COMMUNITY AND TECHNICAL COLLEGES
Washington State Board

PENINSULA COLLEGE

Port Angeles · Forks

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	321,870 GSF across 18 buildings; all 18 condition-surveyed
Weighted-avg condition	213 (Adequate)
2027 preservation request	$1,182,000 (4 projects)
Total 2027–2029 Minor Works	$2,879,000
Deferred preservation backlog	$2,987,000 (11 projects)

CONTENTS

1. Executive Summary 3
2. College Portfolio Overview 5
3. Capital Planning Roadmap 7
3.1 Immediate biennium (2027–2029 request) 7
3.2 Mid-term (next biennium plus one, 2029–2033) 7
3.3 Long-term (7–10+ years, 2033 and beyond) 7
3.4 Cross-cutting system themes 7
4. Deficiency Inventory and Findings 9
4.1 Summary table 9
4.2 Findings detail 10
5. Building Profiles 22
6. Infrastructure Systems 25
7. Master Plan Alignment 26
8. Maintenance Capacity Snapshot 27
9. Decarbonization and Clean Buildings Compliance 29
9.1 The Clean Buildings Performance Standard 29
9.2 Peninsula's Included Buildings 29
9.3 Aligning capital renewal with compliance 30
9.4 Compliance pathway 30
10. Appendix: Building Condition Detail 31

1. EXECUTIVE SUMMARY

This report covers Peninsula 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 **15 capital deficiencies**, all carrying capital cost estimates (**$4,169,000 in total**): **$1,182,000 across 4 projects** is included in the 2027 preservation request and **$2,987,000 across 11 projects** is deferred to future cycles; no deficiencies were excluded as ineligible for capital funding. Peninsula's 2027–2029 Minor Works request comprises preservation ($1,182,000), infrastructure ($459,000), program ($914,000), and Unanticipated Repair Fund ($324,000), together totaling **$2,879,000.**

Capital planning headlines

1. The 2027 preservation request is fire-alarm- and HVAC-led and concentrated in two projects.

The campus-wide fire-alarm control-panel replacement (**$597,000**) is 51% of the $1,182,000 request and the Science & Technology geothermal HVAC replacement (**$449,000**) is another 38% — $1,046,000, or 88% of the request, in two projects. The balance is a Theatre/Student Union rooftop packaged unit ($105,000) and accessible-seating work ($31,000) in that same building. The four included projects all scored 81 or above in the survey (average deficiency score 84).

2. The deferred backlog is 2.5× the funded request and is fundamentally a lighting, controls, and Allied Health mechanical program.

The $2,987,000 deferred backlog is dominated by three groupings: a Maier Hall LED lighting conversion (**$702,000**), a campus-wide building-automation-system migration (**$699,000**), and the Allied Health & ECDC mechanical set — an elevator, chiller, and heat pump totaling **$696,000**. These three groupings are $2,097,000, or 70% of the deferred backlog, and lighting and building controls alone ($702,000 + $699,000 + $125,000 = $1,526,000) exceed half of it. This is where the next biennium's request will form.

3. The master plan's replacement candidate correctly draws no preservation dollars — but a $15.8M underground-utility renewal is forming behind a single funded storm line.

Auto/Diesel Mechanics (condition score 415, the second-worst in the portfolio) is the college's one master-plan replacement priority and receives no preservation investment this cycle, which is the correct call. Behind the buildings, the infrastructure record shows roughly **$15,800,000** of future underground-utility renewal — potable water, storm, and sewer lines on a 1970s-era campus — of which only one storm-line segment ($459,000) is funded in 2027. This is the defining long-horizon capital theme and is developed in Section 6.

4. Six buildings come under the Clean Buildings Performance Standard within this window, and the deferred lighting and controls are exactly the efficiency levers those buildings need.

Two Tier 1 buildings (Maier Hall and Science & Technology) and four Tier 2 buildings (Allied Health & ECDC, Theatre/Student Union, the Library Resource Center, and the Gymnasium) exceed the 20,000 GSF coverage floor, with first compliance deadlines between July 1, 2027 and June 1, 2028. The deferred Maier lighting conversion and the campus BAS migration are the lowest-cost energy-use-intensity reductions in the portfolio, and Science & Technology's geothermal plant is an existing low-carbon head start. Section 9 develops how the deferred renewal and the compliance schedule can be funded as one coordinated effort.

Headline Numbers

Metric	Value
Total buildings (FPMT inventory)	18

Metric	Value
Total portfolio GSF	321,870
Buildings surveyed (condition rating)	18 (all surveyed)
Weighted-average condition score	213 (Adequate)
Buildings rated below “Adequate”	8 of 18
Total deficiencies identified (2026 FCS)	15
2027 preservation request	$1,182,000 (4 projects)
Deferred preservation backlog	$2,987,000 (11 projects)
Excluded (ineligible) deficiencies	0
2027 infrastructure request	$459,000
2027 program request	$914,000
2027 URF request	$324,000
Total 2027–2029 Minor Works request	$2,879,000
Prior biennium funded (2025–2027, all categories)	$929,000
Buildings under Clean Buildings Standard (within horizon)	6 (2 Tier 1; 4 Tier 2)

Capital Outlook

Immediate biennium (2027–2029). A Minor Works request of $2,879,000: preservation of $1,182,000 across 4 projects (88% of it the campus fire-alarm replacement and the Science geothermal HVAC), infrastructure of $459,000 (a storm-line replacement), program of $914,000, and URF of $324,000. The preservation request is defensible on score — every included project scored 81 or higher.

Mid-term (4–6 years, 2029–2033). The $2,987,000 deferred backlog defines the next ask and is concentrated in lighting and controls — the $702,000 Maier LED conversion, the $699,000 campus building-automation-system migration, and $125,000 of Science & Technology auditorium theatrical lighting — and in the Allied Health & ECDC mechanical set (elevator $127,000, chiller $261,000, heat pump $308,000). Campus-wide roof-anchor fall protection ($301,000, phased) and a keyless-entry conversion ($210,000) round out the list. This is fundamentally a lighting, controls, and distributed-mechanical renewal program.

Long-term (7–10+ years, 2033 and beyond). The 1960s–70s academic core — Theatre/Student Union (1966), the Gymnasium (1966), Auto/Diesel Mechanics (1969), and the Art building (1971) — carries the weakest scores and will drive whole-building renovation-or-replacement decisions rather than component repair. Auto/Diesel (415) is already a master-plan replacement candidate. Behind the buildings, roughly $15,800,000 of underground-utility renewal (potable water, storm, and sewer) is forming on the 1970s campus and will require a sustained, multi-biennium infrastructure program well beyond the single storm line funded this cycle.

Clean Buildings compliance. Four Tier 2 deadlines (July 1, 2027) fall inside the immediate biennium, and the two Tier 1 deadlines follow (Science & Technology and Maier Hall by June 1, 2028). These overlap precisely with the buildings carrying the deferred lighting and controls work. Specifying the deferred Maier lighting as LED-with-controls and completing the campus BAS migration — rather than carrying them as like-for-like maintenance — is the central capital-planning opportunity this cycle, developed in Section 9.

2. COLLEGE PORTFOLIO OVERVIEW

Peninsula College is a two-campus college on the north Olympic Peninsula. The **main campus in Port Angeles** holds 17 of the 18 buildings and 309,418 GSF — 96% of the portfolio — and houses all instruction, student services, athletics, and administration. A single branch building, the **Forks Branch Campus** (12,452 GSF; built 1980, renovated 2014), sits roughly 55 miles west in Forks and delivers instruction to the west end of the peninsula. The newest and strongest-scored buildings anchor Port Angeles: Maier Hall (2011, 62,950 GSF — the largest building), the Allied Health & ECDC building (2017), the Library Resource Center (2008), and Science & Technology (2007) all fall in the Superior band. The oldest cohort — a set of 1965–1977 academic, athletic, and support buildings — carries this cycle's condition weakness and nearly all of the deferred mechanical and electrical work.

Building inventory

Building	UFI	Campus	GSF	Built	Reno.	Score	Rating	Predominant use
Allied Health & ECDC	A25537	Main	41,650	2017	—	154	Superior	Classroom / Childcare
Maier Hall	A10433	Main	62,950	2011	—	154	Superior	Classroom
Library Resource Center	A02004	Main	26,680	2008	—	164	Superior	Library
House Of Learning	A02471	Main	2,988	2007	—	169	Superior	Assembly
Science & Technology	A08813	Main	56,000	2007	—	169	Superior	Classroom / Laboratory
Forks Branch Campus	A21034	Forks	12,452	1980	2014	171	Superior	Classroom (branch)
Administration	A09924	Main	10,846	1965	2008	192	Adequate	Office
Student Services Center	A05724	Main	15,770	1965	2003	236	Adequate	Office / Student services
Comp Res/Technical	A08208	Main	3,510	1996	—	246	Adequate	Support / Storage
Conference Center	A07625	Main	5,728	1990	—	274	Adequate	Assembly / Conference
Communications	A07011	Main	2,220	1995	2006	286	Needs improvement — maintenance	Classroom
Theatre/Student Union	A04882	Main	29,511	1966	—	292	Needs improvement — maintenance	Assembly / Theatre
Art	A01722	Main	4,550	1971	—	309	Needs improvement — maintenance	Classroom
Gymnasium	A07261	Main	20,119	1966	2017	327	Needs improvement — maintenance	Athletics / PE

Building	UFI	Campus	GSF	Built	Reno.	Score	Rating	Predominant use
Maint/Ship-Rec/Storage	A00467	Main	6,594	1977	—	328	Needs improvement — maintenance	Maintenance / Shops
Steel Storage Bldg-A/D	A02443	Main	1,800	1977	—	374	Needs improvement — renovation	Storage
Auto/Diesel Mechanics	A05205	Main	18,002	1969	—	415	Needs improvement — renovation	Shop (automotive/diesel)
Wisha Storage - A/D	A07598	Main	500	1976	—	473	Needs improvement — renovation	Storage
Portfolio (GSF-weighted)			321,870			213	Adequate (avg)	

*Score = 2026 canonical building condition score (BCS), drawn from the CONDITION worksheet of the FCS workbook (lower is better). **UFI** = OFM unique facility identifier. Rating bands follow the SBCTC scale in Section 4.1. All 18 buildings were condition-rated this cycle; there are no unscored structures.*

Age profile

The portfolio splits into two clear cohorts with little in between. A **2007–2017 modern cohort** — Science & Technology and House of Learning (2007), the Library Resource Center (2008), Maier Hall (2011), and the Allied Health & ECDC building (2017) — holds the five best scores and roughly two-thirds of the GSF, and is young enough that original roofs, controls, and HVAC are only beginning to surface (the Science geothermal units and the campus BAS migration are the early examples). An **older 1965–1977 cohort** — the two 1965 administrative/student-services buildings, the 1966 Theatre/Student Union and Gymnasium, the 1969 Auto/Diesel shop, the 1971 Art building, and the 1976–1977 storage and shop structures — carries every score in the Needs-improvement bands and concentrates this cycle's deferred mechanical, electrical, and roofing work. Because these older buildings age out together, their renovation-or-replacement decisions will cluster in the same future biennia rather than spreading evenly.

