COMMUNITY AND TECHNICAL COLLEGES
Washington State Board

PIERCE COLLEGE

FORT STEILACOOM

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	15 structures · 513,201 GSF; 11 surveyed — 472,691 GSF
Weighted-avg condition	245 (Adequate)
2027 preservation request	$3,453,000
Total 2027–2029 Minor Works	$6,636,396
Deferred preservation backlog	$3,334,000

CONTENTS

1. Executive Summary 4
    Capital planning headlines 4
  Headline Numbers 4
  Capital Outlook 5
2. College Portfolio Overview 7
  Building inventory 7
  Unscored Structures 8
3. Capital Planning Roadmap 9
  3.1 Immediate biennium (2027–2029 request) 9
  3.2 Mid-term (next biennium plus one, 2029–2033) 9
  3.3 Long-term (7–10+ years, 2033 and beyond) 9
  3.4 Cross-cutting system themes 9
4. Deficiency Inventory and Findings 11
  4.1 Summary table 11
    Distribution Observations 12
  4.2 Findings detail 12
    D01 — Roof, Cascade Bldg (Ft. Steilacoom Campus) 12
    D02 — Skylights, Rainier Building (Ft. Steilacoom Campus) 14
    D03 — Packaged unit, Health Education Cntr (Ft. Steilacoom Campus) 15
    D04 — Exterior flatwork, Site (Ft. Steilacoom Campus) 16
    D05 — Elevator, Olympic North Bldg (Ft. Steilacoom Campus) 17
    D06 — Lighting, Multiple (Ft. Steilacoom Campus) 19
    D07 — Split-system, Sunrise Bldg (Ft. Steilacoom Campus) 19
    D08 — Lighting controls, Olympic North Bldg (Ft. Steilacoom Campus) 21
    D09 — Roof, Rainier Building (Ft. Steilacoom Campus) 22
    D10 — Heat pump, Milgard Child Center (Ft. Steilacoom Campus) 23
    D11 — Chiller, Health Education Cntr (Ft. Steilacoom Campus) 24
    D12 — Roof, Olympic South Bldg (Ft. Steilacoom Campus) 25
    D13 — Split-system, International House (Ft. Steilacoom Campus) 27
    D14 — Hydronic heating - flange connection, Health Education Cntr (Ft. Steilacoom Campus) 28
5. Building Profiles 30
    Cascade Bldg — condition score 276 30
    Olympic South Bldg — condition score 252 30
    Olympic North Bldg — condition score 228 31

Health Education Cntr — condition score 218 31
International House — condition score 196 31
Sunrise Bldg — condition score 194 32
Rainier Building — condition score 166 32
Milgard Child Center — condition score 159 32
6. Infrastructure Systems 34
7. Master Plan Alignment 35
Master planning currency 35
Reported capital priorities 35
8. Maintenance Capacity Snapshot 36
9. Decarbonization and Clean Buildings Compliance 38
9.1 The Clean Buildings Performance Standard 38
9.2 Pierce's Included Buildings 38
9.3 Aligning capital renewal with compliance 39
9.4 Compliance pathway 39
10. Appendix: Building Condition Detail 41
Barn — condition score 621 41
Large Animal Facility — condition score 413 42
Maintenance Bldg — condition score 330 43
Cascade Bldg — condition score 276 44
Olympic South Bldg — condition score 252 45
Olympic North Bldg — condition score 228 46
Health Education Cntr — condition score 218 48
International House — condition score 196 49
Sunrise Bldg — condition score 194 50
Rainier Building — condition score 166 51
Milgard Child Center — condition score 159 52

1. EXECUTIVE SUMMARY

This report covers Pierce College Fort Steilacoom 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 **14 capital deficiencies**. Of the 12 carrying capital cost estimates (**$6,787,000 in total**), **$3,453,000 across 5 projects** is included in the 2027 preservation request and **$3,334,000 across 7 projects** is deferred to future cycles; 2 further deficiencies were excluded as ineligible for capital funding. Pierce's 2027–2029 Minor Works request is comprised of: preservation ($3,453,000), infrastructure ($1,117,000), program ($1,331,000), and Unanticipated Repair Fund ($735,396) together total **$6,636,396**.

Capital planning headlines

1. The 2027 preservation request is roofing- and elevator-led and concentrated in two buildings.

The Cascade Building roof ($2,102,000) is 61% of the $3,453,000 request and the Olympic North elevator ($893,000) is another 26% — $2,995,000, or 87% of the request, in two projects in two buildings. The remaining 13% is Rainier skylight repair ($199,000), a Health Education Center packaged HVAC unit ($138,000), and campus exterior flatwork ($121,000). The Cascade roof is the single largest project in both the request and the portfolio, and the five included projects all scored 81 or above in the survey (average deficiency score 87).

2. Roof drainage is the defining system theme — four roofs, roughly $4,350,000, split across the request and the deferred backlog.

Cascade ($2,102,000, included), the Rainier upper-atrium skylights ($199,000, included) and Rainier lower roof ($139,000, deferred), and Olympic South ($1,910,000, deferred) all share the same failure mode documented in the campus roofing study completed September 2025: chronic ponding and impaired drainage rather than membrane age alone. The Olympic South roof is the single largest item in the deferred backlog — 57% of it — and is the most important number in this report for mid-term planning. Roofing therefore spans both this biennium and the next, rather than being cleared in one cycle.

3. R-22 refrigerant is a single-building problem, not a portfolio-wide cohort.

Only the Milgard Child Center heat pump (D10, $237,000, deferred) still runs on R-22, the refrigerant whose U.S. production has been phased out. Every other HVAC deficiency in the survey is on current refrigerant (the Health Education Center packaged unit is already R-410A) or is a controls or distribution issue. Milgard's criticality is driven less by dollars than by use: it is a licensed childcare facility operating under a state temperature mandate, which raises the consequence of an HVAC failure. This is a favorable position relative to many SBCTC campuses still carrying fleets of R-22 equipment.

4. Five buildings come under the Clean Buildings Performance Standard within this planning window — and the largest, Cascade, is already past its first deadline.

Cascade (Tier 1, 247,595 GSF, compliance date June 1, 2026, now elapsed) and Rainier (Tier 1, June 1, 2028) are joined by three Tier 2 buildings — the Health Education Center, Olympic South, and Olympic North — all due July 1, 2027. The deferred lighting backlog ($790,000) and the Cascade roof-and-central-plant renewal sit squarely inside these covered buildings. Because the next equipment-replacement decision in each is also a compliance decision, Section 9 develops how the deferred renewal and the compliance schedule can be funded as one coordinated effort.

Headline Numbers

Metric	Value
Total structures (FPMT inventory)	**15**
Total portfolio GSF	**513,201**
Buildings surveyed (condition rating)	**11 (4 unscored)**
Weighted-average condition score (surveyed)	**245 (Adequate)**
Buildings rated below “Adequate”	**4 of 11**
Total deficiencies identified (2026 FCS)	**14**
2027 preservation request	**$3,453,000 (5 projects)**
Deferred preservation backlog	**$3,334,000 (7 projects)**
Excluded (ineligible) deficiencies	**2**
2027 infrastructure request	**$1,117,000**
2027 program request	**$1,331,000**
2027 URF request	**$735,396**
Total 2027–2029 Minor Works request	**$6,636,396**
Prior biennium funded (2025–2027, all categories)	**$6,072,000**
Buildings under Clean Buildings Standard (within horizon)	**5 (2 Tier 1; 3 Tier 2 by 2027)**

Capital Outlook

Immediate biennium (2027–2029). A fully built-out Minor Works request of $6,636,396: preservation of $3,453,000 across 5 projects (87% of it the Cascade roof and the Olympic North elevator), infrastructure of $1,117,000 (sewer pump station and sewer line), program of $1,331,000, and URF of $735,396. The preservation request is defensible on score — every included project scored 81 or higher.

Mid-term (4–6 years, 2029–2033). The $3,334,000 deferred backlog defines the next ask and is dominated by the $1,910,000 Olympic South roof, followed by lighting and controls ($790,000 across the Cascade Building and Olympic North) and a set of distributed-HVAC replacements (Sunrise split-systems, the Milgard R-22 heat pump, International House). The Rainier lower roof rounds out the roof-drainage program. This is fundamentally a roof-drainage, lighting, and distributed-mechanical renewal program.

Long-term (7–10+ years, 2033 and beyond). The Cascade Building is the portfolio keystone — 52% of surveyed area, the campus central chiller plant, a Tier 1 Clean Buildings deadline, and a master-plan flag for space reconfiguration. Its envelope is being addressed this biennium; its systems and space configuration

define the long horizon. Olympic South's master-plan modernization should absorb its deferred roof. The two renovation- and replace-band outbuildings with no deficiencies (Large Animal Facility 413, Maintenance Building 330) and the out-of-use Barn (621) call for disposition decisions rather than component-by-component repair.

Clean Buildings compliance. Cascade's Tier 1 deadline (June 1, 2026) has already passed, and the three Tier 2 deadlines (July 1, 2027) arrive inside the immediate biennium. These overlap precisely with the buildings carrying the deferred lighting and roof work. Specifying the deferred lighting as LED-with-controls and the Olympic South re-roof with improved insulation — rather than like-for-like replacement — is the central capital-planning opportunity this cycle, developed in Section 9.

2. COLLEGE PORTFOLIO OVERVIEW

Pierce College Fort Steilacoom is a single-campus college on a 146-acre site (roughly 67 developed acres) in Lakewood. The surveyed portfolio is dominated by the **Cascade Building** (247,595 GSF — 52% of all surveyed area; built 1973, renovated 2009), which houses general instruction and offices and contains the campus central heating-and-cooling plant. The 1970s academic core — Cascade, the Health Education Center (1973), and Olympic South (1976) — carries the oldest large buildings and most of this cycle's roofing and mechanical deficiencies. A band of late-1990s and 2000s buildings (Sunrise 1998, Olympic North 2000, International House 2000, the Milgard Child Center 2005, and the Rainier Building 2010) holds the strongest scores, and the newest building, Glacier (2022), is new enough that it was not condition-rated this cycle. Two small 1992 outbuildings (a maintenance building and a large-animal facility) and a 1974 barn — now out of use — complete the scored set.

