COMMUNITY AND TECHNICAL COLLEGES
Washington State Board

NORTH SEATTLE 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	11 structures · 775,644 GSF; 10 surveyed
Weighted-avg condition	288 (Needs improvement — maintenance)
2027 preservation request	$3,536,000 (5 projects)
Total 2027–2029 Minor Works	$6,256,000
Deferred preservation backlog	$12,519,000 (19 projects)
Deferred infrastructure backlog	$16,818,000 (98 assets)

CONTENTS

1. Executive Summary 3
   Capital planning headlines 3
   Headline numbers 3
   Capital outlook 4
2. College Portfolio Overview 5
   Building inventory 5
   Unscored structures 6
3. Capital Planning Roadmap 7
   3.1 Immediate biennium (2027–2029 request) 7
   3.2 Mid-term (next biennium plus one, 2029–2033) 7
   3.3 Long-term (7–10+ years, 2033 and beyond) 7
   3.4 Cross-cutting system themes 7
4. Deficiency Inventory and Findings 9
   4.1 Summary table 9
   4.2 Findings detail 11
5. Building Profiles 32
6. Infrastructure Systems 36
7. Master Plan Alignment 37
   Master planning currency 37
   Reported capital priorities 37
8. Maintenance Capacity Snapshot 38
9. Decarbonization and Clean Buildings Compliance 40
   9.1 Two standards: state EUI and Seattle carbon 40
   9.2 The campus decarbonization plan 40
   9.3 Aligning capital renewal with compliance 41
   9.4 Compliance pathway and sequencing 42
10. Appendix: Building Condition Detail 43

1. EXECUTIVE SUMMARY

This report covers North Seattle 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 2026 survey identified **27 capital deficiencies**. Of the 24 carrying capital cost estimates (**$16,055,000 in total**), **$3,536,000 across 5 projects** is included in the 2027 preservation request and **$12,519,000 across 19 projects** is deferred to future cycles; 3 further deficiencies were excluded as ineligible for capital funding. The full 2027–2029 Minor Works request — preservation ($3,536,000), infrastructure ($120,000), program ($1,599,000), and Unanticipated Repair Fund ($1,001,000) — totals **$6,256,000**.

Capital planning headlines

1. The 2027 preservation request is dominated by a single switchgear project serving four buildings. The below-grade GE AKD-5 switchgear replacement (D05, $2,395,000) is 68% of the $3,536,000 request. The other four included projects are the Wellness Center lower roof (D01, $131,000) and its R-22 chiller (D03, $479,000), the Health Sciences cadaver-room ventilation fans (D04, $92,000), and campus-wide exterior flatwork (D02, $439,000). All five scored 77 or higher (average deficiency score 85.2) — the request is defensible on score, but its risk is concentrated in one electrical asset whose failure would affect four occupied buildings.

2. The deferred backlog is HVAC-heavy and concentrated in two 1969 buildings — but it is low-urgency by score. The $12,519,000 deferred across 19 projects is 66% HVAC ($8,291,000): the Health Sciences boilers (D25, $4,671,000), the Chiller Building chillers (D24, $2,503,000), and the Health Sciences auxiliary chiller (D09, $494,000). Health Sciences alone carries $6,649,000 of deferred work and the Chiller Building $3,232,000. Yet the three largest items scored only 40–46 — these are large-dollar, long-horizon replacements rather than active failures, which is why they sit below the budget cutoff.

3. A separate $16,818,000 underground-infrastructure backlog dwarfs the preservation request. The 1969-vintage campus carries 98 deferred infrastructure assets totaling $16,818,000 (potable water $5,061,000, storm $4,996,000, sewer $4,011,000, electrical $2,302,000). The 2027 infrastructure request is a single $120,000 sewer-line segment (asset 1721). Civil-utility renewal — not building preservation — is the largest unfunded capital exposure on the campus, and the 2007 master plan already described the basic civil infrastructure as failing.

4. A campus decarbonization plan ($27.2M–$40.9M escalated) overlaps the deferred HVAC backlog. North Seattle's HB 1390 decarbonization plan electrifies heating in four buildings, replacing the same gas boilers and water heaters the FCS already lists as deferred. The Health Sciences boilers (D25, $4,671,000 deferred) are explicitly described in the survey finding as decarbonization-driven obsolescence tied to the Clean Buildings Standard and Seattle's emissions standard. The campus already meets the state EUI target; Seattle's Building Emissions Performance Standard (carbon, 2031 and 2036) is the binding driver, and the boiler replacements are the clearest "fund once, electric" decision in the portfolio. Section 9 develops the alignment.

Headline numbers

Total structures (FPMT inventory)	**11**
Total portfolio GSF	**775,644**
Buildings surveyed (condition rating)	**10 (1 unscored)**

Weighted-average condition score (surveyed)	**288 (Needs improvement — maintenance)**
Prior-cycle weighted average (2023)	**277**
Buildings rated below “Adequate”	**4 of 10**
Total deficiencies identified (2026 FCS)	**27**
2027 preservation request	**$3,536,000 (5 projects)**
Deferred preservation backlog	**$12,519,000 (19 projects)**
Excluded (ineligible) deficiencies	**3**
2027 infrastructure request	**$120,000 (1 project)**
Deferred infrastructure backlog	**$16,818,000 (98 assets)**
2027 program request	**$1,599,000**
2027 URF request	**$1,001,000**
Total 2027–2029 Minor Works request	**$6,256,000**
Prior biennium funded (2025–2027, preservation)	**$1,084,000**
Decarbonization plan (escalated ROM, 4 buildings)	**$27,247,500 – $40,875,000**

Capital outlook

Immediate biennium (2027–2029). A Minor Works request of $6,256,000: preservation of $3,536,000 across 5 projects (68% of it a single below-grade switchgear replacement), infrastructure of $120,000 (one sewer-line segment), program of $1,599,000 (the Watch Technology lab expansion in the Instructional Building), and a $1,001,000 Unanticipated Repair Fund line. The preservation request is well-scored — every included project scored 77 or higher.

Mid-term (4–6 years, 2029–2033). The $12,519,000 deferred preservation backlog defines the next ask and is concentrated in Health Sciences ($6,649,000) and the Chiller Building ($3,232,000), overwhelmingly HVAC. In parallel, the most urgent decarbonization phases come due — Arts & Sciences (failing gas boilers, 2026) and Wellness Center (end-of-life domestic water heaters, 2027) — and the 1969-era civil-utility backlog begins to force sewer, storm, and water phasing decisions. The mid-term is fundamentally an HVAC-renewal, heating-electrification, and underground-utility program.

Long-term (7–10+ years, 2033 and beyond). Three themes dominate the long horizon. The Library Building (condition score 448, the worst in the portfolio) is the clearest renovation-versus-continued-repair question. The 1969 academic core — College Center (321), the Instructional Building (342), and Arts & Sciences (284) — is an aging cohort whose envelope, plumbing, and electrical systems will renew together. And the bulk of the decarbonization program (Health Sciences 2035, OCE&E 2037) plus continued multi-biennium underground-utility renewal will carry the largest dollar commitments. These should be sequenced against the master plan, which is overdue for an update.

2. COLLEGE PORTFOLIO OVERVIEW

North Seattle College is a single-campus college on a roughly 62-acre site in north Seattle, part of the Seattle Colleges district. The portfolio is dominated by the 1969 academic core built when the campus opened: the College Center (143,459 GSF), the Instructional Building (139,666 GSF), Arts & Sciences (114,499 GSF), the Library Building (92,459 GSF), and the Chiller Building, which houses the campus central chilled-water plant. These 1969 buildings carry the weakest condition scores and the largest deferred mechanical and electrical backlog. A second generation of buildings — the Wellness Center (1995), the Childcare and Education Buildings (1999), and the Health Sciences and Student Resources Building (a 1969 building comprehensively renovated in 2015) — holds the strongest scores, and the newest building, the OCE&E / Opportunity Center (2011, 82,544 GSF), is the second-best-scored structure on campus.

Building inventory

Building	UFI	GSF	Built	Reno.	Score	Rating	Predominant use
OCE&E	A10701	82,544	2011	—	**170**	Superior	Office / Workforce
Health Sciences And Student Resources	A21239	100,147	1969	2015	**174**	Superior	Classroom / Health sciences
Childcare Center	A01002	7,557	1999	—	**220**	Adequate	Classroom (childcare)
Wellness Center	A05052	48,032	1995	2004	**226**	Adequate	Fitness / Classroom
Chiller Building	A08630	3,709	1969	—	**238**	Adequate	Central plant
Education Building	A04435	43,557	1999	—	**241**	Adequate	Classroom
Arts And Sciences	A03803	114,499	1969	2004	**284**	Needs improvement — maintenance	Classroom / Laboratory
College Center	A02135	143,459	1969	2006	**321**	Needs improvement — maintenance	Student services / Office
Instructional Building	A04706	139,666	1969	—	**342**	Needs improvement — maintenance	Classroom
Library Building	A09018	92,459	1969	1990	**448**	Needs improvement — renovation	Library
Portfolio (surveyed, GSF-weighted)		**775,644**			**288**	**Needs improvement — maintenance (avg)**	

Score = 2026 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 (Main Campus); campus column omitted.

Unscored structures

One structure in the FPMT inventory was not condition-rated this cycle: the Toy Storage Shed, a 15 GSF support structure that is non-assessable. It carries no deficiency.

Structure	GSF	Built	FPMT class	Use / status
Toy Storage Shed	15	1969	Support	Non-assessable

Age profile

The portfolio falls into three clear cohorts. The 1969 founding cohort — College Center, the Instructional Building, Arts & Sciences, the Library Building, and the Chiller Building — is the most consequential aging group: these are four of the five largest buildings, they carry the weakest scores (321 to 448), and they concentrate this cycle's deferred HVAC, electrical, and plumbing deficiencies as well as the entire underground-utility backlog. A second cohort from the 1990s and 2011 (the Wellness Center 1995, the Childcare and Education Buildings 1999, and the OCE&E 2011) holds the strongest scores; original roofs, HVAC, and finishes in these buildings are only beginning to surface as deficiencies. The Health Sciences Building is a special case — a 1969 structure whose 2015 renovation moved it to the top of the score distribution (174, Superior), though its mechanical plant (boilers and chillers) is the largest single source of deferred dollars in the portfolio.

Because the 1969 cohort ages out together, its renewal needs — envelope, electrical distribution, vertical transportation, and the campus civil infrastructure — will arrive as a concentrated wave rather than as isolated projects, and they bear directly on whether the worst-scored buildings (the Library at 448, the Instructional Building at 342) are repaired or renovated.

3. CAPITAL PLANNING ROADMAP

3.1 Immediate biennium (2027–2029 request)

The 2027 preservation ask of $3,536,000 across 5 projects is concentrated in a single electrical asset. The below-grade GE AKD-5 switchgear replacement (D05, $2,395,000), which serves four occupied buildings — OCE&E, Wellness Center, Education Building, and Health Sciences — is 68% of the request. The balance is the Wellness Center R-22 chiller (D03, $479,000), campus exterior flatwork (D02, $439,000), the Wellness Center lower roof (D01, $131,000), and the Health Sciences cadaver-room ventilation fans (D04, $92,000). The average deficiency score for included projects is 85.2, well above the deferred set. Beyond preservation, the 2027–2029 Minor Works request carries infrastructure of $120,000 (one sewer-line segment), program of $1,599,000 (the Watch Technology lab expansion), and a $1,001,000 Unanticipated Repair Fund line, for a College Minor Works total of $6,256,000.

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

The $12,519,000 deferred backlog across 19 projects defines the mid-term ask, and it is concentrated by building and by system. Health Sciences carries $6,649,000 across four deficiencies — the gas boilers (D25, $4,671,000), the cadaver-/lab-area lighting (D23, $1,253,000), the failed auxiliary chiller (D09, $494,000), and exterior doors (D15, $231,000). The Chiller Building carries $3,232,000 — the two campus chillers (D24, $2,503,000) and a switchgear replacement (D22, $729,000). By Uniformat system, D30 HVAC dominates the deferred backlog at $8,291,000 (66%), followed by D50 Electrical at roughly $2,000,000. The two 1969-building elevators — College Center (D06, $378,000) and the Instructional Building (D07, $495,000) — are discrete vertical-transportation items that will press for funding on reliability grounds.

A planning caution: the three largest deferred items — the Health Sciences boilers, the Chiller Building chillers, and the Health Sciences lighting — scored only 40 to 46. They are deferred precisely because the equipment still functions; they are large-dollar, long-horizon replacements, not active failures. The boilers in particular should not be replaced like-for-like as gas units, because the decarbonization plan (Section 9) calls for converting them to electric heat pumps — making this deferral a decision point, not merely a postponement.

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

Three long-horizon themes warrant attention now. First, the Library Building (448, the worst score in the portfolio) is the clearest renovation-versus-repair question; its roofing (weighted 50) and HVAC (weighted 40) dominate the score, and a single deferred building-automation project (D11, $341,000) does not address the building's broader condition. Whether to keep investing capital repair dollars in a building this far into the "Needs improvement — renovation" band is a master-plan question. Second, the 1969 academic core — College Center (321), the Instructional Building (342), and Arts & Sciences (284) — is an aging cohort whose envelope, plumbing, and electrical distribution will renew together; the master plan already flags the Instructional Building for reconfiguration and the College Center for a program change. Third, the campus civil infrastructure — nearly sixty years old and described as failing in the 2007 master plan — carries a $16,818,000 deferred backlog (Section 6) that no single biennium can absorb and that will define the college's infrastructure requests for a decade.

