay-in tile; exposed structure; tectum board
Doors & Hardware	1	6	6	Interior wood/HM doors w HM frames; exterior aluminum/HM doors/frames; metal coiling doors
Elevators	1	6	6	2 stop
Plumbing	1	8	8	Copper, galvanized, cast iron and steel piping; porcelain fixtures
Electrical	1	8	8	1000amp 480/277v' 600amp 208/120v
Lights/Power	1	8	8	Lay-in and ceiling mount fluorescent fixtures
Life/Safety	3	10	30	—

Component	Rating	Wt.	Wt. score	Comment
Fire Safety	1	10	10	Deteriorated fire alarm-funded in 2011 to replace; sprinklers
Modifications	1	7	7	Upper floor 2008 renovation was well constructed
Maintenance	1	7	7	—
Remaining Life	1	6	6	Upper floor comprehensive renovation has enhanced building
Appearance	3	6	18	Exterior of building is very average
Insulation	3	6	18	—
Glazing	3	6	18	—
HVAC	2	8	16	Packaged rooftop HVAC units w DX cooling-2003; gas ceiling radiant heat; split system heat pumps
Building condition score			**228**	

Student Center — 226 (Adequate)

Component	Rating	Wt.	Wt. score	Comment
Structure	1	8	8	Concrete; steel framing; wood roof deck
Exterior Closure	1	8	8	Brick; split-face CMU; stucco
Roofing	2	10	20	Standing seam metal; SE portion has leak problems
Floor Finishes	2	6	12	Marmoleum-wear and dents; vinyl tile; ceramic tile; carpet
Wall Finishes	1	6	6	Concrete; gypsum board; vinyl wall panels; ceramic tile
Ceiling Finishes	3	6	18	Lay-in tile; gypsum board-random staining
Doors & Hardware	3	6	18	Interior wood doors w HM frames-surface wear; exterior aluminum/HM doors/frames; metal coiling door

Component	Rating	Wt.	Wt. score	Comment
Elevators	2	6	12	2 stop
Plumbing	1	8	8	Copper, cast iron, steel and PVC piping; porcelain fixtures
Electrical	1	8	8	1000amp 208/120v; 1000amp 480/277 v
Lights/Power	1	8	8	Lay-in, recessed can and ceiling-mount fluorescent fixtures
Life/Safety	1	10	10	—
Fire Safety	1	10	10	—
Modifications	1	7	7	Minor remodels appear well constructed; upper floor remodel currently under way
Maintenance	1	7	7	—
Remaining Life	1	6	6	Minor bookstore remodel in 2007 and 2011; 695 GSF addition in 1995
Appearance	1	6	6	—
Insulation	2	6	12	—
Glazing	3	6	18	—
HVAC	3	8	24	Air cooled chiller-lots of problems; AHU w terminal units/reheat coils; hot water from central plant
Building condition score			**226**	

Headstart Storage Bldg. — 225 (Adequate)

Component	Rating	Wt.	Wt. score	Comment
HVAC	1	8	9	—
Structure	null	8	0	—
Exterior Closure	1	8	9	—

Component	Rating	Wt.	Wt. score	Comment
Roofing	3	10	35	—
Floor Finishes	1	6	7	—
Wall Finishes	1	6	7	—
Ceiling Finishes	1	6	7	—
Doors & Hardware	1	6	7	—
Elevators	null	6	0	—
Plumbing	1	8	9	—
Electrical	1	8	9	—
Lights/Power	1	8	9	—
Life/Safety	1	10	12	—
Fire Safety	1	10	12	—
Modifications	1	7	8	—
Maintenance	1	7	8	—
Remaining Life	3	6	21	—
Appearance	3	6	21	—
Insulation	5	6	35	—
Glazing	null	6	0	—
Building condition score			**225**	

Main Bldg Orig. 1950 — 224 (Adequate)