Building inventory

Building	UFI	GSF	Built	Reno.	Score	Rating	Predominant use
Milgard Child Center	A02651	9,900	2005	—	**159**	Superior	Classroom (childcare)
Rainier Building	A01570	80,645	2010	—	**166**	Superior	Classroom
Sunrise Bldg	A02182	11,700	1998	—	**194**	Adequate	Classroom
International House	A01170	2,652	2000	—	**196**	Adequate	Office
Health Education Cntr	A03199	45,539	1973	2007	**218**	Adequate	Classroom / Fitness
Olympic North Bldg	A01116	25,160	2000	—	**228**	Adequate	Classroom
Olympic South Bldg	A03250	38,800	1976	—	**252**	Adequate	Classroom
Cascade Bldg	A08348	247,595	1973	2009	**276**	Needs improvement — maintenance	Classroom / Office
Maintenance Bldg	A07795	5,000	1992	—	**330**	Needs improvement — maintenance	Office
Large Animal Facility	A07526	4,800	1992	—	**413**	Needs improvement — renovation	Classroom
Barn	A07687	900	1974	—	**621**	Replace or renovate	Not in use
Portfolio (surveyed, GSF-weighted)		**472,691**			**245**	**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. Single campus (Fort Steilacoom); campus column omitted.

Unscored Structures

Four structures appear in the FPMT inventory but were not condition-rated this cycle. The Glacier Building is new construction (2022) that does not yet warrant a condition survey; the other three are minor support structures. None carries a deficiency this cycle.

Structure	GSF	Built	FPMT class	Use / status
Glacier Building	37,118	2022	Laboratory	Classroom
Maintenance Shed	3,264	1957	Support	Storage
Storage Shed	80	—	Support	Not in use
Play Structure	48	—	Educational	Storage

Age Profile

The portfolio falls into clear cohorts. The 1973–1976 academic core (Cascade, the Health Education Center, and Olympic South) is the most consequential aging group for capital planning: these are three of the four largest buildings, and each carries roofing or mechanical deficiencies this cycle. A second cohort of 1998–2010 buildings (Sunrise, Olympic North, International House, Milgard, and Rainier) holds the strongest scores but is now old enough that original roofs, lighting, and HVAC are beginning to surface — the Rainier skylights and the Sunrise split-systems are early examples. Two 1992 outbuildings and the 1974 barn sit at the weak end of the score distribution but are small and, in the barn's case, no longer in use. The 2022 Glacier Building anchors the new end of the portfolio.

The Barn (621, the worst score in the portfolio) is out of use; no capital is committed to it this cycle, and its disposition is a master-plan question rather than a preservation one.

3. CAPITAL PLANNING ROADMAP

3.1 Immediate biennium (2027–2029 request)

The 2027 preservation ask of **$3,453,000 across 5 projects** is concentrated in two buildings. The Cascade Building roof ($2,102,000) and the Olympic North hydraulic elevator ($893,000) together account for $2,995,000 — 87% of the request. The balance is the Rainier upper-atrium skylight repair ($199,000), a Health Education Center packaged HVAC unit ($138,000), and campus-wide exterior flatwork ($121,000). The average deficiency score for the included projects is 87, well above the deferred set. Beyond preservation, the 2027–2029 Minor Works request also carries infrastructure of $1,117,000 (a sewer pump station, $355,000, and a sewer line, $762,000), program of $1,331,000, and a $735,396 Unanticipated Repair Fund line, for a College Minor Works total of **$6,636,396**.

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

The **$3,334,000 deferred backlog across 7 projects** defines the mid-term ask, and it is concentrated by item and by system. The single dominant item is the **Olympic South roof (D12, $1,910,000)** — 57% of the entire deferred backlog. Lighting and controls follow at $790,000 (a Cascade-focused campus lighting conversion, D06, $620,000, and Olympic North lighting controls, D08, $170,000). A set of distributed-HVAC replacements rounds out the list: Sunrise split-systems (D07, $211,000), the Milgard R-22 heat pump (D10, $237,000), and the International House residential split-systems (D13, $47,000). The Rainier lower roof (D09, $139,000) completes the roof-drainage program. By system, roofing and electrical-lighting are the two largest deferred categories; the mid-term ask is fundamentally a roof-drainage, lighting, and distributed-mechanical renewal program.

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

Two long-horizon themes warrant attention now. First, the **Cascade Building** is the portfolio keystone: at 247,595 GSF it is 52% of surveyed area, it houses the campus central chiller plant (three chillers, with chiller #3 funded in 2025–27), it is the one building already past a Clean Buildings Tier 1 deadline, and the master plan flags it for space reconfiguration. The 2027 roof investment keeps its envelope sound, but its mechanical systems and its inefficient space configuration are the defining long-term questions, and they should be planned together rather than addressed piecemeal. Second, **Olympic South** is flagged in the master plan for modernization; its $1,910,000 deferred roof should be sequenced into that modernization so the envelope and the instructional-infrastructure upgrade are funded as one event.

The remaining weak-scored buildings — the Maintenance Building (330) and Large Animal Facility (413), both small 1992 structures in the renovation band, and the out-of-use Barn (621) — carry no deficiencies this cycle. They are candidates for disposition or whole-building decisions rather than component repair, and that determination belongs in the next master-plan update.

3.4 Cross-cutting system themes

Roof drainage. The dominant theme this cycle. Four roofs — Cascade (D01, $2,102,000, included), Olympic South (D12, $1,910,000, deferred), and the Rainier upper skylights and lower roof (D02 $199,000 included; D09 $139,000 deferred) — total roughly $4,350,000 and share one failure mechanism: chronic ponding from impaired drainage, documented across the campus in the roofing study completed September 2025. Unlike a portfolio where roofing is cleared in a single biennium, Pierce's roof program straddles this request and the next, with the largest single roof (Olympic South) sitting in the deferred bucket.

R-22 refrigerant phase-out. A single-building exposure. Only the Milgard Child Center heat pump (D10, $237,000) still uses R-22; with U.S. production banned, the unit cannot be recharged economically and must be replaced. Because Milgard is a licensed childcare facility under a state temperature mandate, its replacement should be sequenced into 2029–2031 rather than carried, and — as Section 9 notes — the replacement is the natural point to move to a high-efficiency electric system.

Lighting and lighting controls. The largest deferred electrical theme at $790,000: a Cascade-focused campus fluorescent-to-LED conversion (D06, $620,000) and obsolete Olympic North lighting controls (D08, $170,000). This is the lowest-cost, highest-certainty energy-use reduction in the portfolio and is the first measure a Clean Buildings energy-management plan would identify.

Distributed HVAC renewal. Pierce's mechanical systems are largely building-by-building — packaged rooftop units, split-systems, and heat pumps across Sunrise, the Health Education Center, Milgard, and International House — with the notable exception of the Cascade central plant, which also supplies chilled water to Olympic South. There is no single central-plant fix; mechanical renewal will proceed unit-by-unit, and the deferred list (Sunrise, Milgard, International House) is the leading edge of it.

Vertical transportation. The Olympic North elevator (D05, $893,000) is a large discrete item driven by entrapment history and an obsolete controller; it is the second-largest project in the 2027 request and the only vertical-transport deficiency this cycle.

Clean Buildings Performance Standard alignment. The deferred lighting, the Olympic South roof, and the Cascade central-plant renewal all sit inside the five buildings coming under the standard — and Cascade's Tier 1 deadline has already passed. Treating the deferred lighting and the next mechanical and re-roof decisions as qualifying energy-efficiency upgrades, rather than like-for-like swaps, is the central cross-cutting opportunity and is developed in Section 9.

4. DEFICIENCY INVENTORY AND FINDINGS

Section 4.1 is a ranked navigation index with a rating-band legend and distribution notes. Section 4.2 reproduces the problem and repair descriptions verbatim from the 2026 survey — these are the authoritative record of what was identified and recommended and are not paraphrased.

4.1 Summary table

ID	Building	System	Component	DSc	BCS	Budget	Status
D01	Cascade Bldg	B30 Roofing	Roof	92	276	$2,102,000	Included (2027)
D02	Rainier Building	B30 Roofing	Skylights	90	166	$199,000	Included (2027)
D03	Health Education Cntr	D30 HVAC	Packaged unit	86	218	$138,000	Included (2027)
D04	Site	G20 Site Improvements	Exterior flatwork	86	230	$121,000	Included (2027)
D05	Olympic North Bldg	D10 Vertical Transportation	Elevator	81	228	$893,000	Included (2027)
D06	Multiple	D50 Electrical	Lighting	61	230	$620,000	Deferred
D07	Sunrise Bldg	D30 HVAC	Split-system	61	194	$211,000	Deferred
D08	Olympic North Bldg	D50 Electrical	Lighting controls	61	228	$170,000	Deferred
D09	Rainier Building	B30 Roofing	Roof	61	166	$139,000	Deferred
D10	Milgard Child Center	D30 HVAC	Heat pump	60	159	$237,000	Deferred
D11	Health Education Cntr	D30 HVAC	Chiller	54	218	—	Excluded
D12	Olympic South Bldg	B30 Roofing	Roof	39	252	$1,910,000	Deferred
D13	International House	D30 HVAC	Split-system	39	196	$47,000	Deferred
D14	Health Education Cntr	D30 HVAC	Hydronic heating - flange connection	13	218	—	Excluded

DSc = deficiency score. BCS = 2026 canonical building condition score (Site/Multiple rows use the survey sheet value, 230). Budget = MACC + soft costs. Status: "Included (2027)" = funded in the 2027 preservation request; "Deferred" = below this biennium's budget cutoff; "Excluded" = ineligible for capital funding. All deferred items are nonetheless designated Immediate in the survey.

SBCTC condition-rating bands

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

Distribution Observations

Two buildings concentrate the dollars. The Cascade Building carries $2,722,000 across two deficiencies (its $2,102,000 roof, included, and a $620,000 lighting conversion, deferred), and Olympic South carries the single largest deferred item in the portfolio (its $1,910,000 roof). By Uniformat system, B30 Roofing dominates at roughly $4,350,000 across four deficiencies, followed by D30 HVAC and D50 Electrical lighting ($790,000). Two deficiencies are campus-wide rather than building-specific: exterior flatwork (D04) and the Cascade-focused campus lighting conversion (D06). Of the 14 deficiencies, 5 are included in the 2027 request, 7 are deferred, and 2 — a Health Education Center earth-tube chiller issue (D11) and a hydronic flange leak (D14) — were excluded as ineligible for capital funding.

