COMMUNITY AND TECHNICAL COLLEGES
Washington State Board

PIERCE COLLEGE

PUYALLUP

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	8 surveyed buildings · 243,356 GSF
Weighted-avg condition	230 (Adequate)
2027 preservation request	$7,368,000
Total 2027–2029 Minor Works	$9,680,604
Deferred preservation backlog	$4,411,000

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1. EXECUTIVE SUMMARY

This report covers Pierce College Puyallup for the 2025 SBCTC Facility Condition Survey cycle, which informs the college's Minor Works Preservation capital budget request for the 2027–2029 biennium. The 2025 survey identified 11 capital deficiencies. Of the nine carrying budget estimates, which total $11,779,000, $7,368,000 across 5 projects is included in the 2027 preservation request and $4,411,000 across 4 projects is deferred; two site deficiencies (stormwater conveyance and a library-plaza retaining wall) are excluded this cycle pending scope determination. With infrastructure, program, and Unanticipated Repair Fund components added, the full 2027 Minor Works request is $9,680,604.

Capital Planning Headlines

1. The 2027 preservation request is envelope-led and concentrated in three buildings. Roofing and skylight work accounts for $6,753,000 of the $7,368,000 request (92%): the Brouillet Library/Science roof ($3,364,000), the College Center roof ($1,702,000), and the Gaspard Admin skylight replacement ($1,687,000). The remaining 8% is a Brouillet main-floor carpet replacement ($498,000) and a campus pedestrian-pavement repair ($117,000). The Brouillet roof alone is 46% of the preservation request and the single largest project in the cycle. All five funded projects sit in just three buildings plus campus site work.

2. The deferred backlog is almost entirely HVAC — failed central plant equipment. The $4,411,000 deferred backlog is $3,951,000 HVAC (90%) across three buildings: Brouillet's four central air handlers (D06, $1,459,000), the College Center's two failed chillers (D08, $1,455,000), and the Gaspard air handler (D10, $1,037,000). The remaining $460,000 is a campus-wide fire-alarm communications upgrade (D07). Every deferred HVAC item is a failed or end-of-life central air-handling or chilled-water system rather than a deferrable comfort upgrade. This backlog is 0.60× the size of the 2027 ask and is the defining number for mid-term planning.

3. Brouillet Library/Science is the portfolio's capital epicenter. Brouillet (PC2, built 1995, 55,000 GSF) carries the worst-performing roof in the portfolio (D01, deficiency score 92 — the highest this cycle), the largest deferred HVAC item (D06, four air handlers), and a main-floor carpet replacement (D04). Its condition score deteriorated from 209 in 2023 to 283 in 2025 — a 74-point decline, the largest of any building this cycle — moving it out of the Adequate band into Needs Improvement. Across the 2027 request and the deferred backlog, Brouillet accounts for $5,321,000, just under half of all identified building need.

4. Five buildings came under the Clean Buildings Performance Standard within this planning window. The GSF-weighted average condition score moved from 185 in 2023 to 230 in 2025 — still within the Adequate band, but materially worse; five of eight surveyed buildings declined and none improved. Meanwhile Washington's Clean Buildings Performance Standard now reaches five Pierce buildings: four are Tier 1 (Arts and Allied Health, College Center, Brouillet, and the new Johnson Science Building) with a June 1, 2028 deadline, and one is Tier 2 (Gaspard Admin) with a July 1, 2027 deadline. The deferred HVAC backlog — failed air handlers and chillers — sits almost entirely inside these covered buildings, so the next equipment-replacement decision in each is also a compliance decision. Section 9 develops this alignment.

Headline Numbers

Metric	Value
Total buildings (surveyed inventory)	8

Metric	Value
Total portfolio GSF (surveyed)	243,356
Buildings surveyed (condition rating)	8 (a 9th building, the new Johnson Science Building, is outside FCS scope)
Weighted-average condition score (surveyed)	230 (Adequate)
Buildings rated below “Adequate”	3 of 8
Total 2027 preservation request	$7,368,000 (5 projects)
Deferred preservation backlog	$4,411,000 (4 projects)
Excluded this cycle (no budget estimate)	2 site projects
Total 2027 Minor Works request (all categories)	$9,680,604
— Infrastructure	$1,195,000 (3 projects)
— Program	$739,000
— Unanticipated Repair Fund (URF)	$378,604
Total deficiencies identified (2025 FCS)	11
Prior biennium funded (2025–2027)	$535,000
Buildings under Clean Buildings Standard (within horizon)	5 (1 Tier 2 by 2027; 4 Tier 1 by 2028)

Capital Outlook

Immediate biennium (2027–2029). An envelope-led preservation ask of $7,368,000 across 5 projects — roofing and skylights are 92% — concentrated in three buildings (Brouillet, College Center, Gaspard) plus campus site work. With infrastructure ($1,195,000), program ($739,000), and URF ($378,604), the full 2027 Minor Works request is $9,680,604. The request is defensible on score: the five funded projects average a deficiency score of 85.2.

Mid-term (4–6 years, 2029–2033). The $4,411,000 deferred backlog — 90% HVAC — defines the next ask: failed central air handlers (Brouillet, Gaspard) and failed chillers (College Center), plus a campus fire-alarm communications upgrade made time-critical by the scheduled retirement of copper telephone (POTS) lines

around 2029. These are failed or end-of-life systems, not items that can be carried indefinitely, and should be sequenced into 2029–2031.

Long-term (7–10+ years, 2033 and beyond). The Faculty Center (condition 453, the portfolio's only renovation-band building) and the trajectory of Brouillet — a 1995 building flagged in the master plan for instructional-area change and now carrying both the worst roof and the largest deferred HVAC item — warrant whole-building evaluation rather than indefinite component repair. The opening of the new Johnson Science Building (54,000 GSF, approximately 2025) moves science programs out of Brouillet and is what triggers the Brouillet first-floor classroom remodel funded in the 2027 program request.

Clean Buildings compliance. The Tier 2 (2027) and Tier 1 (2028) deadlines fall inside the mid-term window and overlap with the buildings carrying the deferred HVAC backlog. Replacing failed air handlers and chillers with high-efficiency or electric systems at the point of failure — rather than like-for-like — is the central capital-planning opportunity this cycle, developed in Section 9.

2. COLLEGE PORTFOLIO OVERVIEW

Pierce College Puyallup occupies a single hillside campus (site 112B) in Puyallup. Unlike older community-college portfolios, its building stock is almost entirely modern: the eight surveyed buildings were constructed between 1990 and 2010, with no historic core. The oldest major buildings are the Gaspard Administration Building (1990) and the Brouillet Library/Science Building (1995); the College Center (2003), Health Education Center (2008), and Arts and Allied Health Building (2010) are the newest and best-conditioned major buildings. The remaining structures surveyed are smaller support buildings — the Garnero Child Center (2006), the Maintenance/Storage building (1997), and the Faculty Center (a purchased building of unknown construction year). A ninth building, the Johnson Science Building (approximately 54,000 GSF, opened around 2025), is too new to have been surveyed this cycle and is outside the FCS scope; its opening nonetheless shapes this report, because it absorbs the science programs currently housed in Brouillet and triggers the Brouillet first-floor remodel in the 2027 program request.

Building Inventory

Building	GSF	Built	Ren.	BCS	Rating	Predominant use
Health Education Cntr Puy (112-PC7)	16,636	2008	—	**165**	Superior	Instructional / fitness
Arts And Allied Health Building (112-PC8)	61,597	2010	—	**173**	Superior	Instructional — arts & allied health
Garnero Child Center (112-PC6)	7,735	2006	—	**186**	Adequate	Childcare / early learning
College Center Building (112-PC5)	57,000	2003	—	**222**	Adequate	Administration / student services / multi-purpose
Gaspard Admin. Bldg (112-PC1)	41,500	1990	—	**275**	Adequate	Administration / office / instructional
Maintenance/Storage (112-PC3)	1,200	1997	—	**280**	Needs improvement — maintenance	Facilities / storage
Brouillet Library/Science Bldg (112-PC2)	55,000	1995	—	**283**	Needs improvement — maintenance	Library / instructional / science
Puyallup Faculty Center (112-PC4)	2,688	Unknown	—	**453**	Needs improvement — renovation	Faculty office / storage

Building	GSF	Built	Ren.	BCS	Rating	Predominant use
Johnson Science Building (112-PC9)	54,000	~2025	—	—	Not surveyed — new construction	Classroom / lab
Portfolio (surveyed, GSF-weighted)	**243,356**			**230**	**Adequate (avg)**	

BCS = 2025 canonical building condition score, drawn from the CONDITION worksheet of the FCS workbook (lower is better). Rating bands follow the SBCTC scale shown in Section 4.1. No renovation years are recorded in the source workbook for any building, so the Reno. column shows none throughout. The Johnson Science Building is shown for portfolio completeness but was not surveyed this cycle and is excluded from the GSF-weighted average.

Age Profile

The portfolio is young and tightly clustered: every surveyed building dates from 1990 to 2010, so there is no early-twentieth-century cohort of the kind that drives capital need at older colleges. The consequential pattern here is mechanical rather than structural. The two oldest large buildings — Gaspard (1990) and Brouillet (1995) — now carry the weakest scores among the majors and the bulk of the deferred HVAC backlog, while the 2003 College Center's chillers have already failed outright. In other words, the original heating-and-cooling equipment installed across the 1990–2003 building wave is reaching end of life as a cohort, which is why the deferred backlog is 90% HVAC and concentrated in three buildings. The newest buildings (Health Education Center 2008, Arts and Allied Health 2010) remain in Superior condition and generate no deficiencies this cycle, but their systems will form the next renewal cohort once they pass roughly 20 years of service.

