COMMUNITY AND TECHNICAL COLLEGES
Washington State Board

OLYMPIC COLLEGE

Bremerton · Poulsbo · Shelton

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	32 structures · 599,322 GSF; 31 condition-scored
Weighted-avg condition	245 (Adequate)
2027 preservation request	$3,005,000 (4 projects)
Total 2027–2029 Minor Works	$5,221,000
Deferred preservation backlog	$5,732,000 (18 projects)

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1. EXECUTIVE SUMMARY

This report covers Olympic 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 **22 capital deficiencies** carrying $8,737,000 in total estimated cost. Of these, **$3,005,000 across 4 projects** is included in the 2027 preservation request and **$5,732,000 across 18 projects** is deferred to future cycles; none was excluded as ineligible. Olympic's 2027–2029 Minor Works request comprises preservation ($3,005,000), infrastructure ($96,000), program ($1,356,000), and Unanticipated Repair Fund ($764,000) for a College Minor Works total of **$5,221,000.**

Capital planning headlines

1. The 2027 preservation request is elevator- and ADA-restroom-led and concentrated in a single building the master plan flags for replacement.

The Business and Technology Building (030-012) receives **$2,598,000 — 86%** of the $3,005,000 request — its northeast elevator (D03, $1,853,000) and an ADA restroom reconfiguration (D04, $745,000). Yet the college's master plan lists Business and Technology as its sole *replacement* priority ("Poor condition — several major systems failing"). Under SBCTC's own capital-repair validation criteria, repair dollars are scrutinized when a building is a replacement candidate, because bond-funded repairs are expected to return at least a thirteen-year benefit. This tension is the central capital-planning question in this report and is developed in Section 7. The remaining **$407,000** of the request is a Bremer Student Center fire-panel replacement (D01, $219,000) and a Health Occupations hot-water-loop replacement (D02, $188,000). All four included projects scored 85 or higher (average deficiency score 87.2).

2. Water-system and plumbing corrosion is the defining system theme — and its largest component sits in the deferred backlog, not the request.

Four deficiencies totaling roughly **$2,880,000** trace to aging domestic water and plumbing systems: the included Health Occupations hot-water loop (D02, $188,000) and Business and Technology restroom (D04, $745,000), and — deferred — the College Service Center building-wide domestic plumbing (D11, **$1,853,000**) and a Poulsbo water line (D12, $94,000). The **College Service Center plumbing replacement is the single largest deferred item in the portfolio** and the most important number for mid-term planning: original 1970 piping, corroded on every floor above the first, requiring extensive hazmat abatement and interior restoration while the building stays occupied — a strong candidate for phasing.

3. Building-envelope deterioration — roofs, skylights, control joints, and walls — dominates the deferred backlog by count.

Nine of the eighteen deferred deficiencies are envelope items, concentrated in four buildings: the vacant Church roof (D06, $745,000), the Humanities lower roof and skylights (D22/D21, $820,000), three Haselwood Library items — control joints, skylights, and a stucco wall (D14/D19/D20, $687,000) — and a Health Occupations exterior wall (D10, $94,000). Most are surveyor "monitor" recommendations for components that are deteriorating but not yet leaking — genuinely deferrable, but an accumulating envelope program that will surface across the next two cycles.

4. Eight buildings come under the Clean Buildings Performance Standard within this planning window, and three Tier 2 deadlines fall inside the immediate biennium.

Five Tier 1 buildings (College Instruction Center, Humanities and Student Services, Science Technology, College Service Center, and Bremer Student Center) face a June 1, 2028 compliance date, and three Tier 2 buildings (Haselwood Library, Olympic College Poulsbo, and Business and Technology) face July 1, 2027 — inside the 2027–2029 biennium. The deferred College Service Center plumbing and heating-valve work and the Business and Technology renewal both sit inside covered buildings, so the next equipment decision in each is also a compliance decision. Business and Technology is simultaneously a Tier 2 covered building and the master-plan replacement candidate — if it is replaced, its compliance obligation is moot, which sharpens the case for resolving its disposition before committing further repair capital. Section 9 develops how the deferred renewal and the compliance schedule can be planned as one effort.

Headline Numbers

Metric	Value
Total structures (FPMT inventory)	**32**
Total portfolio GSF	**599,322**
Buildings condition-scored	**31 (1 unscored)**
Weighted-average condition score (GSF-weighted)	**245 (Adequate)**
Buildings rated below “Adequate”	**14 of 31**
Total deficiencies identified (2026 FCS)	**22**
2027 preservation request	**$3,005,000 (4 projects)**
Deferred preservation backlog	**$5,732,000 (18 projects)**
Excluded (ineligible) deficiencies	**0**
2027 infrastructure request	**$96,000**
2027 program request	**$1,356,000**
2027 URF request	**$764,000**
Total 2027–2029 Minor Works request	**$5,221,000**
Prior biennium funded (2023–2025, all categories)	**$4,364,000**
Buildings under Clean Buildings Standard (within horizon)	**8 (5 Tier 1; 3 Tier 2 by 2027)**

Capital Outlook

Immediate biennium (2027–2029). A College Minor Works request of $5,221,000: preservation of $3,005,000 across 4 projects (86% of it the Business and Technology elevator and ADA restroom), infrastructure of $96,000 (a single electric-line replacement), program of $1,356,000 (Health Sciences Phase 2 expansion), and URF of $764,000. The preservation request is defensible on score — every included project scored 85 or higher — but its concentration in a replacement-flagged building is the one open question.

Mid-term (4–6 years, 2029–2033). The $5,732,000 deferred backlog defines the next ask and is dominated by the $1,853,000 College Service Center domestic-plumbing replacement (D11) — the single largest deferred item and a likely candidate for phasing. It is followed by a cluster of roofing and envelope work (the Church roof, the Humanities lower roof and skylights, and three Haselwood Library items) and distributed-HVAC replacements (the Physical Education air handlers, D09, $312,000, and the Business and Technology rooftop units, D05). The two Poulsbo transformers (D07/D08) are a discrete electrical item driven by a 2025 outage. This is fundamentally a plumbing, roofing-and-envelope, and distributed-mechanical renewal program.

Long-term (7–10+ years, 2033 and beyond). Two questions define the long horizon. First, the disposition of Business and Technology — the master plan's replacement candidate, which also carries the largest single share of this cycle's request; resolving replace-versus-renovate should precede any further repair investment. Second, a group of small, high-scoring outbuildings in the replace-or-renovate band with no deficiencies this cycle — Sons of Norway (562), High School House (546), Foundation House (491), and the Shop (488) — are whole-building disposition questions rather than component-repair candidates, and belong in the next master-plan update. The vacant Church (427), whose roof is deferred pending a disposition decision, is in the same category.

Clean Buildings compliance. Three Tier 2 deadlines (July 1, 2027) arrive inside the immediate biennium and five Tier 1 deadlines (June 1, 2028) just after. These overlap the buildings carrying deferred plumbing, HVAC, and envelope work. Specifying that deferred renewal — particularly the College Service Center mechanical work and any Business and Technology investment — as qualifying energy-efficiency upgrades rather than like-for-like replacement is the central compliance-planning opportunity this cycle, developed in Section 9.

2. COLLEGE PORTFOLIO OVERVIEW

Olympic College operates three campuses across Kitsap and Mason counties. The Main Campus in Bremerton is the college's original and largest site and holds the great majority of the portfolio — the instructional core, student services, athletics, the central heat plant, and every building carrying a capital deficiency this cycle except the Poulsbo transformer and water-line items. The Poulsbo Campus in north Kitsap County, operational since January 2004, is anchored by a single 39,461 GSF multi-purpose education building. The Shelton Campus in Mason County, opened in 1995, comprises a small cluster of instructional, library, and laboratory buildings and carries no deficiency this cycle.

Olympic College was founded in 1946 by the Bremerton School District to serve GIs returning from World War II, and moved to its present Bremerton site from surplus Quonset buildings before operation transferred to the State in 1967. The oldest building still in use, the Bremer Student Center, predates the college (1942).

Building inventory

Building	Campus	UFI	GSF	Built	Reno.	Score	Rating	Predominant use
College Instruction Center	Main	A25541	75,000	2017	—	146	Superior	Laboratory
Sophia Bremer Child Development Center	Main	A10842	14,752	2011	—	152	Superior	Instruction
Humanities And Student Services	Main	A07734	70,302	2009	—	156	Superior	Instruction
Modular Poulsbo	Poulsbo	A25539	2,508	2017	—	159	Superior	Instruction
Science Technology	Main	A07659	61,194	2006	—	162	Superior	Instruction
John Bremer Welding Center	Shelton	A25538	2,638	2017	—	170	Superior	Laboratory
The Johnson Library Shelton	Shelton	A03363	8,254	2003	—	180	Adequate	Library / study
Storm King	Main	A25542	5,685	1973	—	184	Adequate	Laboratory
Utility Storage Poulsbo	Poulsbo	A10726	435	2004	—	193	Adequate	Support
Facilities Services	Main	A02064	18,100	2002	—	194	Adequate	Support
Haselwood Library	Main	A06195	42,918	1977	1999	202	Adequate	Library / study
Olympic College Poulsbo	Poulsbo	A06616	39,461	2004	—	203	Adequate	Instruction
OC Shelton	Shelton	A06411	8,900	1995	—	222	Adequate	Instruction
Bremer Student Center	Main	A08412	50,808	1942	—	223	Adequate	Special use
FSB Large Equipment Storage	Main	A25893	520	2002	—	228	Adequate	Support

Building	Campus	UFI	GSF	Built	Reno.	Score	Rating	Predominant use
Bldg S4	Shelton	A10869	1,792	1998	—	263	Adequate	Instruction
Bldg S3	Shelton	A10063	1,792	2000	—	272	Adequate	Instruction
College Service Center	Main	A03407	57,166	1969	—	304	NI — maint.	Office
Robert B Stewart	Main	A00110	11,550	1938	—	328	NI — maint.	Laboratory
Health Occupations	Main	A07215	9,477	1976	—	337	NI — maint.	Instruction
Engineering	Main	A00726	8,882	1963	—	338	NI — maint.	Instruction
MEC Heat Plant	Main	A03534	1,941	1982	—	346	NI — maint.	Support
Business and Technology	Main	A04881	24,912	1967	—	363	NI — reno.	Instruction
Physical Education	Main	A03439	18,365	1963	—	395	NI — reno.	Instruction
Church	Main	A25543	19,368	1973	—	427	NI — reno.	Unclassified
Shop	Main	A08453	18,510	1967	—	488	Replace / reno.	Instruction
Foundation House	Main	A25892	4,536	1935	—	491	Replace / reno.	Support
High School House	Main	A20671	1,616	1931	—	546	Replace / reno.	Support
Sons Of Norway	Main	A21030	11,524	1940	—	562	Replace / reno.	Unclassified
Barner House	Main	A21356	4,500	1937	—	576	Replace / reno.	Unclassified
Brown House	Main	A19990	960	1970	—	576	Replace / reno.	Support
Portfolio (scored, GSF-weighted)			598,366			245	Adequate (avg)	

Score = 2026 canonical building condition score (BCS) from the CONDITION worksheet of the FCS workbook (lower is better). ***UFI*** *= OFM unique facility identifier. Ratings follow the SBCTC bands in Section 4.1 (NI = needs improvement). The Tan House (956 GSF, 1916) is in the FPMT inventory but was not condition-rated this cycle and is listed below.*

Unscored Structures

One structure appears in the FPMT inventory but was not condition-rated this cycle. It carries no deficiency.