4.2 Findings detail

D01 — Roof, Cascade Bldg (Ft. Steilacoom Campus)



Deficiency score	92	**Budget estimate**	$2,102,000
Bldg condition score	276	**Status**	Included in 2027 request
System	B30 Roofing	**Deferability**	Immediate
Location	Roof	**Priorities**	Health/Safety (50%), Facility Use (50%)

Problem Description

The Cascade Building low-slope roof system is reported as a TPO single-ply membrane assembly. The associated Tremco roof document describes the broader roof system as TPO and metal membrane over gypsum coverboard with polyiso/styrofoam insulation on concrete and metal deck, with multiple roof areas subject to recommended corrective options.

The TPO membrane surface appears generally serviceable, but the roof is experiencing chronic ponding/standing water in multiple locations, including a localized “bathtub” area of approximately 800 SF with ~2 inches of water remaining after >1 week without rainfall. This persistence indicates impaired drainage attributable to clogged/underperforming interior drains and parapet overflow/scupper drains, or localized low spots where the roof plane is not shedding water to collection points. The building’s adjacency to a large stand of conifers is driving sustained organic debris loading; despite weekly cleaning, extensive vegetation buildup is recurring, accelerating surface wear and increasing the likelihood of drain blockage.

The primary failure mechanism is extended time-of-wetness driven by ponding. Standing water increases hydrostatic head at seams, penetrations, terminations, and base flashings; it also promotes biofilm and vegetation, which holds moisture against the membrane and can lead to accelerated sealant degradation, patch/edge failures, and progressive leakage into insulation and the deck interface. The GI roof document’s noted deficiencies for this roof system class—old/failing repairs, scrim showing, lacerations, base flashing failures, pinholes, and UV degradation of sealants near penetrations—are consistent with a roof that is vulnerable at details even when the membrane field “looks okay.”

Operational risk is elevated because ponding creates:

- Leakage risk at drains/flashings = wet insulation (loss of thermal performance) and interior water damage.
- Structural ponding load risk (the noted 800 SF area at ~2 inches deep is roughly 8,300 lb of retained water, ~10 psf additional load concentrated in a low area), which can worsen deflection and deepen the low spot if not corrected.
- Maintenance burden and slip hazard for staff performing routine roof access and drain clearing.

Repair Description

Repair and recondition the Cascade Building TPO roof by removing accumulated debris/vegetation, cleaning the membrane, completing localized membrane and base-flashing repairs (including replacement of failing patch repairs and sealant terminations as needed), and refurbishing/repairing interior roof drains and parapet overflow/scupper drains with functional water-testing to confirm drainage and watertightness.

Repair roof drainage geometry by installing tapered insulation/crickets and drain sump corrections as required to restore positive drainage and eliminate chronic ponding (including the ~800 SF “bathtub” area), consistent with the drainage-focused prioritization approach described in the Tremco/GI recommendations.

D02 — Skylights, Rainier Building (Ft. Steilacoom Campus)



Deficiency score	90	**Budget estimate**	$199,000
Bldg condition score	166	**Status**	Included in 2027 request
System	B30 Roofing	**Deferability**	Immediate
Location	Roof - South-East Atrium	**Priorities**	Health/Safety (50%), Facility Use (50%)

Problem Description

In the Rainier Building (built 2010; 80,645 SF) south-east atrium, the atrium skylight system is leaking in multiple areas during heavy rain; college staff reported at least one event severe enough to produce a visible stream of water through the atrium. The leakage reoccurred at a single seam (approximately the third or fourth seam from the base) with no obvious exterior damage to the glazing observed from the roof. The skylight area in the south-east atrium is approximately 2,000 SF, with an apparent discrete repair locus of roughly 20 panels at 3 ft x 6 ft each (≈360 SF) if isolated replacement proves feasible.

The west atrium is not experiencing active leakage, indicating the problem is localized to the east atrium skylight assembly and its joints/terminations rather than campus-wide roof drainage. Visible water staining/damage is present at timber skylight supports, but rot was not observed at the time of review; continued wetting elevates risk of concealed decay, fastener corrosion, and progressive loss of capacity at connections. Typical skylight leakage pathways under wind-driven rain include failed sealant/joint interfaces and metal-to-metal butt joints, and once water bypasses the primary exterior line of defense it can track along framing members and overwhelm intended drainage/weeps, amplifying interior discharge rates and damage footprint.

Repair Description

Repair the Rainier Building south-east atrium skylight system by performing targeted leak forensics (including controlled water testing) to confirm the leak origin, then remove and replace the identified leaking skylight panels (approx. 20 panels at 3 ft x 6 ft each) and renew associated joint sealants/flashing/weeps at the affected seam and adjacent interfaces to restore a continuous water-shedding and drained assembly. Repair interior water-damaged finishes as required and evaluate timber skylight supports for moisture content and localized deterioration; spot-replace only members with verified loss of section or compromised connections, keeping the west atrium skylight out of scope unless testing demonstrates leakage.

D03 — Packaged unit, Health Education Cntr (Ft. Steilacoom Campus)



Deficiency score	86	**Budget estimate**	$138,000
Bldg condition score	218	**Status**	Included in 2027 request
System	D30 HVAC	**Deferability**	Immediate
Location	Roof	**Priorities**	Health/Safety (25%), Facility Use (75%)

Problem Description

The Health Education Center has an aging packaged rooftop HVAC unit serving adjacent offices and classrooms. Campus staff report that replacement parts are increasingly difficult to obtain, indicating the unit is moving into an obsolescence/unsupported condition where routine failures can no longer be corrected within normal maintenance cycles.

The unit is a Carrier 48XP packaged gas heat / electric cooling unit (model 48XP-024040311, serial 0407G41006). The 48XP series installation literature confirms this product line uses Puron (R-410A) refrigerant and includes a 2-ton (24,000 Btuh) size with 40,000 Btuh gas heat input options. As parts availability declines, the operational risk increases: a single component failure (controls, compressor, inducer/ignition, heat exchanger safety trip, fan motor) can produce extended outages and repeated service callouts, disrupting conditioned space performance and the building's ability to maintain stable indoor temperatures during occupied hours.

Repair Description

Replace the existing Carrier 48XP-024040311 packaged rooftop unit serving the adjacent offices and classrooms with a new packaged gas/electric unit of equivalent capacity, including curb/adapter, duct/gas/electrical reconnections, controls/thermostat interface, startup, and testing. Replace or modify roof curb/flashing and accessories as required to match the selected unit and restore watertightness at the roof opening.

D04 — Exterior flatwork, Site (Ft. Steilacoom Campus)



Deficiency score	86	**Budget estimate**	$121,000
Bldg condition score	230	**Status**	Included in 2027 request
System	G20 Site Improvements	**Deferability**	Immediate
Location	Multiple	**Priorities**	Health/Safety (25%), Facility Use (75%)

Problem Description

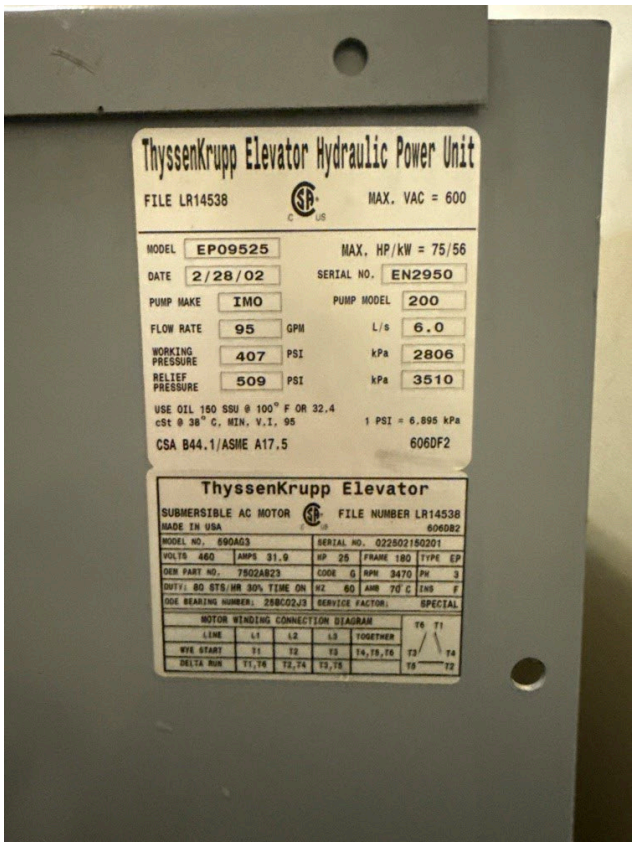
Across the Pierce College Ft. Steilacoom campus, exterior paved surfaces (asphalt and concrete flatwork) have experienced heaving and displacement attributable to tree root growth. Root-driven uplift is producing differential vertical offsets, cracking, and localized grade discontinuities, which accelerates surface deterioration by opening pathways for water infiltration and edge breakdown and can contribute to seasonal worsening where wetting and freeze–thaw act on opened joints and cracks.

These deformations create trip-and-fall hazards and impair accessible routes by introducing abrupt changes in level and cross-slope irregularities at pedestrian paths and transitions. Continued movement can also disrupt surface drainage (localized ponding), increase maintenance burden, and expose the college to injury/liability risk and functional access impacts. The planning-level allowance for this work is approximately 2,000 SF of campus-wide exterior flatwork requiring repair/replacement.

Repair Description

Repair and replace approximately 2,000 SF of heaved/displaced exterior asphalt and concrete flatwork by sawcutting and removing failed sections, correcting subgrade, restoring positive drainage, and reinstalling like-kind paving with proper joints/transitions. Include tree-root mitigation at repaired areas (root pruning and/or root barrier coordinated with an arborist), plus restoration of adjacent edges/grades as required to eliminate trip hazards and maintain accessible routes.

D05 — Elevator, Olympic North Bldg (Ft. Steilacoom Campus)



Deficiency score	81	**Budget estimate**	$893,000
Bldg condition score	228	**Status**	Included in 2027 request
System	D10 Vertical Transportation	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (100%)

Problem Description

The Olympic North Building hydraulic elevator is the only elevator serving the building, making it a single point of failure for accessible vertical circulation and routine operations. The college reports frequent failures and passenger entrapments; however, when the elevator service contractor responds, the fault is intermittent and not readily reproducible, resulting in repeated callouts without a durable correction.