3. CAPITAL PLANNING ROADMAP

3.1 Immediate biennium (2027–2029 request)

The 2027 preservation ask of $7,368,000 (5 projects) is concentrated almost entirely in building envelope. Roofing and skylight work is $6,753,000 (92% of the request): the Brouillet Library/Science roof ($3,364,000), the College Center roof ($1,702,000), and the Gaspard Admin skylight replacement ($1,687,000). The non-envelope balance is a Brouillet main-floor carpet replacement ($498,000) and a campus pedestrian-pavement repair ($117,000). The five funded projects average a deficiency score of 85.2, well above the deferred set. Beyond preservation, the full 2027 Minor Works request adds infrastructure ($1,195,000 across three primary-utility line segments), a program project ($739,000 for the Brouillet first-floor classroom remodel), and URF ($378,604), for a total of $9,680,604.

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

The $4,411,000 deferred backlog across 4 projects defines the mid-term ask, and it is concentrated by building and by system. By building, Brouillet carries $1,459,000 (four central air handlers, D06); the College Center carries $1,455,000 (two failed chillers, D08); and Gaspard carries $1,037,000 (an air handler, D10). A campus-wide fire-alarm communications upgrade (D07) adds $460,000. By system, HVAC dominates at $3,951,000 (90% of the deferred backlog), followed by fire protection at $460,000. Critically, none of this is comfort-driven deferral: the College Center chillers have failed outright, eliminating the building's chilled-water cooling; the Brouillet and Gaspard air handlers are past useful life and run on proprietary, unsupported controls. The mid-term ask is fundamentally a central-plant renewal program and should be sequenced into 2029–2031 rather than carried.

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

Two long-horizon decisions warrant attention now even though they sit at the edge of, or outside, the 2025 deficiency list. First, the Faculty Center (purchased building of unknown vintage, condition 453, the portfolio's only renovation-band building) generated no deficiencies this cycle but sits at the threshold where component-by-component repair gives way to whole-building decisions; it warrants a focused condition reassessment before the next cycle. Second, Brouillet (1995, condition 283) is flagged in the master plan for instructional-area change — its science programs are relocating to the new Johnson Science Building, and the 2027 program request funds a first-floor classroom remodel of the vacated lab space. The $3,364,000 roof replacement and the $1,459,000 of deferred air handlers should be planned in the context of that program change and Brouillet's 2028 Clean Buildings Tier 1 obligation, not renewed piecemeal.

The two excluded site deficiencies — stormwater conveyance (D09) and a library-plaza retaining wall (D11) — remain to be scoped. The stormwater item is a continuation of 2023–2025 funded work whose remaining extent cannot be estimated until seasonal water recedes; the retaining wall is recommended for a monitoring plan rather than immediate repair. Both should be revisited in the next cycle once conditions allow a defensible scope.

3.4 Cross-cutting system themes

Central HVAC plant renewal. The single dominant theme this cycle is the simultaneous end-of-life of central air-handling and chilled-water equipment across the 1990–2003 building cohort. Three deferred items — Brouillet's four central air handlers (D06, $1,459,000), the College Center's two failed chillers (D08, $1,455,000), and the Gaspard air handler (D10, $1,037,000) — total $3,951,000 and represent failed or failing central plant rather than discretionary upgrades. The College Center chillers have failed completely;

the Brouillet and Gaspard air handlers carry proprietary Johnson Controls Metasys controls that are obsolete and no longer supported. This is a coordinated mechanical-renewal program, and it overlaps precisely with the Clean Buildings Standard deadlines developed in Section 9.

Roofing and skylights. Roofing dominates the 2027 request rather than the deferred backlog. The two roof replacements plus the Gaspard skylights ($6,753,000) are all funded this cycle — Brouillet (the worst roof in the portfolio at deficiency score 92), the College Center, and Gaspard. No roofing or skylight deficiency remains deferred, so the building envelope is well-positioned heading into 2029.

Fire-alarm communications — a hard regulatory deadline. A campus-wide fire-alarm and sprinkler-supervisory communications upgrade (D07, $460,000) replaces legacy copper telephone (POTS) line monitoring with listed, supervised radio or IP transmission. Telecom carriers are retiring copper POTS service, and NFPA 72 requires supervised transmission; this item is deferred only by the budget cutoff, not by urgency, and unlike most deferred work it carries a hard external deadline expected around 2029. It should be treated as a near-certain 2029 request.

Site and accessibility. Beyond the funded pedestrian-pavement repair (D05, $117,000), two site deficiencies are excluded pending scope — stormwater conveyance (D09) and a retaining wall (D11). The infrastructure request (Section 6) carries a separate and far larger campus-utility renewal need; the site deficiencies in Section 4 are the building-survey portion, not the whole site picture.

Clean Buildings Performance Standard alignment. The most important cross-cutting theme is the overlap between the deferred HVAC backlog and the five buildings coming under the Clean Buildings Performance Standard in 2027 (Tier 2) and 2028 (Tier 1). The failed chillers and end-of-life air handlers are exactly the equipment a measured energy-use-intensity target turns on. Treating the 2029 mechanical ask as a coordinated compliance-and-renewal program — specifying high-efficiency or electric replacement at the point of failure rather than like-for-like — is developed in full 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 2025 survey — these are the authoritative record of what was identified and recommended, and are not paraphrased.

4.1 Summary table

ID	Building	System	Component	DSc	BCS	Budget	Status
D01	Brouillet Library/Science Bldg	B30 Roofing	Roof	92	283	$3,364,000	**Included (2027)**
D02	College Center Building	B30 Roofing	Roof	86	222	$1,702,000	**Included (2027)**
D03	Gaspard Admin. Bldg	B30 Roofing	Skylights	85	275	$1,687,000	**Included (2027)**
D04	Brouillet Library/Science Bldg	C30 Interior Finishes	Carpeting	82	283	$498,000	**Included (2027)**
D05	Site	G20 Site Improvements	Pedestrian pavement	81	185	$117,000	**Included (2027)**
D06	Brouillet Library/Science Bldg	D30 HVAC	Air handling unit	72	283	$1,459,000	**Deferred**
D07	Multiple	D40 Fire Protection	Fire alarm communications	71	185	$460,000	**Deferred**
D08	College Center Building	D30 HVAC	Chillers	71	222	$1,455,000	**Deferred**
D09	Site	G20 Site Improvements	Stormwater conveyance	61	185	—	**Excluded**
D10	Gaspard Admin. Bldg	D30 HVAC	Air handling unit	55	275	$1,037,000	**Deferred**
D11	Site	G20 Site Improvements	Retaining wall	21	185	—	**Excluded**

DSc = deficiency score. BCS = 2025 canonical building condition score (Site/Multiple rows carry the campus-average score — see reviewer note below). Budget = MACC + soft costs. Status: "Included (2027)" = funded in the 2027 preservation request; "Deferred" = below this biennium's budget cutoff but designated Immediate in the survey; "Excluded" = no budget estimate carried this cycle.

SBCTC condition-rating bands

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

Distribution Observations

Brouillet Library/Science accounts for the largest concentration of identified dollars — $5,321,000 across three deficiencies (D01 roof, D04 carpet, D06 air handlers) — spanning both the 2027 request and the deferred backlog. By Uniformat system, B30 Roofing leads the 2027 request at $6,753,000 (including the Gaspard skylights) across three buildings, while D30 HVAC dominates the deferred backlog at $3,951,000 across three buildings. Three deficiencies are campus-wide or site-located rather than building-specific — pedestrian pavement (D05), fire-alarm communications (D07), and stormwater conveyance (D09) — with the plaza retaining wall (D11) also site-located. The two highest-scored deficiencies are both roofs and both funded (D01 Brouillet, 92; D02 College Center, 86); the two lowest are deferred or excluded (D10 Gaspard air handler, 55; D11 retaining wall, 21).

4.2 Findings detail

D01 — Roof, Brouillet Library/Science Bldg (Puyallup Campus)



Deficiency score	92	**Budget estimate**	$3,364,000
Bldg condition score	283	**Status**	Included in 2027 request
System	B30 Roofing	**Deferability**	Immediate
Location	Roof	**Priorities**	Health/Safety (50%), Facility Use (50%)

Problem Description

The Brouillet Library/Science Building (BLDG PC2) (55,000 GSF; constructed 1995) has the campus's worst-performing roof per college staff, with end-of-service-life conditions concentrated at the skylight/skyroof assemblies and drainage components, driving recurring leakage risk and accelerating deterioration of the roof system. Recent condition documentation indicates the Library roof areas (L1 ≈ 20,301 SF; L2 ≈ 9,687 SF) include aged single-ply roof membrane, extensive prior repairs, and localized defects (e.g., ponding, pinholes, and rib delamination / mastic repairs) consistent with a system that is no longer reliably watertight and is trending from "restore" conditions into replacement-level risk if wetting continues. The skylight/skyroof panels are the highest priority for replacement due to reported delamination/deterioration and water entry at panel joints and transitions. A 2024 building envelope assessment corroborates that the translucent roof panels are original, show deteriorating exterior faces, and are at the end of their effective useful life. The same assessment also observed water intrusion along roof transition zones (metal roof to skyroof joint)—a typical failure mode where differential movement, aging sealants, and complex flashing geometry allow bulk water entry under wind-driven rain conditions. In addition to leak exposure, the existing translucent roof panels provide limited thermal/solar control, with very high surface temperatures recorded by IR; this increases heat gain to the library/foyer volumes, elevating occupant discomfort and forcing operational workarounds during warm periods. Continued wetting at skylight and roof perimeter interfaces elevates risk of concealed moisture accumulation (wet insulation, corrosion at supporting steel, and deterioration of interior finishes), with downstream impacts to collections, IT/electrical systems, and space usability.