Structure	GSF	Built	FPMT class	Use / status
Tan House	956	1916	Unclassified	Not condition-rated this cycle

Age Profile

The portfolio falls into three consequential cohorts. The 1960s–1970s Main Campus academic and service core — Engineering (1963), Physical Education (1963), Business and Technology (1967), the Shop (1967), the College Service Center (1969), the Church (1973), Health Occupations (1976), and Haselwood Library (1977) — carries the oldest large buildings, the weakest scores, and nearly every deficiency this cycle. This is the group that will drive capital needs for the next decade: its mechanical, plumbing, and envelope systems

are aging out together. A second cohort of 2000s-and-newer buildings (the Science Technology building 2006, Humanities 2009, the Sophia Bremer Child Development Center 2011, and the College Instruction Center 2017 on the Main Campus, plus essentially all of the Poulsbo and Shelton campuses) holds the strongest scores and only isolated deficiencies. A third cohort of small pre-1945 heritage and acquired houses — the Tan House (1916), High School House (1931), Foundation House (1935), Barner House (1937), Sons of Norway (1940), and Brown House (1970) — sits at the weak end of the score distribution but is small, largely non-instructional, and better addressed through disposition than component repair. Barner House is already slated for demolition in 2028.

The practical implication is that capital pressure is concentrated on the Main Campus 1960s–1970s core. Poulsbo's only issues this cycle are two transformers and a water line; Shelton carries no deficiency at all.

3. CAPITAL PLANNING ROADMAP

3.1 Immediate biennium (2027–2029 request)

The 2027 preservation ask of **$3,005,000 across 4 projects** is concentrated in Business and Technology. Its northeast elevator (D03, $1,853,000) and an ADA restroom reconfiguration (D04, $745,000) together account for $2,598,000 — 86% of the request. The remaining $407,000 is a Bremer Student Center fire-panel consolidation (D01, $219,000) and a Health Occupations hot-water-loop replacement (D02, $188,000). The average deficiency score of the included projects is 87.2, well above the deferred set. Beyond preservation, the 2027–2029 Minor Works request carries infrastructure of $96,000 (a single electric-line replacement), program of $1,356,000 (the Health Sciences Phase 2 expansion), and a $764,000 Unanticipated Repair Fund line, for a College Minor Works total of $5,221,000.

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

The **$5,732,000 deferred backlog across 18 projects** defines the mid-term ask, and it is concentrated by item and by system. The single dominant item is the **College Service Center domestic-plumbing replacement (D11, $1,853,000)** — 32% of the entire deferred backlog — original 1970 piping corroded on every floor above the first, which the survey flags for phasing because of the hazmat abatement and interior restoration required while the building stays occupied. Roofing and envelope work follows: the vacant Church roof (D06, $745,000, held pending disposition), the Humanities lower roof and skylights (D22/D21, $820,000), and three Haselwood Library items — window control joints, skylights, and a stucco wall (D14/D19/D20, $687,000). Distributed-HVAC replacements round out the list: the Physical Education air handlers (D09, $312,000) and the Business and Technology rooftop units (D05, $125,000). Two Poulsbo transformers (D07/D08, $313,000), damaged in an early-2025 outage, are a discrete electrical item. By system, plumbing and building envelope are the two largest deferred categories; the mid-term ask is fundamentally a plumbing, roofing-and-envelope, and distributed-mechanical renewal program.

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

Two long-horizon questions warrant attention now. First, the **disposition of Business and Technology** (030-012): it is the master plan's sole replacement candidate ("Poor condition — several major systems failing"), yet it carries the largest single share of this cycle's request and additional deferred items (D05, and the two "Bldg 15"-labeled items D13/D18 that most likely belong to it). A replace-versus-renovate decision should precede any further repair investment, because the SBCTC validation criteria expect bond-funded repairs to return at least a thirteen-year benefit. Second, a cluster of **small, high-scoring outbuildings in the replace-or-renovate band** carry no deficiencies this cycle — Sons of Norway (562), High School House (546), Foundation House (491), and the Shop (488), along with the vacant Church (427). These are whole-building disposition questions, not component-repair candidates, and belong in the next master-plan update. Barner House (576) is already scheduled for demolition in 2028 and appropriately carries no capital this cycle.

3.4 Cross-cutting system themes

Domestic water and plumbing. The defining theme this cycle. Four deficiencies (D02 Health Occupations, D04 Business and Technology restroom, D11 College Service Center, D12 Poulsbo) totaling roughly $2,880,000 trace to corroded domestic water systems in 1960s–1970s buildings. The College Service Center replacement (D11, $1,853,000) is the largest single deferred item in the portfolio and, because of its abatement complexity, the item most likely to be phased across biennia.

Roofing and building envelope. The largest theme by count — nine deferred items across the Church, Humanities, Haselwood Library, Health Occupations, and Sophia Bremer buildings, roughly $2,534,000 in total. Most are surveyor "monitor" recommendations for components deteriorating but not yet leaking, so they are genuinely deferrable, but they represent an envelope program that will surface across the next two cycles rather than a single event. Several combine naturally: the Haselwood window control joints (D14) and stucco wall (D20) share scope, and the Humanities roof (D22) and skylights (D21) are one roof.

Distributed HVAC renewal. Olympic's mechanical systems are largely building-by-building — rooftop air handlers and packaged units at Business and Technology (D05), Physical Education (D09), and the College Service Center heating valves (D17) — with a central heat plant (MEC Heat Plant) serving the Main Campus core. There is no single central-plant fix; mechanical renewal will proceed unit-by-unit, and the deferred list is the leading edge of it.

Electrical and fire-protection obsolescence. Two fire-control-panel replacements (D01 Bremer Student Center, included; D13 Business and Technology, deferred) share a common driver — obsolete panels with unavailable parts — and campus lighting controls in Buildings 4, 7, and 8 (D15, $94,000) are similarly unsupported. The two Poulsbo transformers (D07/D08) round out the electrical theme, driven by a 2025 outage rather than routine age.

Clean Buildings Performance Standard alignment. The deferred College Service Center plumbing and heating-valve work and any Business and Technology mechanical investment sit inside the eight buildings coming under the standard, three of which reach a Tier 2 deadline inside this biennium. Treating the next mechanical and envelope decisions in those buildings as qualifying energy-efficiency upgrades, rather than like-for-like swaps, is the central cross-cutting opportunity and is developed in Section 9.

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 2026 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	Bremer Student Center	D40 Fire Protection	Fire control panel	91	223	$219,000	Included (2027)
D02	Health Occupations	D20 Plumbing	Water pipe	88	337	$188,000	Included (2027)
D03	Business and Technology	D10 Vertical Transportation	Elevator	85	363	$1,853,000	Included (2027)
D04	Business and Technology	D20 Plumbing	Restroom	85	363	$745,000	Included (2027)
D05	Business and Technology	D30 HVAC	Air handling unit	75	363	$125,000	Deferred
D06	Church	B30 Roofing	Roof	75	427	$745,000	Deferred
D07	Olympic College Poulsbo	D50 Electrical	Transformer	67	203	$250,000	Deferred
D08	Olympic College Poulsbo	D50 Electrical	Transformer	67	203	$63,000	Deferred
D09	Physical Education	D30 HVAC	Air handling unit	59	395	$312,000	Deferred
D10	Health Occupations	B20 Exterior Closure	Exterior wall	58	337	$94,000	Deferred
D11	College Service Center	D20 Plumbing	Water pipe	58	304	$1,853,000	Deferred
D12	Olympic College Poulsbo	D20 Plumbing	Water pipe	57	203	$94,000	Deferred
D13	Bldg 15	D40 Fire Protection	Fire control panel	55	363	$219,000	Deferred
D14	Haselwood Library	B20 Exterior Closure	Control joint	55	202	$125,000	Deferred
D15	Multiple	D50 Electrical	Lighting controls	55	245	$94,000	Deferred
D16	Sophia Bremer Child Development Center	B20 Exterior Closure	Windows	52	152	$188,000	Deferred
D17	College Service Center	D30 HVAC	Heating Valves	42	304	$125,000	Deferred
D18	Bldg 15	B20 Exterior Closure	Control joint	39	363	$63,000	Deferred
D19	Haselwood Library	B20 Exterior Closure	Skylights	36	202	$188,000	Deferred

ID	Building	System	Component	DSc	BCS	Budget	Status
D20	Haselwood Library	B20 Exterior Closure	Exterior wall	35	202	$374,000	Deferred
D21	Humanities And Student Services	B20 Exterior Closure	Skylights	35	156	$75,000	Deferred
D22	Humanities And Student Services	B30 Roofing	Roof	35	156	$745,000	Deferred

DSc = deficiency score. BCS = 2026 canonical building condition score (the two "Bldg 15" rows and the "Multiple" row carry the survey-sheet value). Budget = MACC + soft costs. Status: "Included (2027)" = funded in the 2027 preservation request; "Deferred" = below this biennium's budget cutoff. No deficiency was excluded as ineligible this cycle. Several deferred items are nonetheless designated Immediate 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

Business and Technology concentrates the request. It carries $2,598,000 across two included deficiencies (its elevator and ADA restroom) plus three deferred items (D05, and the two "Bldg 15"-labeled items D13/D18 that most likely belong to it) — the largest single-building total in the portfolio and, because the building is a master-plan replacement candidate, the report's central alignment question.

The College Service Center holds the single largest deferred item — its $1,853,000 domestic-plumbing replacement (D11) — and a deferred heating-valve replacement (D17). By Uniformat system, B20 Exterior Closure dominates the deferred backlog by count (seven items across five buildings), while D20 Plumbing dominates by dollars (the two water-pipe items alone total $2,041,000).

By campus, the Main Campus (Bremerton) carries eighteen of the twenty-two deficiencies; Poulsbo carries three (two transformers and a water line); Shelton carries none. Of the twenty-two deficiencies, four are included in the 2027 request and eighteen are deferred.

4.2 Findings detail

D01 — Fire control panel, Bremer Student Center (Main Campus)

Image: Link

Deficiency score	91	**Budget estimate**	$219,000
Bldg condition score	223	**Status**	Included in 2027 request
System	D40 Fire Protection	**Deferability**	Immediate
Location	Kitchen	**Priorities**	Health/Safety (75%), System Use (25%)

Problem Description

The fire suppression communication system in Building 10 has been assembled from multiple different systems, including a panel dating back to 1982. The older panels need to be decommissioned, and the system should be integrated under a single, modern control panel for reliability and compliance.

Repair Description

Decommission the outdated fire suppression panels and integrate the system under a new, unified control panel.

D02 — Water pipe, Health Occupations (Main Campus)

Image: Link

Deficiency score	88	**Budget estimate**	$188,000
Bldg condition score	337	**Status**	Included in 2027 request
System	D20 Plumbing	**Deferability**	Immediate
Location	Multiple	**Priorities**	Health/Safety (30%), Facility Use (70%)

Problem Description

The hot water loop in Building 3 is heavily corroded, with extensive pipe deterioration. Water appears brown in the morning until the system is flushed, indicating severe rust buildup. The issue is most pronounced in the break room, and replacement is urgently needed.

Repair Description

Replace the corroded hot water loop piping to restore water quality and system reliability.

D03 — Elevator, Business and Technology (Main Campus)

Image: Link

Deficiency score	85	**Budget estimate**	$1,853,000
Bldg condition score	363	**Status**	Included in 2027 request
System	D10 Vertical Transportation	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (100%)

Problem Description

The northeast elevator in Building 12 is outdated and has exceeded its service life. It lacks essential life safety controls and communication devices. The elevator has been in continuous operation since 1968 and requires modernization.

Repair Description

Replace or fully modernize the northeast elevator, including upgrading life safety controls and communication devices.

D04 — Restroom, Business and Technology (Main Campus)

Image: Link

Deficiency score	85	**Budget estimate**	$745,000
Bldg condition score	363	**Status**	Included in 2027 request
System	D20 Plumbing	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (100%)

Problem Description

The restrooms in Building 12 are not ADA-compliant. A full redesign within the existing footprint is recommended. This includes expanding the stalls, removing one urinal, and installing appropriate accessibility hardware. The redesign should align with the college's restroom refresh report.

Repair Description

Reconfigure the restrooms within the existing footprint to meet ADA compliance. Expand stalls, remove one urinal, and install appropriate accessibility hardware.

D05 — Air handling unit, Business and Technology (Main Campus)

Image: Link

Deficiency score	75	**Budget estimate**	$125,000
Bldg condition score	363	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Roof	**Priorities**	Facility Use (50%), System Use (50%)

Problem Description

The four rooftop air handling units on Building 12 have corroded components. The most deteriorated components should be replaced. Additionally, the HVAC controls are malfunctioning and should be upgraded as part of the repair.