3. CAPITAL PLANNING ROADMAP

3.1 Immediate biennium (2027–2029 request)

The 2027 preservation ask of **$1,182,000 across 4 projects** is concentrated in two projects. The campus-wide fire-alarm control-panel replacement (D04, $597,000) and the Science & Technology geothermal HVAC replacement (D02, $449,000) together account for $1,046,000 — 88% of the request. The balance is a Theatre/Student Union rooftop packaged unit (D01, $105,000) and accessible-seating work in that same building (D03, $31,000). The average deficiency score for the included projects is 84, well above the deferred set. Beyond preservation, the 2027–2029 Minor Works request also carries infrastructure of $459,000 (a campus storm-line replacement), program of $914,000, and a $324,000 Unanticipated Repair Fund line, for a College Minor Works total of **$2,879,000.**

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

The **$2,987,000 deferred backlog across 11 projects** defines the mid-term ask, and it is concentrated by system rather than by one dominant building. **Lighting and building controls** are the largest theme when grouped for planning — $1,526,000 across a Maier Hall fluorescent-to-LED conversion (D07, $702,000, the single largest deferred item), a campus-wide building-automation-system migration off the legacy Siemens platform (D05, $699,000, Uniformat-coded under HVAC), and Science & Technology auditorium theatrical lighting (D09, $125,000). The **Allied Health & ECDC mechanical set** is the second theme at $696,000 — a hydraulic elevator (D06, $127,000), a chiller (D13, $261,000), and a heat pump (D14, $308,000) — all deferred despite the building being the portfolio's newest. Campus-wide life-safety and access work follows: roof-anchor fall protection (D11, $301,000, explicitly phased across biennia) and a keyless-entry conversion (D08, $210,000). A set of distributed-HVAC replacements rounds out the list — the Gymnasium R-22 heat pumps (D10, $146,000) and the Comp Res/Technical heat pump (D15, $77,000) — along with a site fire-lane repair (D12, $31,000). By strict Uniformat coding, D30 HVAC ($1,491,000) and D50 electrical-lighting ($827,000) are the two largest deferred categories; functionally, the mid-term ask is a lighting, controls, and distributed-mechanical renewal program.

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

Two long-horizon themes warrant attention now. First, the **1960s–70s academic and shop core** defines the portfolio's renovation-or-replacement horizon. Auto/Diesel Mechanics (415, the second-worst score) is already the master plan's replacement candidate — "poor condition, several major systems failing" — and correctly receives no preservation dollars this cycle. The Gymnasium (327), the Art building (309), and the Theatre/Student Union (292) are the next tier of aging academic space whose whole-building futures, rather than component repairs, will dominate the long horizon. The two small storage structures in the replace/renovate bands — Wisha Storage (473) and Steel Storage (374) — are disposition questions, not preservation ones. Second, and larger in dollars, the campus's **underground utilities are approaching wholesale renewal.** The infrastructure record documents roughly $15,800,000 of future potable-water, storm, sewer, emergency-access, and fire-system work on a distribution network largely dating to the 1970s. Only a single storm-line segment ($459,000) is funded in 2027; the remainder is a sustained multi-biennium infrastructure program — developed in Section 6 — that will likely exceed the building-preservation program in total cost over the next decade.

3.4 Cross-cutting system themes

Lighting and lighting controls. The largest capital theme this cycle when the request and backlog are viewed together. The Maier Hall fluorescent-to-LED conversion (D07, $702,000) is the single largest deferred item; Science & Technology auditorium theatrical lighting (D09, $125,000) is a second, specialized piece. Coupled with the campus building-automation-system migration (D05, $699,000), these are the lowest-cost, highest-certainty energy-use reductions in the portfolio and are the first measures a Clean Buildings energy-management plan would identify.

Building-automation-system migration. Peninsula is mid-transition off a legacy Siemens control platform. The deferred BAS project (D05, $699,000) migrates a minimum of three buildings to an open-protocol Distech system. Because controls modernization bears directly on HVAC efficiency, it belongs with the lighting work as one coordinated efficiency package rather than a standalone controls upgrade.

Distributed HVAC renewal. Peninsula has no central plant or campus thermal loop; every building is heated and cooled on its own equipment — packaged rooftop units, heat pumps, VRF, and Science & Technology's geothermal field. Mechanical renewal therefore proceeds unit-by-unit. This cycle funds 4 of the 11 Science geothermal units (D02) and one Theatre packaged unit (D01); the deferred set — the Allied Health chiller and heat pump (D13/D14), the Gymnasium heat pumps (D10), and the Comp Res heat pump (D15) — is the leading edge of the remainder.

R-22 refrigerant phase-out. A single-building exposure. Only the Gymnasium heat pumps (D10, $146,000) are documented on R-22, whose U.S. production has ended; the units cannot be recharged economically and must be replaced. Every other HVAC deficiency in the survey is on current refrigerant (R-410A) or newer VRF, or is a controls issue — a favorable position relative to campuses still carrying fleets of R-22 equipment.

Fire and life safety. The campus-wide fire-alarm control-panel replacement (D04, $597,000) is the single largest project in the 2027 request and the highest-scored deficiency in the survey — an end-of-life, multi-building system rather than a localized repair. Campus roof-anchor and fall-protection work (D11, $301,000) is a second life-safety theme, explicitly scoped to be phased across biennia.

Clean Buildings Performance Standard alignment. The deferred Maier lighting, the campus BAS migration, and the Science auditorium lighting all sit inside or serve the six buildings coming under the standard. Treating the deferred lighting as LED-with-controls and the BAS migration as a qualifying efficiency upgrade — rather than deferring them as like-for-like maintenance — 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 survey — these are the authoritative record of what was identified and recommended, and they are not paraphrased.

4.1 Summary table

ID	Building	System	Component	DSc	BCS	Budget	Status
D01	Theatre/Student Union	D30 HVAC	Packaged units	87	292	$105,000	Included (2027)
D02	Science & Technology	D30 HVAC	Geothermal packaged units	85	169	$449,000	Included (2027)
D03	Theatre/Student Union	C10 Interior Construction	Accessible seating	82	292	$31,000	Included (2027)
D04	Multiple	D40 Fire Protection	Fire alarm control panels	81	213	$597,000	Included (2027)
D05	Multiple	D30 HVAC	BAS	76	213	$699,000	Deferred
D06	Allied Health & ECDC	D10 Vertical Transportation	Elevator	72	154	$127,000	Deferred
D07	Multiple	D50 Electrical	Lighting	71	213	$702,000	Deferred
D08	Multiple	F10 Special Construction	Keyless entries	71	213	$210,000	Deferred
D09	Science & Technology	D50 Electrical	Lighting	65	169	$125,000	Deferred
D10	Gymnasium	D30 HVAC	Heat pumps	62	327	$146,000	Deferred
D11	Multiple	B30 Roofing	Roof anchors	55	213	$301,000	Deferred
D12	Site	G20 Site Improvements	Fire lane	49	213	$31,000	Deferred
D13	Allied Health & ECDC	D30 HVAC	Chiller	34	154	$261,000	Deferred
D14	Allied Health & ECDC	D30 HVAC	Heat pump	34	154	$308,000	Deferred
D15	Comp Res/Technical	D30 HVAC	Heat pump	16	246	$77,000	Deferred

DSc = deficiency score. BCS = 2026 canonical building condition score; campus-wide ("Multiple") and Site rows use the portfolio GSF-weighted average, 213 (see note). Budget = MACC plus soft costs. Status: "Included (2027)" = funded in the 2027 preservation request; "Deferred" = below this biennium's budget cutoff. All 15 deficiencies are designated Immediate in the survey; none was excluded as ineligible.

SBCTC condition-rating bands

Score range	Rating
146–175	Superior
176–275	Adequate

Score range	Rating
276–350	Needs improvement — maintenance
351–475	Needs improvement — renovation
476–730	Replace or renovate

Distribution observations

Campus-wide items carry the plurality of dollars. **Six deficiencies are coded "Multiple" or Site rather than to one building** — the fire-alarm replacement (D04), the BAS migration (D05), the Maier-serving lighting conversion (D07), keyless entry (D08), roof anchors (D11), and the site fire lane (D12) — and together they total $2,540,000, more than half of all identified preservation dollars.

By building, **Allied Health & ECDC concentrates the deferred mechanical backlog** at $696,000 across three deficiencies (elevator, chiller, heat pump), all deferred despite the building being the portfolio's newest (2017). Science & Technology is second at $574,000 across its geothermal replacement (included) and auditorium lighting (deferred).

By Uniformat system, **D30 HVAC dominates at $2,045,000 across 7 deficiencies**, followed by D50 electrical-lighting ($827,000) and the single D40 fire-alarm project ($597,000). Roofing appears only as campus-wide fall-protection anchors (D11), not as membrane replacement — a notable absence for a portfolio with this much 1960s–70s building stock, and a sign the college's roofs have been kept current.

Of the 15 deficiencies, **4 are included in the 2027 request and 11 are deferred**; none was excluded. The included set skews to the highest scores (81–87), while the deferred set spans the full range (16–76), confirming that the budget cutoff — not eligibility — is what separates the two.

4.2 Findings detail

The problem and repair descriptions below are reproduced verbatim from the facility condition survey. Spelling, punctuation, and any source artifacts are retained. The workbook's internal cost-estimation notes are not reproduced. Reviewer notes, where present, are the analyst's flags and are set apart from the verbatim text.

D01 — Packaged units, Theatre/Student Union (Main Campus)

Image: Link

Deficiency score	87	**Budget estimate**	$105,000
Bldg condition score	292	**Status**	Included in 2027 request
System	D30 HVAC	**Deferability**	Immediate
Location	Roof	**Priorities**	Health/Safety (25%), Facility Use (75%)

Problem Description

Building J has two rooftop packaged HVAC units located on the roof. The units use R-410A refrigerant.

The 2023 facility condition survey documents two (2) roof-mounted HVAC units serving the Veteran Center and office space as near/at end of useful life, with an "Immediate" funding recommendation and a construction estimate (MACC) of $60,000 and total project estimate of $84,000 (including soft costs).

Loss or degradation of HVAC service in Building J risks occupant comfort and indoor air quality, plus operational disruption of student-support functions. In a mixed-use assembly/student-union facility, inability

to control temperature and humidity can also drive condensation risk at cool surfaces and within ducts during shoulder seasons, and can amplify existing roof vulnerability at mechanical curbs/penetrations if flashing is disturbed or deferred.

Repair Description

Replace the two roof-mounted packaged HVAC units serving Building J with new, code-compliant packaged units (verify capacity, electrical, and refrigerant requirements from nameplates), including safe temporary roof access, curb/adapter provisions, and watertight roof/flashings restoration at penetrations. Repair associated controls/electrical connections as required and complete start-up and functional verification to confirm heating/cooling and ventilation performance.

D02 — Geothermal packaged units, Science & Technology (Main Campus)

Image: Link

Deficiency score	85	**Budget estimate**	$449,000
Bldg condition score	169	**Status**	Included in 2027 request
System	D30 HVAC	**Deferability**	Immediate
Location	Roof	**Priorities**	Health/Safety (25%), Facility Use (75%)

Problem Description

Building M has 11 roof-mounted geothermal packaged HVAC units. Four are currently not operational and require replacement. Nine (9) of the units are AAON units with model RM-805-3-0-B701-000; one unit serial provided is 200608-AMCE03293 (additional unit serials not recorded). The college has a vendor quote in progress for this work; funding needs to be confirmed and aligned with the selected procurement path.

