COMMUNITY AND TECHNICAL COLLEGES
Washington State Board

RENTON TECHNICAL COLLEGE

2026 Capital Planning Facility Report

State Board for Community and Technical Colleges
Facility Condition Survey — 2025 Cycle
Minor Works Preservation — 2027–2029 Biennium Capital Request

Portfolio	18 buildings · 450,945 GSF; 17 surveyed — 442,065 GSF
Weighted-avg condition	253 (Adequate)
2027 preservation request	$2,321,000
Total 2027–2029 Minor Works	$4,218,000
Deferred preservation backlog	$6,659,000

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1. EXECUTIVE SUMMARY

This report covers Renton Technical College for the 2025 SBCTC Facility Condition Survey cycle, which informs the college's Minor Works capital budget request for the 2027–2029 biennium. The 2025 survey identified **25 capital deficiencies**. Of the 22 carrying capital cost estimates ($8,980,000 in total), **$2,321,000 across 4 projects** is included in the 2027 preservation request and **$6,659,000 across 18 projects** is deferred as below the budget threshold cutoff; 3 further deficiencies carry no separate estimate (2 ADA parking components consolidated into the combined parking project, and 1 air compressor the college resolved). The 2027–2029 Minor Works request is comprised of: preservation ($2,321,000), infrastructure ($57,000), program ($1,239,000), and Unanticipated Repair Fund ($614,000), together totaling **$4,218,000**.

Capital planning headlines

1. The two worst buildings on campus are the two oldest — and the largest 2027 project is a life-safety fix in one of them.

Mccormick (270-A) and Allied Health (270-B), both built in 1966, score 415 and 416 — the only two buildings in the Needs improvement — renovation band. The Mccormick switchgear relocation ($1,251,000) is 54% of the $2,321,000 preservation request and addresses electrical equipment sitting on the program floor next to welding activity. Allied Health, the college's stated replacement priority, carries no 2027 repair dollars — the correct posture for a building slated for replacement.

2. The Chuck DeMoss Building concentrates the deferred backlog.

One 1988 building carries $1,891,000 of the $6,659,000 deferred bucket — 28% — across four deficiencies: terminal units ($917,000), the building's only elevator ($753,000), breezeway resurfacing ($189,000), and a computer-room air-conditioning unit ($32,000). Every one is designated Immediate in the survey. This building defines the mid-term ask.

3. A late-1980s mechanical cohort is aging out together, much of it on phased-out R-22 refrigerant.

The 1987–1988 construction cohort (Odem, Paul Greco K1/K2/K4, Campus Center, Chuck DeMoss — 189,164 GSF) is now 38 years old, and its original mechanical plant is failing in the same window: the Campus Center chiller and circulation pumps ($1,067,000), the DeMoss terminal units ($917,000), and the Electric Maintenance chiller that serves three campus buildings ($815,000) are all deferred this cycle. The Campus Center chiller and five computer-room air-conditioning units (four in the Technology Resource Center, one in DeMoss) run on R-22, which is phased out and increasingly unobtainable.

4. Accessibility is the request's second theme — roughly $1,856,000 of 2027 dollars.

The combined ADA parking project ($409,000) and the Odem Building restroom reconfiguration ($221,000) sit in preservation, and the entire $1,226,000 program request is the Building L bathroom renovation. A fifth accessibility item — the DeMoss elevator, the only accessible route to that building's upper and lower levels — is deferred at $753,000.

Headline Numbers

Metric	Value
Total buildings (FPMT inventory)	**18**
Total portfolio GSF	**450,945**

Buildings surveyed (condition rating)	**17 (1 not surveyed)**
Weighted-average condition score (surveyed)	**253 (Adequate)**
Buildings rated below “Adequate”	**6 of 17**
Total deficiencies identified (2025 FCS)	**25**
2027 preservation request	**$2,321,000 (4 projects)**
Deferred preservation backlog	**$6,659,000 (18 projects)**
Deficiencies without separate estimates	**3 (2 consolidated; 1 resolved)**
2027 infrastructure request	**$57,000**
2027 program request	**$1,226,000**
2027 URF request	**$614,000**
Total 2027–2029 Minor Works request	**$4,218,000**
Prior biennium funded (2023–2025, all categories)	**$5,268,000**
Buildings under Clean Buildings Standard (within horizon)	**8 (3 Tier 1; 5 Tier 2 by 2027)**

Capital Outlook

Immediate biennium (2027–2029). A Minor Works request of $4,218,000: preservation of $2,321,000 across 4 projects (54% of it the Mccormick switchgear relocation), infrastructure of $57,000 (one primary switchgear), program of $1,226,000 (Building L bathroom renovation), and URF of $614,000. Every included preservation project scored 81 or higher (average 88).