Repair Description

Replace the most deteriorated components on all four rooftop air handling units. Upgrade the HVAC controls to restore proper function.

D06 — Roof, Church (Main Campus)

Image: Link

Deficiency score	75	**Budget estimate**	$745,000
Bldg condition score	427	**Status**	Deferred
System	B30 Roofing	**Deferability**	Immediate

Location	Roof	**Priorities**	Facility Use (70%), Increased Repair/Replacement Cost (30%)

Problem Description

The church owned by the college has an active roof leak. The building is currently vacant and used for storage, with no confirmed long-term plans. Discussions are leaning toward disposition of the building. This issue is documented in case future plans change.

Repair Description

Monitor the roof condition and reassess if the building's long-term use is determined.

D07 — Transformer, Olympic College Poulsbo (Poulsbo Campus)

Image: Link

Deficiency score	67	**Budget estimate**	$250,000
Bldg condition score	203	**Status**	Deferred
System	D50 Electrical	**Deferability**	Immediate
Location	North exterior	**Priorities**	Facility Use (30%), System Use (70%)

Problem Description

The P1 transformer on the north side was damaged during a power outage in early 2025. It is not redundant, and if it fails, the building will be without power. Replacement parts have an estimated lead time of six months. While the transformer is still operational, it trips frequently, indicating a risk of failure.

Repair Description

Replace the P1 transformer to prevent power disruptions and ensure reliable electrical service.

D08 — Transformer, Olympic College Poulsbo (Poulsbo Campus)

Image: Link

Deficiency score	67	**Budget estimate**	$63,000
Bldg condition score	203	**Status**	Deferred
System	D50 Electrical	**Deferability**	Immediate
Location	North electrical room	**Priorities**	Facility Use (30%), System Use (70%)

Problem Description

In early 2025, Transformer T1 in the northside electrical room emitted a smoke-like smell. Although the college disassembled the unit and found no visible damage, further investigation is needed. The transformer is producing an unusually loud humming noise, which is not typical and may indicate an underlying issue.

Repair Description

Investigate and diagnose the cause of the unusual noise and prior smoke smell in Transformer T1. Repair or replace as necessary to prevent failure.

D09 — Air handling unit, Physical Education (Main Campus)

Image: Link

Deficiency score	59	**Budget estimate**	$312,000
Bldg condition score	395	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Mechanical chase	**Priorities**	System Use (70%), Increased Operating Cost (30%)

Problem Description

The air handlers in Building 9 have failing motors and lack insulated ductwork, reducing efficiency and performance. Upgrading to a modern heating and cooling solution is necessary.

Repair Description

Replace the failing air handler motors and upgrade to an insulated ductwork system with a modern heating and cooling solution.

D10 — Exterior wall, Health Occupations (Main Campus)

Image: Link

Deficiency score	58	**Budget estimate**	$94,000
Bldg condition score	337	**Status**	Deferred
System	B20 Exterior Closure	**Deferability**	Immediate
Location	SE Wall	**Priorities**	System Use (70%), Increased Repair/Replacement Cost (30%)

Problem Description

The southeast face of Building 3 has mold on the stucco, efflorescence, and cracks in the brick. These issues indicate moisture infiltration and material deterioration.

Repair Description

Replace damaged bricks, repair stucco, and tuck-point the brick wall to restore integrity and prevent further moisture issues.

D11 — Water pipe, College Service Center (Main Campus)

Image: Link

Deficiency score	58	**Budget estimate**	$1,853,000
Bldg condition score	304	**Status**	Deferred
System	D20 Plumbing	**Deferability**	Immediate
Location	Multiple	**Priorities**	System Use (70%), Increased Repair/Replacement Cost (30%)

Problem Description

The domestic plumbing in Building 5 is original to the 1970 construction and is heavily corroded, leading to multiple leaks. While the first floor has been updated, the plumbing on all levels above needs replacement.

Repair Description

Replace the corroded domestic plumbing on all levels above the first floor to prevent leaks and improve system reliability.

D12 — Water pipe, Olympic College Poulsbo (Poulsbo Campus)

Image: Link

Deficiency score	57	**Budget estimate**	$94,000
Bldg condition score	203	**Status**	Deferred
System	D20 Plumbing	**Deferability**	Immediate
Location	Level 1	**Priorities**	System Use (70%), Increased Repair/Replacement Cost (30%)

Problem Description

The gaskets on the hot water lines of P1 have failed, leading to leaks. When the building is cold, the gaskets contract and weep, causing damp insulation and potential water damage. The leaking pipes need to be addressed to prevent further deterioration.

Repair Description

Replace the failed gaskets and any affected piping to stop leaks and prevent further damage to insulation and surrounding areas.

D13 — Fire control panel, Bldg 15 (Main Campus)

Image: Link

Deficiency score	55	**Budget estimate**	$219,000
Bldg condition score	363	**Status**	Deferred
System	D40 Fire Protection	**Deferability**	Deferrable
Location	Entrance, Building 12	**Priorities**	System Use (50%), Health/Safety (50%)

Problem Description

Unable to source replacement parts. Duct detectors have failed and we have not been able to repair.

Repair Description

Replace entire fire control panel and devices.

D14 — Control joint, Haselwood Library (Main Campus)

Image: Link

Deficiency score	55	**Budget estimate**	$125,000

Bldg condition score	202	**Status**	Deferred
System	B20 Exterior Closure	**Deferability**	Immediate
Location	Windows	**Priorities**	System Use (50%), Increased Repair/Replacement Cost (50%)

Problem Description

Caulking around windows is failing throughout. Brick mortar failing at window sills and wall caps

Repair Description

Re-caulk storefronts and windows. Select brick tuck-pointing.

D15 — Lighting controls, Multiple (Main Campus)

Image: Link

Deficiency score	55	**Budget estimate**	$94,000
Bldg condition score	245	**Status**	Deferred
System	D50 Electrical	**Deferability**	Immediate
Location	Multiple	**Priorities**	System Use (70%), Increased Operating Cost (30%)

Problem Description

The lighting controls in Buildings 4, 7, and 8 are no longer supported, as the original installation company is out of business. Replacement parts are unavailable, making repairs impossible.

Repair Description

Replace the lighting controls in Buildings 4, 7, and 8 with a new system that is maintainable and supports future upgrades.

D16 — Windows, Sophia Bremer Child Development Center (Main Campus)

Image: Link

Deficiency score	52	**Budget estimate**	$188,000
Bldg condition score	152	**Status**	Deferred
System	B20 Exterior Closure	**Deferability**	Immediate
Location	Multiple	**Priorities**	System Use (30%), Increased Repair/Replacement Cost (70%)

Problem Description

The frame on multiple windows in Building 2 are broken, possibly due to improper installation. The windowa are actively leaking and requires replacement to prevent further water damage.

Repair Description

Replace the broken angled windows and ensure proper installation to prevent leaks.

D17 — Heating Valves, College Service Center (Main Campus)

Image: Link

Deficiency score	42	**Budget estimate**	$125,000
Bldg condition score	304	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Crawlspace	**Priorities**	System Use (50%), Quality of Use (50%)

Problem Description

Multiple heating control valves have failed in the crawlspace. We are unable to service due to confined space work constraints.

Repair Description

Replace failed heating control valves.

D18 — Control joint, Bldg 15 (Main Campus)

Image: Link

Deficiency score	39	**Budget estimate**	$63,000
Bldg condition score	363	**Status**	Deferred
System	B20 Exterior Closure	**Deferability**	Deferrable
Location	Multiple	**Priorities**	System Use (50%), Increased Repair/Replacement Cost (50%)

Problem Description

The exterior control joints on Building 12 have aged and become brittle. If not replaced, they may allow water infiltration, leading to potential structural damage.

Repair Description

Replace the deteriorated exterior control joints to prevent water infiltration and maintain the building envelope.

D19 — Skylights, Haselwood Library (Main Campus)

Image: Link

Deficiency score	36	**Budget estimate**	$188,000
Bldg condition score	202	**Status**	Deferred
System	B20 Exterior Closure	**Deferability**	Deferrable
Location	Roof	**Priorities**	System Use (70%), Increased Repair/Replacement Cost (30%)

Problem Description

The north-end skylights in Building 6 are heavily deteriorated, with water and dirt trapped between the panes. They require resealing, cleaning, and reframing to prevent further damage and restore functionality.

Repair Description

Reseal, clean, and reframe the north-end skylights to prevent water intrusion and restore clarity.

D20 — Exterior wall, Haselwood Library (Main Campus)

Image: Link

Deficiency score	35	**Budget estimate**	$374,000
Bldg condition score	202	**Status**	Deferred
System	B20 Exterior Closure	**Deferability**	Deferrable
Location	Wall next to lower roof	**Priorities**	System Use (50%), Increased Repair/Replacement Cost (50%)

Problem Description

The stucco wall on the upper level of Building 6, adjacent to the lower roof, has multiple cracks and deflections. These issues are likely caused by leaks from the gutter above or building settlement. Further monitoring is needed to assess any worsening conditions.

Repair Description

Monitor the stucco wall for further deterioration and investigate potential water infiltration from the gutter above. Repair as needed based on future assessments.

D21 — Skylights, Humanities And Student Services (Main Campus)

Image: Link

Deficiency score	35	**Budget estimate**	$75,000
Bldg condition score	156	**Status**	Deferred
System	B20 Exterior Closure	**Deferability**	Deferrable
Location	Roof	**Priorities**	System Use (70%), Increased Repair/Replacement Cost (30%)

Problem Description

The fiberglass skylights in Building 4 are delaminating. While they are deteriorating, they are not currently leaking. This issue is considered deferrable but should be monitored for further degradation.

Repair Description

Monitor the skylights for worsening deterioration and plan for future replacement if leaks develop.

D22 — Roof , Humanities And Student Services (Main Campus)

Image: Link

Deficiency score	35	**Budget estimate**	$745,000
Bldg condition score	156	**Status**	Deferred
System	B30 Roofing	**Deferability**	Deferrable
Location	Roof	**Priorities**	System Use (70%), Increased Repair/Replacement Cost (30%)

Problem Description

The built-up roofing on the lower roof of Building 4 is deteriorating, with extensive alligator cracking and blistering. The roofing is brittle but not currently leaking. This issue is deferrable but should be monitored for further degradation.

Repair Description

Monitor the lower roof for worsening deterioration and plan for future repairs or replacement as needed.

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. The many small heritage and support structures in poorer condition bands that carry no deficiency this cycle — Sons of Norway (562), Barner House (576, slated for 2028 demolition), Brown House (576), High School House (546), Foundation House (491), and the Shop (488) among them — are not profiled individually; their component detail is in the Appendix, and their disposition is a master-plan question rather than a preservation one. ID references point to the verbatim descriptions in Section 4.2.

Church — condition score 427

Building	Campus	GSF	Built	Reno.	Predominant use
Church	Main	19,368	1973	—	Unclassified

Condition. 2026 condition score 427 (Needs improvement — renovation), up from 418 in the prior survey cycle. Top weighted contributors: Maintenance (36), Remaining Life (31), Glazing (31).

Current biennium (2027 request). None.

Deferred and emerging. Deferred: D06 ($745,000).

Long-term outlook. The Church (030-013) is a vacant 1973 building in the replace-or-renovate band whose only capital item this cycle is a deferred roof replacement (D06, $745,000). Because the building is not in active use, its disposition — return to service, repurpose, or demolish — is the threshold question, and the roof investment should not proceed ahead of that decision. It is a whole-building master-plan question, not a preservation one, and belongs in the next plan update.

Physical Education — condition score 395

Building	Campus	GSF	Built	Reno.	Predominant use
Physical Education	Main	18,365	1963	—	Instruction

Condition. 2026 condition score 395 (Needs improvement — renovation), down from 411 in the prior survey cycle. Top weighted contributors: Elevators (30), Life/Safety (30), Appearance (30).

Current biennium (2027 request). None.

Deferred and emerging. Deferred: D09 ($312,000).