3.4 Cross-cutting system themes

HVAC renewal and the two central plants. The dominant theme this cycle. The deferred HVAC backlog of $8,291,000 splits cleanly into two plants: the Health Sciences heating plant (gas boilers D25, $4,671,000, plus the failed auxiliary chiller D09, $494,000) and the campus central cooling plant in the Chiller Building (two chillers D24, $2,503,000). The 2027 request already addresses one distributed unit — the Wellness Center R-22 chiller (D03, $479,000). Because the central cooling plant is retained under the decarbonization plan but the heating plant is slated for electrification, the boiler and chiller decisions must be planned on different tracks, not bundled as a single "mechanical" line.

R-22 refrigerant phase-out. A targeted, near-term exposure. The Wellness Center chiller (D03, $479,000, included) runs on R-22 at roughly half capacity and is being replaced this biennium; with U.S. production of R-22 ended, it cannot be economically recharged. This is the one explicitly R-22 asset in the 2027 request, and clearing it this cycle removes the most acute refrigerant-obsolescence risk from the portfolio.

Electrical distribution and switchgear. A campus-wide theme spanning preservation and infrastructure. The single largest 2027 project is the four-building below-grade switchgear (D05, $2,395,000); the Chiller Building switchgear (D22, $729,000) and College Center breakers (D20, $15,000) are deferred, and the infrastructure backlog adds five aging primary-switchgear units and extensive electric-line replacement (Section 6). The 1969 distribution system is reaching end of life across the campus, and electrification under the decarbonization plan will add load — making electrical-service capacity a planning constraint as well as a repair item.

Lighting. The largest deferred electrical-lighting scope is the Health Sciences lighting conversion (D23, $1,253,000) and campus site lighting (D13, $366,000). Specified as LED-with-controls rather than like-for-like, this is the lowest-cost, highest-certainty energy-use reduction in the portfolio and the first measure a Clean Buildings energy-management plan would identify (Section 9).

Vertical transportation. Two 1969-building elevators are deferred — College Center (D06, $378,000) and the Instructional Building (D07, $495,000) — alongside Instructional Building VFDs (D08, $152,000). Both elevators were deferred below the budget cutoff this cycle but will press for funding on reliability and accessibility grounds in 2029–2031.

Roofing — a watch item, not yet a program. Unlike many SBCTC campuses, North Seattle identified only one roof deficiency this cycle (the Wellness Center lower roof, D01, $131,000, included). But roofing carries the heaviest condition weight in several buildings — the Library (weighted 50), Arts & Sciences (31), Health Sciences (30), and Wellness Center (30) — signaling that original roofs on the 1969 and 1990s buildings are the most likely source of the next cycle's emergent deficiencies. Roofing should be tracked as a forming cohort even though it is not a funded program today.

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	Wellness Center	B30 Roofing	Roof	**91**	226	$131,000	**Included (2027)**
D02	Site	G20 Site Improvements	Exterior flatwork	**87**	277	$439,000	**Included (2027)**
D03	Wellness Center	D30 HVAC	Chiller	**86**	226	$479,000	**Included (2027)**
D04	Health Sciences And Student Resources	D30 HVAC	Vent fans	**85**	174	$92,000	**Included (2027)**
D05	Multiple	D50 Electrical	Switchgear	**77**	277	$2,395,000	**Included (2027)**
D06	College Center	D10 Vertical Transportation	Elevator 3	**72**	321	$378,000	Deferred
D07	Instructional Building	D10 Vertical Transportation	Elevator 1	**72**	342	$495,000	Deferred
D08	Instructional Building	D30 HVAC	VFDs	**72**	342	$152,000	Deferred
D09	Health Sciences And Student Resources	D30 HVAC	Chiller	**72**	174	$494,000	Deferred
D10	Multiple	F10 Special Construction	Access gates	**72**	277	$64,000	Deferred
D11	Library Building	D30 HVAC	BAS	**62**	448	$341,000	Deferred
D12	Education Building	D30 HVAC	VAV boxes	**62**	241	$130,000	Deferred
D13	Site	G20 Site Improvements	Lighting	**62**	277	$366,000	Deferred
D14	Education Building	B20 Exterior Closure	Entry doors	**58**	241	$142,000	Deferred
D15	Health Sciences And Student Resources	B20 Exterior Closure	Exterior doors	**58**	174	$231,000	Deferred
D16	OCE&E	B20 Exterior Closure	Exterior doors	**58**	170	$148,000	Deferred

ID	Building	System	Component	DSc	BCS	Budget	Status
D17	Multiple	F10 Special Construction	Door locks	**57**	277	—	Excluded
D18	Site	D20 Plumbing	Stormwater inlets	**56**	277	$217,000	Deferred
D19	Multiple	G20 Site Improvements	Guardrails	**55**	277	$53,000	Deferred
D20	College Center	D50 Electrical	Electrical breakers	**53**	321	$15,000	Deferred
D21	Multiple	F10 Special Construction	Wayfinding	**52**	277	—	Excluded
D22	Chiller Building	D50 Electrical	Switchgear	**48**	238	$729,000	Deferred
D23	Health Sciences And Student Resources	D50 Electrical	Lighting	**46**	174	$1,253,000	Deferred
D24	Chiller Building	D30 HVAC	Chillers	**40**	238	$2,503,000	Deferred
D25	Health Sciences And Student Resources	D30 HVAC	Boilers	**40**	174	$4,671,000	Deferred
D26	College Center	C30 Interior Finishes	Ceiling tiles	**29**	321	$137,000	Deferred
D27	Site	G20 Site Improvements	Exterior planters	**7**	277	—	Excluded

DSc = deficiency score. BCS = 2026 canonical building condition score (Site/Multiple rows use the survey-sheet campus value, 277). Budget = MACC + soft costs. Status: "Included (2027)" = funded in the 2027 preservation request; "Deferred" = below this biennium's budget cutoff; "Excluded" = ineligible for capital funding. All deferred items are nonetheless designated Immediate or Deferrable in the survey.

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

Two buildings concentrate the deferred dollars. Health Sciences carries $6,649,000 across four deficiencies — its gas boilers ($4,671,000), lighting ($1,253,000), failed auxiliary chiller ($494,000), and exterior doors ($231,000) — and the Chiller Building carries $3,232,000 across the two campus chillers ($2,503,000) and

a switchgear replacement ($729,000). By Uniformat system, D30 HVAC dominates at $8,291,000 (66% of the deferred backlog), with D50 Electrical a distant second. Nine of the 27 deficiencies are campus-wide (Site or Multiple) rather than building-specific, including the largest 2027 project (the four-building switchgear, D05). Of the 27 deficiencies, 5 are included in the 2027 request, 19 are deferred below the budget cutoff, and 3 — door locks (D17), wayfinding signage (D21), and exterior planters (D27) — were excluded as ineligible for capital funding. The 2027 request is unusually concentrated: a single project (D05) accounts for 68% of the preservation dollars.

4.2 Findings detail

Every deficiency in the summary table appears below in the same ranked order, with the problem description and recommended repair reproduced verbatim from the 2025 survey. Text is unedited; original punctuation, capitalization, spelling, and building references are preserved.

D01 — Roof, Wellness Center

Link: Image

Deficiency score	**91**	**Budget estimate**	**$131,000**
Bldg condition score	226	**Status**	Included in 2027 request
System	B30 Roofing	**Deferability**	Immediate
Location	Roof	**Priorities**	Health/Safety (50%), Facility Use (50%)

Problem Description

The Wellness Center (063-WC) has a ~2,000 SF lower-roof area with built-up roofing (BUR) exhibiting heavy moss accumulation and active water intrusion, with interior leaks reported in spaces below. Persistent moss growth is a condition indicator of chronic moisture retention and slow drying on a low-slope roof surface, which accelerates BUR aging by keeping the membrane wet, promoting surface deterioration, and increasing the likelihood of defect propagation at laps, penetrations, and flashings. Once water reaches a discontinuity, intrusion occurs when the assembly has an opening, water is present, and a driving force (ponding head, wind pressure, capillarity) moves water inward—conditions consistent with a moss-laden roof and active interior leaks.

This is a building-envelope performance failure, not a cosmetic maintenance issue. Continued leakage risks insulation saturation and loss of thermal performance, deck/substrate deterioration, and progressive interior damage (ceilings, finishes, and potentially electrical systems), while elevating IAQ risk from damp building materials. Ongoing spot repairs on a wet, biologically fouled BUR surface tend to be short-lived because underlying moisture and degraded surfacing reduce repair adhesion and allow new leak paths to form adjacent to patches.

Repair Description

Replace the ~2,000 SF lower-roof BUR at the Wellness Center by removing existing membrane down to the appropriate substrate, replacing all wet/damaged insulation and any deteriorated deck materials, and installing a new warranted low-slope roof system with fully integrated base flashing, edge metal, and penetration flashing. Restore positive drainage at the lower roof area (including drain/scupper cleaning/repair as required) and remove/treat biological growth to reduce chronic wetting and prevent recurrence of moss-driven deterioration.

D02 — Exterior flatwork, Site

Link: Image

Deficiency score	**87**	**Budget estimate**	**$439,000**
Bldg condition score	277	**Status**	Included in 2027 request
System	G20 Site Improvements	**Deferability**	Immediate
Location	Multiple	**Priorities**	Health/Safety (25%), Facility Use (75%)

Problem Description

Exterior concrete flatwork (sidewalks, stair treads/landings, and walkway panels) around the college is cracked and heaved, creating trip hazards and localized failures that are increasingly difficult to manage with spot maintenance. The observed distress includes vertical displacement at panel edges, cracked panels, and broken exterior stair elements, including affected sidewalk panel areas identified by the college as the Heath sidewalk panels. This is a life-safety and accessibility exposure because even small, abrupt changes in walking-surface elevation can cause trips and falls and can compromise accessible-route continuity.

The most likely drivers are a combination of subgrade movement and loss of support (settlement, localized soft spots, erosion from poor drainage), freeze–thaw cycling and moisture-driven soil volume change, and root intrusion in landscaped edges—mechanisms that lift or drop slabs and then accelerate cracking as loads transfer across uneven edges. Once panels are displaced, edges spall and cracks propagate; water enters cracks and joints, further weakening the base and increasing heave/settlement over time. Where original panelization/jointing is inadequate or degraded, cracking becomes uncontrolled rather than occurring at intended joints, resulting in irregular fragments and ongoing maintenance burden.

This condition is consistent with broader campus site-deficiency concerns previously identified, including concrete sidewalk replacement and stair repairs at the Main Campus (063A). The college should budget $250,000–$300,000 to correct trip hazards, broken stairs, and failed/heaved sidewalk panels in the affected exterior circulation areas.

Repair Description

Repair exterior pedestrian routes by sawcutting and replacing heaved, settled, and cracked concrete sidewalk panels and exterior stair treads/landings at identified trip-hazard locations (including the Heath sidewalk segments), reconstructing subbase where loss of support is present, and restoring positive drainage and functional jointing to reduce repeat displacement. Replace any stair runs/panels that are structurally compromised or cannot be brought back to a stable, ADA-compatible walking surface through repair, including demolition/haul-off, utility locates, traffic control, and surface transitions that eliminate abrupt elevation changes.

D03 — Chiller, Wellness Center

Link: Image

Deficiency score	**86**	**Budget estimate**	**$479,000**
Bldg condition score	226	**Status**	Included in 2027 request
System	D30 HVAC	**Deferability**	Immediate

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

Problem Description

The roof-mounted chiller serving the Wellness Center's chilled-water cooling system is operating at approximately 50% capacity, and the unit uses R-22 refrigerant (legacy refrigerant with increasing service constraints and elevated lifecycle risk). A chiller operating at half capacity is not a nuisance condition; it is a plant-level derate that reduces the building's ability to maintain space temperature stability and latent (humidity) control, particularly during peak summer conditions and high-occupancy events typical of a gymnasium program. The asset inventory indicates the building is served by chilled-water distribution components (e.g., a chilled-water pump) consistent with a central chilled-water cooling architecture, so loss of chiller capacity can cascade into multiple served airside systems and zones rather than a single room.

Continued operation in a degraded state increases the risk of unplanned outage (compressor/refrigeration circuit failure, controls safeties, or leak-related shutdown), forces facilities staff into workarounds (reduced schedules, temporary cooling, or comfort triage), and can create secondary impacts including humidity-driven IAQ risk (persistent elevated RH, slower drying of interior materials) and accelerated wear on downstream equipment trying to compensate. The college has identified this as an end-of-life condition and is carrying a ~$300,000 replacement project budget; the asset inventory separately indicates an 80-ton, 2007-vintage chiller with an order-of-magnitude probable cost on the same scale, supporting the need for capital replacement rather than continued corrective maintenance.