Loss of these rooftop geothermal units compromises the building's ability to maintain stable interior temperature and humidity conditions. In a lab/technology instructional environment, degraded thermal control increases risk of occupant discomfort, space shutdowns, and equipment/process impacts. From a building-science perspective, persistent inability to control indoor conditions can also elevate the probability of condensation at cold surfaces (e.g., exterior walls/windows, ductwork, and chilled piping), which can drive microbial growth, material degradation, and indoor air quality complaints—especially during shoulder seasons and high-occupancy periods.

The units appear to be at or beyond typical end-of-life for roof-mounted HVAC equipment. End-of-life drivers typically include compressor/refrigerant-circuit wear, fan/motor failures, control component obsolescence, coil degradation, and loop-side fouling/scale that reduces heat transfer—each of which tends to manifest as repeated failures, parts scarcity, and prolonged downtime. Roof installation also increases exposure to weather, UV, vibration, and maintenance access constraints, compounding reliability risk and extending outage duration.

Repair Description

Replace the four (4) roof-mounted geothermal packaged HVAC units serving Building M, including removal/disposal, roof curb/adapter coordination, electrical reconnections, controls/BAS integration, and start-up/commissioning. Repair associated roof penetrations/flashing and restore roof membrane continuity at each unit curb to maintain watertightness and durability.

D03 — Accessible seating, Theatre/Student Union (Main Campus)

Image: Link

Deficiency score	82	Budget estimate	$31,000
Bldg condition score	292	Status	Included in 2027 request
System	C10 Interior Construction	Deferability	Immediate
Location	Theater	Priorities	Facility Use (100%)

Problem Description

Peninsula College's Building J auditorium/theater (Theatre/Student Union; 29,511 GSF; built 1966) has 255 fixed seats that do not provide ADA-compliant accessible seating positions. The current seating plan lacks the required wheelchair spaces and adjacent companion seats integrated into the audience seating layout, which limits equitable access for wheelchair users and companions and creates ongoing ADA exposure for public events and instructional uses.

Under the 2010 ADA Standards, the minimum number of wheelchair spaces is determined by Table 221.2.1.1 based on the final fixed-seat count. The proposed work removes 12 seats, yielding a post-removal count of 243 fixed seats. The 151–300 seat threshold requires not fewer than 5 wheelchair spaces. Wheelchair locations must be integral to the seating plan and satisfy dispersion (including vertical dispersion where applicable) and lines-of-sight requirements comparable to other spectators; each wheelchair space must have an adjacent companion seat meeting alignment/elevation criteria.

The college also reports the existing seats are undersized for some audience members, which is a functional/comfort deficiency for a public assembly venue. While seat width is not an ADA scoping driver, narrow seating reduces usability for a broad range of body sizes and can create operational pressure (patrons shifting within rows/into aisles), undermining the intent of a safe, inclusive audience environment—especially when the seating layout is already being modified for compliance.

Repair Description

Renovate the Building J auditorium fixed seating layout by removing twelve (12) of the existing 255 seats at the top row of the middle seating section, constructing a level platform aligned with the rear floor, and installing not fewer than five (5) wheelchair spaces and adjacent companion seats per 2010 ADA Table 221.2.1.1 (based on the 243-seat post-removal count), with compliant lines of sight, required dispersion, and an accessible route that does not overlap the wheelchair positions, while maintaining required egress aisle widths; provide required designated aisle seats (≥5% of aisle seats) with compliant features and identification.

If budget allows, include an additive scope to replace a selected portion of remaining fixed seats with wider seat assemblies (and adjust row/seat layout as needed) to accommodate a broader range of audience body sizes without compromising egress clearances, and account for any resulting seat-count changes in the final ADA scoping calculations.

D04 — Fire alarm control panels, Multiple (Main Campus)

Image: Link

Deficiency score	81	Budget estimate	$597,000
Bldg condition score	213	Status	Included in 2027 request

System	D40 Fire Protection	**Deferability**	Immediate
Location	Multiple	**Priorities**	Health/Safety (50%), System Use (50%)

Problem Description

Most Peninsula College campus buildings rely on legacy fire alarm control panels (FACPs) that are out of date and no longer supported, increasing the probability of prolonged outages when failures occur (parts obsolescence, limited service support, and platform incompatibility). Building E provides a representative example of this condition: an EST panel documented by service/operating manuals (P/N 270380 Rev. 9.0, P/N 270382 Rev. 8, and operating instructions P/N 2704112), indicating an older, proprietary platform that is increasingly difficult to maintain to a dependable standard.

Fire alarm panels are the central control and communication node for detection, occupant notification, and supervised signaling to monitoring; when the panel platform is obsolete, even minor faults can result in system impairment, increased fire-watch exposure, and higher risk to occupant life safety and continuity of operations. In addition, panel/network replacements often become necessary to preserve campus-wide system compatibility—especially where buildings are linked by shared monitoring, annunciation, or networked fire alarm architecture.

For budget development, establish a planning allowance using the three largest buildings by GSF as the scaling basis—Building E (Maier Hall) 62,950 GSF, Building M (Science & Technology) 56,000 GSF, and Building K (Allied Health & ECDC) 41,650 GSF—while recognizing that final costs are driven more by device/point count, networking topology, and required interface modules than by floor area alone.

Repair Description

Replace obsolete fire alarm control panels and associated network/annunciation components in at least three buildings, beginning with Building T as the campus communications hub, then proceeding downstream to maintain platform compatibility across the campus. Repair includes programming, monitoring cutover, and full functional/acceptance testing, with replacement of peripheral modules/devices only where required to achieve a supported, code-compliant, interoperable system.

D05 — BAS, Multiple (Main Campus)

Image: Link

Deficiency score	76	**Budget estimate**	$699,000
Bldg condition score	213	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (75%), System Use (25%)

Problem Description

Multiple campus buildings have outdated Siemens building automation system (BAS) controllers (noted as Siemens FEM sub-assemblies and Siemens APOGEE terminal equipment controllers) that are no longer aligned with current controls platforms, support expectations, or interoperability needs. The college intends to migrate to Distech Controls and, at minimum, must update controls across three (3) buildings to establish a maintainable, consistent BAS baseline.

Aging or mismatched controls degrade the building's ability to maintain stable space temperature, humidity, and ventilation because control sequences depend on reliable sensing, actuation, communications, and operator access. When controls are obsolete or fragmented, common outcomes include conflicting sequences, setpoint/schedule errors, and operator workarounds that waste energy and reduce comfort; published building-performance case examples show that miscommunication between separate control systems can cause simultaneous heating and unintended cooling responses (e.g., heating driving window-opening), frustrating occupants and wasting energy.

Modern BAS operation also depends on secure integration with the building IT network for monitoring and remote access. Older BAS architectures and controllers typically increase risk of cyber exposure, loss of remote visibility, and single-point failures (controller failure, power events, network issues) that can disable HVAC scheduling and alarms. Building-performance guidance notes that BMS software must be installed/integrated with a functional IT network and that external connectivity for remote access must be secured; compressed commissioning windows and poor handoff/documentation increase the probability of persistent control errors and extended troubleshooting costs.

Repair Description

Replace Siemens BAS field controllers/terminal equipment controllers (including FEM sub-assemblies and APOGEE terminal equipment controllers) serving a minimum of three buildings with Distech Controls-compatible controllers, including required rewiring/termination, network integration, and point-to-point verification. Replace or reconfigure associated supervisory/interface components as required to deliver a unified, maintainable controls architecture, then recommission sequences, trends/alarms, and operator access with updated as-builts and O&M documentation.

D06 — Elevator, Allied Health & ECDC (Main Campus)

Image: Link

Deficiency score	72	**Budget estimate**	$127,000
Bldg condition score	154	**Status**	Deferred
System	D10 Vertical Transportation	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (75%), Increased Repair/Replacement Cost (25%)

Problem Description

Peninsula College Building K (Allied Health & ECDC) is a 41,650 SF facility constructed in 2017. The hydraulic elevator serving Building K requires service due to an active hydraulic oil leak. The elevator equipment room has a strong oil odor, and cleaning is needed in and around the elevator equipment/room areas. (Unit information: hydraulic elevator, model EP09530, serial EDB926, installed 2016; high-end repair estimate reported at ~$80,000.)

From a building-performance/health perspective, persistent oil odor is consistent with hydraulic fluid leakage from a hydraulic elevator system, which can expose occupants and staff to fumes and indicates ongoing loss of fluid from the lifting mechanism. Continued leakage accelerates component wear (pump operation, seals/packing, valves), increases risk of system malfunction or shutdown, and can create slip hazards and housekeeping burdens in the equipment room. For an instructional/health-related facility, loss of elevator function also creates an accessibility and operational risk (reliance on a single vertical-transport system for compliant access and circulation).

Repair Description

Repair the Building K hydraulic elevator to stop the hydraulic oil leak by locating the source (seal/packing, hose/fitting, valve, reservoir/power unit) and replacing failed components, then restore proper fluid level and perform required testing/inspection for return to service. Repair and clean affected elevator room surfaces/containment to remove leaked oil residue and reduce odor, including proper disposal and any required minor repairs to finishes impacted by oil contamination.

D07 — Lighting, Multiple (Main Campus)

Image: Link

Deficiency score	71	**Budget estimate**	$702,000
Bldg condition score	213	**Status**	Deferred
System	D50 Electrical	**Deferability**	Immediate
Location	Multiple	**Priorities**	Health/Safety (50%), Increased Operating Cost (50%)

Problem Description

Multiple campus buildings continue to rely on obsolete fluorescent lighting. Several spaces are double-height/high-bay and cannot be safely reached for routine relamping because Peninsula College does not have an on-site lift, resulting in burnt-out lamps, degraded light levels, and increased safety risk when staff attempt access by inadequate means. Fluorescent systems also rely on lamps and ballasts that are increasingly difficult to maintain and standardize, driving ongoing operations impacts (inconsistent illumination, frequent service calls) and avoidable energy use; high lighting power becomes internal heat gain, which can increase cooling demand in occupied spaces.

Repair Description

Replace fluorescent lighting serving Building E (Maier Hall) with LED lamps/retrofit kits or new LED luminaires as appropriate, including any required drivers/ballasts, and dispose of removed fluorescent lamps/ballasts per hazardous waste requirements. Include lift rental (delivery, mobilization, and safety provisions) sufficient to access and complete work in all double-height/high-bay areas so fixtures can be converted and maintained safely.

D08 — Keyless entries, Multiple (Main Campus)

Image: Link

Deficiency score	71	**Budget estimate**	$210,000
Bldg condition score	213	**Status**	Deferred
System	F10 Special Construction	**Deferability**	Immediate
Location	Multiple	**Priorities**	Health/Safety (50%), Increased Operating Cost (50%)

Problem Description

Campus building access is currently controlled primarily by mechanical keyed locks, which the college reports are inadequate to regulate weekend/off-hours access. Keys can be lost, copied, or retained after role

changes, and mechanical systems provide limited ability to time-schedule access, rapidly revoke credentials, or maintain an auditable record of who entered which building and when. This results in elevated security exposure (unauthorized entry, theft/vandalism, occupant safety concerns) and ongoing operational burden (rekeying, key tracking, staff time, and inconsistent after-hours access practices).

A campus-wide keyless entry program would standardize access control across multiple buildings and reduce reliance on ad-hoc unlocking/lock-up routines. Because these devices are installed at exterior doors, the work must also preserve code-required free egress, maintain door latching/alignment and weather-seal performance, and provide maintainable access to power/network components to support long-term operations. College planning estimate: 52 doors for $156,000 (~$3,000/door); confirm inclusions/exclusions (electrified hardware, cabling, network drops, power supplies/backup, software licensing, programming, and commissioning).