Long-term outlook. Physical Education (030-009), a 1963 building, is in the needs-improvement (renovation) band and improved slightly since the prior cycle. Its sole item is a deferred air-handling-unit replacement (D09, $312,000) — part of the distributed-HVAC renewal theme. As one of the oldest large buildings on the Main Campus with no comprehensive renovation on record, it will need a broader mechanical and envelope assessment within the next two cycles even though only the air handlers surfaced this time.

Business and Technology — condition score 363

Building	Campus	GSF	Built	Reno.	Predominant use
Business and Technology	Main	24,912	1967	—	Instruction

Condition. 2026 condition score 363 (Needs improvement — renovation), up from 336 in the prior survey cycle. Top weighted contributors: Life/Safety (30), Glazing (30), Structure (24).

Current biennium (2027 request). D03 ($1,853,000), D04 ($745,000)

Deferred and emerging. Deferred: D05 ($125,000).

Long-term outlook. This is the pivotal building in the report. Business and Technology (030-012, 1967) is the master plan's sole *replacement* candidate ("Poor condition — several major systems failing"), yet it carries $2,598,000 — 86% — of the 2027 preservation request (D03 elevator $1,853,000, D04 ADA restroom $745,000) plus a deferred rooftop-unit replacement (D05, $125,000) and, most likely, the two "Bldg 15"-labeled deferred items (D13 fire panel, D18 control joints) whose descriptions and condition score point here. Its 2023 current replacement value was roughly $10,089,360. Under the SBCTC thirteen-year-benefit test, committing this scale of repair to a replacement-flagged building is the central alignment question: either the replacement designation should be revisited, or the repair scope should be reconsidered against a replacement timeline. It is also a Tier 2 Clean Buildings building (2027 deadline), so replacement would moot that obligation. Resolving its disposition should precede further repair commitments. This is developed in Section 7.

Health Occupations — condition score 337

Building	Campus	GSF	Built	Reno.	Predominant use
Health Occupations	Main	9,477	1976	—	Instruction

Condition. 2026 condition score 337 (Needs improvement — maintenance), up from 329 in the prior survey cycle. Top weighted contributors: Glazing (31), Life/Safety (31), Plumbing (25).

Current biennium (2027 request). D02 ($188,000)

Deferred and emerging. Deferred: D10 ($94,000).

Long-term outlook. Health Occupations (030-003, 1976) sits in the needs-improvement (maintenance) band. It carries one included item — a heavily corroded hot-water-loop replacement (D02, $188,000) — and one deferred exterior-wall repair (D10, $94,000). The building is also a subject of the 2027 program request (Health Sciences Phase 2 expansion), so preservation and program investment should be coordinated: the plumbing replacement and any program-driven interior renovation should be sequenced to avoid rework. The master plan lists it as a renovation ("change — instructional areas expand or contract") priority, which is consistent with that coordinated approach.

College Service Center — condition score 304

Building	Campus	GSF	Built	Reno.	Predominant use
College Service Center	Main	57,166	1969	—	Office

Condition. 2026 condition score 304 (Needs improvement — maintenance), up from 296 in the prior survey cycle. Top weighted contributors: Life/Safety (30), Glazing (30), Plumbing (24).

Current biennium (2027 request). None.

Deferred and emerging. Deferred: D11 ($1,853,000), D17 ($125,000).

Long-term outlook. The College Service Center (030-005, 1969) holds the single largest deferred item in the portfolio — a building-wide domestic-plumbing replacement (D11, $1,853,000) on original 1970 piping

corroded above the first floor — plus a deferred heating-valve replacement (D17, $125,000). The survey flags the plumbing work for phasing because of the hazmat abatement and occupied-building restoration involved, making it the defining mid-term planning item. It is also a Tier 1 Clean Buildings building (2028 deadline); the mechanical scope should be specified as qualifying efficiency work rather than like-for-like replacement so the two obligations are met once.

Bremer Student Center — condition score 223

Building	Campus	GSF	Built	Reno.	Predominant use
Bremer Student Center	Main	50,808	1942	—	Special use

Condition. 2026 condition score 223 (Adequate), up from 217 in the prior survey cycle. Top weighted contributors: HVAC (25), Roofing (21), Floor Finishes (19).

Current biennium (2027 request). D01 ($219,000)

Deferred and emerging. None.

Long-term outlook. The Bremer Student Center (030-010) is the college's oldest building still in use (1942) but sits in the Adequate band after prior investment. Its only item is the included fire-panel consolidation (D01, $219,000), replacing obsolete panels with unavailable parts — a life-safety-driven project that is straightforward and appropriately funded. No major near-term capital need is evident beyond routine renewal.

Olympic College Poulsbo — condition score 203

Building	Campus	GSF	Built	Reno.	Predominant use
Olympic College Poulsbo	Poulsbo	39,461	2004	—	Instruction

Condition. 2026 condition score 203 (Adequate), up from 195 in the prior survey cycle. Top weighted contributors: Exterior Closure (24), Roofing (20), Glazing (18).

Current biennium (2027 request). None.

Deferred and emerging. Deferred: D07 ($250,000), D08 ($63,000), D12 ($94,000).

Long-term outlook. Olympic College Poulsbo (030-0P1, 2004) is the Poulsbo Campus's single multi-purpose building and sits in the Adequate band. Its three deferred items are the campus's only capital needs this cycle: two transformers damaged in an early-2025 outage (D07/D08, $313,000) and a water line (D12, $94,000). The transformers are the priority given the outage history; none is urgent enough for the 2027 request, but the electrical items should be watched. As a relatively young building, it should need little else for the foreseeable future.

Haselwood Library — condition score 202

Building	Campus	GSF	Built	Reno.	Predominant use
Haselwood Library	Main	42,918	1977	1999	Library / study

Condition. 2026 condition score 202 (Adequate) (unchanged from the prior survey cycle). Top weighted contributors: Roofing (30), Exterior Closure (24), HVAC (16).

Current biennium (2027 request). None.

Deferred and emerging. Deferred: D14 ($125,000), D19 ($188,000), D20 ($374,000).

Long-term outlook. Haselwood Library (030-006, 1977, renovated 1999) is in the Adequate band but carries three deferred envelope items — window control joints (D14, $125,000), skylights (D19, $188,000), and a stucco exterior wall (D20, $374,000) — totaling $687,000. These share scope and access and are strong candidates to be bundled into a single envelope project rather than pursued piecemeal, which would reduce mobilization cost and disruption. None is leaking yet, so deferral is reasonable, but they should be planned together.

Humanities And Student Services — condition score 156

Building	Campus	GSF	Built	Reno.	Predominant use
Humanities And Student Services	Main	70,302	2009	—	Instruction

Condition. 2026 condition score 156 (Superior) (unchanged from the prior survey cycle). Top weighted contributors: Roofing (20), Life/Safety (10), Fire Safety (10).

Current biennium (2027 request). None.

Deferred and emerging. Deferred: D21 ($75,000), D22 ($745,000).

Long-term outlook. Humanities and Student Services (030-004, 2009) is in the Superior band — one of the strongest large buildings — but carries two deferred roof-related items: lower-roof replacement (D22, $745,000) and skylights (D21, $75,000), which are one roof and should be planned as a single project. It is also one of the three buildings sharing the deferred campus lighting-controls item (D15). Despite its strong score, the $745,000 roof is a significant future line that will re-emerge as the roof ages toward end of life; tracking it now avoids a surprise later.

Sophia Bremer Child Development Center — condition score 152

Building	Campus	GSF	Built	Reno.	Predominant use
Sophia Bremer Child Development Center	Main	14,752	2011	—	Instruction

Condition. 2026 condition score 152 (Superior) (unchanged from the prior survey cycle). Top weighted contributors: Appearance (13), Roofing (10), Life/Safety (10).

Current biennium (2027 request). None.

Deferred and emerging. Deferred: D16 ($188,000).

Long-term outlook. The Sophia Bremer Child Development Center (030-002, 2011) is in the Superior band with a single deferred window-replacement item (D16, $188,000) addressing failed seals and operation. As a young, well-scored building serving early-childhood programs, it has no other near-term capital need; the windows are the only item to carry forward, and a backup-generator program appeared in the prior requested cycle, suggesting continued minor investment rather than major renewal.

6. INFRASTRUCTURE SYSTEMS

The 2027–2029 infrastructure request is modest — **$96,000** for a single electrical-distribution project — replacement of an electric line (asset 5514) beginning east of the Shop (Industrial Technology / Resource Conservation / Welding) building and running northeast, for $96,000. It should be read against a larger multi-biennium electrical-distribution and storm-water renewal effort on the 1960s–1970s Main Campus, summarized below.

Program area	2023–2025 (funded)	2025–2027 (requested)	2027–2029 (requested)
Three-phase transformers	$428,000	$75,000	—
Primary switchgear	$406,000	$369,000	—
Storm lines	—	$1,911,000	—
Electric line (asset 5514)	—	—	$96,000
Total	**$834,000**	**$2,355,000**	**$96,000**

The pattern is a sustained, incremental replacement of primary electrical-distribution components — transformers and switchgear identified in the agency's 2019 Infrastructure Survey — spread across biennia to manage cost and outage risk. The single large infrastructure item in the pipeline is the storm-line replacement requested in the prior cycle ($1,911,000); the 2027 request steps back down to a single electric-line segment.

Utilities and distribution. The college's utilities are municipally supplied by the City of Bremerton — water at 64–86 psi, sanitary sewer through two mains, and storm drainage that currently outfalls directly to the Port Washington Narrows without filtration or detention. The primary electrical distribution is a 15 kV underground loop originating at a PSE service pole, upgraded in 2000 with a second 15 kV primary service and switch added in 2011.

Storm-water note. Because the Main Campus storm system currently outfalls directly to the Port Washington Narrows without detention or treatment, the requested storm-line replacements carry a regulatory dimension beyond condition alone; any major storm-system work is an opportunity to address water-quality requirements at the same time.

7. MASTER PLAN ALIGNMENT

This section compares the college's reported facilities-master-plan priorities against the 2027 capital request. The alignment is strong except in one consequential case.

Master plan currency

Campus	Master plan	Last update
Main Campus (030A)	2007	2013
Poulsbo Campus (030B)	Part of other plan	—
Shelton Campus (030D)	2013	N/A

The Main Campus plan dates to 2007 (updated 2013) and the Shelton plan to 2013; Poulsbo is covered under another plan. The core planning documents are more than a decade old, which is worth noting given the disposition questions raised below — an updated master plan is the right vehicle for resolving them.

Reported priorities vs. the 2027 request

Action	Building	Basis reported
Renovation	Shop (030-014)	Modernize — improve instructional infrastructure
Renovation	Health Occupations (030-003)	Change — instructional areas expand or contract
Replacement	Business and Technology (030-012)	Poor condition — several major systems failing
Demolition	Barner House (030-BAR)	Planned demolition 2028

Aligned. Most of the request is consistent with the plan. Health Occupations is a reported renovation priority and receives both preservation (D02) and program (Health Sciences Phase 2) investment. The Shop is a reported renovation priority and appropriately carries only a small share of the electric-line infrastructure work rather than major repair. Barner House is slated for 2028 demolition and correctly receives no capital. The bulk of the deferred backlog (College Service Center plumbing, envelope work at Haselwood and Humanities) is in buildings the plan does not flag for replacement, so preserving them is appropriate.

Misaligned — the central finding. Business and Technology (030-012) is the master plan's sole *replacement* candidate, yet it receives $2,598,000 — 86% of the 2027 preservation request — in elevator and ADA-restroom work, plus deferred items likely including the two "Bldg 15"-labeled deficiencies. SBCTC's capital-repair validation criteria expect bond-funded repairs to return at least a thirteen-year benefit; concentrating this much repair in a building the college itself has designated for replacement invites exactly that scrutiny. There are two coherent resolutions: (1) revisit the replacement designation — if the building will in fact be retained and renovated, the repairs are justified and the plan should be updated to say so; or (2) hold the replacement designation — in which case the elevator and restroom scope should be re-evaluated against a replacement timeline, funding only what safety and ADA compliance require in the interim. Either way, the decision should be made deliberately rather than by default, and it should precede committing the $1,853,000 elevator scope. The building's 2023 replacement value (~$10,089,360) and its status as a Tier 2 Clean Buildings building (which replacement would moot) both bear on that decision.