Repair Description

Replace the Brouillet Library roof system, including full replacement of the single-ply membrane assembly, all skylight/skyroof assemblies, and associated flashings/terminations at parapets and transitions, and repair/replace internal drains and gutters to restore positive drainage and eliminate chronic wetting. Repair roof-edge and transition detailing (including under-parapet terminations beneath existing coping where required) and perform structural evaluation of supporting steel for any skylight system change in attachment method or weight.

D02 — Roof, College Center Building (Puyallup Campus)



Deficiency score	86	**Budget estimate**	$1,702,000
Bldg condition score	222	**Status**	Included in 2027 request
System	B30 Roofing	**Deferability**	Immediate
Location	Roof	**Priorities**	Health/Safety (25%), Facility Use (75%)

Problem Description

The College Center Building (CTR / 112-PC5) (57,000 GSF; constructed 2003) has a TPO single-ply roof system that is exhibiting end-of-service-life conditions and drainage-related distress that are no longer manageable as routine maintenance. Roof condition documentation (Tremco) for the College Center roof sections identifies aged single-ply membrane, torn walk pads/safety strips, UV degradation at penetrations, vegetative growth, and wet insulation with multiple roof areas recommended to “Restore Immediately” (e.g., CTR-1 = 16,217 SF; CTR-3/4/5/6/7/8 additional areas). These indicators are consistent with loss of membrane watertightness at seams/repairs/penetrations and chronic wetting driven by restricted drainage (documented clogged scuppers, debris/vegetative growth), which increases time-of-wetness, accelerates membrane aging, and allows bulk-water entry into the roof assembly. Wet insulation further reduces thermal performance and can create localized cold surfaces that increase condensation risk, while persistent ponding/backups elevate leak risk and can add dead load during storm events. The campus roofing assessment also notes widespread membrane distress features typical of late-life single-ply systems, including old repairs, lacerations/pinholes, and base flashing failures, which are high-risk water entry points under wind-driven rain and thermal cycling. Field observations reported for this building further indicate heavy moss buildup at drains, suggesting recurring backup conditions, and deteriorated skylights (opaque fiberglass-like panels with lapped, mechanically fastened seams) with failed flashing/hardware and

biological growth at edges, indicating long-term moisture retention and unreliable water-shedding performance. These conditions increase the likelihood of active leaks, concealed saturation, interior finish damage, and occupant disruption.

Repair Description

Replace the College Center Building roof membrane system in the CTR roof areas recommended for immediate restoration (CTR-1/3/4/5/6/7/8; ~26,547 SF) with a new warranted single-ply assembly, including removal and replacement of wet insulation, replacement/rehabilitation of drains/scuppers, and full replacement of flashings, penetration seals, and walk pads. Replace the existing fiberglass skylight system with a maintainable, curb-mounted assembly fully integrated with the roof air/water control layers (continuous curb flashing, termination detailing, and compatible sealant system). Recommend replacing skylights with standing seam metal roofing system.

D03 — Skylights, Gaspard Admin. Bldg (Puyallup Campus)



Deficiency score	85	**Budget estimate**	$1,687,000
Bldg condition score	275	**Status**	Included in 2027 request
System	B30 Roofing	**Deferability**	Immediate
Location	Roof	**Priorities**	Health/Safety (25%), Facility Use (75%)

Problem Description

The Gaspard Admin Building (112-PC1) has persistent water intrusion associated with the roof skylights, consistent with the roof system configuration (PVC single-ply roof areas, standing seam metal areas, and Kalwall skylights). The 2023 condition survey documents that leaks have been observed and that the roof should be repaired and monitored as a continuing capital need, indicating recurring enclosure performance risk rather than a one-time isolated defect. Skylights create high-risk water-control transitions (curbs, perimeters, and tie-ins) where bulk water can enter and then travel within framing members and collect away from the original entry point, complicating diagnosis and increasing the probability of concealed wetting. Concealed moisture can degrade roof insulation, corrode metal components, and damage interior finishes, with downstream risks of microbial growth and disruption to occupied administrative and student-serving functions. A related building-enclosure case study documents that skylight-related leaks can migrate and collect at interior framing/perimeter members, and that interface conditions (e.g., coping/transition geometry and drainage) can drive recurring water intrusion. A Tremco roofing study for the campus identifies multiple roof failure mechanisms that align with skylight/penetration leakage pathways—specifically base flashing failures and UV degradation of sealants near penetrations—and provides roof repair options and recommendations that the college is using for scope development.

Repair Description

Replace the existing roof skylight assemblies at the Gaspard Admin Building (112-PC1) by demolishing the skylights and infilling openings with roof deck/framing/insulation as required, then installing a continuous standing-seam metal roof assembly over the former skylight areas to eliminate recurring skylight transition leaks. Repair and re-flash all adjacent roof transitions, penetrations, and perimeter terminations (including tie-ins to existing PVC single-ply roof areas) in accordance with the Tremco roofing study and manufacturer requirements, and verify watertightness prior to close-out.

D04 — Carpeting, Brouillet Library/Science Bldg (Puyallup Campus)



Deficiency score	82	**Budget estimate**	$498,000
Bldg condition score	283	**Status**	Included in 2027 request

System	C30 Interior Finishes	**Deferability**	Immediate
Location	Main floor	**Priorities**	Facility Use (100%)

Problem Description

Carpet flooring at the main level of the Brouillet Library/Science Building is delaminating from the substrate (carpet is “unglued” and piling/wrinkling in multiple areas), creating a trip hazard in a high-traffic academic environment. Loss of adhesion is consistent with end-of-service-life flooring conditions where repeated foot traffic, cleaning cycles, and substrate/adhesive aging reduce bond strength; once carpet releases, it forms ridges and waves that catch toes, carts, and mobility devices, increasing the likelihood of falls and impeding accessible circulation. The facility condition survey confirms carpeted floor finishes are present and already exhibited wear requiring maintenance, indicating the issue is progressive rather than isolated. Replacing carpet with a hard surface (vinyl/laminate) materially changes the space’s acoustic performance. The building includes large, open volumes and double-height areas at the entry foyer/central library; removing carpet eliminates a major sound-absorbing surface and will increase reverberation, degrade speech intelligibility, and raise background noise—particularly in library and study functions where acoustic control is operationally critical.

Repair Description

Replace failed main-level carpeting throughout the Brouillet Library/Science Building with durable resilient flooring (vinyl/LVT or laminate), including demolition of existing carpet/adhesives, substrate prep/leveling, and ADA-compliant transitions/thresholds; confirm total main-level SF from the space inventory during final scoping. Add suspended acoustic baffles (and/or equivalent absorptive treatments) within the atrium/central library volume to offset reduced absorption from carpet removal and maintain acceptable reverberation control and speech intelligibility in these large double-height spaces.

D05 — Pedestrian pavement, Site (Puyallup Campus)

Deficiency score	81	**Budget estimate**	$117,000
Bldg condition score	185	**Status**	Included in 2027 request
System	G20 Site Improvements	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (100%),

Problem Description

Across the Puyallup Campus (112B), multiple pedestrian-route segments exhibit heaved and broken concrete walk panels and site stairs beginning to shift, creating vertical displacement, cracked edges, and uneven treads/landings. These conditions present a trip-and-fall hazard and degrade the reliability of primary walking routes between buildings, particularly during wet/icy seasons when ponding and freeze conditions amplify slip risk. The predominant drivers are consistent with ground and slab movement mechanisms typical of exterior flatwork: differential settlement, frost heave, and subgrade softening from chronic wetting. As panels move, joints open and random cracking propagates, fragmenting slabs and creating edges that continue to ravel under foot traffic and maintenance equipment. Where control/jointing

is insufficient or deteriorated, shrinkage and movement are expressed as uncontrolled cracking rather than contained, maintainable joint lines. If left uncorrected, these conditions will expand in extent as water continues to enter joints and subgrade soils, increasing displacement and breaking additional panels and stair runs. The resulting impacts include: (1) heightened pedestrian safety and liability risk, (2) reduced route accessibility due to abrupt level changes and misaligned stair geometry, and (3) accelerated deterioration that forces repeated small patches rather than durable panel and base reconstruction. For budgeting, carry a minimum allowance of ~3,000 SF of affected sidewalk/landing flatwork (plus associated stairs/landings at select locations) for correction across campus, with final quantities confirmed by field verification.

Repair Description

Repair exterior pedestrian flatwork across campus by selectively demolishing and replacing ~3,000 SF of heaved/cracked sidewalks and landings, and reconstructing/resetting shifted site stairs and adjacent flatwork, including subgrade/base correction, drainage adjustments as needed to reduce re-wetting, and proper control/expansion jointing. Work excludes parking areas and is limited to sidewalks, stairs, and immediate landings necessary to restore safe, continuous pedestrian and accessible travel routes.