Repair Description

Repair campus access-control deficiencies by installing a centralized electronic keyless entry system serving approximately 52 doors across multiple buildings, including electrified locking hardware, credential readers/keypads, door status monitoring, and required power/network infrastructure. Repair project closeout requirements by providing system programming, integration/egress-life-safety interfaces as applicable, owner training, and turnover documentation to support secure off-hours access management and maintainability.

D09 — Lighting, Science & Technology (Main Campus)

Image: Link

Deficiency score	65	**Budget estimate**	$125,000
Bldg condition score	169	**Status**	Deferred
System	D50 Electrical	**Deferability**	Immediate
Location	Auditorium	**Priorities**	Facility Use (25%), System Use (75%)

Problem Description

The auditorium in Building M has a specialized theatrical lighting system that is reported as out of date and no longer reliable, resulting in recurring operational disruption and reduced usability of a key program space. The college identified the existing lighting controls as a Grafik Eye / Neutron system, System No. GP 12–2 774ML–20, JN 103591–001, and reports that the system requires complete replacement (controls and fixtures) due to reliability and obsolescence.

Unlike standard “commercial office” lighting, theatre lighting depends on integrated control electronics (dimming/relay modules, power supplies, control processors, interfaces, and programming) operating in a high-cycling, heat-producing environment (dimming loads, rack heat, repeated scene changes). As these systems age, component wear and platform obsolescence typically drive intermittent failures, loss of controllability, and escalating troubleshooting time—especially when parts/support are limited—making the space progressively less dependable for scheduled instruction, rehearsals, and performances.

Failure of theatrical lighting and associated control can also create risk beyond inconvenience: loss of predictable house-lighting transitions and degraded fixture performance can affect audience management, event safety, and staff ability to operate the auditorium in a controlled manner. Any overlap between theatrical/house lighting controls and required egress/emergency illumination also becomes a liability;

egress/emergency lighting must remain independent, code-compliant, and reliably operable regardless of show-control status.

Repair Description

Replace the auditorium lighting system by removing the existing Grafik Eye/Neutron controls (GP 12–2 774ML–20; JN 103591–001) and installing a new, professionally designed theatrical lighting control system and compatible fixtures, including dimming/relay hardware, controls interfaces, programming, commissioning, and operator training. Replace associated wiring/devices as required for the new platform and verify segregation and compliance of any circuits supporting house, egress, and emergency lighting so life-safety illumination remains independent and reliable.

D10 — Heat pumps, Gymnasium (Main Campus)

Image: Link

Deficiency score	62	**Budget estimate**	$146,000
Bldg condition score	327	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Roof	**Priorities**	Facility Use (50%), Increased Operating Cost (50%)

Problem Description

Two heat pumps serving Building N require replacement. The units are beyond their service life, are reported to be approximately 15–20 tons each, and use R-22 refrigerant. Continued operation presents elevated failure risk and increasing maintenance burden due to declining availability and cost volatility of R-22, which has had U.S. production and import phased out (servicing relies on reclaimed/stockpiled supply). In a high-occupancy gym setting, loss of heating/cooling capacity can disrupt instruction and events and create indoor environmental risks (temperature/humidity excursions, condensation on cooler surfaces, accelerated material deterioration).

Planning estimate: approximately $30,000 per unit in construction dollars (~$60,000 total for two units), excluding soft costs and any required integration/code-driven scope.

Repair Description

Replace the two end-of-life, R-22 heat pump units serving Building N with new, code-compliant heat pump equipment using a current refrigerant, sized to match the existing 15–20 ton capacities. Replace associated appurtenances as required for a complete working system (refrigerant piping/controls interfaces, electrical connections, start-up, testing, and commissioning) within the Building N HVAC scope boundary.

D11 — Roof anchors, Multiple (Main Campus)

Image: Link

Deficiency score	55	**Budget estimate**	$301,000
Bldg condition score	213	**Status**	Deferred
System	B30 Roofing	**Deferability**	Immediate
Location	Multiple	**Priorities**	Health/Safety (25%), Increased Operating Cost (75%)

Problem Description

Several campus buildings do not have certified, permanent rooftop anchorage for fall protection, creating an ongoing worker-safety hazard and a practical barrier to preventive maintenance. Where roofs are sloped, the risk is amplified (limited footing, higher likelihood of uncontrolled descent), and where roofs are low-slope/flat, staff still face fall exposure at edges, near roof hatches, and at rooftop mechanical service zones. Without reliable tie-off infrastructure, maintenance work is often deferred or performed under improvised conditions, increasing the likelihood of unaddressed roof defects (flashing damage, membrane punctures, seam failures) that can progress into water intrusion, concealed moisture deterioration, and downstream interior damage.

Rooftop anchorages used for personal fall protection must meet OSHA anchorage criteria (e.g., capable of supporting 5,000 lb per employee attached, or designed/installed/used under the supervision of a qualified person as part of a complete system with an appropriate safety factor), which effectively triggers a need for engineering evaluation of the existing roof structure and a documented anchorage design rather than ad-hoc anchor placement. In addition, permanent systems typically require testing/certification and documentation of each installed anchor point as part of commissioning and long-term compliance/maintainability planning.

Because campus roofs vary (some sloped, some flat), the college should plan for a mixed system typology (e.g., discrete anchors, parapet/standing-seam solutions where applicable, and horizontal lifeline segments where continuous access or multiple service zones exist). Horizontal lifeline systems are commonly budgeted using linear-foot assumptions (materials commonly cited in wide ranges, with additional installation costs depending on complexity), reinforcing the need to treat this as an engineered, building-by-building scope rather than a single “one size fits all” detail applied everywhere.

Repair Description

Repair by engaging a qualified fall-protection engineer to evaluate existing roof structures, develop roof-specific anchorage layouts, and then install permanent roof tie-off anchors and/or horizontal lifeline systems (as appropriate for sloped versus low-slope roofs), including coordinated roofing flashing/patching, labeling, and access-zone delineation. Repair includes commissioning load testing/certification documentation and an owner maintenance triggers) to support safe ongoing rooftop maintenance by staff and contractors.

D12 — Fire lane, Site (Main Campus)

Image: Link

Deficiency score	49	**Budget estimate**	$31,000
Bldg condition score	213	**Status**	Deferred
System	G20 Site Improvements	**Deferability**	Immediate
Location	West campus	**Priorities**	Increased Repair/Replacement Cost (100%)

Problem Description

The W. Campus Loop is a designated fire lane with observed alligator (fatigue) cracking in the asphalt. Alligator cracking is a structural distress pattern that typically indicates the asphalt mat has lost load-carrying capacity due to repeated vehicle loading or loss of support in the base/subgrade; once cracks interconnect, they admit water, accelerate stripping and base saturation, and rapidly progress to raveling and potholes.

As the lane continues to degrade, the pavement surface becomes less reliable for emergency vehicle access, increases the likelihood of trip hazards and localized ponding, and raises maintenance and liability exposure. Because the segment is a life-safety access route, even “small” pavement failures can become operationally significant if they reduce safe drivability or require temporary access restrictions during emergency response.

Repair Description

Repair the W. Campus Loop fire lane by performing full-depth asphalt patching at all areas exhibiting alligator cracking (remove failed asphalt and compromised base as required; recompact and restore section), followed by a localized mill-and-overlay or surface course restoration to provide a continuous, sealed wearing surface. Restore pavement markings and signage as needed and maintain compliant emergency access/traffic control during construction; budget ~$25,000 for localized repairs.

D13 — Chiller, Allied Health & ECDC (Main Campus)

Image: Link

Deficiency score	34	**Budget estimate**	$261,000
Bldg condition score	154	**Status**	Deferred
System	D30 HVAC	**Deferability**	Deferrable
Location	Mechanical	**Priorities**	Health/Safety (25%), Increased Operating Cost (75%)

Problem Description

Building K’s cooling system (“chiller”/multi-compressor HVAC equipment) is experiencing recurring mechanical failures, with a documented pattern of premature compressor failures and repeat compressor replacements. This failure frequency is inconsistent with the building’s 2017 vintage and indicates an ongoing reliability problem that has not been fully corrected at the system level (e.g., refrigerant management/controls/heat rejection conditions driving abnormal compressor duty).

The college has identified at least one remaining/legacy compressor—Emerson Climate Technologies / Copeland scroll compressor, model ZP137KCE-TFD-250, serial 16FA8562D—reported as R-410A-only. A mixed population of “newer replaced” compressors and “older legacy” compressors increases the likelihood of imbalance in run-hours and staging, and can concentrate load on weaker circuits, accelerating failure and increasing downtime risk. Repeated compressor failure also raises the probability of system contamination (acid/moisture/particulates) and abnormal refrigerant conditions; liquid refrigerant return (“floodback/liquid slugging”) is a recognized compressor-damage pathway when refrigerant control or operating conditions are poor.

If cooling capacity is lost or unstable, Building K risks occupant comfort and indoor environmental control impacts (temperature/humidity excursions), which can disrupt instruction and increase the likelihood of secondary effects such as elevated indoor humidity and condensation at cooler surfaces during warm-weather operation. The 2023 survey carried this issue as a repair-to-extend-life item with a $150,000 construction estimate (MACC) and $210,000 total project estimate (incl. soft costs), supporting the need to budget for a substantive refurbishment rather than incremental “swap and hope” repairs.

Repair Description

Repair Building K's cooling equipment by completing a targeted refurbishment that includes replacing remaining legacy compressor(s) (including ZP137KCE-TFD-250, S/N 16FA8562D, and any other identified "legacy" compressors), restoring the refrigerant circuit (new filter-driers/oil as required, evacuation, recharge with the correct refrigerant, leak testing), and returning controls/staging to manufacturer requirements. Repair must include system-level diagnostics and recommissioning (refrigerant management, staging logic, heat rejection/airflow or waterflow verification, operating trend review) to prevent repeat compressor failures and protect prior compressor investments.

D14 — Heat pump, Allied Health & ECDC (Main Campus)

Image: Link

Deficiency score	34	**Budget estimate**	$308,000
Bldg condition score	154	**Status**	Deferred
System	D30 HVAC	**Deferability**	Deferrable
Location	Mechanical	**Priorities**	Health/Safety (25%), Increased Operating Cost (75%)

Problem Description

Building K has two LG heat pump units that are reported to fail regularly and require excessive maintenance to keep operational: LG ARUB144DTE4 and LG ARUB072DTE4. Recurrent failures drive disproportionate labor and service-call costs, reduce system availability, and increase the likelihood of unplanned loss of heating/cooling for instructional and support spaces.

The 2023 facility condition survey already documents a closely aligned reliability concern in Building K: a roof-mounted heat pump that is "fairly new," but has required multiple compressor replacements, characterized as a potential "lemon" due to premature component failure. Even when the unit can be kept running, repeated component failure is a leading indicator of ongoing reliability risk, continued maintenance burden, and unpredictable outage exposure. In an occupied classroom/program building, degraded HVAC reliability increases risk of temperature and humidity excursions, which can cascade into comfort/IAQ complaints, reduced space usability, and (during humid/cold conditions) increased probability of condensation at cool surfaces if the system cannot control latent load consistently.

Repair Description

Replace the two failing LG heat pump units serving Building K (ARUB144DTE4 and ARUB072DTE4) with new, code-compliant heat pump equipment sized to match actual loads and integrated with the building's existing controls sequence. Include required appurtenances and enabling work (curbs/stands or supports, refrigerant piping modifications, condensate management, electrical disconnects/feeds, controls integration, startup testing, and commissioning/functional performance verification) to restore reliable heating/cooling service.