Given the reported symptom pattern (frequent faults that “clear” before troubleshooting can confirm a discrete mechanical failure), the most probable failure locus is within the controller/logic and associated control circuits (e.g., control board, relays, or signal interfaces) rather than a consistently failing mechanical component. The college’s service contractor recommendation to replace the elevator control board is consistent with that failure mode and reflects the practical reality that aging control platforms can exhibit nuisance faults and become harder to reliably diagnose as components drift out of tolerance.

The elevator control room lacks air conditioning, which increases the likelihood of thermal stress on electronic components and connections (heat accelerates component aging, increases resistance at marginal terminations, and can destabilize sensitive control logic). This is a known vulnerability for equipment rooms housing controls and drive components, and it materially increases the risk of repeat

shutdowns and entrapments if not corrected. For hydraulic elevators, elevated temperatures can also compound reliability risks at the power unit and oil/hydraulic system interface (controls, valves, and related components) because heat affects both electronics and fluid behavior over time.

The elevator cab does not have in-cab emergency communications. During an entrapment, lack of reliable two-way communication elevates life-safety risk, delays rescue coordination, and is inconsistent with modern expectations for code-compliant emergency signaling and monitoring. In a single-elevator building, this deficiency is operationally acute: any outage constrains accessibility and can disrupt class scheduling, staff operations, and accommodation obligations.

Repair Description

Replace the hydraulic elevator controller/control board (model EP09525, serial EN2950, installed 2002) and associated components required for a complete, warranted controller modernization (including testing, inspection, and recommissioning). Repair supporting systems by adding dedicated cooling/air conditioning for the elevator control room and installing code-compliant two-way emergency communications in the cab tied to campus emergency response/monitoring.

D06 — Lighting, Multiple (Ft. Steilacoom Campus)

Deficiency score	61	**Budget estimate**	$620,000
Bldg condition score	230	**Status**	Deferred
System	D50 Electrical	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (50%), Increased Operating Cost (50%)

Problem Description

The campus' largest facility—Cascade Building (247,595 GSF)—rely substantially on legacy fluorescent lighting (lamps/ballasts) for general illumination. Fluorescent systems are maintenance-intensive (lamp and ballast failures, inconsistent lamp color over time) and are increasingly impacted by parts availability and product obsolescence, which elevates outage risk and drives recurring corrective maintenance.

Fluorescent lighting also imposes higher electrical demand and higher internal heat gains than modern LED systems, which increases operating costs and can add to cooling loads in occupied spaces. Poor lighting uniformity and aging components can degrade visual comfort and task performance and can create nuisance failures in instructional and administrative areas. For planning and budgeting purposes, the quantity basis for a ROM lighting conversion is the combined gross area of the building.

Repair Description

Replace fluorescent lamps/ballasts and associated interior luminaires in buildings with LED fixtures/retrofit kits, including similar coverage in existing locations, code-required lighting controls where applicable, and proper disposal of fluorescent lamps/ballasts. Provide testing/commissioning of lighting controls and restore ceilings/walls at disturbed areas to match existing finishes. Buildings/rooms for replacement to be prioritized by college at time of funding.

D07 — Split-system, Sunrise Bldg (Ft. Steilacoom Campus)



Deficiency score	61	**Budget estimate**	$211,000
Bldg condition score	194	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Attic	**Priorities**	Facility Use (50%), Increased Operating Cost (50%)

Problem Description

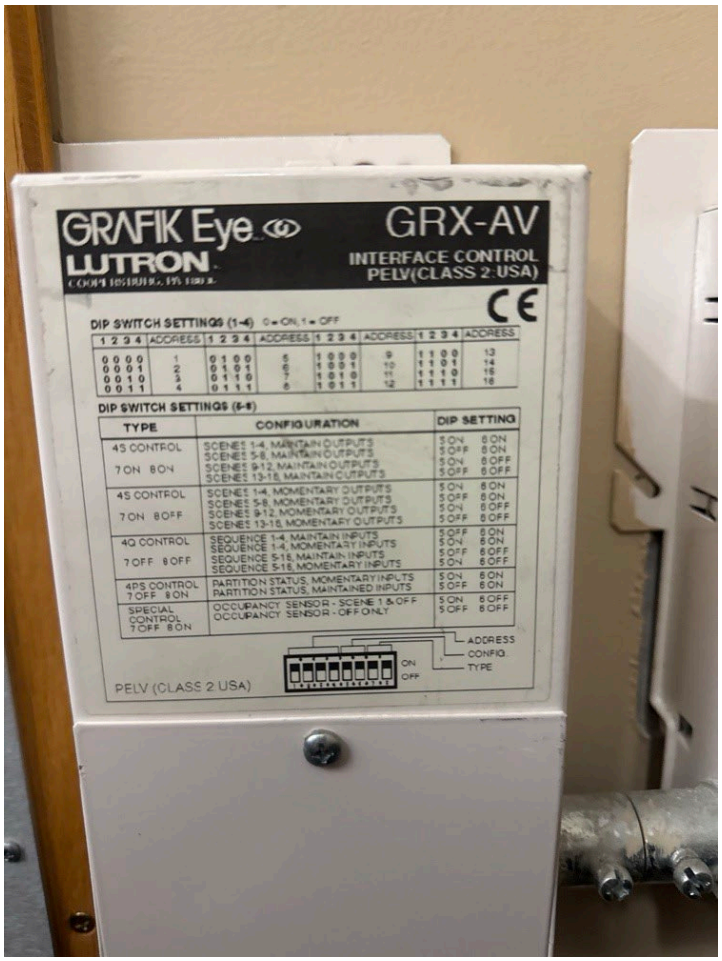
The Sunrise Building (UFI A02182; year built 1998) relies on attic-mounted split HVAC equipment to provide heating and cooling to occupied spaces. Campus staff report 11 attic units, with 7 units already refurbished/replaced by NM and two more planned for refurbishment; however, three units now require major component replacement (heat exchanger and condensate trap) and users are requesting full replacement due to increasing serviceability issues and parts scarcity. The 2023 Facility Condition Survey similarly documents 12 split units in the building and identifies them as near end of useful life, recommending replacement of the three units in the worst condition (remaining life noted as 3 years; expected life 15 years).

The failure mechanisms and risks are consistent with late-life split-system degradation. Heat exchanger deterioration (thermal cycling + corrosion) elevates risk of combustion byproducts entering the airstream and creates a safety and liability exposure; repeated heat-exchanger repair also indicates diminishing returns on refurbishment. Condensate trap/drain issues create chronic moisture management risk—standing water, biofilm, leakage into ceilings/assemblies, and indoor air quality impacts; improperly trapped or dried traps can also introduce sewer gases depending on drain routing and trap configuration.

Repair Description

Replace the three Sunrise Building attic split HVAC units identified as being in the worst condition, including matched indoor sections (heating section/heat exchanger, evaporator coil, condensate management) and outdoor units as required for refrigerant and capacity compatibility, and integrate with existing controls and electrical. Repair associated condensate drainage/trapping to provide reliable drainage without leakage, then test, balance, and commission the replaced systems.

D08 — Lighting controls, Olympic North Bldg (Ft. Steilacoom Campus)



Deficiency score	61	**Budget estimate**	$170,000
Bldg condition score	228	**Status**	Deferred
System	D50 Electrical	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (50%), Increased Operating Cost (50%)

Problem Description

Olympic North Building (111-S7) is a 25,160 SF general classroom facility built in 2000. The building's interior lighting is controlled by an electronic lighting control system identified by the college as a Lutron

GRAFIK Eye 3000 Series platform (field-identified components include GRAFIK Eye “KIEYE” keypads and a GRX-AV interface). The college reports the system is no longer supported, is unreliable in operation, and replacement parts are no longer available, resulting in recurring control failures that cannot be corrected with normal maintenance. Lutron’s current replacement/upgrade support guidance for Grafik 3000 (GRX-3xxx) indicates the product line is legacy (sold through 2019) and is treated as a replacement/upgrade candidate rather than a supported, maintainable platform.

As controls age out, the failure mode is typically electronics/board-level degradation combined with end-of-support constraints (no firmware path, no OEM boards, limited third-party inventory), which drives extended outages, “cannibalization” risk, and inconsistent lighting operation. Because lighting controls govern lighting levels and (in integrated environments) may be coordinated with other building control functions, an unreliable controller increases operational risk (lost instructional functionality, nuisance outages, and maintenance burden) and reduces the campus’s ability to implement/maintain contemporary control sequences such as scheduling and responsive lighting strategies.

Repair Description

Replace the obsolete Lutron GRAFIK Eye 3000 lighting control system (including GRX-AV interface and associated keypads/control devices) with a current, manufacturer-supported lighting controls platform serving the same lighting loads, including new control hardware, devices, programming, commissioning, and staff training/O&M documentation.

D09 — Roof, Rainier Building (Ft. Steilacoom Campus)



Deficiency score	61	**Budget estimate**	$139,000
Bldg condition score	166	**Status**	Deferred
System	B30 Roofing	**Deferability**	Immediate
Location	Roof	**Priorities**	Health/Safety (25%), Increased Repair/Replacement Cost (75%)

Problem Description

The Rainier Building lower roof area previously included a green roof that the college has removed. Since removal, the college reports active leakage in this area. Field observations indicate the roof membrane field appears generally sound, with localized moss accumulation that suggests persistent wetting and slow drying.

This lower roof includes a series of sawtooth skylights. The current geometry appears to hold water rather than shed it, with notable moss buildup concentrated adjacent to the skylights—consistent with chronic ponding and extended time-of-wetness at transitions. Ponding at skylight bases and along adjacent roof-to-metal trim/coping conditions increases water exposure at seams, terminations, and flashing interfaces, where small discontinuities can become leakage paths even when the membrane field appears intact. Continued leakage risks wetting roof insulation and deck interfaces, loss of thermal performance, concealed moisture damage, and progressive deterioration of flashing/term bars and adjacent roof-edge trim metals. Refer to the Tremco report for detail on observed conditions and recommended detailing.

Repair Description

Repair the Rainier Building lower roof by re-establishing positive drainage with new crickets/slope correction adjacent to the sawtooth skylights to eliminate ponding and direct runoff to the intended drainage path. Repair associated skylight base flashings and adjacent metal trim/coping conditions (including any loose/failed trim covers) and complete localized membrane repairs where required, per Tremco recommendations and manufacturer-approved details.