Mid-term (4–6 years, 2029–2033). The $6,659,000 deferred backlog defines the next ask. It is led by the Chuck DeMoss Building ($1,891,000), the Campus Center chiller and pumps ($1,067,000), and the Electric Maintenance chiller serving three buildings ($815,000) — the late-1980s mechanical cohort — plus fire protection ($666,000 across the dry sprinkler systems and legacy fire alarm panels) and campus-wide envelope and site electrical work. Fifteen of the 18 deferred projects are designated Immediate in the survey.

Long-term (7–10+ years, 2033 and beyond). Allied Health (416) is the college’s replacement priority and the defining long-horizon question; Mccormick (415) is the other renovation-band building and hosts heavy shop programs. The 1987–1988 cohort — 189,164 GSF — will need coordinated mechanical, elevator, and envelope renewal through the early 2030s. Below grade, the infrastructure survey carries an $11,180,000 future distribution backlog (storm, water, sewer, and electrical lines), led by corrugated-metal storm pipe that is decades past its service life.

Clean Buildings compliance. Eight buildings (338,011 GSF) come under the Clean Buildings Performance Standard: five Tier 2 buildings by July 1, 2027, and three Tier 1 buildings by June 1, 2028. The deferred mechanical backlog sits almost entirely inside the covered buildings, so the next equipment-replacement decisions are also compliance decisions. Section 9 develops the overlap.

2. COLLEGE PORTFOLIO OVERVIEW

Renton Technical College operates two campuses. The Main Campus (270A) at 3000 NE 4th St in Renton holds 17 of the 18 buildings and all of the instructional program: heavy shop and trade programs (welding and property maintenance in Mccormick; automotive and autobody in the four Paul Greco buildings; refrigeration technology and plastering in Houser; machining, sciences, and construction management in Anderson; heat and frost in the Odem Building), allied health in the Allied Health building, business and nursing programs in Business Technology, and administrative, library, and student functions in the Technology Resource Center, Campus Center, Basic Studies Center, and Chuck DeMoss Building. The Courthouse Annex (270B), about one mile south, was built in 1984, acquired by the college in 2004 (2023 FCS report), and is used for rentals. The Family Life / Child Care building is occupied by King County Public Health and was not surveyed in the 2025 condition assessment.

Building inventory

Building	Campus	GSF	Built	Reno.	Score	Rating	Predominant use
Paul Greco - BLDG K3	Main Campus	17,601	2017	—	**146**	Superior	Automotive
Paul Greco - BLDG K4	Main Campus	10,284	1987	2017	**152**	Superior	Automotive
Paul Greco - BLDG K1	Main Campus	25,234	1987	2017	**155**	Superior	Autobody
Paul Greco - BLDG K2	Main Campus	10,284	1987	2017	**163**	Superior	Automotive
Technology Resource Cntr	Main Campus	46,597	2003	—	**186**	Adequate	Library / Administration
Facilities & Security	Main Campus	11,088	2005	—	**194**	Adequate	Facilities / Security / Classrooms
Business Technology	Main Campus	50,200	1993	—	**200**	Adequate	Business / Nursing
Campus Center	Main Campus	50,364	1988	—	**206**	Adequate	Administration / Food services
Odem Building	Main Campus	31,035	1987	—	**260**	Adequate	Heat and frost
Chuck Demoss Building	Main Campus	61,963	1988	—	**265**	Adequate	Technology / Testing / Sciences
Electric Maintenance	Main Campus	3,240	1966	—	**265**	Adequate	Equipment storage / Central chiller
Basic Studies Center	Main Campus	9,810	1978	—	**277**	Needs improvement — maintenance	Administration / Public gathering
Houser	Main Campus	13,334	1973	—	**287**	Needs improvement — maintenance	Refrigeration technology / Plastering
Anderson	Main Campus	18,465	1975	—	**300**	Needs improvement — maintenance	Machining / Sciences / Construction

Building	Campus	GSF	Built	Reno.	Score	Rating	Predominant use
Courthouse Annex	Main Campus	9,948	1984	—	**313**	Needs improvement — maintenance	Rentals
Mccormick	Main Campus	26,183	1966	—	**415**	Needs improvement — renovation	Welding / Property maintenance
Allied Health	Main Campus	46,435	1966	2001	**416**	Needs improvement — renovation	Allied health
Portfolio (surveyed, GSF-weighted)		**442,065**			**253**	**Adequate (avg)**	