Repair Description

Replace the existing roof-mounted York air-cooled chiller (R-22 system; currently ~50% functional) with a new ~70-ton air-cooled chilled-water chiller (final tonnage confirmed by load calculation and existing chilled-water flow/ΔT), including refrigerant recovery/disposal, rigging, housekeeping/isolators, seismic anchorage, and roof curb/flashings as required. Provide all associated piping specialties/valves/strainers, electrical feeder/disconnect modifications as needed, BAS controls integration, start-up, testing, and commissioning to return the chilled-water plant to full reliable capacity.

D04 — Vent fans, Health Sciences And Student Resources

Link: Image

Deficiency score	**85**	**Budget estimate**	**$92,000**
Bldg condition score	174	**Status**	Included in 2027 request
System	D30 HVAC	**Deferability**	Immediate
Location	Roof	**Priorities**	Health/Safety (25%), Facility Use (75%)

Problem Description

At the HSSR building, the six roof ventilation fans serving the cadaver room are exhibiting rattling noise during operation, consistent with deteriorating rotating equipment (motor/bearing wear, misalignment, imbalance, and/or loosened mountings) and indicating an elevated risk of motor failure and unplanned fan shutdown. Because these are roof-mounted fans, ongoing vibration can accelerate degradation of the fan assembly and attachments, and can propagate into the building as structure-borne noise, increasing nuisance impacts and potentially loosening connected components over time.

This is not a cosmetic issue. The cadaver room depends on reliable, continuous exhaust ventilation to maintain safe, controlled room conditions. A motor failure on any of the six fans can reduce exhaust capacity and compromise room performance, increasing operational risk for instructional/lab activities and increasing the likelihood of urgent corrective maintenance under unfavorable conditions (weather exposure, limited access windows, and outage constraints).

Repair Description

Replace the motors on all six roof ventilation fans serving the cadaver room, including all required disconnect/reconnect, alignment, mounting hardware, and weatherproofing incidentals. Repair associated reliability drivers identified during motor changeout (e.g., bearings/belts/sheaves as applicable), and verify acceptable vibration and operational performance after installation.

D05 — Switchgear, Multiple

Link: Image

Deficiency score	**77**	**Budget estimate**	**$2,395,000**
Bldg condition score	277	**Status**	Included in 2027 request
System	D50 Electrical	**Deferability**	Immediate
Location	Mechanical below Oce&E	**Priorities**	Facility Use (75%), System Use (25%)

Problem Description

The below-grade switchgear serving the Oce&E (063-OC), Wellness Center (063-WC), Education Building (063-ED), and Health Sciences and Student Resources (063-HS) is a single-point electrical distribution asset for four occupied facilities. These buildings represent a large share of campus program and square footage (Oce&E 82,544 SF, Wellness Center 48,032 SF, Education Building 43,557 SF, HSSR 100,147 SF).

The college reports the gear is original to the installation and at the end of its service life. The equipment is identified in the field as General Electric Type AKD-5 switchgear (Requisition No. 438-02784; Summary No. 022483241). The asset inventory corroborates the presence of a campus-serving GE distribution lineup feeding Oce&E and Wellness/PE loads, documented as 3000A, 480/277V multi-section equipment, indicating a high-consequence failure mode if the lineup trips, arcs, or experiences breaker/bus failure.

This is high priority because end-of-life switchgear failure is not a localized inconvenience; it can create unplanned power loss across multiple buildings, with downstream impacts to life-safety systems, building HVAC and controls, IT/communications, and program continuity. Below-grade electrical spaces also carry elevated exposure to humidity/condensation and corrosion risk, which accelerates degradation of enclosures, terminations, and protective-device reliability—further increasing the probability of nuisance trips and catastrophic faults over time.

A prior condition survey flagged campus electrical distribution equipment as aged/worn and approaching end-of-life, with a recommendation to test/evaluate the secondary switchgear and infrastructure components to substantiate replacement scope and sequencing across buildings. This aligns with the college's current high-risk assessment of the Oce&E-serving gear and supports prioritizing replacement as a campus reliability and safety project.

Repair Description

Replace the GE Type AKD-5 switchgear serving Oce&E, Wellness Center, Education Building, and HSSR with a new, code-compliant switchgear lineup (including main/tie breakers as applicable, bus, metering, and

protective relays) sized to the existing service and feeder loads, with new terminations and feeder reconnections. Provide coordinated shutdown planning (including temporary power for critical loads if required), acceptance testing/commissioning, updated short-circuit/coordination and arc-flash studies, labeling, and record as-builts.

D06 — Elevator 3, College Center

Link: Image

Deficiency score	**72**	**Budget estimate**	**$378,000**
Bldg condition score	321	**Status**	Deferred
System	D10 Vertical Transportation	**Deferability**	Immediate
Location	Exterior	**Priorities**	Facility Use (75%), Increased Operating Cost (25%)

Problem Description

The exterior elevator (Car 3) serving the College Center (063-CC) has reached end-of-life and is no longer providing an acceptable reliability and maintainability profile for a primary vertical-transportation asset in a 143,459 GSF multi-use facility. The Strategic Facility Plan asset inventory documents evidence of hydraulic oil leakage under the elevator motor foundation for Elevator 3 (Otis Elevator Company; 15 HP motor), indicating loss of hydraulic integrity and increased probability of shutdowns, nuisance faults, and unplanned service events.

As an exterior elevator, the system is subject to accelerated degradation drivers (wind-driven rain, moisture intrusion, temperature cycling, and corrosion), which shorten the service life of hydraulic components, electrical contacts, door operators, and controllers. Hydraulic leakage introduces additional risks, including slip hazards, housekeeping impacts, and progressive equipment damage from low oil volume/contamination. The College Center is served by two elevators of similar vintage, creating a credible operational risk that both units experience major failures within the same timeframe; concurrent outages would compromise the building's vertical accessibility and disrupt building operations.

Repair Description

Replace the exterior elevator (Car 3) with a full modernization package, including controller/drive, power unit and hydraulic components as required, door equipment, fixtures, wiring, and safety devices to restore code-compliant, reliable service. Replace the second (interior) elevator as a separate, next-biennium phase to avoid simultaneous outages and maintain continuous vertical accessibility during construction.

D07 — Elevator 1, Instructional Building

Link: Image

Deficiency score	**72**	**Budget estimate**	**$495,000**
Bldg condition score	342	**Status**	Deferred
System	D10 Vertical Transportation	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (75%), Increased Operating Cost (25%)

Problem Description

The Instructional Building (061-IB) relies on Elevator 1 as a primary vertical-transportation asset serving four floors, supporting accessibility, circulation, and day-to-day building operations in a large academic facility (139,666 SF; year built 1970). The asset inventory identifies Elevator 1 as functionally due for renewal (industry replacement year noted as 2005 for the car) and documents a current hydraulic-system deficiency: hydraulic oil leakage at the elevator motor/power-unit foundation.

Hydraulic oil leakage is a reliability and safety problem, not a cosmetic one. Leakage indicates loss of hydraulic integrity (seal/valve/piping deterioration and/or tank/power-unit component wear), increases the probability of nuisance shutdowns and unscheduled outages, and can accelerate equipment damage through low oil volume, contamination, and heat buildup. Over time, building components and equipment experience progressive "fourth-order" deterioration driven by repeated use and seasonal/environmental conditions, with corrosion and material degradation becoming more prevalent as systems age past their intended service life. While the observed issue here is oil leakage (not bulk-water intrusion), building-science case history also shows that moisture exposure in elevator environments can corrode elevator controls and force replacement of electrical components—underscoring that maintaining enclosure/serviceability and modernizing vulnerable elevator systems are tightly linked to long-term reliability.

Repair Description

Replace Instructional Building Elevator 1 major hydraulic and control components—including controller, power unit (motor/pump/tank/valves), hydraulic piping/valves, door operators, fixtures/dispatch hardware, and associated wiring/safety devices—to deliver a fully modernized, maintainable system. Test and commission the upgraded elevator (including required inspections and load testing) and restore all affected finishes at the machine room, hoistway, and landings.

D08 — VFDs, Instructional Building

Link: Image

Deficiency score	**72**	**Budget estimate**	**$152,000**
Bldg condition score	342	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Mechanical	**Priorities**	Facility Use (75%), Increased Operating Cost (25%)

Problem Description

The main air handler/primary ventilation system VFDs in the Instructional Building (IB) are past useful life and at elevated risk of functional failure and operational instability. The asset inventory documents key airside drives that are already showing serviceability impacts—most notably a 2002 ABB 60 HP supply-fan VFD with a non-functioning external keypad and a 2008 ABB 30 HP exhaust/return-fan VFD supporting the building ventilation system.

VFDs are not optional accessories in a modern airside control strategy; they are the primary actuator for airflow modulation, static-pressure control, and—by extension—building pressurization. As drives age, power electronics and control components become more failure-prone (thermal cycling, component wear, contamination, and vibration), which increases the probability of nuisance faults, inability to tune airflow setpoints, or full fan outages. Loss of reliable VFD control commonly forces temporary "work-arounds" (fixed-speed operation, manual control, or bypass where available), which degrades the building's ability to

maintain ventilation rates, temperature/humidity stability, and pressure relationships between conditioned spaces and the exterior.

The risk is not limited to comfort complaints. Unstable or reduced airflow can drive IAQ degradation, disrupt instructional operations, and create pressure-driven air leakage (infiltration/exfiltration) that increases heating energy use and elevates localized moisture risk at envelope weak points during cold weather. A drive failure that drops a major supply or return/exhaust fan out of service also creates a single-point failure condition for large portions of the building served by that air system, with downstream impacts to equipment protection sequences and the maintainability of an already aging HVAC infrastructure.

Repair Description

Replace the four main air handler/primary ventilation VFDs in the Instructional Building with new drives properly sized for the connected fan motors, including required power modifications (disconnects, feeders, grounding, and any required reactors/filters) and controls integration with the building automation system. Repair includes startup/commissioning, programming of sequences and safeties, and functional verification of airflow control and building pressure response under occupied and unoccupied modes.

D09 — Chiller, Health Sciences And Student Resources

Link: Image

Deficiency score	**72**	**Budget estimate**	**$494,000**
Bldg condition score	174	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Roof	**Priorities**	Facility Use (75%), Increased Operating Cost (25%)

Problem Description

The HSSR auxiliary chiller has failed and is non-operational, eliminating a discrete portion of the building's cooling capacity and degrading the building's ability to maintain stable indoor environmental conditions. The documented unit is a roof-installed, air-cooled chilled-water chiller (~75 tons, 2013 vintage); facilities staff report the unit is completely failed and that repair costs exceed replacement cost, with a current college replacement estimate of ~$275,000.

A failed chiller is not a localized comfort nuisance; it is a plant-level outage that can cascade into temperature instability and reduced latent (humidity) control where chilled-water cooling is used to maintain space conditions. Loss of cooling and dehumidification capacity increases operational risk in continuously occupied academic/support buildings by driving overheating complaints, program disruption, and constrained scheduling, and it can elevate building risks (e.g., condensation potential at diffusers, coils, or cold surfaces) when humidity control cannot be maintained.

The existing unit's model string indicates R134a (an HFC refrigerant), which is associated with high global warming potential and is part of a broader refrigerant-transition context that affects equipment selection, serviceability, and lifecycle risk for replacement projects.

Repair Description

Replace the failed HSSR auxiliary air-cooled chiller with a new like-capacity (~75-ton) air-cooled chilled-water chiller compatible with the building's electrical service (460 VAC as reported) and existing chilled-water

distribution, including demolition/rigging, piping tie-ins, controls integration, refrigerant compliance, startup/commissioning, and functional performance testing of the chilled-water system.

D10 — Access gates, Multiple

Link: Image

Deficiency score	**72**	**Budget estimate**	**$64,000**
Bldg condition score	277	**Status**	Deferred
System	F10 Special Construction	**Deferability**	Immediate
Location	Multiple	**Priorities**	Health/Safety (50%), Increased Operating Cost (50%)

Problem Description

The campus has six exterior stairwells that remain accessible after hours, allowing unauthorized individuals to enter stair enclosures and gain access to the garage level. This creates a recurring security and safety exposure: stairwells function as protected circulation paths, but when left open after hours they can become uncontrolled access points that support trespass, vandalism, theft, and loitering, with heightened risk in low-visibility periods and areas adjacent to parking/garage infrastructure. This concern is documented as a campus-wide need to add stairwell gates to prevent after-hours camping and related activity.

Repair Description

Repair campus after-hours security by installing six lockable security gates at the identified exterior stairwell entrances (each opening approximately 8 ft wide) to restrict unauthorized entry during evenings/weekends while maintaining compliant emergency egress. Provide durable, tamper-resistant assemblies with coordinated locking/access control, emergency release provisions as required, and all associated anchors, frames, and incidentals.

D11 — BAS, Library Building

Link: Image

Deficiency score	**62**	**Budget estimate**	**$341,000**
Bldg condition score	448	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (50%), Increased Operating Cost (50%)

Problem Description

The Library Building (063-LB; ~92,459 GSF; original construction 1970; major renovation/addition 2023) relies on building automation to execute HVAC control sequences, scheduling, alarms, and trending that keep the building stable and efficient. When the automation front-end software is end-of-support, the college loses the ability to maintain the system as a secure, reliable, and maintainable control platform (e.g., patches/updates, vendor support, compatibility with modern energy tools and analytics). This is a functional obsolescence issue that increases lifecycle risk even if field devices are currently operating.