D06 — Air handling unit, Brouillet Library/Science Bldg (Puyallup Campus)



Deficiency score	72	**Budget estimate**	$1,459,000
Bldg condition score	283	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate

Location	Mechanical	**Priorities**	Health/Safety (50%), Increased Operating Cost (50%)

Problem Description

The Library/Science Building (112-PC2) is served by four central air handling units that have become a constant maintenance strain and are no longer reliable for normal campus operations. The units are identified as Mammoth air handlers (design no. VVZ-542-GHM; representative serial no. 526-03-01) and require repeated intervention to keep them operating. The recurring maintenance burden indicates end-of-service-life deterioration of critical rotating equipment, with fan motor condition identified as the primary driver. When motor performance degrades (bearing wear, electrical insulation breakdown, degraded connections, vibration), AHUs experience nuisance trips, reduced airflow, and unplanned shutdowns—directly undermining the building's ability to provide required ventilation and thermal control for classrooms, labs, and occupied library spaces. Industry O&M guidance emphasizes that air handlers depend on reliable fan/motor operation (motor checks, vibration monitoring, belt/drive alignment and bearing lubrication) and that reactive "breakdown" maintenance is the highest-cost, least-reliable operating mode. If these AHUs fail or continue to operate intermittently, the building faces loss of ventilation, degraded indoor air quality, and increased occupant comfort complaints—creating operational disruptions and potential space-use restrictions for a building with high-occupancy instructional and public-facing uses.

Repair Description

Repair the four Library/Science Building air handling units by refurbishing each unit with replacement of critical components—primarily fan motors—and associated drive/electrical items as required to restore reliable operation (e.g., belts/sheaves/bearings, terminations, starters/VFD interfaces). Recommission each AHU (functional testing and TAB verification) to confirm airflow performance, vibration/noise control, controls sequencing, and drain pan/drain function.

D07 — Fire alarm communications, Multiple (Puyallup Campus)

Deficiency score	71	**Budget estimate**	$460,000
Bldg condition score	185	**Status**	Deferred
System	D40 Fire Protection	**Deferability**	Immediate
Location	Multiple	**Priorities**	Health/Safety (25%), System Use (75%)

Problem Description

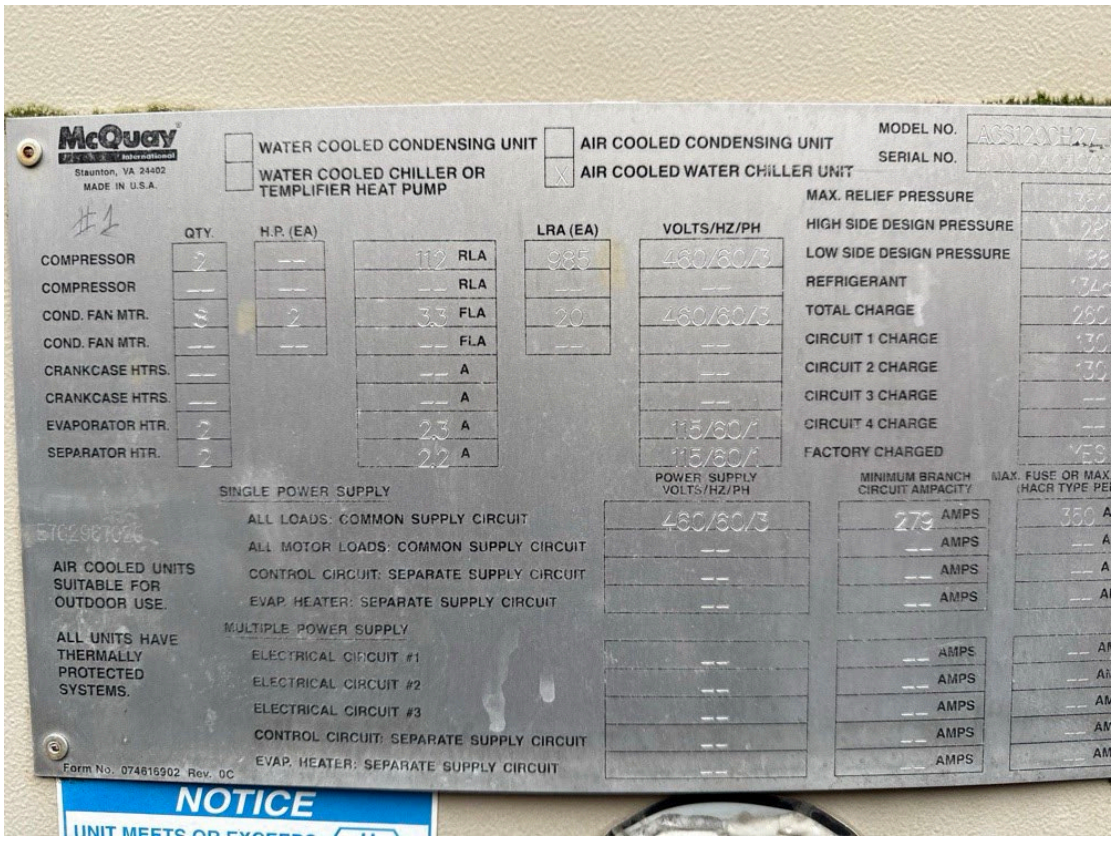
Most Puyallup campus building fire-alarm or sprinkler supervisory signals are reported to be transmitted to the supervising station via legacy POTS (copper) telephone lines. This creates a single-point-of-failure communications dependency for a life-safety system function (off-site signal transmission), and it exposes the campus to unplanned loss of alarm/supervisory monitoring if telecom service is interrupted, converted, or discontinued. The FCC has accelerated processes that enable carriers to retire legacy copper infrastructure, and major providers (e.g., AT&T) have publicly stated plans to exit legacy copper operations across most of their footprint by the end of 2029 (subject to regulatory process). As copper retirement

advances, POTS-based fire alarm dialer pathways become increasingly vulnerable to: (1) service discontinuation, (2) degradation when “telephone service” is emulated over packet networks, and (3) extended outages that are outside campus control. NFPA 72 continues to address traditional POTS-type loop-start signaling, but it also frames performance-based transmission over IP/cellular and requires supervision of the communication path at defined intervals—meaning legacy arrangements that cannot be reliably supervised or maintained are an escalating compliance and reliability liability. The campus therefore requires an upgrade to independent, code-appropriate communications (radio mesh and/or cellular/IP/VoIP pathways) to maintain supervising-station connectivity as POTS infrastructure is retired. Per the stated program constraint, radio mesh is required for all buildings except the Johnson Science Building (excluded from this scope), indicating the preferred architecture is a campuswide mesh backbone with building-level listed communicators and supervising-station integration.

Repair Description

Replace legacy POTS-based fire alarm/sprinkler monitoring communications with listed, supervised transmission that uses campus radio mesh (all buildings except the Johnson Science Building) and cellular/IP/VoIP pathways as required for independent monitoring and code performance. Include required head-end/receiver provisions, panel programming, acceptance testing with the supervising station/AHJ, and decommissioning of POTS lines after cutover.

D08 — Chillers, College Center Building (Puyallup Campus)



Deficiency score	71	**Budget estimate**	$1,455,000
Bldg condition score	222	**Status**	Deferred

System	D30 HVAC	**Deferability**	Immediate
Location	Mechanical	**Priorities**	Facility Use (50%), System Use (50%)

Problem Description

Chillers 1 and 2 serving the College Center Building have both failed, eliminating the building's chilled-water cooling capacity and removing redundancy for occupied-space temperature and humidity control. The college reports this has been an ongoing reliability issue, and that both chillers are of the same apparent vintage, indicating age-related degradation across the plant rather than a single isolated failure. The failed units are McQuay air-cooled water chillers (model AGS120CH27–ER10, serial STN5040500001), described as R-134a refrigerant units with two compressors each (two independent refrigeration circuits is typical for this equipment class). Loss of chiller function prevents the mechanical systems served by chilled water (air handlers and/or fan-coils) from rejecting sensible heat and providing latent moisture removal, which drives overheating, elevated indoor RH, and reduced indoor environmental quality during warm-weather operation. Prolonged inability to control temperature/RH can also increase risk of condensation at cooled surfaces when partial operation resumes, and can contribute to material deterioration and operational disruptions in instructional space. The units are located adjacent to a loading area, so access constraints and laydown logistics are expected to be manageable (reduced risk of major demolition solely for access). However, with both machines failed, any interim approach that replaces only one unit restores only partial cooling and does not restore redundancy, leaving the building vulnerable to renewed outages if the remaining chiller trips or fails. If funding forces phasing, the college requests prioritizing Chiller #2 first, with Chiller #1 as the next funded step.

Repair Description

Replace College Center Building Chillers #1 and #2 with new air-cooled chilled-water chillers sized to match the existing plant and distribution, including isolation valves as required, hydronic reconnection, electrical feeders/overcurrent protection, controls integration, and full startup/testing/commissioning. Remove and properly dispose of the existing McQuay units and refrigerant per EPA requirements; if funding is phased, replace Chiller #2 first and sequence Chiller #1 as the follow-on scope.