Component	Rating	Wt.	Wt. score	Comment
HVAC	1	8	8	Packaged rooftop HVAC units-2002; AHU w fan coil units; steam heat from central plant

Component	Rating	Wt.	Wt. score	Comment
Structure	1	8	8	Concrete; steel; wood framing
Exterior Closure	2	8	16	Concrete; brick; CMU
Roofing	3	10	30	Hypalon single-ply membrane
Floor Finishes	2	6	12	Carpet-surface wear on upper floor; ceramic tile; concrete; sheet vinyl-surface wear on upper floor
Wall Finishes	1	6	6	Gypsum board; concrete; plaster; brick; ceramic tile
Ceiling Finishes	1	6	6	Lay-in tile; concealed spline tile; ceramic tile; wood car deck
Doors & Hardware	2	6	12	Interior wood doors w HM frames-surface wear on upper floor; sidelites; exterior aluminum doors/frames
Elevators	1	6	6	2 stop; very small
Plumbing	2	8	16	Copper, cast iron and galvanized piping; porcelain fixtures
Electrical	1	8	8	2000amp 208/120v
Lights/Power	1	8	8	Lay-in, wall-mount, surface-mount and hanging fluorescent fixtures
Life/Safety	1	10	10	—
Fire Safety	1	10	10	2019 panel
Modifications	1	7	7	Most modifications well constructed; art gallery remodeled for offices
Maintenance	1	7	7	—
Remaining Life	2	6	12	Lower floor renovated in 2007; upper will be done following completion of new Science building
Appearance	3	6	18	Exterior is very dated
Insulation	2	6	12	—

Component	Rating	Wt.	Wt. score	Comment
Glazing	2	6	12	Some operable units
Building condition score			**224**	

Alan Thompson Library — 210 (Adequate)

Component	Rating	Wt.	Wt. score	Comment
Structure	1	8	8	Concrete; brick; steel-frame; glu-lam beams
Exterior Closure	1	8	8	Brick-minor efflorescence throughout
Roofing	2	10	20	Standing seam metal-new on west side in 2002; New metal east side 2013
Floor Finishes	1	6	6	Carpet-surface wear; sheet vinyl; brick
Wall Finishes	1	6	6	Brick; gypsum board; ceramic tile
Ceiling Finishes	2	6	12	Direct-adhered tile; lay-in tile-staining; gypsum board
Doors & Hardware	1	6	6	Interior wood/HM doors w HM frames-surface wear; exterior aluminum doors/frames
Elevators	1	6	6	2 stop renovated 2021
Plumbing	1	8	8	Copper, galvanized, PVC and cast iron piping; porcelain fixtures
Electrical	1	8	8	1200amp 208/120v
Lights/Power	1	8	8	Lay-in, wall-mount and ceiling-mount fluorescent fixtures
Life/Safety	1	10	10	—
Fire Safety	2	10	20	no sprinklers
Modifications	1	7	7	Minor modifications are well constructed
Maintenance	1	7	7	—

Component	Rating	Wt.	Wt. score	Comment
Remaining Life	1	6	6	3000 GSF addition constructed in 2000
Appearance	1	6	6	—
Insulation	2	6	12	—
Glazing	5	6	30	—
HVAC	2	8	16	Air cooled chiller; AHU w fan-coil units; 4-pipe wall radiators; hot water from Main bldg.
Building condition score			**210**	

Headstart - East — 204 (Adequate)

Component	Rating	Wt.	Wt. score	Comment
HVAC	1	8	8	Split system heat pumps
Structure	1	8	8	Wood framing
Exterior Closure	1	8	8	Horizontal Hardi-board siding
Roofing	2	10	21	3 tab asphalt shingles
Floor Finishes	3	6	19	Carpet; vinyl tile; vinyl sheet flooring-surface wear
Wall Finishes	1	6	6	Vinyl wall panels
Ceiling Finishes	1	6	6	Lay-in tile
Doors & Hardware	3	6	19	Interior wood doors w HM frames-surface wear; exterior HM doors/frames
Elevators	0	6	0	—
Plumbing	1	8	8	Copper, cast, iron, steel and PVC piping; porcelain fixtures
Electrical	1	8	8	800amp 208/120v
Lights/Power	1	8	8	Lay-in fluorescent fixtures