Unsupported BAS software is also an energy and performance constraint. Modern energy conservation measures typically depend on controls capability—effective scheduling, setpoint resets, economizer/ventilation optimization, demand-based strategies, trending-based fault detection, and integration to energy management workflows. Without a supported platform, operators are pushed toward manual overrides and "keep it running" settings, which predictably increases run hours, reduces control precision, and can degrade indoor conditions (temperature and humidity stability). In a library occupancy, prolonged drift in space conditions and ventilation control can create occupant comfort complaints and, during certain weather/usage conditions, elevate risk of humidity excursions that can drive condensation at cold surfaces and damp-material conditions.

This condition also undermines the college's broader energy management and compliance posture: the campus is maintaining an Energy Management Plan/CBPS compliance approach that depends on ongoing monitoring, operational controls, and implementation of energy measures. A controls platform that cannot be supported or integrated becomes a bottleneck for executing and documenting energy improvements.

Repair Description

Replace the Library Building BAS/HVAC automation front-end software and associated server/licensing infrastructure with a fully supported platform capable of implementing current energy-conservation control sequences and integrating with the college's energy management workflows. Repair scope includes point/database migration, restoration of alarms/trending, cybersecurity updates, and re-commissioning of control sequences to verify stable operation and measurable energy performance.

D12 — VAV boxes, Education Building

Link: Image

Deficiency score	**62**	**Budget estimate**	**$130,000**
Bldg condition score	241	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Plenum	**Priorities**	Facility Use (50%), Increased Operating Cost (50%)

Problem Description

The ceiling-mounted VAV terminal units serving the Education Building's HVAC distribution are failing and leaking, with failed components and some units reported as completely failed, resulting in zones that cannot reliably modulate supply air or maintain temperature setpoints. The 2023 condition survey notes that many boxes leak or include failed components and recommends replacing the worst-condition units.

When VAV boxes fail (damper/actuator, fan-powered terminal fan, controls, or casing integrity), the building loses zone-level control, which drives hot/cold complaints, ventilation/pressurization drift, and energy waste (air bypass and uncontrolled airflow increase fan and reheat loads). Leakage at terminal units also degrades distribution performance by reducing delivered airflow to occupied spaces and can force operators into override/bypass modes, increasing runtime and accelerating wear elsewhere in the airside system. The Education Building is ~43,557 GSF (1999 vintage), so repeated terminal failures create a material reliability and O&M burden across a large instructional footprint.

The college carries a ~$75,000 budget estimate to replace the broken/failed VAV boxes, consistent with the need being treated as an immediate HVAC renewal item in prior survey documentation.

Repair Description

Replace the failed/worst-condition VAV boxes in the Education Building (approximately 20 units) with new terminal units sized/configured to match existing airflow and heating/cooling requirements, including new actuators/controllers as required for BAS integration.

Repair associated distribution and controls by completing test-and-balance, verifying sequences of operation, and restoring impacted ceiling access/finishes to return the affected zones to stable temperature control and ventilation performance.

D13 — Lighting, Site

Link: Image

Deficiency score	62	**Budget estimate**	$366,000
Bldg condition score	277	**Status**	Deferred
System	G20 Site Improvements	**Deferability**	Immediate
Location	North and South lots	**Priorities**	Health/Safety (50%), Quality of Use (50%)

Problem Description

Campus-wide, the North and South visitor parking lots and the central campus courtyard have insufficient exterior lighting to support safe pedestrian movement, visibility, and after-hours campus use. Inadequate illumination reduces users' ability to identify grade changes, curbs, steps, and other trip hazards, and it increases perceived and actual risk for harassment, theft, and assault in low-visibility areas—particularly during winter months, rain, and early darkness typical of Seattle.

This is a campus community safety and accessibility-support issue, not a cosmetic upgrade. Parking areas and courtyards function as primary arrival and circulation zones; poor light levels and poor uniformity create predictable conflicts between pedestrians and vehicles and degrade wayfinding and situational awareness. The college does not currently have a verified fixture count for scoping, but is carrying a planning-level budget of $150,000 to improve lighting in these areas.

In addition, the visitor lots require direct-to-security emergency communication. Without dedicated emergency phones/call boxes, users experiencing an incident may have limited ability to rapidly contact campus security (e.g., dead zones, device availability, or inability to safely use a personal phone while under duress). Providing emergency phones in both the North and South lots improves response time and strengthens the campus safety network.

Repair Description

Repair site lighting in the North and South visitor lots and the campus courtyard by installing new, energy-efficient exterior luminaires with required poles/mounting, electrical distribution (conduit/wiring), and lighting controls to provide safe, uniform illumination for pedestrian and vehicular areas. Install one emergency phone/call box in each of the North and South visitor lots, including power/communications backbone, placement coordination, and testing to confirm direct connection to campus security.

D14 — Entry doors, Education Building

Link: Image

Deficiency score	58	**Budget estimate**	$142,000

Bldg condition score	241	**Status**	Deferred
System	B20 Exterior Closure	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (25%), Increased Repair/Replacement Cost (75%)

Problem Description

Per the McKinstry report (2024), the Education Building (063-ED; 1999 vintage; ~43,557 GSF) has multiple exterior door assemblies that are now at an age where entrance hardware and components are reaching end-of-service conditions.

The automatic door operators and related door control hardware in the Education Building have systematically failed, including four ADA entrance operators that no longer function correctly, plus additional operators/closers in the building (reported minimum scope: ~6 operators/closers total). The college has also documented that ADA operators and an LCN door closer are starting to fail and require replacement, consistent with the reported operational failures and increasing corrective-maintenance burden.

Failed operators and closers create an immediate accessibility and operational reliability exposure: non-functioning automatic operators can interrupt the accessible route into the building and force ad-hoc workarounds, while degraded closers can lead to doors not consistently closing/latching, increasing security risk and undermining the intended performance of exterior openings. From an enclosure-performance standpoint, doors that do not close and seat correctly reduce weatherstripping compression and increase air leakage, which degrades comfort and increases energy waste; misalignment and incomplete closure also increase susceptibility to wind-driven rain intrusion and accelerated wear at thresholds, sweeps, and frame interfaces over time.

Repair Description

Replace failed and non-functioning automatic door operators and associated door closers at the Education Building, including the four ADA entrance operators and additional affected operators/closers (minimum ~6 total), to restore reliable accessible entry and controlled door closing/latching. Include new operator packages (actuators, controls, sensors, power supplies), closer/hardware resets as needed for proper alignment and closing forces, and coordinate interfaces with access control and life-safety requirements; carry a ROM budget of ~$100,000 for the minimum scope.

D15 — Exterior doors, Health Sciences And Student Resources

Link: Image

Deficiency score	**58**	**Budget estimate**	**$231,000**
Bldg condition score	174	**Status**	Deferred
System	B20 Exterior Closure	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (25%), Increased Repair/Replacement Cost (75%)

Problem Description

The HSSR (Science/Technology) building has four exterior entrance door assemblies that are sagging and frequently fail to close/latch, creating a reliability and security deficiency at primary building envelope openings. The college notes that the door frames do not adequately support door weight, allowing the leaves to drop out of alignment and preventing consistent self-closing performance.

The observed performance issues are consistent with loss of structural stiffness and alignment within the door/frame/mullion assembly: the mullion does not extend fully to the header, reducing effective load path and frame rigidity, and the hinges/hardware no longer maintain door geometry under repeated cycling. Misalignment at exterior doors compromises weatherstripping compression and threshold contact, increasing susceptibility to air leakage and wind-driven rain intrusion at a high-use envelope discontinuity. Over time, this accelerates hardware wear, increases maintenance burden, and elevates risk of forced-entry vulnerability and operational disruption when doors will not reliably close.

Repair Description

Replace the four exterior door assemblies, including door leaves/panels, frames, and deficient mullions, to restore a continuous load path to the header and stable alignment. Replace associated operators and hardware and provide continuous hinges (where required), new thresholds/weatherstripping, anchorage, and sealant/flashing at perimeters to deliver reliable closing/latching and durable exterior-envelope performance.

D16 — Exterior doors, OCE&E

Link: Image

Deficiency score	**58**	**Budget estimate**	**$148,000**
Bldg condition score	170	**Status**	Deferred
System	B20 Exterior Closure	**Deferability**	Immediate
Location	East entry	**Priorities**	Facility Use (25%), Increased Repair/Replacement Cost (75%)

Problem Description

The OCE&E (Support Programs) building has a failed east exterior entrance door assembly at the lower east entrance: the existing frame does not adequately support the door weight, causing the door to sag and no longer self-close. This is a functional failure of a primary exterior opening; when the leaf drops out of plane, the closer and latch cannot reliably align, which drives recurring operational issues (doors left ajar, inconsistent latching) and increases corrective-maintenance demand.

A sagging, non-self-closing exterior door also creates a security and enclosure-performance exposure. Misalignment reduces weatherstripping compression and threshold contact, which increases air leakage and susceptibility to wind-driven rain intrusion at the storefront perimeter—conditions that accelerate hardware wear, can degrade adjacent storefront components over time, and can contribute to occupant comfort complaints near the entrance. The college has carried an $85,000 budget estimate for full replacement to restore proper function.

Repair Description

Replace the lower east entrance storefront door and frame at the OCE&E building with a complete, properly supported exterior entrance assembly sized and reinforced for the door weight and traffic, including new frame anchorage, glazing stops as required, and new heavy-duty hinges/pivots, closer, latch/lockset,

threshold, and weatherstripping. Repair adjacent affected storefront interface conditions as required and adjust/commission the new assembly to achieve reliable self-closing and positive latching with code-compliant clearances and hardware.

D17 — Door locks, Multiple

Link: Image

Deficiency score	57	**Budget estimate**	—
Bldg condition score	277	**Status**	Excluded (ineligible)
System	F10 Special Construction	**Deferability**	Immediate
Location	Multiple	**Priorities**	Health/Safety (25%), Increased Operating Cost (75%)

Problem Description

The College's existing Medeco campus keying system is outdated and requires replacement across multiple buildings as part of a broader security renovation effort. The current key system is a foundational layer of physical security; when a master-key system ages out (keyway control, cylinder/core condition, documentation integrity, and rekey logistics), the college's ability to control access, respond to lost/compromised keys, and consistently secure buildings after hours is reduced. The college has specifically identified a need for security renovations to replace the outdated Medeco key system serving multiple buildings.

This campus is functionally an "exterior college": many instructional and support spaces are accessed from exterior walkways/verandas, which increases the number of exterior-facing doors that function as the security boundary. That building typology drives both risk and cost. Each additional exterior opening increases exposure to unauthorized entry and forces the key system replacement to touch a large quantity of door cylinders/cores (and, where required, associated locksets/exit devices), while still maintaining egress, continuity of operations, and controlled cutovers. Because the work must be executed while buildings remain occupied and operating, the college anticipates a phased implementation over multiple years.

The college plans to initiate phased replacement using local funds in the 2025–2027 biennium, and is seeking state capital support in the 2027–2029 biennium to complete the campus-wide effort. The underlying driver is life safety and security: reducing the likelihood and impact of unauthorized access, theft/vandalism, and occupant safety incidents tied to compromised or unreliable access control at exterior doors.

Repair Description

Replace the existing campus Medeco key system with a new campus-wide master-key system, including new keying hierarchy, keying schedule documentation, and phased cylinder/core change-out at exterior and prioritized interior openings across multiple buildings. Repair/replace door hardware components as needed at affected openings to support the new cylinders/cores and maintain secure latching, code-compliant egress, and controlled building-by-building cutover sequencing.

D18 — Stormwater inlets, Site

Link: Image

Deficiency score	56	**Budget estimate**	$217,000

Bldg condition score	277	**Status**	Deferred
System	D20 Plumbing	**Deferability**	Immediate
Location	Multiple	**Priorities**	System Use (50%), Increased Repair/Replacement Cost (50%)

Problem Description

Campus-wide, the college has a minimum of 25 downspouts that discharge via rain chains (“chain drains”) where the below-grade stormwater connection is backing up due to root intrusion. Root growth at pipe joints and transitions (noted where galvanized pipe connects to cement drain components) constricts the flow path, causes sediment capture and recurring blockage, and results in ineffective stormwater conveyance at the downspout connection points.

This is a site drainage performance failure with predictable consequences. When storm piping is partially or fully occluded, roof runoff cannot drain by gravity; water backs up and overflows at the chain drain/downspout base, concentrating wetting at grade and against adjacent hardscape and building edges. Persistent localized saturation increases the likelihood of slab/sidewalk undermining, heave and cracking during freeze–thaw, and slip hazards at pedestrian routes during wet and cold weather. Repeated wetting also elevates risk of water intrusion at nearby door thresholds and lower wall assemblies where splashback and ponding occur at enclosure discontinuities. The college has carried a $125,000 planning-level estimate to address root-intruded, damaged drain pipe at ~25 locations; deferral increases the probability of expanded excavation limits as roots continue to propagate and compromised pipe sections continue to deteriorate.

Repair Description

Repair the campus-wide stormwater downspout/chain drain connections by locating, excavating, and replacing root-damaged below-grade drain piping and failed transitions at a minimum of 25 locations, including installation of watertight couplings and cleanouts as required to restore positive drainage. Repair disturbed surfaces and restore grades to drain away from buildings and pedestrian routes after pipe work is complete.