Score = 2025 canonical building condition score (BCS), drawn from the CONDITION worksheet of the FCS workbook (lower is better). Rating bands follow the SBCTC scale in Section 4.1. Building state IDs: Mccormick (270-A), Allied Health (270-B), Technology Resource Cntr (270-C), Basic Studies Center (270-D), Houser (270-E), Anderson (270-F), Electric Maintenance (270-G), Business Technology (270-H), Campus Center (270-I), Chuck Demoss Building (270-J), Paul Greco (270-K1 through K4), Odem Building (270-L), Facilities & Security (270-N), Courthouse Annex (270-O).

Unsurveyed Structure

One building appears in the FPMT inventory but was not condition-rated this cycle: the Family Life / Child Care building (8,880 GSF, built 1979), occupied by King County Public Health. It carries no deficiency this cycle. Its fire alarm status is flagged for verification in D21.

Age Profile

The portfolio falls into clear cohorts. The 1966 origin cohort — Mccormick, Allied Health, and Electric Maintenance — is now 59 years old and holds the two worst scores in the portfolio. A 1970s band (Houser 1973, Anderson 1975, Basic Studies Center 1978, Family Life 1979) supplies three of the six buildings rated below Adequate. The largest cohort is 1987–1988 — Odem, three of the four Paul Greco buildings, Campus Center, and Chuck DeMoss, 189,164 GSF — whose original mechanical systems, elevator, and roll-up doors dominate this cycle's deferred list; this cohort ages out together and creates the concentrated mid-term need described in Section 3. Business Technology (1993), the Technology Resource Center (2003), Facilities & Security (2005), and Paul Greco K3 (2017) anchor the newer end. The 2017 renovation of Paul Greco K1, K2, and K4 explains their Superior scores despite 1987 construction.

3. CAPITAL PLANNING ROADMAP

3.1 Immediate biennium (2027–2029 request)

The 2027 preservation ask of $2,321,000 across 4 projects is dominated by a single life-safety item: the Mccormick switchgear relocation ($1,251,000, 54% of the request), moving energized electrical equipment off a program floor shared with welding activity. The Technology Resource Center terracotta roof ($440,000) is the one envelope project. The remaining two projects are accessibility work: the combined ADA parking project ($409,000, consolidating three surveyed parking deficiencies) and the Odem Building restroom reconfiguration ($221,000). The included projects average a deficiency score of 88 — well above the deferred set's 55. Beyond preservation, the 2027–2029 Minor Works request carries infrastructure of $57,000 (one primary switchgear, asset 1439), program of $1,239,000 (the Building L bathroom renovation), and a $621,000 Unanticipated Repair Fund line, for a College Minor Works total of $4,218,000.

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

The $6,659,000 deferred backlog across 18 projects defines the mid-term ask. Every deferral reason is the same — below the budget threshold cutoff — and 15 of the 18 are designated Immediate in the survey, so this is escalation waiting to happen, not optional work.

By building. The Chuck DeMoss Building leads at $1,891,000 (D10–D12, D19): terminal units, the building's only elevator, breezeway surfaces, and a CRAC unit. The Campus Center follows at $1,067,000 (D08–D09: chiller and circulation pumps, both original 1987–88 equipment). The Electric Maintenance chiller (D14, $815,000) serves three campus buildings and carries a college note that it "needs to be higher priority." Business Technology holds $535,000 (D22, D25) that the survey itself says should be coordinated with the Building H modernization project scheduled for 2027–2029 to avoid duplicate funding.

By system. HVAC dominates at $3,059,000 across nine deferred projects. Fire protection totals $666,000 — the five-building dry sprinkler replacement (D07, $628,000, piping circa 1965–1975) and the legacy AFP-200 fire alarm panels (D21, $38,000). Site electrical carries $492,000 (the switchgear west of Building H, D16, and north-campus site lighting, D23). Envelope items total $997,000 (26 roll-up doors across K2, K4, and Odem, D24; Houser entry windows, D20). Plumbing rounds out the list with the Business Technology waste ejection pumps (D22, $503,000).

Items most likely to move into the 2029–2031 request on criticality: the Electric Maintenance chiller (three-building exposure, sourcing problems), the Campus Center chiller (R-22, undersized), the DeMoss elevator (sole accessible route), and the dry sprinkler systems (reliability risk in five buildings).