D09 — Stormwater conveyance, Site (Puyallup Campus)

Deficiency score	61	**Budget estimate**	Not estimated this cycle
Bldg condition score	185	**Status**	Excluded
System	G20 Site Improvements	**Deferability**	Immediate
Location	Multiple	**Priorities**	System Use (100%), None ()

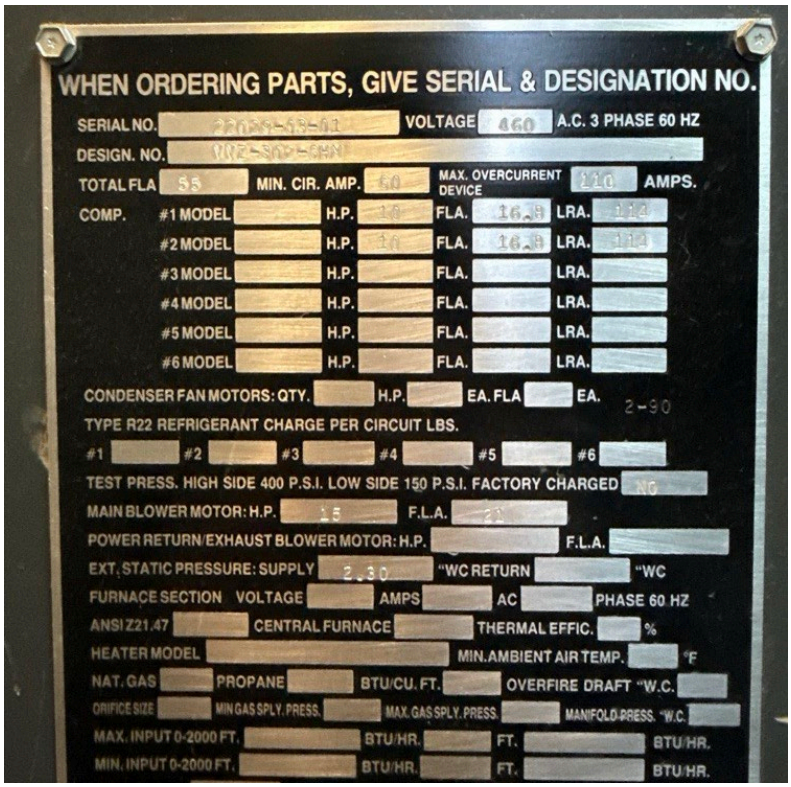
Problem Description

This project is a continuation of previously funded stormwater conveyance line repairs (2023–2025 biennium) to complete remaining corrective work needed to restore reliable site drainage performance. The storm system is a critical piece of campus infrastructure that must convey roof and surface runoff to approved discharge locations; when storm piping and appurtenances (pipe segments, joints, structures, connections) are left in a deficient condition, the system's performance becomes increasingly sensitive to high-intensity rain events and debris loading. Incomplete storm-line repairs leave portions of the drainage network vulnerable to restricted flow, surcharging, and uncontrolled discharge, which drives surface ponding and subsurface saturation in developed areas. Chronic wetting of pavements and subgrades increases the likelihood of settlement, differential movement, and trip hazards, and sustained soil saturation adjacent to buildings increases the risk of unintended moisture loading at foundations and below-grade utilities. In the Puget Sound climate, repeated wetting cycles also accelerate deterioration mechanisms (loss of subgrade strength, migration of fines, and freeze–thaw distress where applicable), increasing lifecycle costs and the likelihood of emergency response conditions rather than planned repairs.

Repair Description

Repair the remaining deficient portions of the campus stormwater line associated with the 2023–2025 funded work by excavating at identified repair limits, replacing failed storm piping and appurtenances with watertight, code-compliant materials and joints, and restoring required grades, bedding, and surface improvements (pavement/landscape). Verify post-repair performance with CCTV/video inspection (and spot testing as appropriate) and reconnect/restore all affected inlets/catch basins and storm-drain connections to return the system to full conveyance capacity.

D10 — Air handling unit, Gaspard Admin. Bldg (Puyallup Campus)



Deficiency score	55	**Budget estimate**	$1,037,000
Bldg condition score	275	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Roof	**Priorities**	Health/Safety (25%), Increased Operating Cost (75%)

Problem Description

The Gaspard Admin Building (Puyallup Campus 112B) has an aging, failure-prone air handling unit that has exceeded its expected life and is no longer reliable. The unit frequently shuts down unexpectedly and requires manual resetting, creating recurring loss of ventilation and space conditioning for occupied areas. The building's mechanical system is a 1989-era VAV system comprised of three large central air handling units in a rooftop mezzanine serving pressure-independent VAV terminals. Each AHU uses hot-water heating coils and DX (refrigerant) cooling coils, with two integral compressors rejecting heat through a ducted indoor condenser fan. The system's age drives frequent component and control failures, and modifications over time have increased operational strain (e.g., higher duct static pressure demands). The AHU and associated refrigeration system use R-22 refrigerant, which is no longer produced for new equipment; only reclaimed R-22 is available for leak repairs, with decreasing availability and increasing cost. This increases lifecycle risk and extends downtime when failures occur. Controls are a compounding reliability constraint. The installed Johnson Controls Metasys system is described as proprietary and no longer produced, and replacement parts are increasingly difficult to obtain. This creates a vendor-lock and obsolescence risk that materially reduces the ability to stabilize the AHU and keep the system running. Facilities staff have identified the need to move to an open BACnet/Niagara Tridium approach to enable competitive service and reduce ongoing costs. Operationally, the system also exhibits pronounced low-frequency "rumble," consistent with older high-static VAV systems and potentially exacerbated by duct modifications, fan imbalance, and control sensor/calibration issues. Elevated static pressure increases fan energy, increases vibration transmission into the structure, and degrades acoustic comfort across adjacent occupied spaces. If this AHU experiences a major failure, the building faces loss of ventilation and temperature control that impacts student and staff safety, indoor environmental quality, and continuity of operations. The college has identified this as a life-safety risk due to the probability of unplanned shutdown and the reduced ability to restore service quickly under current control and parts constraints.

Repair Description

Replace the failing air handling unit serving the Gaspard Admin Building (existing Mammoth unit; design number VVZ-302-GHM; serial 22029-03-01) with a new, serviceable AHU compatible with the existing distribution (ductwork/VAV), including associated rooftop/mezzanine rigging, structural support/curb modifications as required, and full test-and-balance. Replace or integrate controls for the replaced AHU using an open-protocol approach (BACnet controllers with a Niagara front end) to eliminate proprietary obsolescence and support competitive maintenance.

D11 — Retaining wall, Site (Puyallup Campus)



Deficiency score	21	**Budget estimate**	Not estimated this cycle
Bldg condition score	185	**Status**	Excluded
System	G20 Site Improvements	**Deferability**	Future
Location	Outside library (plaza)	**Priorities**	Facility Use (100%), None ()

Problem Description

The plaza outside the Brouillet Library/Science Building (112-PC2) includes a cast-in-place concrete retaining wall adjacent to pedestrian paving/sidewalk. The retaining wall has moved approximately 1.5 inches relative to the adjacent sidewalk (measured as a separation/offset), indicating ongoing lateral displacement of the wall system. The observed movement is consistent with lateral earth pressure amplified by hydrostatic pressure behind the wall (i.e., water retained in the backfill increasing lateral load), potentially compounded by inadequate drainage, localized saturation, and seasonal freeze–thaw effects that increase pore pressures and reduce soil shear strength. Continued displacement can also reflect wall rotation, sliding at the base, or loss of restraint at returns/ends. This is a monitor-only item at present (not recommended for near-term funding), but the displacement creates a clear risk pathway: continued movement can produce cracking, differential settlement, or localized paving distress that becomes a trip hazard and can impair an accessible route. If movement accelerates, there is potential for progressive loss of stability (localized bulging/rotation) and higher-cost corrective work later.

Repair Description

Repair is not proposed at this time; implement a monitoring plan consisting of baseline survey control points (plumb/offset), photo documentation, and simple crack/gap gauges, and inspect/maintain back-of-wall drainage features (weep holes/collector drains/surface inlets) to reduce hydrostatic loading. Repair should be advanced to a licensed geotechnical/structural evaluation and stabilization design if displacement progresses, cracking develops, or pedestrian safety/ADA performance is impacted.

5. BUILDING PROFILES

Profiles below cover buildings with capital activity in the 2027 request, a condition score above 275, or a material concentration of deferred deficiencies. Buildings in Superior or Adequate condition with no capital action, and small support structures with no deficiencies, are not profiled individually — their component detail is in the Appendix. Deficiency text is referenced by ID; the verbatim descriptions are in Section 4.2.

Puyallup Faculty Center — condition score 453

Building	Campus	GSF	Built	Reno.	Predominant use
Puyallup Faculty Center	Puyallup	2,688	Unknown	—	Faculty office / storage

Condition. 2025 condition score 453 (Needs improvement — renovation). Top weighted contributors: Structure (44), Remaining Life (33), Appearance (33).

Current biennium (2027 request). None.

Deferred and emerging. None.

Long-term outlook. The portfolio's only renovation-band building (453) and its worst-scored structure — a small purchased building of unknown construction year used for faculty offices and storage. It generated no capital deficiencies this cycle, so no preservation funds are committed to it, but its score sits deep in the renovation band, where component-by-component repair gives way to whole-building decisions. A focused condition reassessment, and a decision on the building's long-term role, should precede the next cycle before the score forces a reactive choice.

Brouillet Library/Science Bldg — condition score 283

Building	Campus	GSF	Built	Reno.	Predominant use
Brouillet Library/Science Bldg	Puyallup	55,000	1995	—	Library / instructional / science

Condition. 2025 condition score 283 (Needs improvement — maintenance). Top weighted contributors: Roofing (40), Fire Safety (30), Exterior Closure (24).

Current biennium (2027 request). D01 — roof replacement ($3,364,000); D04 — main-floor carpet ($498,000).

Deferred and emerging. D06 — four central air handlers ($1,459,000).