D10 — Heat pump, Milgard Child Center (Ft. Steilacoom Campus)



Deficiency score	60	**Budget estimate**	$237,000
Bldg condition score	159	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (50%), Increased Operating Cost (50%)

Problem Description

The outdoor heat pumps serving the Milgard Child Center remain operational but are increasingly difficult to maintain due to parts scarcity and at least one unit being on R-22 refrigerant. The campus has identified outdoor equipment with model numbers EABA-T060SH and EF-07C00ATAAA1 (serial recorded as SN0C6097064) and is planning to replace three heat pumps total to avoid unplanned outages and escalating repair costs.

R-22 equipment presents a compounding maintainability risk: production/import of HCFC-22 ceased in 2020, and post-2020 servicing relies on reclaimed/previously produced material, with price and availability volatility over time. Industry best-practice guidance similarly notes that as refrigerants are phased out, supply decreases and prices increase, pushing older systems toward uneconomic repair decisions. In a childcare setting, loss of heating/cooling capacity is an operational risk (occupant comfort, indoor environmental quality, and continuity of services), and late-life heat pump failures typically concentrate in compressor/controls, coil corrosion/leaks, and electrical component drift, where OEM parts availability becomes the limiting constraint rather than technician capability.

Repair Description

Replace the three outdoor heat pump units serving the Milgard Child Center with new, code-compliant air-source heat pump systems using current refrigerant, and reconnect to the existing air handler/VVT distribution (replace/modify indoor coils/air handlers only as required for refrigerant compatibility). Include refrigerant recovery and disposal, rigging as required, electrical/disconnects, controls integration, and startup/functional testing.

D11 — Chiller, Health Education Cntr (Ft. Steilacoom Campus)



Deficiency score	54	Budget estimate	—
Bldg condition score	218	Status	Excluded (ineligible for capital funding)
System	D30 HVAC	Deferability	Deferrable
Location	Mechanical	Priorities	Health/Safety (25%), Facility Use (75%)

Problem Description

The Health Education Center gym is cooled via an “earth tube” (an underground ventilation/air tempering pathway intended to provide passive cooling). The college reports multiple points of water intrusion into the earth tube, with water migrating through the below-grade air pathway and discharging into the gym interior, resulting in recurrent wetting and damage to the gym floor.

This is a predictable failure mode for below-grade air conveyance systems: the tube is exposed to bulk water (groundwater/perched water and surface infiltration at joints, terminations, or access points), capillary transport, and condensation when warm/humid air contacts cool below-grade surfaces. Once water enters the tube, airflow can carry liquid water, aerosolized moisture, and soil contaminants into the occupied space, increasing time-of-wetness at interior finishes and accelerating deterioration. Because the tube is inherently difficult to access, inspect, and keep continuously watertight, repairs tend to be episodic and temporary, and the system remains a chronic moisture pathway.

If not corrected, continued wetting will drive progressive gym floor failure (cupping, delamination, loss of adhesion, and subfloor deterioration), increase slip/trip hazards, and elevate risk of microbial growth/odor within concealed floor/duct interfaces—creating an operational disruption and a recurring cost cycle. The most durable risk reduction is to eliminate the below-grade moisture pathway and provide maintainable mechanical cooling appropriate for a gym occupancy. (The building has undergone major modernization in the past, including an expansion completed in 2008, supporting the expectation of continued use and the need for durable systems.)

Repair Description

Repair by abandoning the earth tube: permanently seal/plug the earth-tube opening(s) from the interior, cap and waterproof terminations as accessible, and isolate the below-grade pathway so it no longer communicates with the gym. Add dedicated mechanical cooling for the gym using an exterior-housed chiller with associated distribution/terminal cooling components, electrical work, and controls integration to provide reliable, maintainable cooling.

D12 — Roof, Olympic South Bldg (Ft. Steilacoom Campus)



Deficiency score	39	**Budget estimate**	$1,910,000
Bldg condition score	252	**Status**	Deferred
System	B30 Roofing	**Deferability**	Deferrable
Location	Roof	**Priorities**	Health/Safety (25%), Increased Repair/Replacement Cost (75%)

Problem Description

The Olympic South Building roof is exhibiting active distress consistent with chronic wetting and impaired drainage. Field observations note bubbling and peeling at the roof side of the parapet, significant plant growth at roof drains, and persistent ponding—approximately 2 inches of standing water remaining around drains after ~1 week without rainfall, indicating that roof drains are partially or fully clogged and that localized roof slope is not reliably conveying water to working drainage points.

Persistent ponding materially increases the roof's time-of-wetness and drives failure at the most vulnerable interfaces—drains, base flashings, parapet transitions, and terminations—through sustained hydrostatic head, capillary wetting at laps/edges, and accelerated aging of membranes and sealants. Ponding at roof-to-vertical transitions is a documented pathway for perimeter leakage when water is held against terminations and flashings. Vegetation at drains further indicates chronic debris accumulation and saturated conditions, which can obstruct strainers, inhibit overflow performance, and mask deteriorated membrane or flashing conditions. If ponding persists during storm events, added dead load can become nontrivial (2 inches of water is approximately 10 psf), increasing risk of localized deflection, accelerated deterioration, and interior leakage with secondary impacts (wet insulation, reduced thermal performance, corrosion, and mold risk).

The observed conditions appear to represent a change from the 2023 baseline, when roofing was documented as water-tight with positive drainage; the current symptoms warrant priority action to restore drainage and recondition distressed roof areas to prevent escalation from localized defects to broader membrane and substrate failures.

Repair Description

Repair the Olympic South Building roof drainage system by removing vegetation/debris, clearing and verifying roof drains and overflow scuppers, and restoring positive drainage (tapered insulation/crickets as required) to eliminate persistent ponding. Replace failed parapet/base-flashing and damaged membrane areas, and replace wet insulation/coverboard as identified by diagnostic moisture testing/IR scan, then recondition the roof with a compatible warrantable restoration/overlay system and renewed terminations.

D13 — Split-system, International House (Ft. Steilacoom Campus)



Deficiency score	39	**Budget estimate**	$47,000
Bldg condition score	196	**Status**	Deferred
System	D30 HVAC	**Deferability**	Deferrable
Location	Mechanical	**Priorities**	Facility Use (50%), Increased Operating Cost (50%)

Problem Description

International House is being repositioned from mixed/varied functions to primarily office use (college foundation + office space). The building's heating and cooling are currently provided by two residential-grade split HVAC systems, one serving each side of the building. One unit was field-identified as a York with model reported as G?FD025S17 and serial STAHS027253.

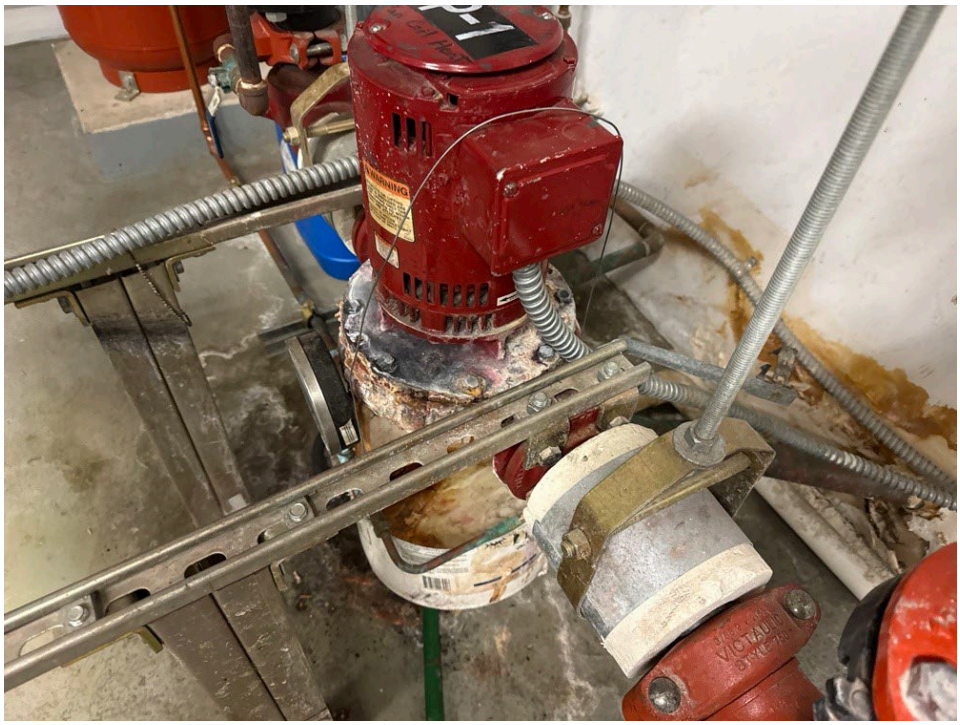
The 2023 Facility Condition Survey already flagged the building's two split units as near end of useful life with increasing maintenance burden and recommended replacement on a near-term schedule (remaining life ~5 years; average life ~25 years; replace both units). With the building's change to office occupancy, HVAC reliability becomes a direct driver of operational continuity (thermal comfort, humidity control, and occupant productivity). Office loads are typically cooling-driven due to internal heat gains (people, lighting, equipment), and offices also carry higher ventilation expectations than residential strategies can support.

Continued operation on late-life, residential-grade equipment increases risk of loss of heating/cooling, refrigerant-side failures, and extended downtime due to parts availability and contractor troubleshooting cycles. If ventilation and latent-load control are not maintained, occupant complaints and comfort instability typically escalate, and any future configuration changes (added offices, IT loads, longer operating hours) amplify the performance gap.

Repair Description

Replace both existing split-system HVAC units serving International House (2 EA; York unit reported as model G?FD025S17, serial STAHS027253) with new, appropriately sized commercial-grade split systems or ducted heat pumps, including associated indoor/outdoor components, controls/thermostats, electrical disconnects, condensate management, and required duct/roof or slab penetrations. Provide code-appropriate outdoor air/ventilation integration as required for office use and complete start-up, testing, and commissioning.

D14 — Hydronic heating - flange connection, Health Education Cntr (Ft. Steilacoom Campus)



Deficiency score	13	**Budget estimate**	—
Bldg condition score	218	**Status**	Excluded (ineligible for capital funding)
System	D30 HVAC	**Deferability**	Future
Location	Mechanical	**Priorities**	Increased Repair/Replacement Cost (100%)

Problem Description

The Health Education Center hydronic heating system includes a pump serving fan-coil heating. The pump's flanged pipe joint is actively leaking at the flange connection, indicating loss of gasket seal and/or degraded flange/bolting condition under normal system pressure and thermal cycling. Continued leakage will result in progressive loss of system water, air entrainment, and reduced hydronic flow, which can degrade fan-coil heating performance and drive nuisance calls during peak heating demand.