D19 — Guardrails, Multiple

Link: Image

Deficiency score	**55**	**Budget estimate**	**$53,000**
Bldg condition score	277	**Status**	Deferred
System	G20 Site Improvements	**Deferability**	Deferrable
Location	Multiple	**Priorities**	Health/Safety (25%), Facility Use (75%)

Problem Description

Across campus, guardrails and handrails are loose and, in some locations, have become uncoupled from their concrete substrates, resulting in systems that are not reliably load-resisting and do not meet current accessibility and safety expectations. This is consistent with previously documented conditions including handrails pulling away from their supports and failed guardrail segments associated with cracked concrete foundations.

Loose rails are not a minor maintenance issue. Handrails and guards are life-safety components intended to stabilize users on stairs/ramps and to prevent falls at open edges; their attachments must remain rigid under expected lateral loading, and their geometry/continuity must support accessibility (graspability, clearance to wall, and extensions at flights/landings). When baseplates, post anchors, or wall brackets loosen—or when the concrete at post bases cracks/spalls—the rail can deflect, detach, and fail to provide effective fall protection, especially during high-use periods and wet-weather conditions common to exterior circulation routes.

This condition creates a combined health/safety and civil-rights exposure: it increases the likelihood of falls on stairs and ramps, undermines accessible-route reliability, and elevates institutional risk (injury claims, emergency corrective work, and repeated patch repairs). A campus-wide program approach is warranted because the issue is distributed, is likely to recur where rails are similarly detailed, and is most efficiently corrected by standardizing compliant details, anchorage/edge repair methods, and prioritization criteria rather than reacting to individual failures.

For planning purposes, implement this as an ongoing replacement program, with an initial biennium tranche of ~50 LF of replacement.

Repair Description

Replace approximately 50 LF of campus exterior guardrails and handrails (highest-risk locations first) with code- and ADA-compliant assemblies, including new rails/posts/brackets and engineered anchorage appropriate for the existing concrete substrates. Repair associated concrete at rail attachment points (cracks/spalls/edge deterioration) as required to provide a sound, durable anchorage and restore compliant, stable fall-protection along exterior circulation routes.

D20 — Electrical breakers, College Center

Link: Image

Deficiency score	**53**	**Budget estimate**	**$15,000**
Bldg condition score	321	**Status**	Deferred
System	D50 Electrical	**Deferability**	Immediate
Location	Level two panel	**Priorities**	System Use (25%), Increased Repair/Replacement Cost (75%)

Problem Description

The College Center (063-CC) heating system is served by electrical breakers that are obsolete and no longer manufactured (per facilities staff). When these breakers fail, the college cannot procure like-for-like replacements, increasing the probability of extended heating outages during the heating season and driving contingency “work-arounds” that are difficult to maintain and may increase life-safety and equipment risk.

This risk is elevated by the building’s broader electrical distribution context. The Strategic Facility Plan asset inventory identifies multiple College Center electrical panels with missing breakers, openings at breaker spacers, and spacers held with tape, indicating ongoing parts/serviceability constraints and non-ideal field conditions within panelboards. The College Center is a large facility (143,459 SF) with legacy electrical infrastructure and widespread panelboard presence, so breaker obsolescence on heating feeders presents a campus operations risk that can cascade into comfort failures, freeze protection exposure in conditioned spaces, and disruption to occupied instructional and student-service functions.

Repair Description

Replace five obsolete breakers serving the College Center heating system with currently manufactured, listed breakers compatible with the existing electrical distribution equipment and the heating circuit requirements. Retain the remaining five existing breakers as controlled emergency spares to maintain short-term serviceability while longer-term electrical standardization/modernization is planned.

D21 — Wayfinding, Multiple

Link: Image

Deficiency score	52	**Budget estimate**	—
Bldg condition score	277	**Status**	Excluded (ineligible)
System	F10 Special Construction	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (50%), Quality of Use (50%)

Problem Description

The College is on a ~62-acre site with ten facilities, so consistent campus-wide wayfinding is a core operational and accessibility requirement.

Existing wayfinding is described as basic but incomplete and inconsistent, with some buildings missing identification signs and some building names changed. This condition aligns with the survey's "Signage" performance criteria, where campus signage may be present for core life-safety and parking functions, but broader identification and wayfinding can remain minimal or inadequate if not managed as a coordinated system. In practice, inconsistent building identification and outdated naming creates predictable accessibility barriers: visitors and students cannot reliably confirm they have reached the correct building, accessible entrances and routes become harder to locate, and staff time is diverted to ad hoc directions. The risk is amplified for first-time users, people with mobility or sensory disabilities, and time-sensitive needs (classes, services, events, deliveries, and emergency response), where delays and misrouting translate directly to service disruption and avoidable safety exposure.

Repair Description

Replace the campus wayfinding system with a coordinated, accessibility-forward signage program that standardizes building identification, directional wayfinding, and destination naming across the full North Seattle College campus. Replace missing/outdated signs and install new exterior/interior wayfinding elements at primary arrival points and decision nodes to align displayed building names with current campus nomenclature and support accessible route-finding

D22 — Switchgear, Chiller Building

Link: Image

Deficiency score	48	**Budget estimate**	$729,000
Bldg condition score	238	**Status**	Deferred
System	D50 Electrical	**Deferability**	Deferrable
Location	Mechanical	**Priorities**	Facility Use (75%), System Use (25%)

Problem Description

The electrical switchgear serving the Chiller Building chilled-water plant has reached an end-of-life condition and is a single-point-of-failure for central cooling operations. The switchgear is a General Electric Type AKD-5, model 12NBV11A1A, with GE requisition number 438-02781 and switchgear summary number 022483240; it appears to be original to the structure (legacy gear with age/obsolescence constraints). Failure of this equipment would interrupt power distribution to critical plant loads—chillers, pumps, and auxiliaries—creating an elevated risk of unplanned cooling outages with campus-wide operational impacts.

The broader electrical distribution context in the Chiller Building supports the end-of-life risk profile: the asset inventory documents multiple GE electrical distribution components of original vintage (circa 1970), including panelboards noted with missing breaker covers and a GE motor control center (MCC) in poor condition. These observations are consistent with aged gear subject to long-term thermal cycling, contact wear, insulation degradation, and parts scarcity—conditions that increase the probability of nuisance trips, fault events, extended downtime due to non-available replacement components, and elevated arc-flash/safety exposure during maintenance or emergency troubleshooting.

Repair Description

Replace the existing GE AKD-5 switchgear in the Chiller Building with new service/distribution gear sized to the connected chilled-water plant loads, including new main and feeder protective devices, required metering, and code-compliant grounding/bonding and labeling. Repair includes outage planning/temporary operations as required, demolition and disposal, new terminations/conductors as needed, and full electrical commissioning (including protective-device coordination and updated arc-flash study/labels) prior to returning the plant to service.

D23 — Lighting, Health Sciences And Student Resources

Link: Image

Deficiency score	**46**	**Budget estimate**	**$1,253,000**
Bldg condition score	174	**Status**	Deferred
System	D50 Electrical	**Deferability**	Immediate
Location	Multiple	**Priorities**	Increased Repair/Replacement Cost (50%), Increased Operating Cost (50%)

Problem Description

The Health Sciences and Student Resources (HSSR / 063-HS) building is one of the remaining campus facilities that has not been converted from fluorescent interior lighting to LED, leaving the building with an aging, higher-energy, higher-maintenance lighting system compared to the rest of the campus. Facilities staff have identified the need for LED lighting updates in HSSR as a building-wide modernization item.

Legacy fluorescent systems create an elevated operations risk profile due to lamp/ballast attrition, reduced parts availability, and service interruptions that are increasingly difficult to correct with like-for-like replacements. As components degrade, fluorescent fixtures commonly exhibit reduced illuminance, flicker, delayed start, and inconsistent color, which degrades visual comfort and can affect instructional and student-service environments. Fluorescent lighting also imposes higher internal heat gains than modern LED systems, which increases cooling demand and can compound HVAC operating cost and comfort control in a large, continuously used academic building. HSSR is a ~100,147 SF facility (original construction 1970), so this deficiency has material campus-scale energy and maintenance impact.

Repair Description

Replace interior fluorescent lighting throughout HSSR / 063-HS with LED lamps/retrofit kits or new LED luminaires as appropriate for each fixture type, including associated drivers/ballasts, lenses, trims, and any fixture modifications required for a complete, warrantable installation. Perform a photo-based fixture inventory and field verification to establish quantities and types based on the building's ~100,147 SF area, and include proper handling/disposal of removed lamps and ballasts in accordance with applicable requirements.

D24 — Chillers, Chiller Building

Link: Image

Deficiency score	**40**	**Budget estimate**	**$2,503,000**
Bldg condition score	238	**Status**	Deferred
System	D30 HVAC	**Deferability**	Deferrable
Location	Mechanical	**Priorities**	Facility Use (50%), Increased Operating Cost (50%)

Problem Description

The two York chillers in the Chiller Building (063-CB) are at an end-of-life risk profile based on age/obsolescence and the plant's role as a single-point dependency for campus cooling. While the asset inventory indicates substantial reinvestment (both chillers noted with major component upgrades), facilities staff report the machines are ~35 years old and have been kept operational through targeted upgrades (including control-related components). That life-extension strategy reduces near-term outage risk, but it does not eliminate the core exposure: aging pressure vessels/heat-exchanger bundles, electrical insulation, seals, and proprietary controls/drives still trend toward unplanned failure and parts non-availability as the equipment cohort ages.

This risk is compounded by the broader chiller-plant support equipment that is documented as past industry expected life and recommended for replacement, including cooling towers, condenser water pumps, bypass feeder tank, and chilled-water pumps. The asset inventory corroborates multiple major plant components dating to 1994, including 125 HP chilled-water pumps and 40 HP / 60 HP condenser-water pumps. A failure of any of these plant components can take cooling capacity offline even if the chillers themselves continue running, creating an operational risk that propagates into summer thermal comfort, humidity control, and program continuity across conditioned buildings served by the loop.

A key documentation gap increases technical and procurement risk: the chiller shells lack a readable nameplate (per field observation), and the only captured identifiers are for a variable speed drive (Model TM790RTB 12-46D; Serial CNR-052). Without positive identification of the chiller assemblies (refrigerant, motor code, vessel data, controls generation), the college cannot reliably confirm replacement part compatibility, retrofit constraints, or code-trigger scope during a future replacement project. This is the kind of "weak link" problem where a major service system can be held together by incremental fixes until one non-substitutable component fails, forcing a reactive, premium-cost response.

Repair Description

Repair by implementing a formal life-extension and monitoring plan to bridge to the planned 2029 biennium replacement, including field verification of both chillers' nameplate data (or manufacturer identification), annual condition checks (oil analysis, megger/insulation testing, vibration trending where available), and a

documented critical-spares strategy for the VSD/controls and starter/transformer components. Replace both water-cooled chillers and associated drives/controls (and coordinate with cooling towers/pumps as required) when the campus executes the chiller-plant renewal in the 2029 biennium.

D25 — Boilers, Health Sciences And Student Resources

Link: Image

Deficiency score	**40**	**Budget estimate**	**$4,671,000**
Bldg condition score	174	**Status**	Deferred
System	D30 HVAC	**Deferability**	Deferrable
Location	Mechanical	**Priorities**	Facility Use (50%), Increased Operating Cost (50%)

Problem Description

HSSR's space-heating system depends on a combustion-based heating-water plant (two gas boilers) that serves a large, high-occupancy academic/support building (~100,147 GSF). While the boilers are not reported as currently failing, the primary deficiency is strategic/functional obsolescence: continued reliance on on-site natural gas combustion is misaligned with the decarbonization direction embedded in state and local performance frameworks the campus is tracking (including the Clean Buildings Performance Standard and the Seattle Building Emissions Performance Standard identified in the campus EMP).

From a building-systems standpoint, these boilers are upstream of other heating-water components that were installed in the same era (e.g., heating-water heat exchanger(s) and a 500-gallon heating-water storage tank with 25% glycol), so the plant's fuel source is a root constraint on the building's ability to transition to lower-carbon operation without coordinated modifications to the heating-water system and controls. If the boilers remain gas-fired, the college faces increasing risk of policy-driven retrofits under schedule pressure, reduced flexibility for campus-wide compliance planning, and potential future cost premiums driven by electrification catch-up work (electrical infrastructure, controls integration, and heat-plant reconfiguration) executed reactively rather than as a planned capital project.

Repair Description

Replace the two natural-gas-fired Aerco Benchmark 1.5 heating-water boilers serving HSSR (Mechanical Penthouse, 3555 Boiler Room) with an all-electric heating plant sized to maintain existing heating-water loads, including associated controls/BAS integration, required heating-water piping/valving modifications, and abandonment/capping of gas and flue systems. Repair system operability by coordinating the new plant with existing heating-water components (heat exchanger(s), storage tank, glycol loop) and completing testing/commissioning to verify stable heating performance under winter design conditions.

D26 — Ceiling tiles, College Center

Link: Image

Deficiency score	**29**	**Budget estimate**	**$137,000**
Bldg condition score	321	**Status**	Deferred
System	C30 Interior Finishes	**Deferability**	Immediate

Location	Level two corridor	**Priorities**	Increased Repair/Replacement Cost (25%), Quality of Use (75%)

Problem Description

College Center (063-CC) Level Two suspended ceiling tiles are degraded and failing (crumbling/delaminating and falling apart). The condition is difficult to repair because replacement tiles are not available, which is consistent with documented use of non-standard ceiling tile sizes in portions of the building and the need to convert to standard modules to maintain serviceability.