Long-term outlook. The portfolio's capital epicenter and the largest single-building decline this cycle (209 in 2023 to 283 in 2025, a 74-point drop into the maintenance band). The 2027 request funds the worst roof in the portfolio (D01, the highest deficiency score this cycle at 92) and a delaminating main-floor carpet (D04). The deferred four-unit central air-handler replacement (D06) is the single largest deferred HVAC item. Brouillet is flagged in the master plan for instructional-area change — its science programs are moving to the new Johnson Science Building, and the 2027 program request funds a first-floor classroom remodel of the vacated lab space. The roof, the deferred air handlers, the program change, and the building's 2028 Clean Buildings Tier 1 obligation should be planned as one coordinated event rather than four.

Gaspard Admin. Bldg — condition score 275

Building	Campus	GSF	Built	Reno.	Predominant use
Gaspard Admin. Bldg	Puyallup	41,500	1990	—	Administration / office / instructional

Condition. 2025 condition score 275 (Adequate). Top weighted contributors: Roofing (31), Fire Safety (31), HVAC (25).

Current biennium (2027 request). D03 — skylight replacement ($1,687,000).

Deferred and emerging. D10 — air handler ($1,037,000).

Long-term outlook. The oldest large building (1990), sitting right at the top of the Adequate band (275) after a 50-point decline since 2023 (225 to 275). The 2027 request funds skylight replacement to stop persistent water intrusion (D03). The deferred air-handler replacement (D10) carries a documented scope-versus-cost question — the source notes a replacement estimate closer to $4,000,000 and question whether control-only replacement is sufficient (see the Section 4.2 reviewer note). Notably, the 2025–2027 biennium already funded smaller Gaspard repairs — reconditioning two air handlers and resealing skylights — and the 2027 request escalates both to full replacement, indicating those interim repairs reached their limit. Gaspard is the college's one Tier 2 Clean Buildings building, with a July 1, 2027 deadline.

College Center Building — condition score 222

Building	Campus	GSF	Built	Reno.	Predominant use
College Center Building	Puyallup	57,000	2003	—	Administration / student services / multi-purpose

Condition. 2025 condition score 222 (Adequate). Top weighted contributors: Roofing (32), Fire Safety (32), HVAC (17).

Current biennium (2027 request). D02 — roof replacement ($1,702,000).

Deferred and emerging. D08 — two chillers ($1,455,000).

Long-term outlook. A 2003 building still in the Adequate band (222) despite a 61-point decline since 2023 (161 to 222), the second-largest decline this cycle. The 2027 request funds a TPO roof replacement (D02). The deferred item is the most acute mechanical failure in the portfolio: both building chillers (D08) have failed outright, eliminating chilled-water cooling, with only a temporary workaround in place. As a Tier 1 Clean Buildings building (2028 deadline), the chiller replacement is the clearest case in the portfolio for specifying high-efficiency electric equipment rather than like-for-like, and it should be paired with the Brouillet and Gaspard air-handler work as a coordinated 2029–2031 central-plant program.

Four buildings are not profiled individually: the Health Education Center (165) and Arts and Allied Health Building (173) are in Superior condition with no capital action this cycle; the Garnero Child Center (186) is in Adequate condition with no deficiencies; and the Maintenance/Storage building (280), though in the maintenance band, is a 1,200 GSF support structure with no deficiencies. Component detail for all four is in the Appendix.

6. INFRASTRUCTURE SYSTEMS

Infrastructure requests (campus utilities, primary distribution, and site systems) are budgeted separately from building preservation. Unlike the building-survey deficiencies in Section 4, the 2027–2029 cycle does carry a quantified infrastructure request for Pierce Puyallup: $1,195,000 across three primary-utility line segments. That request, however, sits against a much larger identified infrastructure backlog. The FCS primary-infrastructure inventory lists $16,922,000 of deferred utility renewal across 81 assets, so the funded request represents roughly 7% of total identified infrastructure need ($18,117,000). Campus utility renewal is the largest unfunded capital category in this report — substantially larger than the entire building-preservation backlog.

2027 infrastructure request (funded)

System	Component	Asset	Routing	Budget
Potable Water	Potable Water Line	5720	South perimeter to SE quadrant	$72,000
Sewer	Sewer Line	5742	SE perimeter to SW of Gaspard	$723,000
Electrical	Electric Line	5764	SE perimeter to south of Brouillet	$400,000
Total funded infrastructure (2027)	3 primary-line segments			**$1,195,000**

Deferred infrastructure backlog

The deferred primary-infrastructure inventory is dominated by electrical distribution and buried water and sewer lines. The table below aggregates the 81 deferred assets by system; all figures are MACC-plus-soft-cost estimates from the FCS infrastructure inventory.

System	Assets	Deferred estimate
Electrical	35	$4,602,000
Potable Water	14	$3,874,000
Sewer	11	$3,036,000
Storm	8	$2,605,000
Gas	9	$2,057,000

System	Assets	Deferred estimate
Emergency Access	3	$685,000
Fire System	1	$63,000
Total deferred infrastructure	**81**	**$16,922,000**

A further 10 infrastructure assets — mostly potable-water and gas meters plus one emergency generator — are recorded as excluded with no budget estimate this cycle. The funded three-segment request ($1,195,000) addresses the highest-priority potable-water, sewer, and electrical line replacements; it does not materially reduce the $16,922,000 deferred backlog, which will require a sustained multi-biennium primary-utility renewal program.

7. MASTER PLAN ALIGNMENT

Pierce College Puyallup occupies a single campus, whose facilities master plan was completed in 2017 and updated in 2021. The plan predates the opening of the Johnson Science Building and the current Clean Buildings compliance deadlines, so its renovation priorities should be read alongside those more recent developments. The pre-survey reported the following capital priorities.

Master planning currency

Campus	Most recent full plan	Most recent update
Puyallup Campus (112B)	2017	2021

Reported capital priorities

Category	Building	Master plan note
Renovation	Gaspard Admin. Bldg (112-PC1)	Poor configuration — inefficient space use
Renovation	Brouillet Library/Science Bldg (112-PC2)	Change — instructional areas expand or contract
Replacement	None	—
Demolition	None	—

The 2027 capital-repair recommendations align with these priorities. Both buildings flagged for renovation receive 2027 preservation investment, and in each case the investment is envelope or system repair that keeps the building serviceable through a planned program change rather than capital committed to a building slated for replacement — of which there are none. Gaspard's flag ("poor configuration — inefficient space use") is a space-planning concern rather than a condition concern; the funded skylight replacement (D03) and deferred air-handler work (D10) address building condition and remain compatible with any future reconfiguration. Brouillet's flag ("instructional areas expand or contract") aligns precisely with the 2027 program request, which funds a first-floor classroom remodel as science programs relocate to the new Johnson Science Building; the roof (D01) and deferred air handlers (D06) keep the building serviceable through that transition. No 2027 preservation project invests in any building flagged for replacement or demolition (there are none).

Two alignment items to track for the 2029 cycle. First, the Brouillet program change, its deferred air handlers (D06), its 2027 roof replacement (D01), and its 2028 Clean Buildings Tier 1 obligation should be scoped together as one coordinated event rather than four separate actions. Second, the master plan dates from 2017 (updated 2021), predating both the Johnson Science Building's opening and the Clean Buildings deadlines now in force; a master-plan refresh would help confirm the Gaspard and Brouillet renovation scopes against current conditions and the post-Johnson program footprint.

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 is the equivalent-contract-FTE estimate. All ratios use the surveyed building area (243,356 GSF), consistent with the prior cycle's methodology.

In-house maintenance staffing (from the 2025 pre-survey)

Position	Maintenance hours/week	Estimated annual cost
Maintenance Mechanic 3	35	$71,148
Maintenance Mechanic 2	35	$66,012
Maintenance Mechanic 1	35	$58,380
Maintenance Custodian (maintenance share)	5	$50,328*
Total (4 positions)	**110**	**$245,868***

** The 2025 pre-survey lists the maintenance custodian's full annual salary ($50,328) against a 5-hour-per-week maintenance share. The prior cycle prorated this position to $6,938, so the 2025 listed staff total overstates the maintenance-attributable cost; the derived ratios below use the 2023-reconciled staff cost for a consistent comparison.*

Derived metrics

Metric	Value
In-house maintenance FTEs (110 hrs/wk ÷ 40)	2.8
Estimated equivalent contract FTEs (2023 cycle)	1.6
Combined total FTEs	4.3
GSF per combined FTE (243,356 GSF surveyed)	56,523
State average (weighted, 2023 cycle)	74,279 GSF / FTE
Total maintenance cost (2023 reconciled)	$391,318 ($215,318 staff + $133,000 contract + $43,000 material)
Maintenance cost per GSF	$1.61
State average (weighted, 2023 cycle)	$1.48 / GSF

Metric	Value
APPA self-rating (2023 cycle)	Managed Care (3 of 5)

On area, Pierce Puyallup maintains 56,523 GSF per combined FTE against a state average of 74,279 — meaning it maintains roughly a quarter fewer square feet per FTE than the state norm, i.e., it is comparatively well-staffed for its size. Its maintenance cost per GSF ($1.61) runs about 9% above the state average ($1.48). This is a relatively well-resourced maintenance program by area, not a thinly stretched one. The composition of the deferred backlog, however, makes clear that staffing is not the binding constraint: failed central chillers and end-of-life air handlers are capital replacements, not maintenance tasks, and no level of in-house staffing substitutes for the renewal capital they require. The benchmarking, energy-management-plan, and operations-and-maintenance obligations the Clean Buildings Standard imposes from 2027 will add new recurring scope that a team of this size will likely need contract support to absorb.