A leaking flange joint also creates corrosion at the connection hardware and adjacent piping, increases the probability of pump/motor damage from chronic wetting, and presents water damage and slip hazard risk in the mechanical area. Building assemblies and equipment interfaces are most vulnerable where water is present at a joint/opening, so the leak should be corrected before it expands into broader piping deterioration or a pump failure event.

Repair Description

Replace the leaking fan-coil heating pump and the failed flange connection components (gaskets, bolting, and any compromised flange faces), including isolation, drain-down, removal, installation, and reconnection. Restore the hydronic loop by refilling, venting/purging air, verifying pump operation, and confirming the repaired connection is leak-free under normal operating pressure and temperature.

5. BUILDING PROFILES

Profiles below cover buildings with capital activity in the 2027 request, a condition score above 275, or a material concentration of deferred deficiencies, ordered worst-first. Three buildings are not profiled individually: the Maintenance Building (330) and the Large Animal Facility (413), small 1992 support structures in the renovation band with no deficiencies this cycle, and the out-of-use Barn (621). Their component detail is in the Appendix. ID references deficiency text; the verbatim descriptions are in Section 4.2.

Cascade Bldg — condition score 276

Building	GSF	Built	Reno.	Predominant use
Cascade Bldg	247,595	1973	2009	Classroom / Office

Condition. 2026 condition score 276 (Needs improvement — maintenance), up from 256 in 2023. Top weighted contributors: Roofing (40), Electrical (24), Life/Safety (20).

Current biennium (2027 request). D01 ($2,102,000)

Deferred and emerging. Deferred: D06 ($620,000).

Long-term outlook. The portfolio keystone — 247,595 GSF (52% of surveyed area), the campus central chiller plant (three chillers; chiller #3 funded in 2025–27), and the one building already past a Clean Buildings Tier 1 deadline (June 1, 2026). The master plan flags it for space reconfiguration. The 2027 roof replacement addresses the envelope; the deferred campus lighting conversion (D06) is the clearest energy-use-intensity lever available and should be sequenced with the benchmarking and energy-management work the standard now requires. Its mechanical systems and inefficient space configuration are the defining long-term questions and should be planned together rather than piecemeal.

Olympic South Bldg — condition score 252

Building	GSF	Built	Reno.	Predominant use
Olympic South Bldg	38,800	1976	—	Classroom

Condition. 2026 condition score 252 (Adequate) (unchanged from 2023). Top weighted contributors: Elevators (24), Maintenance (21), Floor Finishes (18).

Current biennium (2027 request). None.

Deferred and emerging. Deferred: D12 ($1,910,000).

Long-term outlook. A 1976 building (a 2021 abatement-driven renovation is recorded in the survey comments but not in FPMT) that draws chilled water from the Cascade central plant and is flagged in the master plan for modernization to improve instructional infrastructure. Its deferred roof (D12, $1,910,000) is the single largest item in the portfolio backlog; it should be sequenced into the planned modernization so the envelope and the instructional-infrastructure upgrade are funded as one event. The building reaches the Clean Buildings Tier 2 deadline of July 1, 2027.

Olympic North Bldg — condition score 228

Building	GSF	Built	Reno.	Predominant use
Olympic North Bldg	25,160	2000	—	Classroom

Condition. 2026 condition score 228 (Adequate), up from 209 in 2023. Top weighted contributors: Elevators (25), Roofing (21), Insulation (19).

Current biennium (2027 request). D05 ($893,000)

Deferred and emerging. Deferred: D08 ($170,000).

Long-term outlook. A 2000 classroom building whose binding near-term item is the single hydraulic elevator (D05, $893,000), driven by entrapment history and an obsolete controller. The deferred Lutron lighting controls (D08) are obsolete and pair naturally with an LED conversion; coordinating the two would clear the deferred electrical scope in one project. The building reaches the Clean Buildings Tier 2 deadline of July 1, 2027.

Health Education Cntr — condition score 218

Building	GSF	Built	Reno.	Predominant use
Health Education Cntr	45,539	1973	2007	Classroom / Fitness

Condition. 2026 condition score 218 (Adequate), up from 202 in 2023. Top weighted contributors: Exterior Closure (32), Structure (24), Modifications (14).

Current biennium (2027 request). D03 ($138,000)

Deferred and emerging. Excluded: D11, D14.

Long-term outlook. A 1973 building (renovated 2007, with a 2008 fitness expansion) housing the gym and fitness program. The included project (D03) replaces an R-410A packaged unit failing on parts obsolescence. Two further deficiencies were excluded as ineligible for capital funding: an earth-tube chiller water-intrusion problem affecting the gym floor (D11) and a hydronic fan-coil flange leak (D14). The earth-tube issue in particular should be tracked — though excluded this cycle, it affects the gym floor and may resurface at higher cost. The building reaches the Clean Buildings Tier 2 deadline of July 1, 2027.

International House — condition score 196

Building	GSF	Built	Reno.	Predominant use
International House	2,652	2000	—	Office

Condition. 2026 condition score 196 (Adequate) (unchanged from 2023). Top weighted contributors: Roofing (22), Fire Safety (22), Glazing (20).

Current biennium (2027 request). None.

Deferred and emerging. Deferred: D13 ($47,000).

Long-term outlook. A small 2,652 GSF office building (2000) being repositioned to Foundation and office use. Its residential-grade York split-systems are at end of life; the deferred replacement (D13, $47,000) is minor and non-instructional. Below the 20,000 GSF Clean Buildings coverage floor. A routine reassessment in the next cycle is sufficient.

Sunrise Bldg — condition score 194

Building	GSF	Built	Reno.	Predominant use
Sunrise Bldg	11,700	1998	—	Classroom

Condition. 2026 condition score 194 (Adequate) (unchanged from 2023). Top weighted contributors: Insulation (20), Glazing (20), HVAC (18).

Current biennium (2027 request). None.

Deferred and emerging. Deferred: D07 ($211,000).

Long-term outlook. A 1998 building flagged in the master plan for reconfiguration (poor configuration / inefficient space use). The 2025–27 biennium funded replacement of three Sunrise split-units; the deferred D07 ($211,000) addresses the next-worst of the remaining attic split-systems. The split-system renewal should be coordinated with the building's planned reconfiguration so the mechanical work is not stranded by a later space change.

Rainier Building — condition score 166

Building	GSF	Built	Reno.	Predominant use
Rainier Building	80,645	2010	—	Classroom

Condition. 2026 condition score 166 (Superior), up from 156 in 2023. Top weighted contributors: Roofing (30), Life/Safety (10), Fire Safety (10).

Current biennium (2027 request). D02 ($199,000)

Deferred and emerging. Deferred: D09 ($139,000).

Long-term outlook. The best-scored large building in the portfolio (2010), carrying two roof-drainage items: the upper-atrium skylights (D02, included) and the lower roof where a green-roof assembly was removed (D09, deferred), both ponding-driven. Addressing both clears Rainier's envelope exposure. The building is a Clean Buildings Tier 1 building with a June 1, 2028 deadline; its strong overall score indicates its systems are otherwise sound.

Milgard Child Center — condition score 159

Building	GSF	Built	Reno.	Predominant use
Milgard Child Center	9,900	2005	—	Classroom (childcare)

Condition. 2026 condition score 159 (Superior) (unchanged from 2023). Top weighted contributors: Floor Finishes (13), Insulation (13), Roofing (11).

Current biennium (2027 request). None.

Deferred and emerging. Deferred: D10 ($237,000).

Long-term outlook. The best-scored building in the portfolio (2005), and the only building on campus still operating R-22 equipment (D10, $237,000, deferred). Because it is a licensed childcare facility under a state temperature mandate, the heat-pump replacement carries criticality beyond its dollar value and should be sequenced into 2029–31 as a high-efficiency electric replacement. An emergency generator was funded in the 2025–27 biennium.

6. INFRASTRUCTURE SYSTEMS

Infrastructure requests (campus utilities, distribution, and site systems) are budgeted separately from building preservation. For the 2027–2029 cycle, Pierce's infrastructure request is **$1,117,000**: a sewer pump-station replacement (asset 997, $355,000) and a sewer-line replacement (asset 1000, $762,000). The prior biennium's funded amounts are documented below for context, since they show the categories and scale of the college's non-preservation capital activity — and particularly a substantial multi-biennium investment in underground utility distribution.

The 2025–27 infrastructure line ($3,549,000) was overwhelmingly underground-utility distribution — potable water ($1,267,000), storm lines ($1,994,000), fire-system water ($263,000), and electric ($25,000). The 2027 sewer pump-station and sewer-line request continues that program. This is the typical multi-biennium pattern of phased utility-distribution renewal on a 1970s-era campus, and an infrastructure-specific scope for 2029–2031 — completing the sewer/storm/water renewal and adding electrical-service capacity for any Clean Buildings-driven electrification — would benefit the next capital request.

7. MASTER PLAN ALIGNMENT

Pierce College Fort Steilacoom's campus master plan is a full plan dated 2007 with a 2019 update. The pre-survey reported the following capital priorities; there are no replacement or demolition priorities on the campus this cycle.

Master planning currency

Campus	Most recent full plan	Most recent update
Fort Steilacoom	2007	2019

Reported capital priorities

Category	Building	Master plan note
Renovation	Olympic South Bldg	Modernize — improve instructional infrastructure
	Cascade Bldg	Poor configuration — inefficient space use
	Sunrise Bldg	Poor configuration — inefficient space use
Replacement	None	—
Demolition	None	—

The 2027 capital-repair recommendations align with these priorities. The two buildings the master plan flags for renovation that also carry roof investment — Cascade (poor configuration) and Olympic South (modernize) — are flagged for space reconfiguration, not envelope replacement. A roof that keeps the envelope watertight is therefore a suitable use of preservation funds: it preserves the buildings through a future reconfiguration rather than committing major capital to a building slated for removal (there are none). No 2027 preservation project invests in any building flagged for replacement or demolition.