D15 — Heat pump, Comp Res/Technical (Main Campus)

Image: Link

Deficiency score	16	**Budget estimate**	$77,000
Bldg condition score	246	**Status**	Deferred
System	D30 HVAC	**Deferability**	Future

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

Problem Description

Building V has one heat pump that is past its service life. The building may be demolished as part of the next major project; this item is included to track the facility plan. If Building V remains in service beyond the near term, the heat pump should be replaced to avoid an unplanned loss of heating/cooling.

The existing unit is a Trane XE 1000 split-system heat pump. Dictation indicates model "TWR018C10082" and serial "L283LR1CF"; published product data indicates the XE 1000 heat pump model format as TWR018C100A (verify the nameplate for the exact suffix). Based on published serial-date guidance, a leading "L" corresponds to a 1996 manufacture year, consistent with the building vintage.

At ~30 years old, the unit is well beyond typical expected service life for air-to-air heat pumps, increasing risk of compressor failure, refrigerant leaks, electrical/control failures, reduced performance, and parts obsolescence. Loss of this unit would remove primary conditioning for the served spaces, driving occupant comfort/IEQ impacts and potential disruption to building operations.

Because capital repair investments are expected to yield long-term benefit (and repair requests for facilities slated for renovation/replacement are scrutinized), the replace/defer decision should be explicitly tied to the demolition schedule for Building V.

Repair Description

Replace the existing heat pump serving Building V with a current split-system heat pump sized to the existing load/capacity, including new outdoor unit, compatible indoor section (as required), refrigerant piping modifications, electrical disconnect/breaker coordination, controls/thermostat integration, and startup/commissioning verification. If Building V is confirmed for demolition within the next major project window, defer replacement and maintain the unit under a monitor-and-mitigate plan with a defined failure contingency.

Note: *The finding anticipates that Building V "may be demolished as part of the next major project," but the 2024 campus master plan (Section 7) records no demolition priorities. The replace-or-defer decision should be reconciled against the master plan before the next request; on current record no demolition is scheduled.*

5. BUILDING PROFILES

Profiles below cover the buildings with capital activity in the 2027 request or a material concentration of deferred deficiencies, ordered worst-first by condition score. Twelve buildings are not profiled individually. The high-scored older structures with no deficiency this cycle — **Auto/Diesel Mechanics (415, the master plan's replacement candidate)**, Wisha Storage (473) and Steel Storage (374), the Maintenance/Shipping-Receiving building (328), the Art building (309), and Communications (286) — carry no capital activity and are candidates for whole-building or disposition decisions rather than component repair. The **Conference Center (274)** is the master plan's renovation candidate but likewise carries no deficiency this cycle. The remaining well-scored buildings (Administration, Student Services Center, the Library Resource Center, House of Learning, and the Forks Branch Campus) are in Superior or Adequate condition with nothing identified. Component detail for all buildings is in the Appendix. ID references point to the verbatim descriptions in Section 4.2.

Gymnasium — condition score 327

Building	GSF	Built	Reno.	Predominant use
Gymnasium	20,119	1966	2017	Athletics / PE

Condition. 2026 condition score 327 (Needs improvement — maintenance), up from 319 in 2023. Top weighted contributors: Fire Safety (31), Structure (25), Electrical (25).

Current biennium (2027 request). None.

Deferred and emerging. Deferred: D10 ($146,000).

Long-term outlook. A 1966 gymnasium renovated in 2017 that still carries the portfolio's only documented R-22 equipment — the D10 heat pumps ($146,000, deferred). Because R-22 production has ended, that replacement should be sequenced early rather than carried. The building reaches the Clean Buildings Tier 2 deadline of July 1, 2027; its 2017 renovation refreshed envelope and interior but not the heat-pump refrigerant.

Theatre/Student Union — condition score 292

Building	GSF	Built	Reno.	Predominant use
Theatre/Student Union	29,511	1966	—	Assembly / Theatre

Condition. 2026 condition score 292 (Needs improvement — maintenance) (unchanged from 2023). Top weighted contributors: Exterior Closure (25), Electrical (25), Roofing (21).

Current biennium (2027 request). D01 ($105,000); D03 ($31,000).

Deferred and emerging. None.

Long-term outlook. A 1966 mixed-use assembly and student-union building carrying two included projects this cycle — a rooftop packaged unit (D01) and accessible theatre seating (D03). At a 292 condition score it is the oldest large academic building on campus and sits in the Needs-improvement band; with the HVAC and seating work funded, its longer-term question is whole-building modernization rather than further component repair. A Tier 2 Clean Buildings building (July 1, 2027 deadline).

Comp Res/Technical — condition score 246

Building	GSF	Built	Reno.	Predominant use
Comp Res/Technical	3,510	1996	—	Support / Storage

Condition. 2026 condition score 246 (Adequate), up from 237 in 2023. Top weighted contributors: Glazing (27), Roofing (22), Fire Safety (22).

Current biennium (2027 request). None.

Deferred and emerging. Deferred: D15 ($77,000).

Long-term outlook. A small 1996 support building (Building V) whose single deferred item is an end-of-life 1996 Trane heat pump (D15, $77,000). The survey flags the building as a possible demolition candidate in a future major project, though the master plan records no demolition; the replace-or-defer decision is explicitly tied to that facility-plan question. Below the 20,000 GSF Clean Buildings coverage floor; a routine reassessment next cycle is sufficient if it remains in service.

Science & Technology — condition score 169

Building	GSF	Built	Reno.	Predominant use
Science & Technology	56,000	2007	—	Classroom / Laboratory

Condition. 2026 condition score 169 (Superior), up from 161 in 2023. Top weighted contributors: HVAC (25), Floor Finishes (13), Roofing (11).

Current biennium (2027 request). D02 ($449,000).

Deferred and emerging. Deferred: D09 ($125,000).

Long-term outlook. A 2007 classroom-and-laboratory building, one of the strongest-scored large buildings, heated and cooled by an 11-unit geothermal field. This cycle funds replacement of 4 of those units (D02, $449,000); the remaining units define its mid-term mechanical horizon. The deferred item is specialized auditorium theatrical lighting (D09, $125,000). A Tier 1 Clean Buildings building (June 1, 2028 deadline) — its geothermal plant is already a low-carbon head start toward the EUI target.

Allied Health & ECDC — condition score 154

Building	GSF	Built	Reno.	Predominant use
Allied Health & ECDC	41,650	2017	—	Classroom / Childcare

Condition. 2026 condition score 154 (Superior), up from 146 in 2023. Top weighted contributors: HVAC (17), Roofing (11), Life/Safety (11).

Current biennium (2027 request). None.

Deferred and emerging. Deferred: D06 ($127,000); D13 ($261,000); D14 ($308,000).

Long-term outlook. The portfolio's newest building (2017) and, at a 154 score, among its best — yet it concentrates the largest deferred mechanical backlog on campus: a hydraulic elevator (D06), a chiller (D13), and a heat pump (D14) totaling $696,000, all deferred. That a seven-year-old building already carries this much deferred mechanical work is worth watching; these read as early-life equipment issues rather than age-driven wear, and the chiller and heat pump should be tracked for escalation. It houses the licensed childcare center (ECDC), which raises the consequence of an HVAC failure. A Tier 2 Clean Buildings building (July 1, 2027 deadline).

Maier Hall — condition score 154

Building	GSF	Built	Reno.	Predominant use
Maier Hall	62,950	2011	—	Classroom

Condition. 2026 condition score 154 (Superior) (unchanged from 2023). Top weighted contributors: HVAC (16), Roofing (10), Life/Safety (10).

Current biennium (2027 request). None.

Deferred and emerging. Deferred: D07 ($702,000).

Long-term outlook. The largest building in the portfolio (2011, 62,950 GSF) and tied for the best condition score. Its single capital item is the deferred fluorescent-to-LED conversion (D07, $702,000) — coded campus-wide in the workbook but scoped in the repair text to Maier — which is also the single largest deferred item on campus and the clearest energy-use-intensity lever available. A Tier 1 Clean Buildings building (June 1, 2028 deadline); specifying the conversion as LED-with-controls turns required spending into compliance progress (Section 9).

6. INFRASTRUCTURE SYSTEMS

Infrastructure requests (campus utilities, distribution, and site systems) are budgeted separately from building preservation. For the 2027–2029 cycle, Peninsula's infrastructure request is **$459,000** — a single storm-line replacement (asset 4990) running roughly 300 linear feet of 48-inch polyethylene pipe from northwest of the Library Resource Center to north of Auto/Diesel Mechanics. The line is about 52 years old against a 70-year expected service life, with 4 years of remaining useful life, and serves most campus buildings. The prior biennium (2025–2027) funded a single $25,000 primary-switchgear replacement; that switchgear asset is recorded in the inventory as past its 40-year service life.

Behind that single funded segment sits the campus's defining long-horizon capital exposure. The federated infrastructure inventory records roughly **$15,798,000 of identified future renewal across 164 utility and site assets** — a distribution network largely installed in the 1970s and now reaching end of life across every major system. The table below groups that future need by system.

System	Assets	Estimated renewal
Potable water	30	$4,266,000
Storm drainage	51	$4,071,000
Sanitary sewer	30	$3,431,000
Emergency access	15	$1,342,000
Fire-system water	15	$1,282,000
Communication	10	$704,000
Electrical	10	$454,000
Gas	2	$189,000
Non-potable water	1	$59,000
Total identified future renewal	**164**	**$15,798,000**

Estimated renewal = MACC plus soft costs per asset, from the federated infrastructure inventory. Eleven further assets (five communication, three electrical, one storm, one emergency-access, one non-potable) carry no capital estimate and are excluded from the total.

Three observations for capital planning. First, **water, storm, and sewer lines alone — $11,768,000 — are three-quarters of the future infrastructure need**, and are the categories where failure most directly disrupts campus operations. Second, funding one storm segment ($459,000) per biennium against a $4,071,000 storm backlog (and a $15,798,000 total) does not keep pace with a 1970s network reaching end of life; a multi-biennium infrastructure program with a defined replacement sequence would serve the next request better than asset-by-asset selection. Third, any Clean Buildings-driven electrification — heat-pump conversions replacing gas or aging electric heat — would draw on the electrical-distribution category, which should be scoped with capacity headroom rather than like-for-like replacement.

7. MASTER PLAN ALIGNMENT

Peninsula College's campus master plan is a full plan dated 2024 with a 2024 update — among the most current in the SBCTC survey pipeline. The pre-survey reported the following capital priorities; there are no demolition priorities on the campus this cycle.

Master planning currency

Campus	Most recent full plan	Most recent update
Main Campus	2024	2024

Reported capital priorities

Category	Building	Master plan note
Renovation	Conference Center (010-00A)	Modernize — improve instructional infrastructure
Replacement	Auto/Diesel Mechanics (010-00Q)	Poor condition — several major systems failing
Demolition	None	—

The 2027 capital-repair recommendations align cleanly with these priorities. The one building the master plan flags for replacement — **Auto/Diesel Mechanics (condition score 415)** — receives no preservation investment this cycle, which is the correct treatment: capital repair should not be committed to a building slated for removal. No 2027 preservation project invests in any replacement- or demolition-flagged building.

The renovation candidate, the **Conference Center (010-00A)**, also carries no deficiency this cycle. At a 274 condition score it sits at the top of the Adequate band, and its master-plan flag is for instructional modernization rather than envelope or systems failure — so the absence of preservation work is consistent. A future modernization project, not preservation dollars, is the appropriate vehicle.