8. MAINTENANCE CAPACITY SNAPSHOT

This section summarizes reported maintenance staffing and compares it against sector benchmarks. Figures reflect the current maintenance roster from the college pre-survey input; the roster is carried forward pending college confirmation, and the contract and materials figures are from the 2023 survey.

Reported staffing

Position	Hours / week	Annual cost
Maintenance Mechanic 4	40	$105,380
Maintenance Mechanic 4	40	$105,380
Maintenance Mechanic 3	35	$83,502
Maintenance Mechanic 1	30	$60,252
Maintenance Mechanic 3	35	$83,502
Maintenance Mechanic 3	35	$83,502
Total (in-house)	**215 hrs**	**$521,518**

The in-house roster totals 215 hours per week — roughly 5.4 full-time-equivalent maintenance staff — at a reported annual salary cost of $521,518. Adding the 2.5 contract FTE reported in the 2023 survey gives a combined maintenance capacity of about 7.9 FTE.

Benchmark comparison

Metric	Olympic	State avg	IFMA	ASU
Combined maintenance FTE	7.9	10.1	8.7	8
GSF per maintenance FTE	75,845	74,279	57,471	79,293
Maintenance cost per GSF	$1.53	$1.48	—	—

Interpretation. Olympic's combined staffing (7.9 FTE) is below the state community-college average (10.1 FTE), meaning each maintenance FTE covers slightly more building area than the state norm (about 75,800 GSF per FTE versus 74,300). Cost per square foot ($1.53) is close to the state average ($1.48). Against the private-sector IFMA benchmark the college looks comparatively lean; against the larger-campus ASU reference it is comparable. The college's self-reported APPA service level is Managed Care (level 3 of 5) — the mid-point of the five-level scale, consistent with a program that keeps facilities functional but has limited slack for proactive renewal, which is the practical backdrop to the deferred backlog documented in Section 4.

Capital reinvestment context

A capital-reinvestment rate (annual renewal spending as a percentage of current replacement value) cannot be computed for Olympic this cycle because the FPMT inventory records estimated replacement cost as "Unknown" for the buildings. For scale, the 2023 survey recorded current replacement values for several buildings — for example, roughly $10,089,360 for Business and Technology and $20,694,092 for the College Service Center — against which the deferred backlog can be read: the $5,732,000 deferred total is a meaningful fraction of the replacement value of the specific buildings carrying it, which is the more useful framing here than a portfolio-wide rate. Restoring replacement-cost values in FPMT would let this be tracked properly in future cycles.

9. DECARBONIZATION AND CLEAN BUILDINGS COMPLIANCE

Olympic College has not adopted a college-specific decarbonization or energy master plan, so this section frames the college's obligations under Washington's Clean Buildings Performance Standard (CBPS) and shows how the compliance schedule overlaps the deferred preservation backlog. The central point is that eight covered buildings reach a compliance deadline within this planning window, and the deferred mechanical and envelope work in several of them is exactly the kind of investment CBPS rewards — so the two can be planned as one effort.

9.1 The Clean Buildings Performance Standard

The CBPS, established by the Washington Clean Buildings Act (RCW 19.27A.130–.220 and .210) and administered by the Department of Commerce, sets energy-use-intensity (EUI) targets for large commercial buildings and requires energy management planning, benchmarking, and operations-and-maintenance programs. Compliance is phased by building size. **Tier 1** covers buildings over 50,000 square feet; for the 50,001–90,000-square-foot range the compliance date is **June 1, 2028**. **Tier 2** covers buildings between 20,001 and 50,000 square feet, with benchmarking and energy-management-plan obligations due **July 1, 2027**. Non-compliance carries administrative penalties — for Tier 1, on the order of a base amount plus roughly $1.50 per square foot per year — while early-adopter incentive payments (reported at roughly $0.85 per square foot for Tier 1 and $0.30 per square foot for Tier 2) reward buildings that meet targets ahead of schedule. Buildings may comply either individually or, where a shared thermal system exists, through a district-energy pathway (HB 1390 / RCW 19.27A.260).

9.2 Olympic's covered buildings and the deferred backlog

Eight Olympic buildings fall under the standard within this planning horizon — five Tier 1 (June 1, 2028) and three Tier 2 (July 1, 2027). The table pairs each with its deferred FCS scope, because in most cases the next major equipment or envelope decision in the building is also its compliance lever.

Building	GSF	Tier	Deadline	Deferred FCS scope in this building
College Instruction Center	75,000	Tier 1	Jun 1, 2028	— (shares lighting-controls item D15)
Humanities And Student Services	70,302	Tier 1	Jun 1, 2028	Lower roof + skylights (D21/D22); lighting controls (D15)
Science Technology	61,194	Tier 1	Jun 1, 2028	— (shares lighting-controls item D15)
College Service Center	57,166	Tier 1	Jun 1, 2028	Domestic plumbing (D11, $1,853,000); heating valves (D17)
Bremer Student Center	50,808	Tier 1	Jun 1, 2028	— (fire panel D01 is in the 2027 request)
Haselwood Library	42,918	Tier 2	Jul 1, 2027	Control joints, skylights, stucco wall (D14/D19/D20)
Olympic College Poulsbo	39,461	Tier 2	Jul 1, 2027	Transformers (D07/D08); water line (D12)
Business and Technology	24,912	Tier 2	Jul 1, 2027	Rooftop units (D05); fire panel + joints (D13/D18)

The Church (19,368 GSF) sits just under the 20,000-square-foot Tier 2 floor and is not covered; combined with its vacancy, that removes any compliance pressure from its deferred roof decision. Three Tier 2 deadlines — Haselwood Library, Olympic College Poulsbo, and Business and Technology — fall inside the 2027–2029 biennium itself.

9.3 Aligning renewal with compliance

Two opportunities stand out. First, the **College Service Center** (Tier 1, 2028) carries both the largest deferred plumbing item (D11) and a heating-valve replacement (D17); specifying that mechanical work as high-efficiency equipment with controls, rather than like-for-like replacement, would move the building toward its EUI target while resolving the deficiency — potentially capturing the early-adopter incentive rather than a penalty. Second, **Business and Technology** (Tier 2, 2027) is both a covered building and the master-plan replacement candidate. If it is retained, its deferred rooftop-unit work (D05) should be scoped as an efficiency upgrade; if it is replaced, the compliance obligation disappears entirely. That interaction is one more reason to resolve its disposition (Section 7) before the 2027 deadline rather than after. For the roofing and envelope items at Haselwood and Humanities, compliance is a lighter consideration — envelope improvements help EUI at the margin — but bundling them (Section 5) remains the primary driver.

9.4 Compliance pathway

Olympic operates a central heat plant (the MEC Heat Plant) serving part of the Main Campus core, which raises the question of whether a district-energy compliance pathway is available. In practice, because the covered buildings are distributed and several (the Tier 2 buildings especially) are not on a shared thermal loop, individual-building compliance is the more likely route for most of the portfolio, with the heat plant relevant mainly to the buildings it directly serves. The immediate, low-cost first step for all eight buildings is the same regardless of pathway: complete benchmarking and an energy-management plan ahead of the 2027 and 2028 dates, which establishes the baseline against which any of the deferred mechanical work can then be credited. This is an administrative action the college can take now without capital.

10. APPENDIX: BUILDING CONDITION DETAIL

The tables below give the full 20-component condition breakdown for each scored building, ordered worst-to-best by condition score. For each component: Rating is the surveyed condition rating, Wt. is its weight, and Wt. score is the weighted contribution to the building total. Rounded weighted scores may not sum exactly to the canonical building condition score shown in each total row. Comments are reproduced from the survey where present.

Barner House — condition score 576 (Replace or renovate)

Main Campus · 4,500 GSF · built 1937

Component	Rating	Wt.	Wt. score	Comment
Structure	3	8	26	
Exterior Closure	4	8	35	
Roofing	3	10	33	
Floor Finishes	4	6	26	
Wall Finishes	3	6	20	
Ceiling Finishes	4	6	26	
Doors & Hardware	3	6	20	
Elevators	0	6	0	
Plumbing	5	8	44	
Electrical	3	8	26	
Lights/Power	4	8	35	
Life/Safety	4	10	44	
Fire Safety	5	10	55	
Modifications	0	7	0	
Maintenance	5	7	38	
Remaining Life	5	6	33	
Appearance	3	6	20	
Insulation	4	6	26	
Glazing	5	6	33	
HVAC	4	8	35	
Total weighted score			**576**	*Replace or renovate*

Brown House — condition score 576 (Replace or renovate)

Main Campus · 960 GSF · built 1970

Component	Rating	Wt.	Wt. score	Comment
Structure	3	8	26	
Exterior Closure	3	8	26	
Roofing	3	10	33	
Floor Finishes	5	6	33	
Wall Finishes	4	6	26	
Ceiling Finishes	4	6	26	
Doors & Hardware	4	6	26	
Elevators	0	6	0	
Plumbing	4	8	35	
Electrical	4	8	35	
Lights/Power	4	8	35	
Life/Safety	4	10	44	
Fire Safety	4	10	44	
Modifications	0	7	0	
Maintenance	5	7	38	
Remaining Life	5	6	33	
Appearance	4	6	26	
Insulation	4	6	26	
Glazing	4	6	26	
HVAC	4	8	35	
Total weighted score			**576**	*Replace or renovate*

Sons Of Norway — condition score 562 (Replace or renovate)

Main Campus · 11,524 GSF · built 1940

Component	Rating	Wt.	Wt. score	Comment
Structure	3	8	24	CMU
Exterior Closure	4	8	32	
Roofing	4	10	40	BUR with silver coating
Floor Finishes	4	6	24	wood, vinyl, carpet
Wall Finishes	4	6	24	
Ceiling Finishes	4	6	24	
Doors & Hardware	4	6	24	
Elevators	5	6	30	

Component	Rating	Wt.	Wt. score	Comment
Plumbing	5	8	40	
Electrical	3	8	24	800amp
Lights/Power	4	8	32	
Life/Safety	3	10	30	
Fire Safety	3	10	30	
Modifications	3	7	21	
Maintenance	5	7	35	
Remaining Life	5	6	30	
Appearance	3	6	18	
Insulation	3	6	18	
Glazing	5	6	30	
HVAC	4	8	32	
Total weighted score			**562**	*Replace or renovate*

High School House — condition score 546 (Replace or renovate)

Main Campus · 1,616 GSF · built 1931

Component	Rating	Wt.	Wt. score	Comment
Structure	3	8	26	
Exterior Closure	3	8	26	
Roofing	3	10	33	
Floor Finishes	4	6	26	
Wall Finishes	4	6	26	
Ceiling Finishes	3	6	20	
Doors & Hardware	3	6	20	
Elevators	0	6	0	
Plumbing	5	8	44	
Electrical	3	8	26	
Lights/Power	4	8	35	
Life/Safety	5	10	55	
Fire Safety	5	10	55	
Modifications	0	7	0	
Maintenance	5	7	38	
Remaining Life	5	6	33	
Appearance	3	6	20	

Component	Rating	Wt.	Wt. score	Comment
Insulation	3	6	20	
Glazing	1	6	7	
HVAC	4	8	35	
Total weighted score			**546**	*Replace or renovate*

Foundation House — condition score 491 (Replace or renovate)

Main Campus · 4,536 GSF · built 1935

Component	Rating	Wt.	Wt. score	Comment
Structure	4	8	35	
Exterior Closure	2	8	18	
Roofing	3	10	33	
Floor Finishes	4	6	26	
Wall Finishes	3	6	20	
Ceiling Finishes	3	6	20	
Doors & Hardware	3	6	20	
Elevators	0	6	0	
Plumbing	2	8	18	
Electrical	2	8	18	
Lights/Power	3	8	26	
Life/Safety	4	10	44	
Fire Safety	5	10	55	
Modifications	0	7	0	
Maintenance	5	7	38	
Remaining Life	4	6	26	
Appearance	3	6	20	
Insulation	4	6	26	
Glazing	2	6	13	
HVAC	4	8	35	
Total weighted score			**491**	*Replace or renovate*

Shop — condition score 488 (Replace or renovate)