One alignment item to track for the 2029 cycle: Olympic South's deferred roof ($1,910,000) should be scoped together with its planned modernization so the envelope and the instructional-infrastructure upgrade are a single coordinated event. The master plan's most recent update is 2019; a refresh would help confirm the Cascade and Sunrise reconfiguration timelines, which bear on how their deferred lighting and mechanical work should be sequenced.

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 surveyed building area (472,691 GSF).

In-house maintenance staffing (2025 pre-survey)

Position	Hours per week	Estimated annual cost
Maintenance Mechanic 2	35	$66,012
Maintenance Mechanic 2	35	$66,012
Maintenance Mechanic 2	35	$66,012
Maintenance Mechanic 1	35	$58,380
Maintenance Custodian	35	$49,116
Total (5 positions)	**175**	**$305,532**

Derived metrics

In-house maintenance FTEs (175 hrs/wk ÷ 40)	**4.4**
Estimated equivalent contract FTEs (2023 cycle)	**1.7**
Combined total FTEs	**6.1**
GSF per combined FTE (472,691 GSF surveyed)	**77,490**
State average (weighted, 2023 cycle)	**74,279 GSF / FTE**
Total maintenance cost	**$562,532 (staff + contract + material)**
Maintenance cost per GSF	**$1.19**
State average (weighted, 2023 cycle)	**$1.48 / GSF**
APPA self-rating (2023 cycle)	**Managed Care (level 3 of 5)**

Pierce runs a lean maintenance organization. At **77,490 GSF per combined FTE** it covers more building area per person than the 2023 state weighted average (74,279) and the IFMA (57,471) benchmark, and is close to the ASU benchmark (79,293); at $1.19 per GSF it spends below the state average of $1.48. The composition of the deferred backlog — roof drainage, lighting, and distributed HVAC, every item designated Immediate — is consistent with a program keeping aging equipment running rather than getting ahead of it. A maintenance organization at this staffing level is unlikely to absorb the new benchmarking, energy-

management-plan, and operations-and-maintenance obligations the Clean Buildings Standard imposes from 2026–2027 without additional staffing or contract support.

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. Pierce's combined identified need this cycle — $6,787,000 of preservation deficiencies plus the quantified infrastructure, program, and URF components — 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 (CBPS), administered by the Department of Commerce under RCW 19.27A, is a binding constraint on how Pierce'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 roof, lighting, 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 (an enforceable EUI target is 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 Pierce: Cascade (Tier 1, over 220,000 GSF) on June 1, 2026 — now elapsed; Rainier (Tier 1, 50,001–90,000 GSF) on June 1, 2028; and the three Tier 2 buildings on 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 Pierce's Included Buildings

Five of Pierce's surveyed buildings exceed the 20,000 GSF coverage floor — two Tier 1 and three 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 capital backlog in building

Cascade Bldg	247,595	1	**June 1, 2026**	**$620,000**
Rainier Building	80,645	1	June 1, 2028	**$139,000**
Health Education Cntr	45,539	2	July 1, 2027	—
Olympic South Bldg	38,800	2	July 1, 2027	**$1,910,000**
Olympic North Bldg	25,160	2	July 1, 2027	**$170,000**
Covered total (5 buildings)	**437,739**			**$2,839,000**

Cascade's deferred figure is its lighting conversion (D06); its $2,102,000 roof is in the 2027 funded request, not the deferred backlog. The Health Education Center's only included item (D03) is in the 2027 request, and its other two deficiencies were excluded, so its deferred figure shows as none. The Olympic South deferred figure is its roof (D12) — the largest single deferred item in the portfolio.

9.3 Aligning capital renewal with compliance

The central planning observation is that Pierce's deferred backlog and its Clean Buildings obligations are largely the same scope of work seen from two directions. The covered buildings carry $2,839,000 of deferred deficiencies, and the items that most directly move the EUI needle are exactly the deferred ones:

> **Lighting and controls —** the Cascade campus LED conversion (D06, $620,000) and the Olympic North lighting controls (D08, $170,000) are the lowest-cost, highest-certainty EUI reductions in the portfolio and are typically the first measures an energy-management plan identifies.
>
> **Roof renewal with added insulation —** the Olympic South re-roof (D12, $1,910,000) and the Rainier roof items (D02/D09) are envelope projects; specifying improved insulation at re-roof contributes modestly to the EUI target at no additional capital event beyond the re-roof already required.
>
> **Central-plant renewal at Cascade —** Cascade is the keystone: a Tier 1 building already past its deadline, carrying a $2,102,000 roof (in progress) plus the $620,000 lighting conversion, and housing the three-chiller central plant whose phased renewal (chiller #3 funded in 2025–27) is both a mechanical-renewal and an EUI question.

Because roof drainage, lighting obsolescence, 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 and the re-roofs with improved insulation at the point of replacement, rather than as like-for-like work. 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. Pierce's configuration is mixed: the Cascade Building operates a central chiller plant that also supplies chilled water to Olympic South, but the rest of the campus runs on distributed packaged units, split-systems, and heat pumps, and the deficiency record shows no campus-wide thermal loop. On that evidence Pierce's covered buildings most likely comply individually on the Tier 1 / Tier 2 schedule in Section 9.2 rather than as a

district energy system, though the partial Cascade-to-Olympic South chilled-water tie should be confirmed when the compliance pathway is selected.

10. APPENDIX: BUILDING CONDITION DETAIL

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

Barn — condition score 621

Component	Rating	Wt.	Wt. Score	Comment
HVAC	0	8	0	
Structure	3	8	35	Metal frame; concrete
Exterior Closure	5	8	59	Metal panels-significant damage
Roofing	3	10	44	Metal panels-rusted
Floor Finishes	5	6	44	Concrete & dirt
Wall Finishes	4	6	35	Plywood-damaged throughout
Ceiling Finishes	0	6	0	Metal roof
Doors & Hardware	4	6	35	Exterior metal sliding doors
Elevators	0	6	0	
Plumbing	0	8	0	
Electrical	3	8	35	Exterior 75amp 208/120v
Lights/Power	5	8	59	Hanging fluorescent lighting
Life/Safety	5	10	74	
Fire Safety	4	10	59	Fire alarm connected to campus alarm; no illuminated exit signs
Modifications	0	7	0	None
Maintenance	5	7	52	
Remaining Life	5	6	44	
Appearance	5	6	44	Very unsightly

Insulation	0	6	0	
Glazing	0	6	0	
Total weighted score			**621**	*Replace or renovate*

Large Animal Facility — condition score 413

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	9	Pole building; wood roof framing
Exterior Closure	3	8	26	Corrugated metal siding
Roofing	3	10	33	Corrugated metal roof
Floor Finishes	3	6	20	Concrete in 1/2; dirt in 1/2
Wall Finishes	3	6	20	Exposed structure & encapsulated insulation; gypsum board
Ceiling Finishes	2	6	13	Exposed structure & encapsulated insulation; gypsum board
Doors & Hardware	3	6	20	Interior/exterior HM doors/frames-surface wear; OH sectional and metal sliding doors
Elevators	0	6	0	
Plumbing	2	8	17	Copper and ABS piping; sink and hose bib
Electrical	1	8	9	200amp 208/120v
Lights/Power	3	8	26	High-bay metal halide fixtures
Life/Safety	5	10	54	
Fire Safety	4	10	44	
Modifications	2	7	15	Minor modifications to date are adequately constructed
Maintenance	3	7	23	
Remaining Life	2	6	13	
Appearance	4	6	26	Relatively unattractive building

Insulation	3	6	20	
Glazing	0	6	0	
HVAC	3	8	26	Electric radiant heat; ceiling fans; exhaust fan
Total weighted score			**413**	*Needs improvement — renovation*

Maintenance Bldg — condition score 330

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	8	Gas unit heaters and gas furnace
Structure	1	8	8	Steel-frame engineered metal building; wood frame & glu-beam addition
Exterior Closure	3	8	25	Corrugated metal building panel siding-surface wear
Roofing	2	10	21	Corrugated metal building panel roofing
Floor Finishes	2	6	13	Concrete; sheet vinyl
Wall Finishes	2	6	13	Exposed structure & encapsulated insulation; gypsum board
Ceiling Finishes	2	6	13	Exposed structure & encapsulated insulation; gypsum board
Doors & Hardware	3	6	19	Exterior/interior HM doors/frames; OH metal sectional doors; surface wear
Elevators	0	6	0	
Plumbing	3	8	25	Copper, cast iron and steel piping; porcelain fixtures
Electrical	1	8	8	400amp 208/120v
Lights/Power	2	8	17	Hanging strip and surface mount fluorescent lights
Life/Safety	3	10	31	
Fire Safety	3	10	31	

Modifications	1	7	7	Functional 2002 shop/storage addition; well constructed
Maintenance	3	7	22	
Remaining Life	1	6	6	
Appearance	4	6	25	Unattractive building
Insulation	3	6	19	
Glazing	3	6	19	
Total weighted score			**330**	*Needs improvement — maintenance*

Cascade Bldg — condition score 276

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Concrete column, beam and decks
Exterior Closure	2	8	16	Architectural metal panels-new; original marblecrete with EIFS overlay (leaks); Envelope repair funded 2021-23
Roofing	4	10	40	PVC single-ply; EPDM single-ply; standing seam metal; 95% of membranes new since 2004
Floor Finishes	2	6	12	Carpet; concrete; vinyl tile; ceramic tile; carpet tile; mostly new since 2004
Wall Finishes	1	6	6	Gypsum board; concrete; fabric panels; 70% new since 2004
Ceiling Finishes	2	6	12	Concrete decks; gypsum board; lay-in tile; 70% of finishes new since 2004
Doors & Hardware	2	6	12	Int. HM door/frames & wood doors/HM frames
Elevators	2	6	12	2 ea. 5 stop; one of them need refurbishment
Plumbing	2	8	16	Galvanized, copper, cast iron, steel and PVC piping; vitreous fixtures; 70% new since 2004
Electrical	3	8	24	2ea. 2500amp 480/277v; 1000amp 480/277v; main transformers are deteriorating and have PCBs

Lights/Power	2	8	16	Lay-in, wall-mount, hanging strip and pendant and ceiling-mount fluorescent fixtures; mostly newer
Life/Safety	2	10	20	
Fire Safety	1	10	10	
Modifications	1	7	7	Several major interior renovations since 2004; all well constructed
Maintenance	1	7	7	
Remaining Life	1	6	6	Sound structure; approximately 20% of interior remains to be renovated; some exterior cladding work remaining
Appearance	1	6	6	Interior/exterior renovations have resulted in a new look
Insulation	2	6	12	
Glazing	3	6	18	
HVAC	2	8	16	HW boilers; 3 chillers; AHUs w duct fan coil units; Funded 21-23: 10-ton DX unit, multi-zone repiar, 1 chiller replacement; other funded in 23-25
Total weighted score			**276**	*Needs improvement — maintenance*