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 facilities portfolio. Pierce Puyallup's combined identified need this cycle — $11,779,000 of building-preservation deficiencies, plus $1,195,000 of funded and $16,922,000 of deferred infrastructure — would normally be assessed against portfolio CRV to judge whether reinvestment is keeping pace with deterioration.

9. DECARBONIZATION AND CLEAN BUILDINGS COMPLIANCE

Washington's Clean Buildings Performance Standard (RCW 19.27A, implemented by the Department of Commerce) sets enforceable energy-performance requirements for large commercial buildings, including college facilities. Five Pierce Puyallup buildings exceed the 20,000-GSF coverage floor, and their compliance deadlines fall within this report's planning horizon. Because the deferred capital backlog in those buildings is almost entirely failed and end-of-life HVAC, the compliance obligation and the mechanical-renewal need point at the same equipment — which makes coordinating them the central opportunity of this section.

9.1 The Clean Buildings Performance Standard

The standard phases in by building size and tier. Tier 1 (the larger, fully-developed standard) requires buildings to meet an energy-use-intensity (EUI) target and to maintain benchmarking, an energy-management plan (EMP), and operations-and-maintenance practices. Tier 2 (for mid-size buildings) currently requires benchmarking, an EMP, and O&M reporting, with an EUI target to follow in a later phase. The size-band deadlines that govern Pierce's buildings are highlighted below.

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

Highlighted rows are the size bands that apply to Pierce Puyallup's covered buildings. Non-compliance penalties can reach approximately $5,000 plus $1.50 per square foot per year, while early-adopter incentives have been offered at roughly $0.85/sf (Tier 1) and $0.30/sf (Tier 2).

9.2 Pierce Puyallup's covered buildings

Five buildings exceed the 20,000-GSF floor: four are Tier 1 (each in the 50,001–90,000 band, deadline June 1, 2028) and one is Tier 2 (Gaspard, deadline July 1, 2027). The table pairs each with the deferred HVAC backlog carried in Section 4.

Building	GSF	Tier	Compliance date	Deferred backlog in building
Arts and Allied Health Bldg	61,597	1	June 1, 2028	—

Building	GSF	Tier	Compliance date	Deferred backlog in building
College Center Building	57,000	1	June 1, 2028	$1,455,000
Brouillet Library/Science Bldg	55,000	1	June 1, 2028	$1,459,000
Johnson Science Bldg (new, not surveyed)	54,000	1	June 1, 2028	—
Gaspard Admin. Bldg	41,500	2	July 1, 2027	$1,037,000
Covered total (5 buildings)	**269,097**			**$3,951,000**

Tier 1 buildings are shaded blue; the Tier 2 building is shaded green. The Health Education Center (16,636 GSF), Garnero Child Center (7,735), Faculty Center (2,688), and Maintenance/Storage building (1,200) fall below the 20,000-GSF floor and are not covered. The newly opened Johnson Science Building is covered by size but was not surveyed this cycle; as new construction it was designed to current energy code and carries no deferred backlog here.

9.3 Aligning capital renewal with compliance

The deferred backlog in covered buildings is $3,951,000, and — unusually — it is almost purely HVAC: the College Center's failed chillers (D08), Brouillet's end-of-life air handlers (D06), and Gaspard's air handler (D10). This is precisely the equipment a measured EUI target turns on, which makes the alignment unusually direct.

Failed and end-of-life HVAC is the EUI lever. All three deferred mechanical items must be replaced regardless of the standard — the chillers have already failed and the air handlers are past useful life. Replacing them with high-efficiency electric equipment (heat-recovery or high-efficiency chillers, high-efficiency air handlers, or heat-pump systems) at the point of replacement is the single most direct EUI-reducing action available to the college. Like-for-like replacement would spend the same capital while stranding it against the 2027 and 2028 deadlines and forgoing the incentive.

Obsolete controls are both a deficiency and the EMP's instrumentation. The Brouillet and Gaspard air handlers run on proprietary Johnson Controls Metasys controls that are obsolete and unsupported (Section 4.2). Modern direct-digital controls are simultaneously a deferred capital deficiency and the metering-and-control layer an energy-management plan depends on, so the controls replacement does double duty.

Clean lighting is a low-cost first measure. The college separately flagged an LED conversion for compliance with HB 1185 (the Clean Lighting bill) in the pre-survey; although it did not make the final 2025 deficiency list, an LED-and-controls lighting conversion is a low-cost, high-certainty EUI reduction and a natural first measure within an energy-management plan.

The planning implication is consistent across all three: specify the deferred HVAC as high-efficiency electric at the point of replacement, sequence the work ahead of each building's deadline (Gaspard by mid-2027, the Tier 1 buildings by mid-2028), and capture the early-adopter incentive rather than exposure to the annual penalty.

9.4 Compliance pathway and recommendation

Washington offers a district-energy-system (DES) pathway under which a campus served by a central thermal plant and shared distribution loop can comply through a single system-level decarbonization plan rather than building by building. Pierce Puyallup's deferred-deficiency record, however, describes distributed building-level systems — per-building chillers, per-building air handlers, and per-building Metasys controls — rather than a central district plant. On that evidence the DES route does not apply, and the covered buildings comply individually on the Tier 1 and Tier 2 schedule. (This should be confirmed against the actual campus mechanical configuration.)

10. APPENDIX: BUILDING COMPONENT DETAIL

This appendix records the full component-level condition rating for each of the eight surveyed buildings, ordered from weakest to strongest overall condition score. Each component carries a raw condition rating (1 = best, higher = worse) and an SBCTC-assigned weight; the Weighted Score column reflects the SBCTC weighting model.

Note on arithmetic: the Weighted Score column reflects SBCTC's adjusted component weighting, so an individual row's weighted score may not equal a simple rating × weight, and the rounded rows may not sum exactly to the total. The Total weighted score shown for each building is the building's canonical condition score (BCS) from the CONDITION worksheet, which is the authoritative figure used throughout this report.

Puyallup Faculty Center (112-PC4) — 453 (Needs improvement — renovation)

Component	Rating	Wt.	Wt. Score	Surveyor comment
Structure	5	8	44	Wood frame manufactured structure, modular foundation
Exterior Closure	3	8	27	T1-11 siding
Roofing	3	10	33	Composition shingles
Floor Finishes	3	6	20	Carpet
Wall Finishes	3	6	20	Gypsum board
Ceiling Finishes	3	6	20	Lay-in tile
Doors & Hardware	3	6	20	Interior wood composition doors/frames; exterior HM doors/frames
Elevators	0	6	0	1 story
Plumbing	0	8	0	No plumbing or restrooms
Electrical	3	8	27	300amp 208/120v
Lights/Power	3	8	27	Lay-in & surface mounted fluorescent lighting
Life/Safety	3	10	33	Appears to meet current codes; illuminated exit signs, no emergency lights

Component	Rating	Wt.	Wt. Score	Surveyor comment
Fire Safety	3	10	33	Addressable FA, no sprinklers
Modifications	3	7	23	Minor modifications to date
Maintenance	1	7	8	Facility appears well maintained
Remaining Life	5	6	33	Portable structure used for offices; should be demolished
Appearance	5	6	33	Spaces are not very functional & building is not attractive
Insulation	3	6	20	Insulation is present but not to current standards
Glazing	1	6	7	Double glazed vinyl windows
HVAC	3	8	27	(3) Bard wall units, poor ventilation, very stuffy
Total weighted score			**453**	*Needs improvement — renovation*

Brouillet Library/Science Bldg (112-PC2) — 283 (Needs improvement — maintenance)

Component	Rating	Wt.	Wt. Score	Surveyor comment
Structure	1	8	8	Structural steel, CMU
Exterior Closure	3	8	24	Brick veneer w/stepped EIFS fascia and panels; metal building panels on penthouses
Roofing	4	10	40	PVC single ply; standing seam metal; Kalwall skylights; cap flashing finish peeling badly
Floor Finishes	4	6	24	Carpet-surface wear; concrete; terrazzo; ceramic tile; vinyl tile; sheet vinyl
Wall Finishes	1	6	6	Gypsum board; brick; fiberglass column covers; concrete; CMU; ceramic tile; fabric panels; moveable partition walls
Ceiling Finishes	3	6	18	Lay-in and direct-adhered tile-staining, gypsum. Board; metal deck pan

Component	Rating	Wt.	Wt. Score	Surveyor comment
Doors & Hardware	2	6	12	Interior HM doors/frames-general surface wear; exterior aluminum doors/frames
Elevators	1	6	6	2 stop
Plumbing	2	8	16	Copper, cast iron, PVC and galvanized piping; porcelain and synthetic stone fixtures
Electrical	1	8	8	1200amp, 480/277v; 2000 amp 120/208v; 140kW generator shared with Gaspard
Lights/Power	1	8	8	Lay-in, wall-mount, ceiling-mount, hanging strip and recessed can fluorescent lighting
Life/Safety	1	10	10	—
Fire Safety	3	10	30	—
Modifications	1	7	7	Minor modifications to date; well constructed
Maintenance	2	7	14	—
Remaining Life	1	6	6	—
Appearance	1	6	6	Attractive building; spacious, sky lighted atrium common area; dim corridors lower floor
Insulation	2	6	12	—
Glazing	2	6	12	—
HVAC	2	8	16	—
Total weighted score			**283**	*Needs improvement — maintenance*