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

Two 1966 buildings define the long horizon. Allied Health (416) is the college's stated replacement priority — poor configuration; programs cannot function in the space (2025 pre-survey) — and correctly carries no capital repair this cycle. Its replacement timing governs several nearby decisions, including the deferred site switchgear west of Building H, which the survey notes is possibly part of a 2027 Allied Health construction project. Mccormick (415) hosts welding and property maintenance; the 2027 switchgear relocation removes its acute hazard, but the building's score puts it in the renovation band and a whole-building decision belongs in the next master plan update. The 1987–1988 cohort will generate successive mechanical, elevator, and envelope renewals through the early 2030s — the deferred list is the leading edge. Below grade, the infrastructure survey identifies an $11,180,000 future distribution backlog (Section 6), led by storm drainage in corrugated metal pipe that is decades past its expected life.

3.4 Cross-cutting system themes

Late-1980s mechanical cohort. The defining theme. Original 1987–1988 equipment is failing across three buildings at once: the Campus Center chiller ($815,000) and all four original circulation pumps ($252,000), the 61 DeMoss terminal units ($917,000), and — in the same functional cohort — the Electric Maintenance chiller serving three buildings ($815,000). Roughly $2,799,000 of deferred HVAC traces to this one vintage. These systems will not fail on separate schedules; a coordinated mechanical renewal in 2029–2031 is the efficient response.

R-22 refrigerant phase-out. Six units still run R-22: the Campus Center chiller, the four computer-room air-conditioning units in the Technology Resource Center (one already non-operational), and the DeMoss CRAC unit, which required 3 pounds of refrigerant in the past year. With U.S. production phased out, each unit is a failure away from an emergency replacement; all six are deferred this cycle at a combined $973,000.

Fire protection. The dry sprinkler systems in Buildings A, E, F, J, and L (D07, $628,000) date to original construction circa 1965–1975 and are being replaced piecemeal as sections fail. The fire alarm inventory is split: most of campus is on Honeywell Notifier, but Buildings N and L retain AFP-200 panels and Building O transmits through a Bosch security panel (D21, $38,000). Consolidating both items into one life-safety package for 2029–2031 would clear the campus's fire-protection legacy in a single request.

Accessibility. The 2027 request already carries $630,000 of ADA work in preservation plus the $1,226,000 program bathroom renovation. The deferred DeMoss elevator ($753,000) is the remaining exposure: when it is down there is no accessible route to the building's upper or lower levels.

Building H modernization coordination. Three deferred items intersect a Business Technology (Building H) modernization the survey text places in 2027–2029: the waste ejection pumps (D22), the water-source heat pumps (D25), and the building-management-system end units in Buildings C and H (D17). Scope confirmation before the 2029 request will prevent duplicate funding.

Controls fragmentation. The DeMoss HVAC controls are operational but fragmented across multiple platforms (D12), and the BMS end units in Buildings C and H are at end of life (D17). Controls consolidation is inexpensive relative to the mechanical work it supports and is the natural first step of the Clean Buildings energy-management obligations described in Section 9.

4. DEFICIENCY INVENTORY AND FINDINGS

Section 4.1 is a ranked navigation index with the 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	Mccormick	D50 Electrical	Switchgear	**99**	415	$1,251,000	**Included (2027)**
D02	Technology Resource Cntr	B30 Roofing	Roof	**91**	186	$440,000	**Included (2027)**
D03	Odem Building	C10 Interior Construction	Restroom	**81**	260	$221,000	**Included (2027)**
D04	Site	G20 Site Improvements	ADA Parking	**81**	247	$409,000	**Included (2027)**
D05	Site	G20 Site Improvements	ADA Parking	**81**	247	—	Excluded (combined into D04)
D06	Site	G20 Site Improvements	ADA Parking	**81**	247	—	Excluded (combined into D04)
D07	Multiple	D40 Fire Protection	Dry sprinkler system	**75**	247	$628,000	Deferred
D08	Campus Center	D30 HVAC	Chiller	**65**	206	$815,000	Deferred
D09	Campus Center	D30 HVAC	Circulation pumps	**65**	206	$252,000	Deferred
D10	Chuck Demoss Building	B10 Superstructure	Breezeways	**65**	265	$189,000	Deferred
D11	Chuck Demoss Building	D10 Vertical Transportation	Elevator	**65**	265	$753,000	Deferred
D12	Chuck Demoss Building	D30 HVAC	Terminal units	**59**	265	$917,000	Deferred
D13	Anderson	D30 HVAC	Heat pumps	**56**	300	$32,000	Deferred
D14	Electric Maintenance	D30 HVAC	Chiller	**55**	265	$815,000	Deferred
D15	Odem Building	D30 HVAC	Air Compressor	**55**	260	—	Excluded (resolved)
D16	Site	D50 Electrical	Switchgear	**55**	247	$114,000	Deferred
D17	Technology Resource Cntr	D30 HVAC	Controls	**55**	186	$38,000	Deferred
D18	Technology Resource Cntr	D30 HVAC	Air conditioning	**55**	186	$126,000	Deferred
D19	Chuck Demoss Building	D30 HVAC	Air conditioning	**55**	265	$32,000	Deferred
D20	Houser	B20 Exterior Closure	Windows	**52**	287	$95,000	Deferred