Olympic South Bldg — condition score 252

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	8	Multi-zone packaged rooftop HVAC units; chilled water from Cascade; under-floor fan-powered VAVs;2021 renovation due to abatement project
Structure	1	8	8	Concrete columns, beams and decks; new steel bracing installed in 204 for 3rd. floor addition
Exterior Closure	2	8	16	Marblecrete with EIFS overlay-history of leaks, major cracks and mold; mostly replaced/covered 2019-23
Roofing	1	10	10	Hypalon single-ply-2004

Floor Finishes	3	6	18	Carpet; concrete; vinyl tile; sheet vinyl; ceramic tile
Wall Finishes	1	6	6	Gypsum board; concrete; fabric panels; ceramic tile; vent wood
Ceiling Finishes	1	6	6	Concrete deck; gypsum board; lay-in tile
Doors & Hardware	3	6	18	Interior wood/HM doors w HM frames-surface wear; sidelites; exterior aluminum doors/frames
Elevators	4	6	24	2 stop (shaft for new 3-story elevator but never installed)
Plumbing	1	8	8	Copper, cast iron and steel piping; porcelain fixtures
Electrical	1	8	8	400amp 480/277v
Lights/Power	1	8	8	Wall mount, ceiling mount, hanging strip and recessed can fluorescent lights
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	1	7	7	Well constructed 3rd floor addition in 2004; abatement project in 2021 gutted much of interior at time of survey
Maintenance	3	7	21	
Remaining Life	2	6	12	Abatement project gutted most of building in 2021. Future is uncertain
Appearance	3	6	18	Exterior is very average
Insulation	3	6	18	
Glazing	3	6	18	
Total weighted score			**252**	*Adequate*

Olympic North Bldg — condition score 228

Component	Rating	Wt.	Wt. Score	Comment

Structure	1	8	8	Structural steel; concrete
Exterior Closure	1	8	8	Stucco covered by architectural panels; aluminum window wall; metal sunshades; flashing deficiencies
Roofing	2	10	21	Single ply PVC
Floor Finishes	2	6	13	Raised floor system with carpet-surface wear; carpet tiles-seam wear in many areas; concrete
Wall Finishes	2	6	13	Gypsum board-general marring and dings; wood panels; ceramic tile; aluminum window walls
Ceiling Finishes	1	6	6	Lay-in tile; gypsum board; wood slats
Doors & Hardware	2	6	13	Interior wood doors w HM frames-surface wear; sidelites; exterior aluminum doors/frames
Elevators	4	6	25	3 story
Plumbing	1	8	8	Copper, cast iron and steel piping; porcelain fixtures
Electrical	1	8	8	1200amp, 480/277v; (6) breaker rule
Lights/Power	1	8	8	Hanging strip, recessed can, lay-in, wall-mount and down fluorescent lights
Life/Safety	1	10	11	
Fire Safety	1	10	11	
Modifications	0	7	0	No modifications to date
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	1	6	6	2 story atrium/common area w/balcony; bright classrooms w/ relites
Insulation	3	6	19	
Glazing	3	6	19	Poor integration with water resistant barrier

HVAC	2	8	17	Gas packaged rooftop HVAC unit; fan-powered VAVs with elect re-heat; recondition unit 23-25
Total weighted score			**228**	*Adequate*

Health Education Cntr — condition score 218

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	8	2 HW tanks; 3 boilers; heating coils; rooftop packaged unit; ; radiant under-slab floor heat; no A/C
Structure	3	8	24	Concrete columns; tilt-up concrete panels; structural steel
Exterior Closure	4	8	32	Aluminum window walls; concrete; stucco; metal panels
Roofing	1	10	10	PVC single-ply; standing seam metal; skylight
Floor Finishes	2	6	12	Concrete-extensive, wide cracking; ceramic tile; laminate; hardwood; carpet
Wall Finishes	2	6	12	Gypsum board; ceramic tile; wood slats
Ceiling Finishes	1	6	6	Lay-in tile; gypsum board; metal deck pan
Doors & Hardware	1	6	6	Interior wood doors w HM frames; exterior aluminum and HM doors/frames
Elevators	1	6	6	3 stop
Plumbing	1	8	8	Copper, cast iron, steel and PVC piping; porcelain fixtures
Electrical	1	8	8	400amp 480/277v
Lights/Power	1	8	8	Recessed can, hanging pendant, ceiling-mount and lay-in fluorescent lighting
Life/Safety	1	10	10	
Fire Safety	1	10	10	

Modifications	2	7	14	Comprehensive interior/exterior renovation and addition in 2008; well constructed except concrete floors
Maintenance	2	7	14	
Remaining Life	1	6	6	Comprehensive renovation has created essentially a new building
Appearance	1	6	6	
Insulation	2	6	12	
Glazing	1	6	6	Operable units
Total weighted score			**218**	*Adequate*

International House — condition score 196

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	9	Forced air gas furnace w cooling coil
Structure	1	8	9	Wood frame; glu-lam beams
Exterior Closure	1	8	9	Cedar shingle siding; plywood soffits
Roofing	2	10	22	Composition shingles
Floor Finishes	1	6	7	Carpet; sheet vinyl
Wall Finishes	1	6	7	Gypsum board; plastic panels
Ceiling Finishes	1	6	7	Gypsum board
Doors & Hardware	1	6	7	Interior wood composite doors/frames; exterior HM doors/frames and wood doors/frames
Elevators	0	6	0	
Plumbing	2	8	18	Copper and ABS piping; porcelain fixtures
Electrical	1	8	9	400amp 240/120v
Lights/Power	1	8	9	Recessed can, ceiling-mount, and hanging pendant fluorescent lights

Life/Safety	1	10	11	
Fire Safety	2	10	22	
Modifications	0	7	0	None apparent
Maintenance	1	7	8	
Remaining Life	1	6	7	
Appearance	1	6	7	Very attractive exterior; craftsman style appearance
Insulation	2	6	13	
Glazing	3	6	20	
Total weighted score			**196**	*Adequate*

Sunrise Bldg — condition score 194

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	9	Structural steel; concrete; open web steel joists; steel wall framing; wood roof trusses
Exterior Closure	1	8	9	Corrugated metal building panels; tilt-up concrete
Roofing	1	10	11	Standing seam metal
Floor Finishes	2	6	13	Carpet-surface wear; ceramic tile
Wall Finishes	1	6	7	Gypsum board; concrete; standing seam metal building panels; ceramic tile; interior window walls
Ceiling Finishes	1	6	7	Gypsum board; lay-in tile; metal deck pan
Doors & Hardware	2	6	13	Interior HM doors/frames-surface wear; exterior aluminum doors/frames
Elevators	0	6	0	
Plumbing	1	8	9	Copper, cast iron, steel and PVC piping; porcelain fixtures

Electrical	1	8	9	400amp 480/277v
Lights/Power	1	8	9	Lay-in, hanging strip down lights and recessed can fluorescent lights
Life/Safety	1	10	11	
Fire Safety	1	10	11	
Modifications	0	7	0	None apparent
Maintenance	1	7	8	
Remaining Life	1	6	7	
Appearance	1	6	7	
Insulation	3	6	20	
Glazing	3	6	20	Windows are operable but sealed & hardware removed
HVAC	2	8	18	Gas furnaces w cooling coils and condensers-heat exchangers are failing; 2011
Total weighted score			**194**	*Adequate*

Rainier Building — condition score 166

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	8	3 HW boilers; centrifugal chiller; AHUs w VAVs; hydronic floor heat
Structure	1	8	8	Steel frame; concrete
Exterior Closure	1	8	8	Concrete; laminate panels; aluminum window walls; clearstory windows; stucco
Roofing	3	10	30	Single-ply PVC; standing seam metal; green roof; glass panels (some leaks)
Floor Finishes	1	6	6	Concrete; carpet; ceramic tile
Wall Finishes	1	6	6	Gypsum board; perforated wood panels; ceramic tile; concrete

Ceiling Finishes	1	6	6	Lay-in tile; concrete; perforated strip metal panels; gypsum board
Doors & Hardware	1	6	6	Interior wood doors w HM frames; exterior aluminum and HM doors/frames
Elevators	1	6	6	2ea. 3 stop
Plumbing	1	8	8	Copper, cast iron, steel and PVC piping; porcelain fixtures
Electrical	1	8	8	2000amp 48-0/277v
Lights/Power	1	8	8	Hanging strip, recessed can, lay-in and hanging pendant fluorescent lighting
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	1	7	7	Brand new building
Maintenance	1	7	7	May be difficult building to maintain long-term; high tech systems
Remaining Life	1	6	6	
Appearance	1	6	6	Interesting looking LEED building
Insulation	1	6	6	
Glazing	1	6	6	Operable casements
Total weighted score			**166**	*Superior*

Milgard Child Center — condition score 159

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	9	Split system heat pumps and air handler; VVT controls
Structure	1	8	9	Wood frame & roof trusses
Exterior Closure	1	8	9	Painted cement board siding
Roofing	1	10	11	Asphalt composition shingles

Floor Finishes	2	6	13	Carpet; vinyl tile; sheet vinyl
Wall Finishes	1	6	7	Gypsum board-marring and dents; vinyl wall panels
Ceiling Finishes	1	6	7	Gypsum board; lay-in tile; concealed spline tile
Doors & Hardware	1	6	7	Interior wood doors w HM frames; exterior HM doors/frames
Elevators	0	6	0	
Plumbing	1	8	9	Copper, ABS and steel piping; porcelain and composite fixtures
Electrical	1	8	9	800amp 208/120v
Lights/Power	1	8	9	Ceiling-mount, recessed can, hanging strip and lay-in fluorescent lights
Life/Safety	1	10	11	
Fire Safety	1	10	11	
Modifications	0	7	0	Newer building; no modifications to date
Maintenance	1	7	8	
Remaining Life	1	6	7	
Appearance	1	6	7	
Insulation	2	6	13	
Glazing	1	6	7	
Total weighted score			**159**	*Superior*