One tension to reconcile before the 2029 cycle: the deferred Comp Res/Technical heat pump (D15) is documented as possibly serving a building that "may be demolished," yet the master plan lists no demolition priorities. Either the demolition intent belongs in the plan or the replacement should proceed; the inconsistency should not be carried forward unresolved. More broadly, because the master plan is current (2024), the alignment between this request and the plan is unusually strong; the value of the next update will lie in sequencing the Conference Center modernization and confirming the Auto/Diesel replacement timeline.

8. MAINTENANCE CAPACITY SNAPSHOT

The in-house staffing roster below is from the 2025 pre-survey input document. Contract-maintenance and materials figures were not refreshed in the pre-survey and are carried forward from the 2023 FCS cycle as noted. All ratios use the full surveyed area (321,870 GSF).

In-house maintenance staffing (2025 pre-survey)

Position	Hours per week	Estimated annual cost
Maintenance Mechanic 3	40	$73,284
Maintenance Mechanic 3	40	$73,284
Maintenance Mechanic 2	40	$66,672
Maintenance Mechanic 2	40	$63,252
Total (4 positions)	**160**	**$276,492**

Derived metrics

In-house maintenance FTEs (160 hrs/wk ÷ 40)	**4.0**
Estimated equivalent contract FTEs (2023 cycle)	**0.6**
Combined total FTEs	**4.6**
GSF per combined FTE (321,870 GSF)	**69,972**
State average (weighted, 2023 cycle)	**74,279 GSF / FTE**
IFMA benchmark	**57,471 GSF / FTE**
ASU benchmark	**79,293 GSF / FTE**
Total maintenance cost (staff + contract + material)	**$384,992**
Maintenance cost per GSF	**$1.20**
State average (weighted, 2023 cycle)	**$1.48 / GSF**
APPA self-rating (2023 cycle)	**Managed Care (level 3 of 5)**

Peninsula runs a modestly staffed maintenance organization that has strengthened since the last cycle. In-house staffing rose from 3.4 FTE in 2023 to 4.0 FTE in 2025, improving coverage from 80,831 to 69,972 GSF per combined FTE. At that level the college covers less building area per person than the 2023 state weighted average (74,279) and the ASU benchmark (79,293) — better-staffed than the typical Washington college — while remaining leaner than the IFMA benchmark (57,471); at $1.20 per GSF it spends below the state average of $1.48. The composition of the deferred backlog — lighting, controls, and distributed HVAC, every item designated Immediate — is consistent with a program maintaining aging equipment rather than getting ahead of it. Even at this improved staffing level, the benchmarking, energy-management-plan, and operations-and-maintenance obligations the Clean Buildings Standard imposes from 2027 onward will be difficult to absorb without additional contract support, particularly across the six covered buildings.

Capital reinvestment context

Industry guidance (APPA and NACUBO) places an appropriate annual capital-reinvestment rate at roughly 2–4% of current replacement value (CRV) for a stable portfolio. The FCS workbook records CRV for 16 of Peninsula's 18 buildings, totaling **$87,414,378**; it is missing for the two buildings without a recorded value

— the 2017 Allied Health & ECDC building (41,650 GSF) and the Forks Branch Campus (12,452 GSF) — so the true denominator is understated and every rate below is an upper bound.

Against that known CRV, a 2–4% annual reinvestment target is roughly $1,748,000 to $3,497,000 per year, or $3,500,000 to $7,000,000 per biennium. Peninsula's **identified preservation need this cycle ($4,169,000) sits in the lower half of that biennial band** — the college is surfacing deterioration at a defensible rate. The **funded preservation request, however, is $1,182,000** — about $591,000 per year, or 0.7% of known CRV annually — well below the reinvestment guidance. The gap is the $2,987,000 deferred backlog, which is where the shortfall accumulates. This is the central capital-planning tension of the cycle: identification is keeping pace with deterioration, but funding is not, and the deferred lighting, controls, and Allied Health mechanical work is the visible result.

9. DECARBONIZATION AND CLEAN BUILDINGS COMPLIANCE

Washington's Clean Buildings Performance Standard (CBPS), administered by the Department of Commerce under RCW 19.27A, is a binding constraint on how Peninsula's larger buildings are operated and re-equipped. For a community college it is not an abstract sustainability goal — it is a compliance deadline attached to specific buildings, backed by penalties, and overlapping the lighting, controls, and mechanical work already in this report's deferred backlog. This section maps which buildings are covered, when each must comply, and how the deferred renewal can be sequenced so required repairs and required decarbonization are funded as one effort.

9.1 The Clean Buildings Performance Standard

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

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

Highlighted rows are the deadlines that fall on Peninsula. No Peninsula building exceeds 90,000 GSF, so its Tier 1 obligations fall in the 50,001–90,000 GSF row — Maier Hall and Science & Technology, both due June 1, 2028 — and its four Tier 2 buildings are due July 1, 2027. Non-compliance penalties run up to $5,000 plus $1.50 per square foot of floor area, assessed annually until the building conforms. Commerce has offered early-adopter incentives on the order of $0.85 per square foot (Tier 1) and $0.30 per square foot (Tier 2) for early compliance.

9.2 Peninsula's Included Buildings

Six of Peninsula's surveyed buildings exceed the 20,000 GSF coverage floor — two Tier 1 and four Tier 2. The table pairs each with the deferred capital backlog already identified for it in Section 4, the figure that turns this from a compliance exercise into a capital-planning one.

Building	GSF	Tier	Compliance date	Deferred backlog in building
Maier Hall	62,950	1	June 1, 2028	$702,000
Science & Technology	56,000	1	June 1, 2028	$125,000
Allied Health & ECDC	41,650	2	July 1, 2027	$696,000

Building	GSF	Tier	Compliance date	Deferred backlog in building
Theatre/Student Union	29,511	2	July 1, 2027	—
Library Resource Center	26,680	2	July 1, 2027	—
Gymnasium	20,119	2	July 1, 2027	$146,000
Covered total (6 buildings)	236,910			$1,669,000

Maier Hall's figure is the deferred LED conversion (D07), coded campus-wide in the workbook but scoped in the repair text to Maier. The campus building-automation-system migration (D05, $699,000) additionally serves at least three buildings — likely including several of these — but is not attributed to a single building here. Theatre/Student Union shows no deferred figure because its two projects (D01, D03) are in the 2027 request, and the Library Resource Center carries no deficiency.

9.3 Aligning capital renewal with compliance

The central planning observation is that Peninsula's deferred backlog and its Clean Buildings obligations are largely the same scope of work seen from two directions. The covered buildings carry $1,669,000 of building-specific deferred deficiencies — before the campus BAS migration — and the items that most directly move the EUI needle are exactly the deferred ones:

Lighting and controls — the Maier Hall LED conversion (D07, $702,000), the Science & Technology auditorium lighting (D09, $125,000), and the campus BAS migration (D05, $699,000) are the lowest-cost, highest-certainty EUI reductions in the portfolio and are typically the first measures an energy-management plan identifies.

Distributed HVAC renewal — the Allied Health chiller and heat pump (D13/D14, $569,000) and the Gymnasium R-22 heat pumps (D10, $146,000) are equipment-replacement decisions inside covered buildings; specifying high-efficiency electric replacements at end of life contributes to the EUI target at no capital event beyond the replacement already required.

Science & Technology's geothermal plant — a head start. Science already heats and cools on an 11-unit geothermal field; the 4 units replaced this cycle (D02) and the units that remain keep the building's largest energy end-use low-carbon, positioning it well ahead of its June 2028 Tier 1 EUI target.

Because lighting obsolescence, controls migration, and equipment age force these projects within the same window as the compliance deadlines, the efficient path is to specify the deferred lighting as LED-with-controls, complete the BAS migration as a qualifying efficiency upgrade, and choose high-efficiency electric equipment at each mechanical replacement — rather than deferring them as like-for-like maintenance. This converts spending the college must make anyway into Clean Buildings progress and positions the covered buildings to capture the early-adopter incentive instead of penalty exposure.

9.4 Compliance pathway

Washington offers a distinct route for campuses that heat and cool their buildings from a central plant through a shared thermal loop — a district energy system — under HB 1390 and RCW 19.27A.260, substituting a phased central-plant decarbonization plan for building-by-building EUI compliance. Peninsula does not have that configuration: the campus has no central plant and no shared thermal loop, and each building — including the six covered ones — runs on its own packaged units, heat pumps, VRF, or, in Science & Technology's case, a dedicated geothermal field. Peninsula's covered buildings therefore comply individually on the Tier 1 / Tier 2 schedule in Section 9.2. The distributed configuration is in one sense an advantage: each building's compliance can be pursued independently as its lighting and equipment are renewed, and Science's geothermal plant already demonstrates the low-carbon end-state for the others.

10. APPENDIX: BUILDING CONDITION DETAIL

This appendix gives the full 20-component condition breakdown for every building, ordered worst-to-best by overall condition score. It is reference data with no narrative; the analysis is in Sections 4 and 5. Rating is the surveyor's condition rating on a 1 (new/good) to 5 (failing) scale, with "—" indicating a component not present or not assessed. Weighted score is the rating scaled by component weight and normalized to the building's overall score; individual rows may not sum exactly to the header score because of rounding and that normalization.

Wisha Storage - A/D — condition score 473 (Needs improvement — renovation)

Component	Rating	Wt.	Wt. score	Comment
HVAC	—	8	0	
Structure	1	8	17	
Exterior Closure	3	8	52	
Roofing	3	10	65	
Floor Finishes	3	6	39	
Wall Finishes	—	6	0	
Ceiling Finishes	—	6	0	
Doors & Hardware	3	6	39	
Elevators	—	6	0	
Plumbing	—	8	0	
Electrical	—	8	0	
Lights/Power	—	8	0	
Life/Safety	3	10	65	
Fire Safety	—	10	0	
Modifications	—	7	0	
Maintenance	5	7	76	
Remaining Life	4	6	52	
Appearance	5	6	65	
Insulation	—	6	0	
Glazing	—	6	0	
Overall condition score			473	*Needs improvement — renovation*

Auto/Diesel Mechanics — condition score 415 (Needs improvement — renovation)

Component	Rating	Wt.	Wt. score	Comment
Structure	1	8	8	Wood frame; structural brick; CMU; glu-lam beams; steel frame
Exterior Closure	3	8	25	Brick, brick veneer, vertical cedar siding-surface wear; clearstory windows
Roofing	2	10	21	Composition shingles; hypalon single-ply 2017
Floor Finishes	3	6	19	Concrete; vinyl tile; carpet; ceramic tile
Wall Finishes	3	6	19	Gypsum board; ceramic tile; masonite panels
Ceiling Finishes	3	6	19	Gypsum board-general wear
Doors & Hardware	3	6	19	Interior wood/HM doors w HM frames-surface wear; exterior wood/HM doors/frames-general wear; metal OH doors
Elevators	—	6	0	
Plumbing	3	8	25	Galvanized, copper, cast iron and steel piping; porcelain fixtures
Electrical	3	8	25	1200amp 208/120v; funded in 2009 to replace
Lights/Power	1	8	8	Hanging and ceiling mount strip fluorescent lighting
Life/Safety	3	10	31	
Fire Safety	3	10	31	
Modifications	3	7	22	Some interior space modifications appear to be not well planned
Maintenance	3	7	22	Poor roof maintenance
Remaining Life	3	6	19	Building is older, low first cost; spaces are inadequate; not cost-effective to renovate
Appearance	3	6	19	Very average looking vocational building; interior is very bland
Insulation	3	6	19	
Glazing	5	6	31	
HVAC	4	8	33	Unit ventilators; electric unit heaters; negative pressure in welding area.
Overall condition score			415	*Needs improvement — renovation*