Component	Rating	Wt.	Wt. score	Comment
Life/Safety	1	10	10	—
Fire Safety	2	10	21	—
Modifications	1	7	7	No modifications evident
Maintenance	1	7	7	—
Remaining Life	1	6	6	5,935 GSF addition in 2000
Appearance	1	6	6	Very nice interior and exterior
Insulation	1	6	6	—
Glazing	3	6	19	—
Building condition score			**204**	

Admissions Center — 204 (Adequate)

Component	Rating	Wt.	Wt. score	Comment
Structure	1	8	8	Brick; concrete; metal framing
Exterior Closure	1	8	8	Brick; storefront
Roofing	2	10	21	Single ply hypalon membrane-2002
Floor Finishes	2	6	13	Carpet; ceramic tile; sheet vinyl
Wall Finishes	1	6	6	Gypsum board; wood strips; vinyl wall panels; brick; ceramic tile
Ceiling Finishes	1	6	6	Lay-in tile; direct adhered tile; gypsum board
Doors & Hardware	1	6	6	Interior wood doors w HM frames; sidelites; exterior wood doors w HM frames
Elevators	0	6	0	—
Plumbing	1	8	8	Copper, cast iron, PVC and galvanized piping; porcelain fixtures

Component	Rating	Wt.	Wt. score	Comment
Electrical	1	8	8	Fed from the IOB building main service
Lights/Power	1	8	8	Recessed can, lay-in and surface mount fluorescent fixtures
Life/Safety	2	10	21	—
Fire Safety	2	10	21	Deteriorated fire alarm panel
Modifications	1	7	7	1998 remodel appears well constructed
Maintenance	1	7	7	—
Remaining Life	1	6	6	Sound building enhanced by comprehensive interior renovation; addition planned for 2012
Appearance	1	6	6	—
Insulation	2	6	13	—
Glazing	2	6	13	Operable units; some single pane
HVAC	2	8	17	Air cooled chiller; AHU w VAVs; steam from central plant; York units 1997
Building condition score			**204**	

Home & Family Life Center — 183 (Adequate)

Component	Rating	Wt.	Wt. score	Comment
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	—

Component	Rating	Wt.	Wt. score	Comment
Doors & Hardware	1	6	6	—
Elevators	0	6	0	None
Plumbing	1	8	9	—
Electrical	1	8	9	—
Lights/Power	1	8	9	—
Life/Safety	1	10	11	—
Fire Safety	2	10	21	—
Modifications	0	7	0	—
Maintenance	1	7	7	—
Remaining Life	1	6	6	—
Appearance	2	6	13	—
Insulation	2	6	13	—
Glazing	1	6	6	—
HVAC	3	8	26	Split system heat pumps; 75% of units more than 25 yrs old; Consider replacements in 2015
Building condition score			**183**	

Rose Center For The Arts — 178 (Adequate)

Component	Rating	Wt.	Wt. score	Comment
HVAC	1	8	8	2 HW boilers; AHUs w DX cooling and VAVs; packaged/split system HVAC units; radiant heat floor
Structure	1	8	8	Structural steel and CMU