The College Center's ceiling finishes include suspended ceiling tile systems (as well as direct-adhered tile/gypsum board soffits), and were previously characterized as "aging surfaces," which aligns with lifecycle-driven deterioration of mineral-fiber tiles and grid systems over time. Ceiling tile failure is commonly accelerated by (a) repeated tile removal for above-ceiling access that breaks corners/edges and weakens the tile body, and/or (b) moisture exposure that degrades binders, causes sagging, and promotes surface friability. Where moisture is present, the roof's documented standing water/moss and overall worn condition increases the likelihood of intermittent leakage that can present first as localized ceiling tile deterioration and staining.

Operational risk includes falling debris, reduced acoustic performance, degraded appearance in a high-use building, and persistent maintenance burden due to the inability to source like-for-like replacement tiles. If ceiling tiles are part of a rated assembly or used to support smoke compartmentation/return-air pathways, missing/deteriorated tiles can also undermine intended life-safety and HVAC performance.

Repair Description

Replace deteriorated suspended ceiling tiles on College Center (063-CC) Level Two with a maintainable, commercially available, standard-size acoustical lay-in tile system, including replacement/repair of damaged grid members and provision of compatible access tiles where above-ceiling equipment requires routine service. Verify replacement tile performance and detailing (fire rating where required, acoustic rating, humidity resistance, and light reflectance) and investigate/resolve any active moisture sources contributing to tile degradation.

D27 — Exterior planters, Site

Link: Image

Deficiency score	7	**Budget estimate**	—
Bldg condition score	277	**Status**	Excluded (ineligible)
System	G20 Site Improvements	**Deferability**	Future
Location	East of the College Center	**Priorities**	Quality of Use (100%)

Problem Description

Approximately twelve planters serving the Arts and Science Building (063-AS) exterior/roof-deck area were relocated during a roof leak repair about eight years ago and are now clustered in one area on a concrete post-tensioned (PT) deck. Concentrating multiple saturated-soil planters in a single zone creates a localized, sustained dead load that is not uniformly shared by the slab system, increasing the likelihood of excessive slab deflection, cracking, and localized overstress (including risk at slab discontinuities, edges, and concentrated bearing points).

This loading concern is not theoretical; the planters previously spanned a broader area, but the current condition places disproportionate weight on one side of the building, which can contribute to progressive structural distress and roof/deck performance issues. Deflection and cracking can also compromise waterproofing integrity by creating low spots/ponding, stressing transitions, and accelerating leakage recurrence—especially where the deck was previously disturbed for roof repairs. The result is elevated risk of future water intrusion, unplanned structural/waterproofing repairs, and life-safety exposure if planters shift or if walking surfaces become uneven.

Repair Description

Relocate the planters to redistribute load across the PT deck in a balanced layout, using protective bearing pads/planter feet to avoid point loading and to protect the waterproofing and finished surfaces. Repair any associated deck/waterproofing damage and restore positive drainage where ponding or distress is observed after relocation.

5. BUILDING PROFILES

Profiles below cover buildings with capital activity in the 2027 request, a condition score above 275, or a material concentration of deferred deficiencies, ordered worst-first. Two scored buildings are not profiled individually: the Childcare Center (220, Adequate, no deficiencies this cycle) and the OCE&E / Opportunity Center (170, Superior, a single deferred exterior-door item) — both in adequate-or-better condition with no material capital need this cycle; their component detail is in the Appendix, and the OCE&E's decarbonization role is covered in Section 9. ID references point to the verbatim findings in Section 4.2.

Library Building — condition score 448

Building	GSF	Built	Reno.	Predominant use
Library Building	92,459	1969	1990	Library

Condition. 2026 condition score 448 (Needs improvement — renovation) (unchanged from 2023). Top weighted contributors: Roofing (50), HVAC (40), Life/Safety (30).

Current biennium (2027 request). None.

Deferred and emerging. Deferred: D11 — BAS, $341,000.

Long-term outlook. A 1969 building (renovated 1990) and the worst-scored structure in the portfolio. Roofing (weighted 50) and HVAC (weighted 40) drive the 448 score; the single deferred building-automation project (D11, $341,000) addresses controls but not the underlying roof and mechanical condition. At this point in the "Needs improvement — renovation" band, continued component-by-component capital repair is hard to justify; whether to renovate or reposition the Library is the clearest whole-building question on the campus and belongs in the next master-plan update.

Instructional Building — condition score 342

Building	GSF	Built	Reno.	Predominant use
Instructional Building	139,666	1969	—	Classroom

Condition. 2026 condition score 342 (Needs improvement — maintenance) (unchanged from 2023). Top weighted contributors: Life/Safety (32), Plumbing (25), Electrical (25).

Current biennium (2027 request). None.

Deferred and emerging. Deferred: D07 — Elevator 1, $495,000; D08 — VFDs, $152,000.

Long-term outlook. A 1969 building (139,666 GSF) flagged in the master plan for reconfiguration due to poor configuration and inefficient space use. Its deferred items — the single hydraulic elevator (D07, $495,000) and motor VFDs (D08, $152,000) — will press for funding on reliability grounds. Because the master plan anticipates a space reconfiguration, the elevator and VFD work should be sequenced with that effort rather than funded as standalone repairs that a later reconfiguration could strand. This is also the building receiving the 2027 program investment (the Watch Technology lab expansion).

College Center — condition score 321

Building	GSF	Built	Reno.	Predominant use
College Center	143,459	1969	2006	Student services / Office

Condition. 2026 condition score 321 (Needs improvement — maintenance), up from 303 in 2023. Top weighted contributors: Exterior Closure (24), Plumbing (24), Electrical (24).

Current biennium (2027 request). None.

Deferred and emerging. Deferred: D06 — Elevator 3, $378,000; D20 — Electrical breakers, $15,000; D26 — Ceiling tiles, $137,000.

Long-term outlook. A 1969 building (143,459 GSF, renovated 2006) and the largest structure on campus, flagged in the master plan for a program change. Its score rose from 303 to 321, driven by exterior closure, plumbing, and electrical (each weighted 24). The deferred items — a hydraulic elevator (D06, $378,000), electrical breakers (D20, $15,000), and ceiling tiles (D26, $137,000) — are a mix of reliability and finish work. With a program change anticipated, capital repair here should be limited to reliability-critical systems (the elevator) until the program direction is settled.

Arts And Sciences — condition score 284

Building	GSF	Built	Reno.	Predominant use
Arts And Sciences	114,499	1969	2004	Classroom / Laboratory

Condition. 2026 condition score 284 (Needs improvement — maintenance) (unchanged from 2023). Top weighted contributors: Roofing (31), Structure (25), Exterior Closure (25).

Current biennium (2027 request). None.

Deferred and emerging. None.

Long-term outlook. A 1969 building (114,499 GSF, renovated 2004) scoring 284, with roofing (31), structure (25), and exterior closure (25) leading the score. It carries no FCS deficiency this cycle, but it is the most urgent building in the decarbonization plan: its three gas boilers are the heating plant the plan electrifies first (implementation year 2026, with one boiler failed and two failing). The 2025–2027 biennium funded a partial gas-boiler repair here; the long-term decision is whether to continue with gas or convert to electric heat pumps, which Section 9 develops.

Education Building — condition score 241

Building	GSF	Built	Reno.	Predominant use
Education Building	43,557	1999	—	Classroom

Condition. 2026 condition score 241 (Adequate) (unchanged from 2023). Top weighted contributors: Roofing (21), Insulation (19), Glazing (19).

Current biennium (2027 request). None.

Deferred and emerging. Deferred: D12 — VAV boxes, $130,000; D14 — Entry doors, $142,000.

Long-term outlook. A 1999 building (43,557 GSF) in adequate condition (241, unchanged from 2023), with roofing, insulation, and glazing leading the score. Its deferred items — variable-air-volume boxes (D12, $130,000) and entry doors (D14, $142,000) — are modest. The VAV work continues a theme from the 2025–2027 biennium, which funded a first round of VAV-box replacement here; the remaining boxes are the natural next increment. A routine reassessment next cycle is sufficient.

Chiller Building — condition score 238

Building	GSF	Built	Reno.	Predominant use
Chiller Building	3,709	1969	—	Central plant

Condition. 2026 condition score 238 (Adequate), up from 229 in 2023. Top weighted contributors: Life/Safety (34), Fire Safety (34), Plumbing (28).

Current biennium (2027 request). None.

Deferred and emerging. Deferred: D22 — Switchgear, $729,000; D24 — Chillers, $2,503,000.

Long-term outlook. A small 1969 structure (3,709 GSF) housing the campus central chilled-water plant; it scores 238 (Adequate) on the strength of its life-safety and fire-safety systems. Its capital weight is far larger than its footprint: it carries $3,232,000 of deferred work — the two 1995-vintage York chillers (D24, $2,503,000) and a switchgear replacement (D22, $729,000). The chillers are kept running through component upgrades but trend toward end of life; because the decarbonization plan retains the central cooling plant, the chiller replacement is a straight preservation decision (not a decarbonization one) and is the single largest deferred mechanical item after the Health Sciences boilers.

Wellness Center — condition score 226

Building	GSF	Built	Reno.	Predominant use
Wellness Center	48,032	1995	2004	Fitness / Classroom

Condition. 2026 condition score 226 (Adequate), up from 208 in 2023. Top weighted contributors: Roofing (30), Exterior Closure (24), Insulation (18).

Current biennium (2027 request). D01 — Roof, $131,000; D03 — Chiller, $479,000

Deferred and emerging. None.

Long-term outlook. A 1995 building (48,032 GSF, renovated 2004) in adequate condition (226, up from 208), with roofing (30) and exterior closure (24) leading the score. It is the focus of the 2027 request: the R-22 chiller replacement (D03, $479,000) removes the most acute refrigerant-obsolescence risk on campus, and the lower-roof BUR replacement (D01, $131,000) addresses moss-driven membrane failure. Separately, the building's two gas domestic-water heaters are at end of life and are in the decarbonization plan for heat-pump replacement (implementation year 2027) — a distinct scope from the FCS chiller and roof work.

Health Sciences And Student Resources — condition score 174

Building	GSF	Built	Reno.	Predominant use
Health Sciences And Student Resources	100,147	1969	2015	Classroom / Health sciences

Condition. 2026 condition score 174 (Superior), up from 146 in 2023. Top weighted contributors: Roofing (30), HVAC (16), Life/Safety (10).

Current biennium (2027 request). D04 — Vent fans, $92,000

Deferred and emerging. Deferred: D09 — Chiller, $494,000; D15 — Exterior doors, $231,000; D23 — Lighting, $1,253,000; D25 — Boilers, $4,671,000.

Long-term outlook. A 1969 building comprehensively renovated in 2015, now the top-scored building in the portfolio (174, Superior, up from 146). Its strong overall condition masks the largest concentration of

deferred dollars on campus: $6,649,000, led by the gas boilers (D25, $4,671,000) and a lighting conversion (D23, $1,253,000), plus a failed auxiliary chiller (D09, $494,000) and exterior doors (D15, $231,000). The boilers are the centerpiece of the decarbonization plan (implementation year 2035, the longest horizon because the equipment has remaining life) and should be converted to heat pumps rather than replaced as gas; the lighting is the clearest near-term energy-use lever. The included 2027 item (D04, $92,000) replaces the cadaver-room ventilation fans.

6. INFRASTRUCTURE SYSTEMS

Infrastructure requests (campus utilities, distribution, and site systems) are budgeted separately from building preservation. North Seattle's 2027–2029 infrastructure request is a single $120,000 project: replacement of a sewer-line segment along the northeast site perimeter (asset 1721). That modest ask sits against the largest unfunded capital exposure on the campus — a $16,818,000 backlog of 98 deferred underground-utility assets, almost all of it original 1969 civil infrastructure.

System	Deferred assets	Deferred backlog	Character
Potable water	10	$5,061,000	Distribution lines
Storm	30	$4,996,000	Lines and vaults
Sewer	34	$4,011,000	Lines and vaults
Electrical	18	$2,302,000	Primary switchgear, lines, vaults
Non-potable water	5	$392,000	Distribution lines
Fire system	1	$56,000	Water line
Total deferred infrastructure	**98**	**$16,818,000**	

Source: SBCTC InfrastructureProjects primary list, North Seattle Main Campus rows; excludes assets marked ineligible (retention ponds, swales, cooling towers, meters).

The 2007 master plan already described the campus civil infrastructure as nearly forty years old and showing significant wear, with portions of the storm-water system failed and causing campus flooding during heavy rain. Eighteen years later, that system is the backlog above. No single biennium can absorb $16,818,000 of utility renewal; the work will proceed in phased segments over a decade, and the 2027 sewer-line project is the leading edge. Two planning implications follow. First, an infrastructure-specific scope for 2029–2031 — sequencing the worst storm and sewer segments — should be developed as a multi-biennium program rather than reactive point repairs. Second, the decarbonization plan's electrification of heating (Section 9) will add electrical load, so the deferred electrical-distribution renewal ($2,302,000, including five aging primary-switchgear units) should be coordinated with any electrification sequencing so service capacity is sized once.