Steel Storage Bldg-A/D — condition score 374 (Needs improvement — renovation)

Component	Rating	Wt.	Wt. score	Comment
HVAC	—	8	0	

Component	Rating	Wt.	Wt. score	Comment
Structure	1	8	11	Engineered steel-frame
Exterior Closure	3	8	33	Metal building panels-some damage
Roofing	1	10	14	Metal building panels
Floor Finishes	1	6	8	Concrete
Wall Finishes	—	6	0	Steel structure; metal and fiberglass panels
Ceiling Finishes	—	6	0	Steel structure and encapsulated insulation
Doors & Hardware	4	6	33	Exterior HM door/frame; coiling OH metal doors-surface wear
Elevators	—	6	0	
Plumbing	—	8	0	
Electrical	1	8	11	100amp 208/120v
Lights/Power	2	8	22	Hanging fluorescent lighting
Life/Safety	3	10	42	
Fire Safety	5	10	70	
Modifications	—	7	0	No modifications to date
Maintenance	3	7	29	
Remaining Life	3	6	25	
Appearance	3	6	25	Average looking storage building
Insulation	3	6	25	
Glazing	3	6	25	Fiberglass clerestory panels on three sides
Overall condition score			374	*Needs improvement — renovation*

Maint/Ship-Rec/Storage — condition score 328 (Needs improvement — maintenance)

Component	Rating	Wt.	Wt. score	Comment
HVAC	2	8	16	Individual unit heaters and electric wall heaters; no A/C; bad vehicle lift
Structure	1	8	8	Wood frame; glu-lam floor beams; steel columns; concrete
Exterior Closure	1	8	8	Concrete, vertical cedar siding
Roofing	1	10	10	Composition shingles
Floor Finishes	4	6	24	Concrete; carpet; vinyl tile; sheet vinyl; general wear,
Wall Finishes	2	6	12	Gypsum board

Component	Rating	Wt.	Wt. score	Comment
Ceiling Finishes	1	6	6	Gypsum board; exposed wood trusses & encapsulated insulation
Doors & Hardware	3	6	18	Interior wood doors w HM frames-surface wear; exterior HM doors/frames-surface wear; metal OH coiling doors funded 21-23
Elevators	5	6	30	
Plumbing	2	8	16	Copper, cast iron and ABS piping; porcelain fixtures
Electrical	1	8	8	600amp 208/120v; fed from bldg. C
Lights/Power	1	8	8	Ceiling-mount and hanging fluorescent lighting
Life/Safety	3	10	30	
Fire Safety	2	10	20	
Modifications	3	7	21	Average workmanship on modifications
Maintenance	3	7	21	
Remaining Life	3	6	18	
Appearance	3	6	18	Functional spaces; non-descript building design
Insulation	3	6	18	
Glazing	3	6	18	
Overall condition score			328	*Needs improvement — maintenance*

Gymnasium — condition score 327 (Needs improvement — maintenance)

Component	Rating	Wt.	Wt. score	Comment
Structure	3	8	25	CMU; steel framing; glu-lam beams & purlins; wood frame
Exterior Closure	2	8	17	Vertical cedar siding-surface wear; brick veneer; cracks in east elevation brick
Roofing	1	10	10	Composition shingles; single-ply hypalon 2017
Floor Finishes	2	6	13	Hardwood floor; carpet-surface wear; vinyl asbestos & composition tile; sheet vinyl-surface wear; ceramic tile-cracks; concrete
Wall Finishes	2	6	13	Gypsum board; CMU; hardboard tectum panels; ceramic tile-random wear/cracks throughout
Ceiling Finishes	3	6	19	Direct-adhered & lay-in tile-badly deteriorated; gypsum board; wood decking

Component	Rating	Wt.	Wt. score	Comment
Doors & Hardware	2	6	13	Interior and exterior wood/HM doors w wood frames-surface wear
Elevators	—	6	0	
Plumbing	1	8	8	Copper, cast iron and steel piping; porcelain fixtures
Electrical	3	8	25	1600amp 480/277v; replacement funded in 2007; not done
Lights/Power	3	8	25	Ceiling-mount, hanging strip and lay-in fluorescent lights
Life/Safety	2	10	21	
Fire Safety	3	10	31	
Modifications	1	7	7	Locker room remodel 2016
Maintenance	1	7	7	Poor roof maintenance
Remaining Life	2	6	13	Spaces other than gym are inadequate and poorly designed
Appearance	3	6	19	Building design outdated & not attractive
Insulation	3	6	19	
Glazing	3	6	19	Single glazed windows; double glazed aluminum framed windows at addition
HVAC	3	8	25	Split system HVAC units and electric heaters
Overall condition score			327	*Needs improvement — maintenance*

Art — condition score 309 (Needs improvement — maintenance)

Component	Rating	Wt.	Wt. score	Comment
Structure	1	8	8	Wood frame; glu-lam beams
Exterior Closure	2	8	17	Vertical cedar siding-surface wear; brick veneer; wood framed large covered entry structure
Roofing	2	10	21	Composition shingles; hypalon single-ply-some wear; Kalwall skylights
Floor Finishes	1	6	6	Concrete; carpet; sheet vinyl
Wall Finishes	1	6	6	Gypsum board
Ceiling Finishes	1	6	6	Gypsum board; direct-adhered & lay-in tile
Doors & Hardware	2	6	13	Interior wood doors/frames-surface wear; exterior aluminum/wood doors/frames-surface wear
Elevators	—	6	0	
Plumbing	3	8	25	Copper, cast iron and steel piping; porcelain fixtures

Component	Rating	Wt.	Wt. score	Comment
Electrical	2	8	17	600amp 208/120v;
Lights/Power	1	8	8	Ceiling mount, lay-in and suspended fluorescent lights
Life/Safety	3	10	31	
Fire Safety	2	10	21	
Modifications	3	7	22	2002 remodel adequate but classroom layout awkward
Maintenance	1	7	7	Poor roof maintenance
Remaining Life	3	6	19	
Appearance	3	6	19	Building not very attractive; outdated, low scale design
Insulation	3	6	19	
Glazing	3	6	19	Single and double glazed aluminum frame windows; some operable
HVAC	3	8	25	Split system HVAC units
Overall condition score			309	*Needs improvement — maintenance*

Theatre/Student Union — condition score 292 (Needs improvement — maintenance)

Component	Rating	Wt.	Wt. score	Comment
Structure	2	8	17	Wood frame; concrete; structure steel; CMU; glu-lam beams; wood/steel roof joists
Exterior Closure	3	8	25	Brick veneer, vertical cedar siding-surface wear; aluminum window walls; clearstory windows
Roofing	2	10	21	Composition shingles; Kalwall skylights; hypalon single-ply
Floor Finishes	2	6	13	Vinyl tile-surface wear; carpet-stained; concrete; sheet vinyl; rubber; quarry and ceramic tile
Wall Finishes	2	6	13	Gypsum board; brick; CMU; ceramic tile; cedar t&g boards; plastic panels
Ceiling Finishes	3	6	19	Direct-adhered & lay-in tile; gypsum board; cedar boards, plaster, stained and missing tiles
Doors & Hardware	3	6	19	Interior wood doors/frames; exterior wood/HM doors/frames; general surface wear
Elevators	—	6	0	

Component	Rating	Wt.	Wt. score	Comment
Plumbing	1	8	8	Copper, ABS and steel piping; porcelain fixtures
Electrical	3	8	25	1200amp, 208/120v; funded in 09 to replace; not done yet
Lights/Power	1	8	8	Hanging panel, wall mount, lay-in, strip and ceiling mount fluorescent lights; HID lights
Life/Safety	2	10	21	
Fire Safety	1	10	10	
Modifications	1	7	7	Well designed dining area expansion completed 2002 w/ accessible patio area
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	3	6	19	Very average exterior design; interior spaces are average to above average
Insulation	3	6	19	
Glazing	3	6	19	Single glazed aluminum & wood framed windows; double glazed at dining room
HVAC	2	8	17	Unit ventilators; split system AHUs; rooftop packaged HVAC units; Aaon unit has temperature control problems
Overall condition score			**292**	*Needs improvement — maintenance*

Communications — condition score 286 (Needs improvement — maintenance)

Component	Rating	Wt.	Wt. score	Comment
HVAC	2	8	17	Split system heat pumps and through-wall HVAC units
Structure	1	8	8	Wood frame; glu-lam beams; wood trusses
Exterior Closure	3	8	25	Brick veneer; vertical cedar siding-worn finishes
Roofing	2	10	21	Composition shingles
Floor Finishes	2	6	13	Carpet-surface wear; sheet vinyl, laminate
Wall Finishes	2	6	13	Gypsum board; wood paneling; vinyl wall cover
Ceiling Finishes	1	6	6	Gypsum board; lay-in tile
Doors & Hardware	3	6	19	Exterior & interior wood doors/HM frames-surface wear
Elevators	—	6	0	

Component	Rating	Wt.	Wt. score	Comment
Plumbing	1	8	8	Copper, cast iron and steel piping; porcelain fixtures
Electrical	1	8	8	200amp 208/120v; fed from bldg. V
Lights/Power	1	8	8	Surface mounted fluorescent lights
Life/Safety	3	10	31	
Fire Safety	3	10	31	
Modifications	1	7	7	Well constructed 420 SF faculty office addition in 2006
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	3	6	19	Building not very attractive; outdated, low scale design
Insulation	3	6	19	
Glazing	3	6	19	
Overall condition score			**286**	*Needs improvement — maintenance*

Conference Center — condition score 274 (Adequate)

Component	Rating	Wt.	Wt. score	Comment
HVAC	2	8	17	Split system heat pumps
Structure	1	8	8	Wood frame
Exterior Closure	3	8	25	Vertical cedar siding; brick veneer end walls
Roofing	3	10	31	Composition shingles-lots of moss buildup
Floor Finishes	2	6	13	Carpet tile-surface wear, vinyl tile, concrete; carpet-puckering
Wall Finishes	1	6	6	Gypsum board-scuffed/marred; plastic wall panels
Ceiling Finishes	1	6	6	Gypsum board; lay-in tile
Doors & Hardware	2	6	13	Interior wood doors w HM frames; exterior wood/HM doors w wood/HM frames-surface wear
Elevators	—	6	0	
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 panel, ceiling-mount, wall-mount and recessed can fluorescent lights
Life/Safety	1	10	10	

Component	Rating	Wt.	Wt. score	Comment
Fire Safety	2	10	21	
Modifications	3	7	22	Modifications do not seem to have been well planned
Maintenance	2	7	15	Poor roof maintenance
Remaining Life	1	6	6	1/2 of building currently vacant; change in use planned
Appearance	3	6	19	Very plain vanilla interior and average exterior
Insulation	3	6	19	
Glazing	3	6	19	
Overall condition score			274	*Adequate*

Comp Res/Technical — condition score 246 (Adequate)