Main Campus · 18,510 GSF · built 1967

Component	Rating	Wt.	Wt. score	Comment
Structure	3	8	24	Aggregate concrete tilt-up panels; poured-in-place concrete; glu-lam beam roof structure; Major renovation 2023
Exterior Closure	2	8	16	Aggregate concrete tilt-up panels; poured-in-place concrete; metal fascias
Roofing	5	10	50	Built-up membrane w/silver coating-deteriorating
Floor Finishes	3	6	18	Carpet; vinyl tile-surface wear; concrete
Wall Finishes	3	6	18	Gypsum board; concrete; CMU; wood strip
Ceiling Finishes	3	6	18	Gypsum board; wood roof deck; lay-in tile; direct-adhered tile
Doors & Hardware	3	6	18	Interior wood/HM doors w HM frames-surface wear; exterior HM doors/frames
Elevators	5	6	30	None
Plumbing	3	8	24	Galvanized, copper, steel and cast iron piping; porcelain fixtures
Electrical	3	8	24	800amp 480/277v; 800amp 208/120v
Lights/Power	3	8	24	Lay-in, wall-mount and ceiling mount fluorescent fixtures; HID fixtures
Life/Safety	3	10	30	
Fire Safety	3	10	30	
Modifications	3	7	21	Modifications somewhat poorly planned
Maintenance	1	7	7	
Remaining Life	3	6	18	Building is structurally sound; may need some seismic retrofit
Appearance	3	6	18	Exterior is very utilitarian
Insulation	5	6	30	
Glazing	5	6	30	
HVAC	5	8	40	Hot water from central plant; hydronic unit heaters; window A/C; inadequate welding shop ventilation
Total weighted score			**488**	*Replace or renovate*

Church — condition score 427 (Needs improvement — renovation)

Main Campus · 19,368 GSF · built 1973

Component	Rating	Wt.	Wt. score	Comment
Structure	1	8	8	
Exterior Closure	3	8	25	

Component	Rating	Wt.	Wt. score	Comment
Roofing	3	10	31	Composition and built up roofing
Floor Finishes	3	6	19	
Wall Finishes	2	6	13	
Ceiling Finishes	2	6	13	
Doors & Hardware	3	6	19	
Elevators	0	6	0	
Plumbing	3	8	25	
Electrical	3	8	25	
Lights/Power	3	8	25	
Life/Safety	2	10	21	
Fire Safety	2	10	21	
Modifications	2	7	15	
Maintenance	5	7	36	
Remaining Life	5	6	31	
Appearance	4	6	25	
Insulation	3	6	19	
Glazing	5	6	31	
HVAC	3	8	25	
Total weighted score			**427**	*Needs improvement — renovation*

Physical Education — condition score 395 (Needs improvement — renovation)

Main Campus · 18,365 GSF · built 1963

Component	Rating	Wt.	Wt. score	Comment
Structure	1	8	8	Aggregate concrete tilt-up panels; poured-in-place concrete; glu-lam beam roof structure; structural brick
Exterior Closure	3	8	24	Concrete-random cracks throughout; brick
Roofing	1	10	10	Single-ply 2014
Floor Finishes	2	6	12	Carpet; wood parquet; ceramic tile; vinyl tile
Wall Finishes	2	6	12	CMU; gypsum board; concrete; hardboard panels
Ceiling Finishes	2	6	12	Concrete; direct-adhered tile; exposed structure
Doors & Hardware	2	6	12	Interior wood/HM doors w HM frames; exterior aluminum doors/frames
Elevators	5	6	30	2 story in portion of bldg.

Component	Rating	Wt.	Wt. score	Comment
Plumbing	3	8	24	Galvanized, copper and cast iron piping; vitreous fixtures
Electrical	2	8	16	750amp 480/277v
Lights/Power	3	8	24	Surface mount and hanging fluorescent lights
Life/Safety	3	10	30	
Fire Safety	2	10	20	
Modifications	3	7	21	Average construction of minor modifications
Maintenance	2	7	14	
Remaining Life	4	6	24	
Appearance	5	6	30	Functional but not attractive spaces; minimal day lighting; no common area
Insulation	3	6	18	
Glazing	5	6	30	
HVAC	3	8	24	Hot water from central plant; AHUs; no A/C; system replacement funded in 2003; not done
Total weighted score			**395**	*Needs improvement — renovation*

Business and Technology — condition score 363 (Needs improvement — renovation)

Main Campus · 24,912 GSF · built 1967

Component	Rating	Wt.	Wt. score	Comment
Structure	3	8	24	Exposed aggregate concrete tilt-up panels; glu-lam beam roof structure
Exterior Closure	2	8	16	Exposed aggregate concrete tilt-up panels; metal fascia; aluminum window walls
Roofing	2	10	20	PVC single-ply membrane-2004; roof drain lines may be undersized
Floor Finishes	3	6	18	Carpet-stained; vinyl tile; ceramic tile-extensive cracking
Wall Finishes	3	6	18	Gypsum board concrete, wood strips, vinyl wall cover; random wear
Ceiling Finishes	3	6	18	Lay-in tile-stains
Doors & Hardware	3	6	18	Interior wood doors/frames-surface wear; sidelites; exterior aluminum doors/frames
Elevators	4	6	24	2 ea.-problematic
Plumbing	3	8	24	Galvanized, steel, copper and cast iron piping; porcelain fixtures
Electrical	1	8	8	1200amp 208/120v
Lights/Power	1	8	8	Lay-in and ceiling mount fluorescent lights

Component	Rating	Wt.	Wt. score	Comment
Life/Safety	3	10	30	
Fire Safety	1	10	10	
Modifications	1	7	7	Minor modifications to date; adequate
Maintenance	2	7	14	
Remaining Life	4	6	24	
Appearance	3	6	18	Very utilitarian building interior/exterior
Insulation	3	6	18	
Glazing	5	6	30	Operable awning units
HVAC	2	8	16	Packaged rooftop HVAC units w fan powered VAVs-2004
Total weighted score			**363**	*Needs improvement — renovation*

MEC Heat Plant — condition score 346 (Needs improvement — maintenance)

Main Campus · 1,941 GSF · built 1982

Component	Rating	Wt.	Wt. score	Comment
Structure	3	8	29	Aggregate concrete tilt-up panels; poured-in-place concrete; glu-lam roof beams
Exterior Closure	2	8	19	Aggregate concrete tilt-up panels; CMU
Roofing	2	10	24	Built-up roof w/silver UV coating
Floor Finishes	2	6	14	Concrete slab
Wall Finishes	2	6	14	Concrete; CMU
Ceiling Finishes	0	6	0	Wood roof deck
Doors & Hardware	3	6	22	Exterior HM door/frames-surface wear
Elevators	0	6	0	
Plumbing	2	8	19	Galvanized, steel and copper piping
Electrical	3	8	29	400amp 208v; open transformers-replacement funded 2007; not done
Lights/Power	1	8	10	Hanging fluorescent lights
Life/Safety	3	10	36	
Fire Safety	3	10	36	
Modifications	0	7	0	None apparent
Maintenance	1	7	8	
Remaining Life	3	6	22	
Appearance	3	6	22	Functional space but not attractive building
Insulation	3	6	22	

Component	Rating	Wt.	Wt. score	Comment
Glazing	0	6	0	
HVAC	2	8	19	3 HW boilers-1981; campus central heating plant
Total weighted score			**346**	*Needs improvement — maintenance*

Engineering — condition score 338 (Needs improvement — maintenance)

Main Campus · 8,882 GSF · built 1963

Component	Rating	Wt.	Wt. score	Comment
HVAC	1	8	8	Split system in most areas 2015
Structure	2	8	17	Brick structure; steel bar joists & columns; wood roof trusses
Exterior Closure	1	8	8	Brick; brick veneer; aluminum window walls; metal fascia; plywood
Roofing	3	10	31	Standing seam metal; BUR membrane w/silver coating at rotunda-deteriorating
Floor Finishes	2	6	13	Carpet; vinyl tile; vinyl asbestos tile; sheet vinyl
Wall Finishes	1	6	6	Gypsum board; brick; CMU; plastic panels
Ceiling Finishes	1	6	6	Gypsum board; wood roof deck; direct-adhered and lay-in tile
Doors & Hardware	2	6	13	Interior wood doors w HM frames-surface wear; exterior aluminum/M doors/frames
Elevators	0	6	0	
Plumbing	3	8	25	Copper, cast iron and galvanized piping; porcelain fixtures
Electrical	3	8	25	400amp 208/120v
Lights/Power	1	8	8	Lay-in, ceiling-mount rectangular and hanging fluorescent lights
Life/Safety	3	10	31	
Fire Safety	3	10	31	
Modifications	1	7	7	Minor modifications to date
Maintenance	1	7	7	
Remaining Life	3	6	19	Small size and very outdated design make building poor choice to retain long-term
Appearance	5	6	31	
Insulation	3	6	19	
Glazing	5	6	31	Single glazed aluminum framed windows
Total weighted score			**338**	*Needs improvement — maintenance*

Health Occupations — condition score 337 (Needs improvement — maintenance)

Main Campus · 9,477 GSF · built 1976

Component	Rating	Wt.	Wt. score	Comment
HVAC	1	8	8	Rooftop AHU with VFR 2016
Structure	1	8	8	Wood frame
Exterior Closure	2	8	17	Brick; stucco; EIFS
Roofing	1	10	10	Standing seam metal BUR w/ aluminum silver coat 2012
Floor Finishes	3	6	19	Vinyl tile-surface wear; carpet and carpet tile; ceramic tile
Wall Finishes	2	6	13	Gypsum board
Ceiling Finishes	3	6	19	Gypsum board; lay-in tile-cracks and staining; direct-adhered tile
Doors & Hardware	3	6	19	Interior wood doors w HM frames-surface wear; exterior aluminum/wood doors w aluminum/wood frames
Elevators	0	6	0	
Plumbing	3	8	25	Galvanized, cast iron and copper piping; porcelain fixtures
Electrical	1	8	8	600amp 208/120v; 6 disconnect rule
Lights/Power	3	8	25	Lay-in, recessed can and wall mount fluorescent lighting
Life/Safety	3	10	31	
Fire Safety	1	10	10	
Modifications	3	7	22	Some modifications were not well thought out
Maintenance	2	7	15	
Remaining Life	3	6	19	Child Care has vacated; interior needs upgrade to serve Nursing program; new BUR and HVAC needed
Appearance	3	6	19	Building is not very attractive & spaces not very functional; no common area
Insulation	3	6	19	
Glazing	5	6	31	
Total weighted score			**337**	*Needs improvement — maintenance*

Robert B Stewart — condition score 328 (Needs improvement — maintenance)

Main Campus · 11,550 GSF · built 1938

Component	Rating	Wt.	Wt. score	Comment
HVAC	1	8	8	HW boilers; hydronic unit heaters; rooftop packaged unit
Structure	2	8	16	Steel frame; concrete walls; split-face CMU; wood built-up columns
Exterior Closure	2	8	16	Concrete; CMU
Roofing	2	10	20	Built-up roof 2012; steel framed skylights
Floor Finishes	2	6	12	Vinyl tile; concrete; vinyl sheet flooring-surface wear
Wall Finishes	2	6	12	Concrete; gypsum board; plywood panels; vinyl wall panels
Ceiling Finishes	2	6	12	Wood roof deck; lay-in tile; encapsulated insulation in shop; plywood panels
Doors & Hardware	1	6	6	Interior laminate doors w HM frames; exterior HM doors/frames; metal glazed OH doors
Elevators	5	6	30	2 story on one end
Plumbing	1	8	8	Galvanized, cast iron and copper piping; porcelain fixtures
Electrical	1	8	8	800amp 208/120v; 1995
Lights/Power	1	8	8	Lay-in and suspended strip fluorescent lighting
Life/Safety	3	10	30	
Fire Safety	3	10	30	
Modifications	3	7	21	2nd floor in disrepair
Maintenance	1	7	7	
Remaining Life	3	6	18	
Appearance	5	6	30	Spaces not very attractive;
Insulation	3	6	18	
Glazing	3	6	18	Double glazed aluminum framed windows 1st floor; single glazed steel framed windows 2nd floor
Total weighted score			**328**	*Needs improvement — maintenance*