7. MASTER PLAN ALIGNMENT

North Seattle College's campus master plan for the Main Campus is dated 2007, with no recorded update. The pre-survey reported the following capital priorities; there are no replacement or demolition priorities on the campus this cycle.

Master planning currency

Campus	Most recent full plan	Most recent update
Main Campus	2007	None recorded

Reported capital priorities

Category	Building	Master plan note
Renovation	Instructional Building	Poor configuration — inefficient space use
	College Center	Change — new program(s) in building
Replacement	None	—
Demolition	None	—

The 2027 capital-repair recommendations align with these priorities. No 2027 preservation project invests in any building flagged for replacement or demolition (there are none). The two buildings flagged for renovation — the Instructional Building (reconfiguration) and the College Center (program change) — carry only deferred items, not 2027 preservation dollars, so no capital repair is being committed ahead of a planned space change. The deferred elevator and VFD work in the Instructional Building (D07, D08) should be sequenced into its reconfiguration when that is scoped.

The larger alignment issue is currency: the master plan is 2007 with no update on record — roughly eighteen years old. Three developments since then are not reflected in it and bear directly on capital sequencing: the Library Building's slide into the renovation band (a whole-building decision), the $16,818,000 underground-infrastructure backlog, and the campus decarbonization plan. The decarbonization plan itself references a city-required Major Institution Master Plan (MIMP) as the long-term development framework. A refreshed campus master plan — reconciled with the MIMP — is the single most useful planning step the college could take to sequence the three large parallel capital programs this report identifies.

8. MAINTENANCE CAPACITY SNAPSHOT

The in-house staffing roster below is from the 2025 pre-survey input document. Contract-maintenance and materials figures were not refreshed in the pre-survey and are carried forward from the 2023 FCS cycle as noted. Ratios use total campus area (775,644 GSF).

In-house maintenance staffing (2025 pre-survey)

Position	Hours per week	Estimated annual cost
Buildings and Grounds Supervisor C	25	$80,132
Maintenance Specialist 4	30	$89,394
Maintenance Mechanic 3	30	$71,554
Maintenance Specialist 2	35	$75,551
Maintenance Mechanic 2	35	$77,515
Maintenance Mechanic 1	35	$70,331
Utility Worker 2	25	$40,291
Utility Worker 1	25	$36,392
Control Technician Lead	35	$83,557
Control Technician	30	$66,453
Painter	20	$40,155
Maintenance Mechanic 1	30	$60,249
Total (12 positions)	**355**	**$791,574**

Derived metrics

In-house maintenance FTEs (355 hrs/wk ÷ 40)	**8.9**
Estimated equivalent contract FTEs (2023 cycle)	**1.5**
Combined total FTEs	**10.4**
GSF per combined FTE (775,644 GSF)	**74,581**
State average (weighted, 2023 cycle)	**74,279 GSF / FTE**
Total maintenance cost (staff 2025 + contract + material)	**$1,153,574**
Maintenance cost per GSF	**$1.49**
State average (weighted, 2023 cycle)	**$1.48 / GSF**
APPA self-rating (2023 cycle)	**Comprehensive Stewardship (level 2 of 5)**

North Seattle runs a comparatively strong maintenance organization. Its 2023 APPA self-rating of Comprehensive Stewardship is the second-highest of the five levels — a notch above the system norm — and at 74,581 GSF per combined FTE it covers building area at almost exactly the 2023 state weighted average (74,279), between the IFMA (57,471) and ASU (79,293) benchmarks. At $1.49 per GSF it spends essentially

at the state average ($1.48). A dedicated controls team (a Control Technician Lead and a Control Technician) is a meaningful asset given the building-automation work in the deferred backlog and the metering the Clean Buildings Standard will require.

The concern is not current adequacy but the scale of what is coming. The college faces three large parallel capital programs over the next decade — a $12,519,000 preservation backlog, a $16,818,000 underground-infrastructure backlog, and a $27–41 million decarbonization program — on top of the new benchmarking, energy-management-plan, and operations-and-maintenance obligations the Clean Buildings Standard imposes from 2026–2027. A maintenance organization at this staffing level is well placed to operate the buildings the capital plan preserves, but the added compliance and commissioning load will likely require contract support or additional staffing.

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. That ratio cannot be computed for North Seattle this cycle: the FPMT inventory records the estimated replacement cost as “Unknown” for all eleven buildings, so portfolio CRV is unavailable. Restoring CRV values in FPMT — the 2023 cycle still carried per-building replacement values — would let the college test whether its combined identified need ($16,055,000 of preservation deficiencies plus the infrastructure, program, and decarbonization components) is keeping pace with deterioration.

9. DECARBONIZATION AND CLEAN BUILDINGS COMPLIANCE

North Seattle College sits under two overlapping performance frameworks, and it already holds a building-specific plan to meet them. The state Clean Buildings Performance Standard (CBPS, RCW 19.27A) and the City of Seattle's Building Emissions Performance Standard (BEPS) both regulate how the campus's larger buildings are operated and re-equipped. In June 2025 the college completed an HB 1390 decarbonization plan (prepared by McKinstry) that defines the electrification scope, cost, and phasing. This section summarizes the two standards, the plan, and — the analytically important part — how the plan's heating-electrification scope overlaps the deferred HVAC backlog already in this report, so that required repairs and required decarbonization can be funded as one effort rather than twice.

9.1 Two standards: state EUI and Seattle carbon

The two frameworks measure different things, and the distinction drives the whole compliance strategy. The state CBPS sets an energy-use-intensity (EUI) target plus benchmarking, an energy-management plan, and an operations-and-maintenance program. Seattle's BEPS sets a greenhouse-gas-intensity (carbon) target in metric tons of CO_2-equivalent per square foot, phased to interim 2031 and final 2036 benchmarks for state-owned facilities. The campus's position under each is very different:

Framework	Target	Campus position
State CBPS (EUI)	112.2 kBtu/ft²/yr (campus level)	Already met — campus is well below target; plan projects 39.17 kBtu/ft²/yr after implementation
Seattle BEPS (carbon), 2031	0.0048 $MTCO_2e/ft^2$	Requires eliminating on-site gas combustion; projected to comply after electrification
Seattle BEPS (carbon), 2036	0.0029 $MTCO_2e/ft^2$	Final target; projected to comply after electrification

The implication is that the state EUI target is not the binding constraint at North Seattle — the campus already meets it with room to spare. The binding driver is Seattle's carbon target, which a campus burning natural gas for heating and domestic hot water cannot meet by efficiency alone. Compliance therefore requires getting off gas, which is precisely what the decarbonization plan does. (Non-compliance with the state standard carries penalties up to $5,000 plus $1.50 per square foot annually; the value of the plan is that it converts an unavoidable carbon-compliance obligation into a coordinated capital program.)

9.2 The campus decarbonization plan

North Seattle qualifies for the district-energy-system pathway under HB 1390 and RCW 19.27A.260: its central chilled-water plant in the Chiller Building serves six buildings through a shared underground loop — more than the five-building, 100,000-square-foot threshold the statute sets for a state campus district energy system. The McKinstry plan keeps that cooling loop intact (no modifications to the central cooling plant) and concentrates the decarbonization on heating, which today is decentralized and gas-fired. The scope eliminates on-site combustion in four buildings, replacing gas boilers and domestic-water heaters with all-electric CO_2 air-source heat pumps tied into each building's existing hydronic distribution:

Building	Escalated ROM (low–high)	Impl. year	Equipment replaced (gas → heat pump)
Arts & Sciences	$6,777,500 – $10,167,500	2026	3 gas boilers → 4 heat pumps; one boiler failed, two failing
Wellness Center	$4,232,500 – $6,350,000	2027	2 gas water heaters → 2 heat pumps; DHW heaters at end of life
Health Sciences	$13,360,000 – $20,042,500	2035	2 boilers + 2 water heaters + AHU gas heat → 2 heat pumps; remaining life
OCE&E	$2,877,500 – $4,315,000	2037	1 gas water heater → 1 heat pump; remaining life
Total (4 buildings)	**$27,247,500 – $40,875,000**		

Source: NSC HB 1390 Decarbonization Plan (McKinstry, June 26, 2025), Class 5 estimate, escalated. Class 5 is a screening-level estimate (wide accuracy range); funding is not yet in place. Implementation years and condition notes are the plan's own.

The phasing is sequenced by equipment condition, and it lines up with the FCS evidence. Arts & Sciences is first (2026) because a boiler has already failed; the Wellness Center follows (2027) because its domestic-water heaters are at end of life. Health Sciences (2035) and OCE&E (2037) are deferred a decade because the plan's condition assessment found their equipment has substantial remaining life — the same reason those buildings' mechanical deficiencies scored low and were deferred in the FCS.

9.3 Aligning capital renewal with compliance

The central planning observation is that the decarbonization plan and the deferred FCS backlog describe the same equipment from two directions. The plan's heating-electrification scope and the survey's deferred mechanical items are not two separate needs — they are one need, priced two ways: the FCS price is the like-for-like gas replacement, and the decarbonization price is the heat-pump conversion. The clearest case is the Health Sciences boilers:

View	Item	Cost
FCS deferred backlog	D25 — Health Sciences boilers (gas, like-for-like)	$4,671,000
Decarbonization plan	Health Sciences heating electrification (heat-pump conversion)	$13,360,000 – $20,042,500

The survey itself makes the connection explicit: the D25 finding does not describe the boilers as failing but as strategically obsolete, citing the Clean Buildings Standard and Seattle's emissions standard by name. In other words, the surveyor flagged D25 as a decarbonization item, not a routine boiler replacement. The planning consequence is that the Health Sciences boilers should not be funded as a $4,671,000 gas replacement when they surface in the preservation backlog; that spending would be stranded the moment the decarbonization conversion proceeds. Funding the heat-pump conversion instead absorbs the FCS preservation need within the decarbonization scope.

Arts & Sciences carries the same logic with a sunk-cost warning attached. The 2025–2027 biennium funded a partial gas-boiler repair there, yet the decarbonization plan lists Arts & Sciences as the first building to electrify (2026), with one boiler failed and two failing. Continuing to invest in gas equipment in a building

slated for near-term electrification repeats the stranded-spending problem. The Wellness Center is a cleaner separation: its FCS items (the R-22 chiller D03 and the lower roof D01, both in the 2027 request) are cooling and envelope scope that the decarbonization plan does not touch, while the plan's Wellness work is the gas domestic-water heaters — a genuinely distinct project that should be tracked separately.

Two further alignments are worth noting. First, the deferred Health Sciences lighting conversion (D23, $1,253,000) and campus site lighting (D13, $366,000), specified as LED-with-controls, are the lowest-cost energy-use reductions available and support the benchmarking the standard requires — they are the natural first measures of an energy-management plan. Second, because the plan retains the central cooling plant, the deferred Chiller Building chillers (D24, $2,503,000) remain a straight preservation decision on the cooling side, unaffected by the heating electrification; they should not be conflated with the decarbonization program.

9.4 Compliance pathway and sequencing

North Seattle's pathway is settled in the plan: it complies at the campus level through the Performance (EUI) Pathway, which it already meets, while pursuing the HB 1390 district-energy-system decarbonization route to satisfy Seattle's carbon targets. Two sequencing recommendations follow from the analysis above. First, treat the four heating-electrification phases as the governing schedule for the affected buildings' mechanical capital — fund the Arts & Sciences (2026) and Wellness (2027) conversions on the near horizon, and hold the Health Sciences (2035) and OCE&E (2037) gas equipment in service rather than replacing it like-for-like, consistent with both the plan's condition findings and the FCS deferrals. Second, coordinate the deferred electrical-distribution renewal (Section 6) with the electrification, since converting four buildings from gas to electric heat pumps adds load that the aging 1969 distribution system and the five deferred primary-switchgear units must be sized to carry. The plan also identifies longer-horizon opportunities — roughly 1 MW of on-site solar with battery storage and a potential resilience-hub role — that are outside the FCS scope but should be carried in the master-plan refresh recommended in Section 7. Funding for the decarbonization program is not yet in place; the plan's Class 5 estimates should be refined as scope is defined.