ID	Building	System	Component	DSc	BCS	Budget	Status
D21	Multiple	D40 Fire Protection	Fire alarm panel	**51**	247	$38,000	Deferred
D22	Business Technology	D20 Plumbing	Ejection pumps	**47**	200	$503,000	Deferred
D23	Site	D50 Electrical	Lighting	**45**	247	$378,000	Deferred
D24	Multiple	B20 Exterior Closure	Roll-up doors	**39**	247	$902,000	Deferred
D25	Business Technology	D30 HVAC	Heat pumps	**35**	200	$32,000	Deferred

DSc = deficiency score. BCS = 2025 canonical building condition score from the CONDITION worksheet (Site and Multiple rows use the survey-sheet site value, 247). Budget = MACC + soft costs. Status: "Included (2027)" = in the 2027 preservation request; "Deferred" = below this biennium's budget threshold cutoff; "Excluded" = no separate budget line. All deficiencies are Main Campus.

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

All 25 deficiencies are on the Main Campus; the Courthouse Annex carries none this cycle. HVAC (D30) is the dominant system category — 10 of 25 deficiencies and $3,059,000, all of it deferred. The Chuck DeMoss Building concentrates the deferred backlog with $1,891,000 across four deficiencies; the Campus Center follows with $1,067,000 across two. Of the 25 deficiencies, 4 are included in the 2027 request, 18 are deferred (every one for the same reason — below the budget threshold cutoff), and 3 carry no separate budget line: two ADA parking components consolidated into the combined project (D04), and the Odem air compressor, for which the college found a replacement. Only 3 of the 18 deferred projects are classified Deferrable by the survey; the other 15 are Immediate.

4.2 Findings detail

Entries follow the ranked order of the summary table. Problem and repair text is reproduced character-for-character from the PROBLEM DESCRIPTION and REPAIR DESCRIPTION columns of the 2025 FCS workbook, including any original spelling, punctuation, or internal inconsistencies. Building condition scores shown in each block are the workbook row values (see the reviewer note in Section 4.1).

D01 — Switchgear, Mccormick (Main Campus)

Image: Link

Deficiency score	99	**Budget estimate**	$1,251,000
Bldg condition score	398	**Status**	Included in 2027 budget request
System	D50 Electrical	**Deferability**	Immediate

Location	Program floor	**Priorities**	Health/Safety (70%), Facility Use (30%)

Problem Description

The switchgear in Building A is located on the floor alongside program activities, including welding. This location exposes the equipment to airborne metal fibers, which accumulate on the surface and create a safety hazard. The presence of electrical equipment in proximity to metal particulates is unsafe and poses risks to students and staff. The switchgear should be relocated to a dedicated electrical room, separated from instructional activities.

Repair Description

Relocate the switchgear to a dedicated electrical room, away from welding and program activities.

D02 — Roof, Technology Resource Cntr (Main Campus)

Image: Link

Deficiency score	91	**Budget estimate**	$440,000
Bldg condition score	186	**Status**	Included in 2027 budget request
System	B30 Roofing	**Deferability**	Immediate
Location	Roof	**Priorities**	Health/Safety (50%), Facility Use (50%)

Problem Description

The sloped terracotta-tiled roof on Building C, the Technology Resource Center, is past its designed service life. The tiles show signs of wear, and vegetation buildup is present, indicating long-term moisture retention. The college has reported active leaks. The roof area is approximately 15,000 square feet. This section of roofing should be reconditioned or replaced to prevent further water intrusion and ensure long-term durability.

Repair Description

Repair or recondition the sloped terracotta-tiled roof on Building C, approximately 15,000 square feet. Address leaks and vegetation buildup.