Component	Rating	Wt.	Wt. score	Comment
HVAC	2	8	18	Split system heat pumps
Structure	1	8	9	Wood frame; wood trusses
Exterior Closure	2	8	18	Wood siding; cedar decking; vertical wood siding-worn finishes
Roofing	2	10	22	Composition shingles-lots of moss
Floor Finishes	2	6	13	Carpet tile-surface wear
Wall Finishes	1	6	7	Gypsum board
Ceiling Finishes	1	6	7	Lay-in tile; gypsum board
Doors & Hardware	2	6	13	Interior wood doors w HM frames; exterior wood doors/frames
Elevators	—	6	0	
Plumbing	—	8	0	
Electrical	1	8	9	400amp 208/120v
Lights/Power	1	8	9	Lay-in fluorescent lights
Life/Safety	1	10	11	
Fire Safety	2	10	22	
Modifications	1	7	8	None apparent
Maintenance	1	7	8	
Remaining Life	1	6	7	
Appearance	3	6	20	Building not very attractive; outdated, low scale design
Insulation	3	6	20	
Glazing	4	6	27	Vinyl frames

Component	Rating	Wt.	Wt. score	Comment
Overall condition score			246	*Adequate*

Student Services Center — condition score 236 (Adequate)

Component	Rating	Wt.	Wt. score	Comment
HVAC	2	8	16	AHU w fan powered VAVs and DX cooling; split system heat pumps
Structure	1	8	8	Steel frame, glu-lam roof beams
Exterior Closure	2	8	16	Cedar siding & brick veneer; aluminum glazed window wall
Roofing	3	10	30	Composition shingles; Kalwall and glass skylights
Floor Finishes	2	6	12	Carpet-surface wear; linoleum; ceramic tile
Wall Finishes	1	6	6	Gypsum board with some wood accents; vinyl wall panels
Ceiling Finishes	1	6	6	Gypsum board; lay-in tile; T&G wood boards
Doors & Hardware	1	6	6	Interior wood/HM doors w HM frames; exterior aluminum/HM doors/frames
Elevators	1	6	6	2 stop
Plumbing	1	8	8	Copper, cast iron and steel piping, porcelain fixtures
Electrical	1	8	8	1200amp 208/120v; six disconnect rule
Lights/Power	1	8	8	Hanging, lay-in, recessed can and wall mount fluorescent lights
Life/Safety	4	10	40	Access to 1st floor bathrooms not compliant with ADA standards
Fire Safety	1	10	10	
Modifications	1	7	7	2003 renovation well constructed.
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	1	6	6	Attractive bldg. w/clock tower & use of typical older campus bldg. brick & cedar siding
Insulation	2	6	12	
Glazing	3	6	18	Operable units
Overall condition score			236	*Adequate*

Administration — condition score 192 (Adequate)

Component	Rating	Wt.	Wt. score	Comment
Structure	1	8	8	Wood frame, glu-lam rafters; brick
Exterior Closure	2	8	16	Brick veneer, vertical cedar siding; metal panels; wood panels
Roofing	1	10	10	Composition shingles; PVC single-ply; glass skylights
Floor Finishes	2	6	12	Carpet, linoleum, ceramic tile
Wall Finishes	1	6	6	Gypsum board; brick; ceramic tile; cedar; vinyl wall panels
Ceiling Finishes	1	6	6	Direct-adhered lay-in tile; gypsum board; wood t&g
Doors & Hardware	2	6	12	Interior wood doors w HM frames; sidelites; exterior aluminum/HM doors/frames
Elevators	1	6	6	1 story and 2 story wings
Plumbing	1	8	8	Copper, cast iron and steel piping; porcelain fixtures
Electrical	1	8	8	1000amp 208/120v
Lights/Power	1	8	8	Hanging, lay-in, wall-mount and circular pendant fluorescent lights
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	1	7	7	Well thought out functional renovation of original wing in 2004
Maintenance	1	7	7	
Remaining Life	1	6	6	8,280 GSF two-story addition in 2008 and renovation of original wing have extended useful building life
Appearance	2	6	12	Exterior of original wing is very utilitarian
Insulation	2	6	12	
Glazing	2	6	12	Operable units
HVAC	2	8	16	Split system heat pumps. Some inadequate spaces.
Overall condition score			192	*Adequate*

Forks Branch Campus — condition score 171 (Superior)

Component	Rating	Wt.	Wt. score	Comment
Structure	1	8	8	Remodeled 2014
Exterior Closure	3	8	25	Hardiplank - needs to be resealed and painted; The deteriorated south and east sections of siding funded 21-23

Component	Rating	Wt.	Wt. score	Comment
Roofing	1	10	10	
Floor Finishes	1	6	6	carpet
Wall Finishes	1	6	6	
Ceiling Finishes	1	6	6	GWB; ACT
Doors & Hardware	1	6	6	
Elevators	—	6	0	One story
Plumbing	1	8	8	
Electrical	1	8	8	
Lights/Power	1	8	8	
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	1	7	7	
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	1	6	6	
Insulation	1	6	6	
Glazing	1	6	6	
HVAC	2	8	17	
Overall condition score			**171**	*Superior*

House Of Learning — condition score 169 (Superior)

Component	Rating	Wt.	Wt. score	Comment
HVAC	2	8	18	In-floor hydronic radiant heat; small boiler; no A/C
Structure	1	8	9	Timber post and beam framing
Exterior Closure	1	8	9	Cement-board panel siding; cedar trim
Roofing	1	10	11	Modified bitumen torch down mineral coated cap sheet; skylights
Floor Finishes	1	6	7	Polished concrete
Wall Finishes	1	6	7	Rough sawn cedar boards; gypsum board; laminate panels
Ceiling Finishes	1	6	7	OSB panels; gypsum board
Doors & Hardware	1	6	7	Interior wood doors/frames; exterior wood/HM doors and wood frames
Elevators	—	6	0	

Component	Rating	Wt.	Wt. score	Comment
Plumbing	1	8	9	Copper, ABS and steel piping; porcelain fixtures
Electrical	1	8	9	400amp 208/120v
Lights/Power	1	8	9	Hanging pendant, ceiling mount and recessed can fluorescent lights
Life/Safety	1	10	11	
Fire Safety	1	10	11	
Modifications	—	7	0	None apparent
Maintenance	1	7	8	
Remaining Life	1	6	7	
Appearance	1	6	7	Interior modeled on native longhouse; exterior is very spartan in keeping with tradition
Insulation	3	6	21	
Glazing	—	6	0	
Overall condition score			**169**	*Superior*

Science & Technology — condition score 169 (Superior)

Component	Rating	Wt.	Wt. score	Comment
Structure	1	8	8	Structural steel frame; glu-lam roof beams
Exterior Closure	1	8	8	Brick; Perdia panels; aluminum window walls; standing seam metal panels
Roofing	1	10	11	Single ply PVC membrane; planted "green" lecture hall roof
Floor Finishes	2	6	13	Slate; linoleum & carpet tiles-surface wear; concrete; ceramic tile
Wall Finishes	1	6	6	Gypsum board; exposed steel structure; wood panels; ceramic tile
Ceiling Finishes	1	6	6	Exposed structure; gypsum board; wood decking; suspended wood and perforated metal panels
Doors & Hardware	1	6	6	Interior wood/HM/aluminum doors/frames; sidelites; exterior aluminum/HM doors/frames
Elevators	1	6	6	2 stop
Plumbing	1	8	8	Copper, cast iron, steel and PVC piping; porcelain fixtures; waterless urinals
Electrical	1	8	8	2000amp 480/277v

Component	Rating	Wt.	Wt. score	Comment
Lights/Power	1	8	8	Lay-in, recessed can, hanging pendant, and wall mount fluorescent lights; hanging HID
Life/Safety	1	10	11	
Fire Safety	1	10	11	
Modifications	—	7	0	None
Maintenance	1	7	7	Well maintained, except for roof; intensive use of exterior wood may be maintenance issue
Remaining Life	1	6	6	
Appearance	1	6	6	Attractive, modern campus building reflecting traditions with innovative materials
Insulation	1	6	6	
Glazing	1	6	6	Some operable units
HVAC	3	8	25	Ground-source rooftop heat pumps; split-system rooftop AHUs w duct reheat; 2 HW boilers; fin-tube radiators
Overall condition score			169	*Superior*

Library Resource Center — condition score 164 (Superior)

Component	Rating	Wt.	Wt. score	Comment
Structure	1	8	9	Structural steel; brick; concrete
Exterior Closure	1	8	9	Brick; Perdia panels; concrete; aluminum window walls; aluminum panels
Roofing	1	10	11	PVC single-ply; glass skylights
Floor Finishes	1	6	7	Carpet tile and ceramic tile
Wall Finishes	1	6	7	Wood panels; gypsum board; ceramic tile; concrete; interior glass walls
Ceiling Finishes	1	6	7	Exposed structure; lay-in tile; perforated metal strips
Doors & Hardware	1	6	7	Interior wood/HM doors w HM frames; sidelites; exterior aluminum/HM doors/frames
Elevators	—	6	0	1 story w basement mechanical
Plumbing	1	8	9	Copper, cast iron, steel and PVC piping; porcelain fixtures
Electrical	1	8	9	800amp 480/277v; emergency lighting inverter
Lights/Power	1	8	9	Hanging, recessed can, lay-in and hanging circular fluorescent lighting

Component	Rating	Wt.	Wt. score	Comment
Life/Safety	1	10	11	
Fire Safety	1	10	11	
Modifications	—	7	0	None apparent
Maintenance	1	7	8	
Remaining Life	1	6	7	
Appearance	1	6	7	Very bright interior; takes full advantage of panoramic views; modern look
Insulation	1	6	7	
Glazing	1	6	7	Operable units
HVAC	3	8	26	Ground source heat pump system; AHUs; chilled water compressor; perimeter radiators
Overall condition score			**164**	*Superior*

Allied Health & ECDC — condition score 154 (Superior)

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

Component	Rating	Wt.	Wt. score	Comment
Glazing	1	6	6	
Overall condition score			154	*Superior*

Maier Hall — condition score 154 (Superior)

Component	Rating	Wt.	Wt. score	Comment
Structure	1	8	8	Structural steel; concrete
Exterior Closure	1	8	8	Brick; Perdia panels; wood strip soffits; aluminum window walls; metal sun screens
Roofing	1	10	10	PVC single-ply; moss absorptive "green roof"; glass skylights
Floor Finishes	1	6	6	Polished concrete; carpet tile; epoxy coating in rest rooms; hardwood
Wall Finishes	1	6	6	Gypsum board; concrete; fabric covered plywood; ceramic tile; Perdia panels
Ceiling Finishes	1	6	6	Lay-in tile; wood strips; metal deck pan; gypsum board; perforated metal tile
Doors & Hardware	1	6	6	Interior wood/HM doors w HM frames; sidelites; exterior aluminum doors/frames; glazed OH metal doors
Elevators	1	6	6	3 stop
Plumbing	1	8	8	Copper, cast iron, steel and PVC piping; porcelain fixtures
Electrical	1	8	8	2000amp 480/277v
Lights/Power	1	8	8	Hanging, lay-in strip, recessed can and ceiling-mount fluorescent lighting; spot lights
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	1	7	7	Brand new building
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	1	6	6	High-tech LEEDS building, but better thought out than similar buildings; should be easier to maintain
Insulation	1	6	6	
Glazing	1	6	6	Operable awning units
HVAC	2	8	16	Ground source heat pumps; hydronic floor heat; wall perimeter hydronic radiators; AHUs; "chilled beam" tempered water ceiling cooling panels

Component	Rating	Wt.	Wt. score	Comment
Overall condition score			154	*Superior*