Component	Rating	Wt.	Wt. score	Comment
Exterior Closure	1	8	8	Brick veneer; aluminum window walls; metal panels; metal sun screens
Roofing	2	10	21	PVC single-ply; glass skylights
Floor Finishes	2	6	13	Carpet tile; concrete; ceramic tile; terrazzo tile; sheet vinyl
Wall Finishes	1	6	6	CMU; wood strip T&G; wood panels; interior windows; ceramic tile; interior glass walls
Ceiling Finishes	1	6	6	Inlaid and lay-in tile; gypsum board; wood panels; acoustical panels
Doors & Hardware	1	6	6	Interior wood doors w HM frames; sidelites; exterior aluminum/HM doors/frames
Elevators	1	6	6	3 stop
Plumbing	2	8	17	Copper,; failing boiler - funded 2023; cast iron and steel piping; porcelain fixtures
Electrical	1	8	8	2000amp 480/277v; 1600amp 120/208 v
Lights/Power	1	8	8	Suspended can, recessed can, hanging strip, wall sconces, lay-in and ceiling mount fluorescent fixtures
Life/Safety	1	10	11	—
Fire Safety	1	10	11	—
Modifications	0	7	0	New building
Maintenance	1	7	7	Technical sophistications of some systems will be a challenge
Remaining Life	1	6	6	—
Appearance	1	6	6	Very bright and attractive interior w open areas; very nice exterior design
Insulation	2	6	13	—

Component	Rating	Wt.	Wt. score	Comment
Glazing	1	6	6	—
Building condition score			**178**	

Health & Science Building — 157 (Superior)

Component	Rating	Wt.	Wt. score	Comment
HVAC	1	8	8	—
Structure	1	8	8	—
Exterior Closure	1	8	8	—
Roofing	2	10	21	—
Floor Finishes	1	6	6	—
Wall Finishes	1	6	6	—
Ceiling Finishes	1	6	6	—
Doors & Hardware	1	6	6	—
Elevators	1	6	6	—
Plumbing	1	8	8	—
Electrical	1	8	8	—
Lights/Power	1	8	8	—
Life/Safety	1	10	11	—
Fire Safety	1	10	11	—
Modifications	0	7	0	—
Maintenance	1	7	7	—
Remaining Life	1	6	6	—

Component	Rating	Wt.	Wt. score	Comment
Appearance	1	6	6	—
Insulation	1	6	6	—
Glazing	1	6	6	—
Building condition score			**157**	

Myklebust Gymnasium/Fitness Center — 156 (Superior)

Component	Rating	Wt.	Wt. score	Comment
HVAC	1	8	8	Packaged rooftop HVAC units-2011; AHUs w steam coils; gas duct heaters
Structure	1	8	8	Concrete; wood framing; glu-lam beams; MAJOR RENOVATION OCCURING
Exterior Closure	1	8	8	Concrete; CMU
Roofing	2	10	20	Hypalon single-ply membrane-2002
Floor Finishes	1	6	6	Concrete-random cracking; hardwood-2010; ceramic tile; vinyl tile-surface wear
Wall Finishes	1	6	6	Concrete; ceramic tile; CMU; tectum panels; brick; gypsum board-surface wear
Ceiling Finishes	1	6	6	Gypsum board; lay-in tile; wood deck
Doors & Hardware	1	6	6	Interior wood doors w HM frames-surface wear; exterior aluminum/HM doors/frames
Elevators	1	6	6	None, despite upper floor weight room
Plumbing	1	8	8	Copper, PVC and cast iron piping-1999; porcelain fixtures
Electrical	1	8	8	800amp 208/120v
Lights/Power	1	8	8	Lay-in and ceiling-mount fluorescent fixtures

Component	Rating	Wt.	Wt. score	Comment
Life/Safety	1	10	10	—
Fire Safety	1	10	10	Deteriorated fire alarm-funded in 2011 to replace; no sprinklers
Modifications	1	7	7	1,450 GSF lobby addition in 1989; some modifications not well thought out;
Maintenance	1	7	7	—
Remaining Life	1	6	6	Locker room renovations to start in 2012; Fitness Center addition also to begin construction in 2012
Appearance	1	6	6	Building exterior is very dated
Insulation	1	6	6	—
Glazing	1	6	6	—
Building condition score			**156**	