D03 — Restroom, Odem Building (Main Campus)

Image: Link

Deficiency score	81	**Budget estimate**	$221,000
Bldg condition score	251	**Status**	Included in 2027 budget request
System	C10 Interior Construction	**Deferability**	Immediate
Location	Restroom on north end of building	**Priorities**	Facility Use (100%)

Problem Description

The restroom in Building L is not ADA compliant, despite being marked with ADA signage. The current layout does not provide adequate space or accessibility. The stall on the left lacks the required clearance, and the location of the hand sink and drying equipment limits maneuverability. The existing configuration includes two stalls; to meet accessibility requirements, one stall must be removed.

Repair Description

Reconfigure the Building L restroom to meet ADA standards. Remove the right-side stall, relocate the hand sink to the shared partition wall, and move the hand-drying equipment to the right wall.

D04 — ADA Parking, Site (Main Campus)

Image: Link

Deficiency score	81	**Budget estimate**	$409,000
Bldg condition score	247	**Status**	Included in 2027 budget request
System	G20 Site Improvements	**Deferability**	Immediate
Location	Parking between buildings I and J	**Priorities**	Facility Use (100%)

Problem Description

Accessible parking serving Buildings I, J, B, and C does not provide compliant access for users with mobility impairments. The parking area serving Buildings I and J has an insufficient number of accessible spaces, and existing access aisles are undersized. The five accessible stalls on the east side of Building I lack van-accessible 8 ft-wide access aisles, limiting safe deployment of wheelchair lifts and reducing usable access from the stalls to the building entrances.

The accessible parking aisle south of Building B is also too narrow and does not provide a compliant accessible route to Buildings B and C. Missing curb cuts at the Building I/J parking area and at the south side of Building B prevent direct transition between accessible parking spaces and adjacent sidewalks. These deficiencies interrupt the accessible route network, reduce route options, and create barriers for students, staff, and visitors who rely on wheelchairs, mobility devices, or van lift deployment.

Repair Description

Repair accessible parking serving Buildings I, J, B, and C by adding two ADA parking spaces, widening existing access aisles, revising one stall to provide an 8 ft-wide van-accessible access aisle, and expanding the south Building B access aisle to at least 5 ft. Install new curb cuts at the affected sidewalks to provide compliant accessible routes from the parking areas to adjacent walkways and building entrances.

Survey note: *Combination of three ADA parking projects*

D05 — ADA Parking, Site (Main Campus)

Image: Link

Deficiency score	81	**Budget estimate**	—
Bldg condition score	247	**Status**	Excluded — combined into D04
System	G20 Site Improvements	**Deferability**	Immediate
Location	East of Building I	**Priorities**	Facility Use (100%)

Problem Description

There are five ADA parking stalls on the east side of Building I. However, the area lacks a curb cut, and none of the stalls includes an 8-foot-wide access aisle required for van accessibility. This limits compliant access for users with wheelchair lifts.

Repair Description

Revise one stall to provide an 8-foot-wide van-accessible access aisle and add a curb cut at the sidewalk.

Survey note: *Combined with other ADA parking projects*

D06 — ADA Parking, Site (Main Campus)

Image: Link

Deficiency score	81	**Budget estimate**	—
Bldg condition score	247	**Status**	Excluded — combined into D04
System	G20 Site Improvements	**Deferability**	Immediate
Location	Site	**Priorities**	Facility Use (100%)

Problem Description

The ADA parking aisle south of Building B does not meet code requirements. The access aisle is too narrow and does not provide a compliant route to Buildings B and C. A curb cut is also missing, limiting accessible access between the parking area and adjacent walkways.

Repair Description

Expand the ADA parking access aisle to at least 5 feet and add a curb cut to provide accessible access to Buildings B and C.

Note: *Combined with other ADA parking projects*

D07 — Dry sprinkler system, Multiple (Main Campus)

Image: Link

Deficiency score	75	**Budget estimate**	$628,000
Bldg condition score	247	**Status**	Deferred — below budget threshold cutoff
System	D40 Fire Protection	**Deferability**	Immediate
Location	Multiple	**Priorities**	Health/Safety (50%), Increased Repair/Replacement Cost (50%)

Problem Description

Buildings A, E, F, J, and L each have sections of a dry sprinkler system that are failing. The original piping is deteriorating, while recently replaced sections are visibly newer (see referenced photo). The college has been replacing damaged piping incrementally, but the age and condition of the remaining system suggest it is beyond its useful life. These systems were likely installed during original construction, circa 1965–1975, depending on the building. Continued piecemeal replacement is inefficient and may pose reliability risks.