Maintenance/Storage (112-PC3) — 280 (Needs improvement — maintenance)

Component	Rating	Wt.	Wt. Score	Surveyor comment
Structure	1	8	11	Steel-frame engineered metal building
Exterior Closure	3	8	33	Vertical metal panels w/sprayed-on texture
Roofing	2	10	27	Metal building panels
Floor Finishes	1	6	8	Concrete
Wall Finishes	0	6	0	Exposed structure & encapsulated insulation
Ceiling Finishes	0	6	0	Exposed structure & encapsulated insulation
Doors & Hardware	3	6	25	Exterior HM door/frame; OH metal door; general wear
Elevators	0	6	0	—
Plumbing	0	8	0	—
Electrical	1	8	11	100amp 208/120v
Lights/Power	2	8	22	Hanging fluorescent lights
Life/Safety	1	10	14	—
Fire Safety	3	10	41	—
Modifications	0	7	0	No modifications to date
Maintenance	1	7	10	—
Remaining Life	1	6	8	—
Appearance	3	6	25	Functional space but not very attractive building
Insulation	3	6	25	—
Glazing	0	6	0	—
HVAC	2	8	22	Electric unit heaters
Total weighted score			**280**	*Needs improvement — maintenance*

Gaspard Admin. Bldg (112-PC1) — 275 (Adequate)

Component	Rating	Wt.	Wt. Score	Surveyor comment
Structure	1	8	8	Structural steel
Exterior Closure	2	8	17	Brick veneer; EIFS
Roofing	3	10	31	Sarnafil membrane roof-2007; PVC single-ply; Kalwall skylights
Floor Finishes	3	6	19	Carpet-surface wear; ceramic tile; sheet vinyl-surface wear
Wall Finishes	3	6	19	Gypsum board and ceramic tile
Ceiling Finishes	1	6	6	Gypsum board and lay-in tile; metal deck pan
Doors & Hardware	3	6	19	Interior HM/laminate doors w HM frames; aluminum side lites; wood glazed doors w HM frames; exterior aluminum doors/frames
Elevators	0	6	0	—
Plumbing	1	8	8	Copper, cast iron and steel piping; porcelain fixtures. New HW tank 2015
Electrical	1	8	8	1000amp, 480/277v, emergency generator shared with Brouillet
Lights/Power	1	8	8	Lay-in, recessed can, wall-mount, hanging strip and circular fluorescent lights
Life/Safety	1	10	10	—
Fire Safety	3	10	31	—
Modifications	1	7	7	Minor modifications; well constructed
Maintenance	1	7	7	—
Remaining Life	1	6	6	—
Appearance	1	6	6	Somewhat muted interior
Insulation	3	6	19	—

Component	Rating	Wt.	Wt. Score	Surveyor comment
Glazing	3	6	19	—
HVAC	3	8	25	Packaged indoor HVAC units; AHUs w DX cooling
Total weighted score			**275**	*Adequate*

College Center Building (112-PC5) — 222 (Adequate)

Component	Rating	Wt.	Wt. Score	Surveyor comment
Structure	1	8	8	Steel frame; exposed steel trusses
Exterior Closure	1	8	8	Brick; concrete; flat metal panels; corrugated metal panels; aluminum window walls; metal sun shades
Roofing	3	10	32	Standing seam metal, single ply PVC; Kalwall skylights; cement block coping; leaks over SE corner - fixed with RMI in 2013
Floor Finishes	2	6	13	Linoleum; carpet; ceramic tile; epoxy; carpet tile; raised computer floor
Wall Finishes	2	6	13	Gypsum board; wood panels; ceramic tile; glass windows and window walls
Ceiling Finishes	2	6	13	Perforated curved metal and wood ceiling panels; metal deck pan; lay-in tile; gypsum board
Doors & Hardware	1	6	6	Interior wood doors w HM frames; sidelites; exterior aluminum/HM doors/frames; OH metal door
Elevators	1	6	6	3 stop
Plumbing	1	8	8	Copper, cast iron, PVC and steel piping; porcelain fixtures
Electrical	1	8	8	2000amp, 480/277v; 800amp 208/120v; 100 kW generator
Lights/Power	1	8	8	Hanging strip, wall-mount, ceiling-mount, hanging pendant, recessed can and lay-in fluorescent lighting

Component	Rating	Wt.	Wt. Score	Surveyor comment
Life/Safety	1	10	11	—
Fire Safety	3	10	32	—
Modifications	0	7	0	No modifications to date
Maintenance	1	7	7	—
Remaining Life	1	6	6	—
Appearance	1	6	6	Attractive building; high ceiling common area w/balconies; interesting interior finishes
Insulation	2	6	13	—
Glazing	1	6	6	Operable transoms
HVAC	2	8	17	2 HW boilers; 2 air cooled chillers; AHUs w fan-powered VAVs; rooftop packaged HVAC units
Total weighted score			**222**	*Adequate*

Garnero Child Center (112-PC6) — 186 (Adequate)

Component	Rating	Wt.	Wt. Score	Surveyor comment
Structure	1	8	9	Wood framed; glu-lam roof beams; heavy timber posts & framed entry canopy
Exterior Closure	1	8	9	Cement board lap siding and panels
Roofing	2	10	22	BUR modified bitumen w/ aluminum reflective coating
Floor Finishes	2	6	13	Linoleum; carpet tile; sheet vinyl; ceramic tile
Wall Finishes	1	6	7	Gypsum board and ceramic tile; glass sidelites
Ceiling Finishes	1	6	7	Wood roof deck & glu-lam beams; lay-in tile

Component	Rating	Wt.	Wt. Score	Surveyor comment
Doors & Hardware	1	6	7	Interior wood glazed doors/frames; exterior HM doors/frames and sliding glass door
Elevators	0	6	0	—
Plumbing	1	8	9	Copper, cast iron and steel piping; porcelain fixtures
Electrical	1	8	9	400amps 480/277v
Lights/Power	1	8	9	Hanging strip, surface mount and recessed can fluorescent lighting
Life/Safety	1	10	11	—
Fire Safety	3	10	33	—
Modifications	0	7	0	None apparent
Maintenance	1	7	8	—
Remaining Life	1	6	7	Inadequate interior storage space
Appearance	1	6	7	—
Insulation	1	6	7	—
Glazing	1	6	7	Wood interior frames; metal exteriors; operable units
HVAC	1	8	9	Packaged rooftop heat pumps
Total weighted score			**186**	*Adequate*

Arts And Allied Health Building (112-PC8) — 173 (Superior)

Component	Rating	Wt.	Wt. Score	Surveyor comment
Structure	1	8	8	Steel-frame; glu-lam beams
Exterior Closure	1	8	8	Brick; aluminum window walls; CMU

Component	Rating	Wt.	Wt. Score	Surveyor comment
Roofing	1	10	11	TPO single-ply; standing seam metal; Kalwall and glass skylights
Floor Finishes	2	6	13	Polished and rough concrete; carpet tile; ceramic tile; composite floor; linoleum
Wall Finishes	1	6	6	Gypsum board; aluminum window walls; ceramic tile; CMU; recycled lumber from trees cut down for construction
Ceiling Finishes	1	6	6	Gypsum board; lay-in tile; perforated metal strips; wood t&g planking; glu-lam beams; wood panels; skylights
Doors & Hardware	1	6	6	Interior wood/HM doors/frames; sidelites; exterior aluminum/HM doors/frames; metal coiling doors
Elevators	1	6	6	2 stop
Plumbing	1	8	8	Copper, cast iron, steel and PVC piping; porcelain fixtures
Electrical	1	8	8	2000amp 480/277v; 1200amp 208/120v; 250kVA emergency generator
Lights/Power	1	8	8	Wall-mount, hanging strip, recessed can, lay-in and circular pendant fluorescent fixtures
Life/Safety	1	10	11	—
Fire Safety	3	10	32	—
Modifications	0	7	0	None
Maintenance	1	7	7	—
Remaining Life	1	6	6	High tech systems may create maintenance problems down the road
Appearance	1	6	6	—
Insulation	1	6	6	—
Glazing	1	6	6	Operable windows; ventilating clearstory louver systems

Component	Rating	Wt.	Wt. Score	Surveyor comment
HVAC	1	8	8	2 HW boilers (high repair level); rotary chillers; cooling tower; rooftop AHUs w VAVs; split system cooling; hydronic heat
Total weighted score			**173**	*Superior*

Health Education Cntr Puy (112-PC7) — 165 (Superior)

Component	Rating	Wt.	Wt. Score	Surveyor comment
Structure	1	8	8	Concrete slab
Exterior Closure	1	8	8	Masonry, metal panel
Roofing	1	10	11	Single-ply
Floor Finishes	1	6	6	Concrete
Wall Finishes	1	6	6	GWB
Ceiling Finishes	1	6	6	—
Doors & Hardware	1	6	6	—
Elevators	1	6	6	2 stop
Plumbing	1	8	8	—
Electrical	1	8	8	900amp 480v
Lights/Power	1	8	8	—
Life/Safety	1	10	11	—
Fire Safety	1	10	11	—
Modifications	0	7	0	None
Maintenance	1	7	7	—
Remaining Life	1	6	6	—

Component	Rating	Wt.	Wt. Score	Surveyor comment
Appearance	1	6	6	—
Insulation	2	6	13	—
Glazing	3	6	19	—
HVAC	1	8	8	Roof mounted heat pumps
Total weighted score			**165**	*Superior*