College Service Center — condition score 304 (Needs improvement — maintenance)

Main Campus · 57,166 GSF · built 1969

Component	Rating	Wt.	Wt. score	Comment
HVAC	1	8	8	2006 Chiller and cooling tower; AHUs and fan coil units; no outside air; hot water from central plant
Structure	2	8	16	Concrete frame; structural brick

Component	Rating	Wt.	Wt. score	Comment
Exterior Closure	1	8	8	Brick veneer; concrete spandrels; corrugated metal
Roofing	1	10	10	Built-up membrane 2012
Floor Finishes	2	6	12	Brick; carpet-surface wear; vinyl tile; sheet vinyl-surface wear; carpet tile-surface wear; ceramic tile
Wall Finishes	1	6	6	Gypsum board; concrete; brick; vinyl and wood wall panels; ceramic tile
Ceiling Finishes	1	6	6	Lay-in and direct-adhered tile; gypsum board; concrete decks
Doors & Hardware	3	6	18	Interior wood doors/frames-surface wear; exterior aluminum/HM/wood doors/frames
Elevators	2	6	12	5 stop-renovated
Plumbing	3	8	24	Galvanized, copper, steel, PVC and cast iron piping; porcelain fixtures
Electrical	3	8	24	2000amp, 208/120v
Lights/Power	1	8	8	Lay-in and ceiling mount fluorescent lights
Life/Safety	3	10	30	
Fire Safety	1	10	10	
Modifications	3	7	21	Former dormitory converted to student services & office space; many non-integrated modifications
Maintenance	1	7	7	
Remaining Life	3	6	18	First floor extensively remodeled in 2010; 5th floor remodeled in 2011
Appearance	3	6	18	Exterior is very utilitarian
Insulation	3	6	18	
Glazing	5	6	30	Operable awning units
Total weighted score			**304**	*Needs improvement — maintenance*

Bldg S3 — condition score 272 (Adequate)

Shelton Campus · 1,792 GSF · built 2000

Component	Rating	Wt.	Wt. score	Comment
HVAC	1	8	9	
Structure	3	8	27	
Exterior Closure	2	8	18	
Roofing	1	10	11	
Floor Finishes	1	6	7	
Wall Finishes	1	6	7	
Ceiling Finishes	1	6	7	
Doors & Hardware	2	6	13	

Component	Rating	Wt.	Wt. score	Comment
Elevators	0	6	0	
Plumbing	0	8	0	
Electrical	2	8	18	
Lights/Power	2	8	18	
Life/Safety	1	10	11	
Fire Safety	3	10	33	
Modifications	1	7	8	
Maintenance	1	7	8	
Remaining Life	3	6	20	
Appearance	5	6	33	
Insulation	3	6	20	
Glazing	1	6	7	
Total weighted score			**272**	*Adequate*

Bldg S4 — condition score 263 (Adequate)

Shelton Campus · 1,792 GSF · built 1998

Component	Rating	Wt.	Wt. score	Comment
HVAC	1	8	9	
Structure	3	8	27	
Exterior Closure	2	8	18	
Roofing	1	10	11	
Floor Finishes	1	6	7	
Wall Finishes	1	6	7	
Ceiling Finishes	1	6	7	
Doors & Hardware	2	6	13	
Elevators	0	6	0	
Plumbing	0	8	0	
Electrical	1	8	9	
Lights/Power	2	8	18	
Life/Safety	1	10	11	
Fire Safety	3	10	33	
Modifications	1	7	8	
Maintenance	1	7	8	
Remaining Life	3	6	20	

Component	Rating	Wt.	Wt. score	Comment
Appearance	5	6	33	
Insulation	3	6	20	
Glazing	1	6	7	
Total weighted score			**263**	*Adequate*

FSB Large Equipment Storage — condition score 228 (Adequate)

Main Campus · 520 GSF · built 2002

Component	Rating	Wt.	Wt. score	Comment
HVAC	0	8	0	
Structure	1	8	13	
Exterior Closure	1	8	13	
Roofing	1	10	16	
Floor Finishes	1	6	9	
Wall Finishes	0	6	0	
Ceiling Finishes	0	6	0	
Doors & Hardware	1	6	9	
Elevators	0	6	0	
Plumbing	0	8	0	
Electrical	1	8	13	
Lights/Power	3	8	38	
Life/Safety	1	10	16	
Fire Safety	4	10	63	
Modifications	0	7	0	
Maintenance	1	7	11	
Remaining Life	1	6	9	
Appearance	2	6	19	
Insulation	0	6	0	
Glazing	0	6	0	
Total weighted score			**228**	*Adequate*

Bremer Student Center — condition score 223 (Adequate)

Main Campus · 50,808 GSF · built 1942

Component	Rating	Wt.	Wt. score	Comment
Structure	1	8	8	Poured-in-place concrete; glu-lam beams & arches; structural steel
Exterior Closure	1	8	8	EIFS; brick veneer; corrugated metal siding; metal panels;
Roofing	2	10	21	Composition 3-tab shingles-2012; Standing seam metal; BUR membrane-deteriorating; Kalwall/glass skylights
Floor Finishes	3	6	19	carpet, vinyl, VCT with stress cracks at structure.
Wall Finishes	2	6	13	Gypsum board; concrete; ceramic tile; wood panels; folding partition walls
Ceiling Finishes	1	6	6	Gypsum board; lay-in tile; exposed glu-lam arches; tectum panels
Doors & Hardware	2	6	13	Interior wood/HM doors w HM frames-surface wear; exterior aluminum/HM doors/frames
Elevators	0	6	0	
Plumbing	1	8	8	Copper, cast iron, steel, PVC and galvanized piping; porcelain fixtures
Electrical	1	8	8	800amp 480/277v; six disconnect rule; 400amp 240/120v
Lights/Power	1	8	8	Recessed can, ceiling-mount, and hanging strip fluorescent lights
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	1	7	7	Recent new entry & interior remodels improved interior circulation between spaces
Maintenance	1	7	7	
Remaining Life	1	6	6	Bldg. constructed in several phases dating to 1942 (Gym); additions/remodels have extended useful life
Appearance	1	6	6	
Insulation	3	6	19	
Glazing	3	6	19	
HVAC	3	8	25	Packaged and split-system heat pumps; AHUs w fan coils; hot water from central plant
Total weighted score			**223**	*Adequate*

OC Shelton — condition score 222 (Adequate)

Shelton Campus · 8,900 GSF · built 1995

Component	Rating	Wt.	Wt. score	Comment
HVAC	1	8	8	Rooftop split system and packaged heat pumps
Structure	1	8	8	Concrete; structure steel; glu-lam roof beams; wood frame
Exterior Closure	2	8	16	Concrete; wood siding; plywood panels; battens; fiberglass panels
Roofing	2	10	20	Standing seam metal; torch down mineral-surfaced cap sheet; skylight
Floor Finishes	2	6	12	Carpet tile; vinyl tile; sheet vinyl
Wall Finishes	1	6	6	Gypsum board; cedar siding; plastic panels
Ceiling Finishes	1	6	6	Exposed wood deck/structure; acoustical panels; gypsum board
Doors & Hardware	1	6	6	Interior wood doors w HM frames; exterior wood/aluminum doors w HM/aluminum frames; metal glazed OH door
Elevators	5	6	30	Upper study area only accessible by stair
Plumbing	1	8	8	Copper, cast iron, steel and PVC piping; porcelain fixtures
Electrical	1	8	8	400amp 480/277v
Lights/Power	1	8	8	Hanging strip, recessed can, ceiling-mount and wall mount fluorescent fixtures
Life/Safety	2	10	20	
Fire Safety	1	10	10	
Modifications	1	7	7	Bookstore/student services remodel was well done
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	1	6	6	Attractive, well maintained spaces; above-average exterior design/appearance
Insulation	2	6	12	
Glazing	3	6	18	Operable awning units
Total weighted score			**222**	*Adequate*

Olympic College Poulsbo — condition score 203 (Adequate)

Poulsbo Campus · 39,461 GSF · built 2004

Component	Rating	Wt.	Wt. score	Comment
HVAC	1	8	8	2 HW boilers 2017; air-cooled chiller; AHU w fan powered VAVs
Structure	1	8	8	Steel frame; concrete; glu-lam beams

Component	Rating	Wt.	Wt. score	Comment
Exterior Closure	3	8	24	Cedar siding; brick veneer; corrugated metal siding; aluminum window walls
Roofing	2	10	20	Standing seam metal; hypalon single-ply; skylights
Floor Finishes	2	6	12	Carpet-surface wear; linoleum; concrete; ceramic tile; carpet tile
Wall Finishes	1	6	6	Gypsum board; concrete; cedar boards; wood panels; brick; ceramic tile; glass wall; folding partition wall
Ceiling Finishes	1	6	6	Gypsum board; wood roof deck; ventwood; lay-in tile; encapsulated insulation; metal deck pan
Doors & Hardware	1	6	6	Interior wood/HM doors w HM frames; sidelites; exterior aluminum/HM doors/frames; metal coiling doors
Elevators	1	6	6	3 stop= penthouse
Plumbing	1	8	8	Copper, cast iron, black steel and PVC piping; porcelain fixtures
Electrical	1	8	8	1200amp 480/277v
Lights/Power	1	8	8	Wall-mount, ceiling-mount, hanging strip, recessed can, lay-in and circular pendant fluorescent lighting
Life/Safety	1	10	10	
Fire Safety	1	10	10	Fire pump
Modifications	2	7	14	Second floor infill modifications have been well constructed
Maintenance	1	7	7	Large amount of interior/exterior wood surfaces to be maintained; will tax resources
Remaining Life	1	6	6	
Appearance	1	6	6	Functional, attractive building with well designed spaces
Insulation	2	6	12	
Glazing	3	6	18	Operable casement units
Total weighted score			**203**	*Adequate*

Haselwood Library — condition score 202 (Adequate)

Main Campus · 42,918 GSF · built 1977

Component	Rating	Wt.	Wt. score	Comment
Structure	1	8	8	Structural steel; exposed glu-lam beam/steel roof trusses
Exterior Closure	3	8	24	Brick veneer; metal panels; stucco-cracks at rear upper wall
Roofing	3	10	30	Standing seam metal; Carlisle single ply membrane

Component	Rating	Wt.	Wt. score	Comment
Floor Finishes	1	6	6	Terrazzo tile; carpet; vinyl tile; ceramic tile
Wall Finishes	1	6	6	Gypsum board; brick; wood panels; ceramic tile
Ceiling Finishes	1	6	6	Gypsum board; lay-in tile; wood roof deck; direct-adhered tile
Doors & Hardware	2	6	12	Interior wood doors w HM frames-surface wear/dings; sidelites; exterior HM doors/frames
Elevators	1	6	6	3 stop
Plumbing	1	8	8	Copper, cast iron, and steel piping; porcelain fixtures
Electrical	1	8	8	1200amp 208/120v
Lights/Power	1	8	8	Hanging, ceiling-mount, circular lay-in, strip lay-in and recessed can fluorescent lights
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	1	7	7	Minor modifications to date; well done
Maintenance	1	7	7	Cracking stucco continues to present a maintenance problem
Remaining Life	1	6	6	One-half of building was rebuilt in 1999 after snow loads caused collapse
Appearance	1	6	6	Attractive, spacious functional library with much natural light; 2nd floor high ceiling
Insulation	2	6	12	
Glazing	1	6	6	All new windows installed in 2011 because of glazing seal failures
HVAC	2	8	16	Rooftop packaged multi-zone HVAC units; 2 units 2013, 2 units 1995
Total weighted score			**202**	*Adequate*

Facilities Services — condition score 194 (Adequate)

Main Campus · 18,100 GSF · built 2002

Component	Rating	Wt.	Wt. score	Comment
HVAC	1	8	8	HW boiler; AHU; split system packaged units; make-up air units
Structure	2	8	16	Structural steel; split-face CMU
Exterior Closure	1	8	8	Concrete; brick; metal building panels; split-face CMU; standing seam metal fascia
Roofing	2	10	20	Standing seam metal; Carlisle single ply membrane
Floor Finishes	2	6	12	Vinyl tile; rubber; carpet tile; concrete; ceramic tile
Wall Finishes	1	6	6	Gypsum board; CMU; brick; ceramic tile
Ceiling Finishes	1	6	6	Gypsum board; metal deck pan; lay-in tile