Repair Description

Replace the entire dry sprinkler system in Buildings A, E, F, J, and L.

D08 — Chiller, Campus Center (Main Campus)

Image: Link

Deficiency score	65	**Budget estimate**	$815,000

Bldg condition score	198	**Status**	Deferred — below budget threshold cutoff
System	D30 HVAC	**Deferability**	Immediate
Location	NW of Campus Center	**Priorities**	Facility Use (50%), Increased Repair/Replacement Cost (50%)

Problem Description

The chiller serving Campus Center (Building I), constructed in 1987, is undersized and no longer meets the cooling demand of the building. The unit is beyond its service life, uses outdated R-22 refrigerant, and requires frequent repairs. The current system contributes to operational inefficiencies and impacts occupant comfort during warmer months.

Repair Description

Replace the existing chiller with a larger-capacity, energy-efficient unit compatible with current refrigerant standards.

D09 — Circulation pumps, Campus Center (Main Campus)

Image: Link

Deficiency score	65	**Budget estimate**	$252,000
Bldg condition score	198	**Status**	Deferred — below budget threshold cutoff
System	D30 HVAC	**Deferability**	Immediate
Location	Mechanical space	**Priorities**	Facility Use (50%), Increased Repair/Replacement Cost (50%)

Problem Description

The circulation pumps in Building I are original to the building, which was constructed in 1987. All four pumps are making a loud humming noise and show visible signs of deterioration, including corrosion and damaged insulation. Although there is no evidence of active leaks, the advanced wear indicates that the pumps are nearing the end of their useful life. Preemptive replacement is recommended to prevent future failure.

Repair Description

Replace all four original circulation pumps in Building I.

D10 — Breezeways, Chuck Demoss Building (Main Campus)

Image: Link

Deficiency score	65	**Budget estimate**	$189,000
Bldg condition score	241	**Status**	Deferred — below budget threshold cutoff
System	B10 Superstructure	**Deferability**	Immediate

Location	Multiple	**Priorities**	Health/Safety (30%), Increased Repair/Replacement Cost (70%)

Problem Description
The sidewalks in the breezeways of Building J (Chuck DeMoss Building), constructed in 1988, are slippery and unsafe. The existing non-slip protective coating is peeling and no longer effective. Since all building circulation occurs through exterior breezeways, this condition presents a consistent safety hazard. All three levels of breezeway sidewalks show signs of wear and surface failure.

Repair Description
Resurface all breezeway sidewalks on all three levels with a durable, slip-resistant coating.

D11 — Elevator, Chuck Demoss Building (Main Campus)

Image: Link

Deficiency score	65	**Budget estimate**	$753,000
Bldg condition score	241	**Status**	Deferred — below budget threshold cutoff
System	D10 Vertical Transportation	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (50%), Increased Repair/Replacement Cost (50%)

Problem Description
The elevator in the Chuck DeMoss Building (Building J) is original to the building (1988). Replacement parts are increasingly difficult to source, resulting in delayed repairs. When the elevator is down, there is no accessible route to the upper or lower levels of the building. This creates significant access issues for individuals with mobility limitations. Modernization is recommended to restore reliable and equitable access.

Repair Description
Modernize the existing elevator to improve reliability and ensure full accessibility to all floors.

D12 — Terminal units, Chuck Demoss Building (Main Campus)

Image: Link

Deficiency score	59	**Budget estimate**	$917,000
Bldg condition score	241	**Status**	Deferred — below budget threshold cutoff
System	D30 HVAC	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (30%), Increased Repair/Replacement Cost (70%)

Problem Description
The HVAC system components downstream of the boiler and chiller in the Chuck DeMoss Building (Building J) are failing frequently. Valves and actuators require ongoing repairs, resulting in increased maintenance

and operational costs. The system consists of 61 units total. These units are nearing end-of-life and no longer function reliably. While the controls are still operational, they are fragmented across multiple platforms.

Repair Description

Replace all 61 HVAC units. Integrate controls under a single system as a secondary priority.

D13 — Heat pumps, Anderson (Main Campus)

Image: Link

Deficiency score	56	**Budget estimate**	$32,000
Bldg condition score	300	**Status**	Deferred — below budget threshold cutoff
System	D30 HVAC	**Deferability**	Immediate
Location	Roof	**Priorities**	System Use (50%), Increased Repair/Replacement Cost (50%)

Problem Description

The rooftop heat pump on Building F is heavily corroded and past its design life. The unit's nameplate is no longer legible, making it difficult to confirm its specifications. Based on the condition and design, it is likely original to the building, which was constructed in 1974. The unit should be replaced to maintain reliable heating and cooling.