10. APPENDIX: BUILDING CONDITION DETAIL

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

Library Building — condition score 448

Component	Rating	Wt.	Wt. Score	Comment
Structure	3	8	24	Poured in place concrete; seismic improvements needed
Exterior Closure	3	8	24	Spalling concrete areas need repair; wood window trim
Roofing	5	10	50	Bad BUR w many blisters; funded for replacement 2015, but re-purposed to Arts and Science
Floor Finishes	3	6	18	Carpet, concrete, vinyl tile, quarry tile
Wall Finishes	3	6	18	Gypsum board, demountable partitions, brick, concrete, ceramic tile, CMU, vent wood
Ceiling Finishes	3	6	18	Lay-in ceiling tile; gypsum board; aluminum channels; concealed spline tile; concrete structure
Doors & Hardware	3	6	18	Interior/exterior wood doors w HM frames; deteriorated door hardware
Elevators	1	6	6	3 stop; elevators refurbished in 2010
Plumbing	3	8	24	Copper, steel, cast iron and PVC piping; porcelain fixtures
Electrical	3	8	24	2400amp 480v
Lights/Power	3	8	24	Suspended strip, hanging can and recessed can fluorescent lighting. New outlets 2014.
Life/Safety	3	10	30	
Fire Safety	3	10	30	Addressable FA system, no sprinklers
Modifications	1	7	7	Recent third floor media area and computer room remodel; good quality; major renovation 21-23
Maintenance	3	7	21	Deferred maintenance evident: exterior wall repair, roof replacement, doors and hardware
Remaining Life	3	6	18	Good renovation candidate
Appearance	3	6	18	
Insulation	3	6	18	

Component	Rating	Wt.	Wt. Score	Comment
Glazing	3	6	18	
HVAC	5	8	40	Chilled/hot water cooling/heat w VAV from central plant; bad electric re-heat boxes funded for replacement
Total weighted score			**448**	*Needs improvement — renovation*

Instructional Building — condition score 342

Component	Rating	Wt.	Wt. Score	Comment
Structure	2	8	17	Poured in place monolithic concrete; seismic improvements needed
Exterior Closure	2	8	17	Spalling concrete areas need repair; CMU at pre-school; wood window trim
Roofing	1	10	11	Built-up w/ mineral cap sheet
Floor Finishes	3	6	19	Vinyl tile; carpet; concrete; raised computer floors (part of 3rd floor)
Wall Finishes	3	6	19	Gypsum board; ceramic tile; concrete; demountable partitions
Ceiling Finishes	2	6	13	Lay-in tile; concrete; concealed-spline tile
Doors & Hardware	3	6	19	Interior/exterior wood doors w HM frames; bad door hardware
Elevators	2	6	13	3 stop; cab elevators refurbished in 2010. controls replaced 2005.
Plumbing	3	8	25	Copper, PVC, cast iron and steel piping; porcelain fixtures
Electrical	3	8	25	4000amp 480v
Lights/Power	2	8	17	Lay-in, surface-mount and hanging fluorescent lighting
Life/Safety	3	10	32	
Fire Safety	2	10	21	
Modifications	0	7	0	
Maintenance	2	7	15	Deferred maintenance evident: exterior wall repair, interior finishes, doors
Remaining Life	1	6	6	Solidly constructed building; major systems older but maintained; 20 yrs of life at least
Appearance	3	6	19	
Insulation	2	6	13	
Glazing	3	6	19	

Component	Rating	Wt.	Wt. Score	Comment
HVAC	3	8	25	Chilled/hot water cooling/heat w VAV from central plant; bad electric re-heat boxes funded for replacement
Total weighted score			**342**	*Needs improvement — maintenance*

College Center — condition score 321

Component	Rating	Wt.	Wt. Score	Comment
HVAC	2	8	16	Chilled/hot water (central plant); AHUs w VAV; electric re-heat boxes replaced in 2010
Structure	1	8	8	Poured in place monolithic concrete; some seismic improvements needed
Exterior Closure	3	8	24	Spalling concrete areas need repair; worn wood window trim
Roofing	2	10	20	Built-up w/ mineral cap sheet over roof board &. rigid insulation
Floor Finishes	2	6	12	Vinyl tile, carpet, quarry tile, sheet vinyl, rubber tile; carpet worn in areas
Wall Finishes	2	6	12	Gypsum board, demountable partitions, ceramic tile, concrete; glass window walls
Ceiling Finishes	2	6	12	Suspended & direct-adhered ceiling tile gypsum board soffits; concrete
Doors & Hardware	3	6	18	Ext. & int. wood doors/HM frames; ext. door hardware requires replacement-worn finishes
Elevators	2	6	12	2 stop elevators refurbished in 2010
Plumbing	3	8	24	Cast iron, copper and steel piping; porcelain fixtures
Electrical	3	8	24	3600A, 480/277 V, 3 phase
Lights/Power	3	8	24	Hanging strip, lay-in and surface mount fluorescent lighting
Life/Safety	2	10	20	
Fire Safety	2	10	20	
Modifications	1	7	7	Renovations appear well constructed
Maintenance	2	7	14	
Remaining Life	1	6	6	Should last 20+ years
Appearance	3	6	18	
Insulation	2	6	12	
Glazing	3	6	18	

Component	Rating	Wt.	Wt. Score	Comment
Total weighted score			**321**	*Needs improvement — maintenance*

Arts And Sciences — condition score 284

Component	Rating	Wt.	Wt. Score	Comment
Structure	3	8	25	Poured in place monolithic concrete; seismic improvements needed
Exterior Closure	3	8	25	Spalling concrete areas need repair; wood window trim -worn
Roofing	3	10	31	Aggregate conc. walk deck over membrane; joints need re-sealing
Floor Finishes	2	6	13	Vinyl comp. tile, typical with concrete in some art studios; ceramic tile
Wall Finishes	2	6	13	Gypsum board, newer high quality wood casework; ceramic tile
Ceiling Finishes	2	6	13	Lay-in tile; Gypsum board
Doors & Hardware	3	6	19	Ext.& int. wood doors/HM frames; exterior doors & hardware not included in 2004 remodel
Elevators	0	6	0	
Plumbing	2	8	17	Newer copper & cast iron piping; porcelain fixtures
Electrical	1	8	8	1425amp, 480/277v, 3 phase
Lights/Power	2	8	17	Primarily recessed lay-in & surface mount fluorescent fixtures
Life/Safety	1	10	10	
Fire Safety	1	10	10	Installed during remodel
Modifications	1	7	7	Quality comprehensive renovation completed 2004
Maintenance	1	7	7	Existing exterior doors/hardware not included in remodel
Remaining Life	1	6	6	Systems in reasonable condition; should last 20+ years
Appearance	1	6	6	Very functional remodel of interior spaces
Insulation	2	6	13	
Glazing	3	6	19	
HVAC	3	8	25	Newer chilled/hot water electric system (central plant) w VAV and reheat boxes; gas water heater

Component	Rating	Wt.	Wt. Score	Comment
Total weighted score			**284**	*Needs improvement — maintenance*

Education Building — condition score 241

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Concrete
Exterior Closure	2	8	17	Stucco, metal panels, tube steel framed atrium monitor and exterior sunshades
Roofing	2	10	21	Single-ply membrane; concrete roof deck on patio
Floor Finishes	2	6	13	Vinyl tile; carpet; concrete;, raised floor system in some labs; ceramic tile
Wall Finishes	1	6	6	Gypsum board
Ceiling Finishes	2	6	13	Lay-in tile and Gypsum board soffits and arches
Doors & Hardware	2	6	13	Interior wood doors w HM frames; exterior aluminum doors/frames
Elevators	2	6	13	3 stop
Plumbing	2	8	17	Copper, steel, cast iron and PVC piping; porcelain fixtures
Electrical	1	8	8	1600amp 480v
Lights/Power	2	8	17	Surface-mount, hanging, recessed can, and wall-mount fluorescent lighting
Life/Safety	1	10	11	
Fire Safety	1	10	11	
Modifications	0	7	0	No modifications to date
Maintenance	1	7	7	
Remaining Life	1	6	6	Major systems relatively new or well maintained
Appearance	1	6	6	Third floor has walkway and large deck
Insulation	3	6	19	
Glazing	3	6	19	
HVAC	2	8	17	Cooling provided from plant; fan-powered VAV; electric heating
Total weighted score			**241**	*Adequate*

Chiller Building — condition score 238

Component	Rating	Wt.	Wt. Score	Comment
HVAC	2	8	18	New chillers installed in 1995
Structure	1	8	9	Poured in place monolithic concrete
Exterior Closure	1	8	9	Concrete
Roofing	1	10	11	Built-up
Floor Finishes	1	6	7	Concrete
Wall Finishes	1	6	7	Concrete
Ceiling Finishes	1	6	7	Exposed concrete structure
Doors & Hardware	1	6	7	HM doors and frames
Elevators	0	6	0	
Plumbing	3	8	28	Copper, steel and PVC piping
Electrical	3	8	28	2400A, 480V
Lights/Power	1	8	9	Hanging fluorescent lighting
Life/Safety	3	10	34	
Fire Safety	3	10	34	
Modifications	0	7	0	No modifications to date
Maintenance	1	7	8	
Remaining Life	1	6	7	
Appearance	1	6	7	
Insulation	1	6	7	Insulation not required
Glazing	0	6	0	
Total weighted score			**238**	*Adequate*

Wellness Center — condition score 226

Component	Rating	Wt.	Wt. Score	Comment
HVAC	2	8	16	Hot water boilers; AHU w VAVs; newer VFDs; not on central plant
Structure	1	8	8	Poured in place concrete; Structural steel tube space frame roof structure extends to exterior
Exterior Closure	3	8	24	Concrete; window wall; sloped glazing w/tubular steel frame;
Roofing	3	10	30	New built-up roof in 2006; new gutters along sloped/vertical glazing
Floor Finishes	2	6	12	Hardwood, vinyl tile, carpet, ceramic tile, track surface, rubber

Component	Rating	Wt.	Wt. Score	Comment
Wall Finishes	2	6	12	Gypsum board; concrete; ceramic tile; wood panels
Ceiling Finishes	1	6	6	Gypsum board; lay-in tile; exposed structure steel tube space frame; perforated. metal, wood
Doors & Hardware	1	6	6	Interior wood doors w HM frames; exterior HM doors/frames
Elevators	1	6	6	3 stop
Plumbing	1	8	8	Copper, steel, cast iron and PVC piping; porcelain fixtures
Electrical	1	8	8	1600amp 480v; 208/120v
Lights/Power	1	8	8	Lay-in, recessed can and hanging fluorescent fixtures
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	1	7	7	2006 renovation appears to be well executed and good quality
Maintenance	1	7	7	
Remaining Life	1	6	6	Major renovation completed in 2006
Appearance	1	6	6	
Insulation	3	6	18	
Glazing	3	6	18	
Total weighted score			**226**	*Adequate*

Childcare Center — condition score 220

Component	Rating	Wt.	Wt. Score	Comment
HVAC	2	8	18	Fan-powered VAV units with DX cooling
Structure	1	8	9	Wood frame & wood trusses
Exterior Closure	1	8	9	Stucco, ext. gypsum board soffits
Roofing	2	10	22	Standing seam metal roof, alum. framed skylight
Floor Finishes	2	6	13	Carpet, vinyl tile, ceramic tile
Wall Finishes	1	6	7	Gypsum board, ceramic tile,
Ceiling Finishes	1	6	7	Gypsum board; lay-in ceiling tile; ext. gypsum board at covered play area

Component	Rating	Wt.	Wt. Score	Comment
Doors & Hardware	3	6	20	Interior wood door w HM frames; exterior aluminum doors/frames
Elevators	0	6	0	
Plumbing	1	8	9	Copper, cast iron, steel and PVC piping; porcelain fixtures
Electrical	1	8	9	800amp, 480/277v
Lights/Power	1	8	9	Primarily lay-in fluorescent lighting
Life/Safety	1	10	11	
Fire Safety	1	10	11	
Modifications	0	7	0	No modifications to date
Maintenance	2	7	15	Damaged walls at cart parking area
Remaining Life	1	6	7	
Appearance	1	6	7	Ample daylight & large outdoor covered play area
Insulation	3	6	20	
Glazing	3	6	20	
Total weighted score			**220**	*Adequate*

Health Sciences And Student Resources — condition score 174

Component	Rating	Wt.	Wt. Score	Comment
HVAC	2	8	16	
Structure	1	8	8	
Exterior Closure	1	8	8	
Roofing	3	10	30	
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	

Component	Rating	Wt.	Wt. Score	Comment
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	1	7	7	
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	1	6	6	
Insulation	1	6	6	
Glazing	1	6	6	
Total weighted score			**174**	*Superior*

OCE&E — condition score 170

Component	Rating	Wt.	Wt. Score	Comment
HVAC	2	8	16	Air handlers w VAV boxes and reheat; chilled/hot water from central plant; pulse boiler
Structure	1	8	8	Concrete; structural steel
Exterior Closure	1	8	8	Concrete; glass window walls; architectural metal panels
Roofing	2	10	20	Modified bitumen thermoplastic membrane; garden roof
Floor Finishes	1	6	6	Carpet tile; ceramic tile; concrete
Wall Finishes	1	6	6	Gypsum board; wood slats; concrete
Ceiling Finishes	1	6	6	Gypsum board; wood slats; acoustic panels
Doors & Hardware	2	6	12	Wood interior doors w HM frames; aluminum exterior doors/frames w glazing
Elevators	1	6	6	2 ea. 3-stop hydraulic
Plumbing	1	8	8	Copper, PVC; black steel; cast iron; porcelain fixtures
Electrical	1	8	8	1,000 amp service; 208/480V 3p distribution
Lights/Power	1	8	8	Ceiling hung and wall mount strip lights; recessed cans and strips; hanging pendants
Life/Safety	1	10	10	Constructed to all current codes and seismic retrofit on renovated portion
Fire Safety	1	10	10	Sprinklers throughout; strobes/smoke detectors; fire alarm; emergency lighting

Component	Rating	Wt.	Wt. Score	Comment
Modifications	1	7	7	Brand new building; none apparent
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	1	6	6	
Insulation	1	6	6	Meets all current codes
Glazing	1	6	6	Double-glazed high efficiency aluminum windows w opening awning sections
Total weighted score			**170**	*Superior*