Component	Rating	Wt.	Wt. score	Comment
Doors & Hardware	3	6	18	Interior wood/HM doors/frames-surface wear; exterior aluminum doors/frames; metal glazed OH doors
Elevators	1	6	6	2 stop
Plumbing	1	8	8	Copper, cast iron, and steel piping; porcelain fixtures
Electrical	1	8	8	800amp 480/277v
Lights/Power	1	8	8	Lay-in, recessed can, hanging circular and hanging strip fluorescent lights; HID lights
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	1	7	7	No modifications to date
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	1	6	6	Functional, attractive building with variety of exterior & interior low maintenance materials
Insulation	1	6	6	
Glazing	3	6	18	
Total weighted score			**194**	*Adequate*

Utility Storage Poulsbo — condition score 193 (Adequate)

Poulsbo Campus · 435 GSF · built 2004

Component	Rating	Wt.	Wt. score	Comment
HVAC	0	8	0	
Structure	1	8	12	
Exterior Closure	1	8	12	
Roofing	1	10	15	
Floor Finishes	1	6	9	
Wall Finishes	0	6	0	
Ceiling Finishes	0	6	0	
Doors & Hardware	1	6	9	
Elevators	0	6	0	
Plumbing	0	8	0	
Electrical	1	8	12	
Lights/Power	1	8	12	
Life/Safety	1	10	15	
Fire Safety	3	10	44	

Component	Rating	Wt.	Wt. score	Comment
Modifications	0	7	0	
Maintenance	1	7	10	
Remaining Life	1	6	9	
Appearance	2	6	18	
Insulation	2	6	18	
Glazing	0	6	0	
Total weighted score			**193**	*Adequate*

Storm King — condition score 184 (Adequate)

Main Campus · 5,685 GSF · built 1973

Component	Rating	Wt.	Wt. score	Comment
HVAC	1	8	8	HVAC units on roof
Structure	2	8	17	CMU
Exterior Closure	1	8	8	
Roofing	1	10	10	Built up roof 2017
Floor Finishes	1	6	6	Carpet
Wall Finishes	1	6	6	GWB and CMU
Ceiling Finishes	1	6	6	ACT
Doors & Hardware	1	6	6	Steel exterior; wood interior; HM frames
Elevators	0	6	0	
Plumbing	1	8	8	
Electrical	1	8	8	800 Amps
Lights/Power	1	8	8	LED fixtures in hung ceiling
Life/Safety	1	10	10	
Fire Safety	2	10	21	
Modifications	1	7	7	Major renovation 2017
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	2	6	13	
Insulation	2	6	13	
Glazing	2	6	13	
Total weighted score			**184**	*Adequate*

The Johnson Library Shelton — condition score 180 (Adequate)

Shelton Campus · 8,254 GSF · built 2003

Component	Rating	Wt.	Wt. score	Comment
HVAC	1	8	8	Gas fired packaged rooftop HVAC units
Structure	1	8	8	Structural steel; wood/steel joists; glu-lam beams; wood frame
Exterior Closure	1	8	8	Concrete; wood siding; plywood panels; battens; metal panels; aluminum window walls
Roofing	2	10	20	Standing seam metal; EPDM
Floor Finishes	3	6	18	Linoleum-surface wear; carpet; concrete; ceramic tile
Wall Finishes	1	6	6	Gypsum board-marred and dinged; acoustic fabric panels; exposed structure; ceramic tile
Ceiling Finishes	1	6	6	Gypsum board; lay-in tile; exposed glu-beams & wood decking
Doors & Hardware	1	6	6	Interior wood doors w HM frames; sidelites; exterior aluminum doors/frames
Elevators	1	6	6	1 story
Plumbing	1	8	8	Copper, cast iron and steel piping; porcelain fixtures
Electrical	1	8	8	800amp 208/120v
Lights/Power	1	8	8	Hanging circular, wall-mount, recessed can, hanging strip and lay-in fluorescent lighting
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	1	7	7	No modifications to date
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	1	6	6	Newer functional, attractive building with variety of exterior & interior materials
Insulation	1	6	6	
Glazing	3	6	18	
Total weighted score			**180**	*Adequate*

John Bremer Welding Center — condition score 170 (Superior)

Shelton Campus · 2,638 GSF · built 2017

Component	Rating	Wt.	Wt. score	Comment
Structure	1	8	9	Steel frame; concrete slab
Exterior Closure	1	8	9	Metal siding

Component	Rating	Wt.	Wt. score	Comment
Roofing	1	10	11	Metal roof
Floor Finishes	1	6	7	
Wall Finishes	1	6	7	GWB in office and bathrooms
Ceiling Finishes	1	6	7	
Doors & Hardware	1	6	7	
Elevators	0	6	0	
Plumbing	1	8	9	
Electrical	1	8	9	
Lights/Power	1	8	9	
Life/Safety	1	10	11	
Fire Safety	1	10	11	
Modifications	0	7	0	
Maintenance	1	7	8	
Remaining Life	1	6	7	
Appearance	2	6	13	
Insulation	1	6	7	
Glazing	1	6	7	
HVAC	3	8	26	Heat in office and bathrooms, but not in shop
Total weighted score			**170**	*Superior*

Science Technology — condition score 162 (Superior)

Main Campus · 61,194 GSF · built 2006

Component	Rating	Wt.	Wt. score	Comment
HVAC	1	8	8	Air cooled chiller; AHUs w fan powered "squeeze boxes"; make-up air unit; hot water from central plant
Structure	1	8	8	Concrete frame; steel frame
Exterior Closure	1	8	8	Brick; aluminum panels; aluminum window wall; corrugated metal panels
Roofing	2	10	20	BUR w mineral-surfaced cap sheet, some blistering; skylights
Floor Finishes	1	6	6	Slate; stained concrete; carpet tile; linoleum; ceramic tile; vinyl tile
Wall Finishes	1	6	6	Gypsum board; concrete; brick; ceramic tile
Ceiling Finishes	1	6	6	Gypsum board; ventwood; lay-in tile
Doors & Hardware	2	6	12	Interior wood/HM doors w HM frames; sidelites; exterior aluminum doors/frames

Component	Rating	Wt.	Wt. score	Comment
Elevators	1	6	6	3 stop
Plumbing	1	8	8	Copper, cast iron, black steel and PVC piping; porcelain fixtures
Electrical	1	8	8	2000amp, 480v; 125kW generator set
Lights/Power	1	8	8	Recessed can, hanging circular, hanging strip and lay-in fluorescent lights
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	1	7	7	None apparent
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	1	6	6	Well designed building stressing functionality over making an architectural statement
Insulation	1	6	6	
Glazing	1	6	6	Operable units
Total weighted score			**162**	*Superior*

Modular Poulsbo — condition score 159 (Superior)

Poulsbo Campus · 2,508 GSF · built 2017

Component	Rating	Wt.	Wt. score	Comment
HVAC	1	8	9	
Structure	1	8	9	
Exterior Closure	1	8	9	
Roofing	1	10	11	
Floor Finishes	1	6	7	
Wall Finishes	1	6	7	
Ceiling Finishes	1	6	7	
Doors & Hardware	1	6	7	
Elevators	0	6	0	
Plumbing	1	8	9	
Electrical	1	8	9	
Lights/Power	1	8	9	
Life/Safety	1	10	11	
Fire Safety	1	10	11	
Modifications	—	7	0	
Maintenance	1	7	8	

Component	Rating	Wt.	Wt. score	Comment
Remaining Life	1	6	7	
Appearance	3	6	20	
Insulation	1	6	7	
Glazing	1	6	7	
Total weighted score			**159**	*Superior*

Humanities And Student Services — condition score 156 (Superior)

Main Campus · 70,302 GSF · built 2009

Component	Rating	Wt.	Wt. score	Comment
HVAC	1	8	8	Air cooled chiller; rooftop split system HVAC; AHUs w VAVs; hot water from central plant
Structure	1	8	8	Steel frame
Exterior Closure	1	8	8	Brick; flat metal panels; metal sun screens; corrugated metal panels; aluminum window walls
Roofing	2	10	20	BUR w mineral-surfaced cap sheet; Kalwall skylights
Floor Finishes	1	6	6	Concrete; ceramic tile; sheet vinyl; carpet tile
Wall Finishes	1	6	6	Gypsum board; ceramic tile; glass walls; wood panels
Ceiling Finishes	1	6	6	Gypsum board; lay-in tile; metal deck pan
Doors & Hardware	1	6	6	Interior wood/HM doors w HM frames; sidelites; exterior aluminum/HM doors/frames
Elevators	1	6	6	3-stop; 2 ea.
Plumbing	1	8	8	Copper, cast iron, steel and PVC piping; porcelain fixtures
Electrical	1	8	8	2000amp 480/277v; 1600amp 208/120v
Lights/Power	1	8	8	Hanging strip, recessed can, lay-in, wall-mount and round pendant fluorescent lighting
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	1	7	7	Brand new building
Maintenance	1	7	7	LEED Gold certification; may prove costly to maintain down the road
Remaining Life	1	6	6	
Appearance	1	6	6	Well designed building using limited selection of maintainable materials and finishes; spaces stress function
Insulation	1	6	6	

Component	Rating	Wt.	Wt. score	Comment
Glazing	1	6	6	Operable awning units
Total weighted score			**156**	*Superior*

Sophia Bremer Child Development Center — condition score 152 (Superior)

Main Campus · 14,752 GSF · built 2011

Component	Rating	Wt.	Wt. score	Comment
HVAC	1	8	8	Split system heat pumps; HW boiler; hydronic floor heat in portion of building
Structure	1	8	8	Wood frame; glu-lam beams; concrete
Exterior Closure	1	8	8	Brick; composite wood fiber panels
Roofing	1	10	10	Built-up membrane w white UV coat
Floor Finishes	1	6	6	Carpet tile; sheet vinyl; concrete
Wall Finishes	1	6	6	Gypsum board; vinyl wall cover; laminate panels
Ceiling Finishes	1	6	6	Gypsum board; lay-in tile; cedar strip t&g
Doors & Hardware	1	6	6	Interior wood glazed/HM doors w HM frames; sidelites; exterior aluminum doors/HM doors/frames
Elevators	0	6	0	Large stand-up crawl space partially finished for storage and HVAC equipment
Plumbing	1	8	8	Copper, steel, cast iron, ABS and PVC piping; porcelain fixtures
Electrical	1	8	8	1200amp 208/120v
Lights/Power	1	8	8	Lay-in, hanging strip, recessed can and ceiling-mount fluorescent lighting
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	1	7	7	Brand new
Maintenance	1	7	7	Exterior composite wood fiber panels may be a maintenance problem in future
Remaining Life	1	6	6	Very well designed building; interior spaces provide very comforting environment
Appearance	2	6	13	Exterior of building is not very attractive; cladding makes it look very utilitarian
Insulation	1	6	6	
Glazing	1	6	6	Operable sliders and awning units
Total weighted score			**152**	*Superior*

College Instruction Center — condition score 146 (Superior)

Main Campus · 75,000 GSF · built 2017

Component	Rating	Wt.	Wt. score	Comment
HVAC	1	8	9	
Structure	1	8	9	
Exterior Closure	1	8	9	
Roofing	1	10	11	
Floor Finishes	1	6	7	
Wall Finishes	1	6	7	
Ceiling Finishes	1	6	7	
Doors & Hardware	1	6	7	
Elevators	0	6	0	
Plumbing	1	8	9	
Electrical	1	8	9	
Lights/Power	1	8	9	
Life/Safety	1	10	11	
Fire Safety	1	10	11	
Modifications	0	7	0	
Maintenance	1	7	8	
Remaining Life	1	6	7	
Appearance	1	6	7	
Insulation	1	6	7	
Glazing	1	6	7	
Total weighted score			**146**	*Superior*