Repair Description

Replace the rooftop heat pump on Building F.

D14 — Chiller, Electric Maintenance (Main Campus)

Image: Link

Deficiency score	55	**Budget estimate**	$815,000
Bldg condition score	265	**Status**	Deferred — below budget threshold cutoff
System	D30 HVAC	**Deferability**	Immediate
Location	Building G	**Priorities**	System Use (50%), Increased Repair/Replacement Cost (50%)

Problem Description

The chiller located in Building G serves three campus buildings. It is at the end of its useful life and requires frequent repairs. Replacement parts are becoming increasingly difficult to source. The unit is no longer reliable and should be replaced to ensure continued cooling service to all affected buildings. Building G was constructed in 1999.

Repair Description

Replace the existing chiller in Building G with a new unit.

Survey note: *This needs to be higher priority*

Note: *The survey text states "Building G was constructed in 1999"; the FPMT inventory records Electric Maintenance's primary construction date as 1966. The original wording is retained.*

D15 — Air Compressor, Odem Building (Main Campus)

Image: Link

Deficiency score	55	**Budget estimate**	—
Bldg condition score	251	**Status**	Excluded
System	D30 HVAC	**Deferability**	Immediate
Location	Basement - mechanical	**Priorities**	System Use (50%), Increased Repair/Replacement Cost (50%)

Problem Description

The air compressor in the Odem Building (Building L) is original to the building and has exceeded its expected service life. It serves the entire building and is at risk of failure. Given its age and critical role, replacement is recommended to maintain building operations.

Repair Description

Replace the existing air compressor serving Building L.

Survey note: *This can be eliminated; we have found a replacement*

D16 — Switchgear, Site (Main Campus)

Image: Link

Deficiency score	55	**Budget estimate**	$114,000
Bldg condition score	247	**Status**	Deferred — below budget threshold cutoff
System	D50 Electrical	**Deferability**	Immediate
Location	West of building H	**Priorities**	System Use (50%), Increased Repair/Replacement Cost (50%)

Problem Description

The switchgear located west of Building H is at the end of its service life and requires replacement. A contractor previously recommended replacement during the 2025–2027 budget cycle, but the project was cut from the final budget. The equipment is still operating but shows signs of deterioration and no longer meets current reliability standards.

Repair Description

Replace the aging switchgear west of Building H.

Survey note: *Possibly part of 2027 Allied Health construction*

D17 — Controls, Technology Resource Cntr (Main Campus)

Image: Link

Deficiency score	55	**Budget estimate**	$38,000
Bldg condition score	186	**Status**	Deferred — below budget threshold cutoff
System	D30 HVAC	**Deferability**	Immediate
Location	Multiple	**Priorities**	System Use (50%), Increased Repair/Replacement Cost (50%)

Problem Description

The building management system (BMS) end units in Building C have reached the end of their service life. They fail frequently and require ongoing repairs. These outdated controls limit the ability to monitor and adjust indoor environmental conditions efficiently. Building H has similar issues and should be included if it is not already part of the planned modernization scope.

Repair Description

Replace the building management system end units in Building C. Include Building H in the scope if not already addressed in the planned modernization.

D18 — Air conditioning, Technology Resource Cntr (Main Campus)

Image: Link

Deficiency score	55	**Budget estimate**	$126,000
Bldg condition score	186	**Status**	Deferred — below budget threshold cutoff
System	D30 HVAC	**Deferability**	Immediate
Location	Multiple	**Priorities**	System Use (50%), Increased Repair/Replacement Cost (50%)

Problem Description

Building C was constructed in 2003. The computer room air conditioning (CRAC) units are original to the building and have exceeded their design life. All four units use R-22 refrigerant, which is now phased out and difficult to source. Two units are located in the mechanical courtyard, one in the mechanical room, and one in Room 200D, which is currently non-operational. The aging systems are unreliable and at high risk of failure, putting IT infrastructure at risk of overheating.

Repair Description

Replace all four computer room air conditioning units in Building C with new systems using current refrigerant and energy-efficient technology.

D19 — Air conditioning, Chuck Demoss Building (Main Campus)

Image: Link

Deficiency score	55	**Budget estimate**	$32,000
Bldg condition score	241	**Status**	Deferred — below budget threshold cutoff

System	D30 HVAC	**Deferability**	Immediate
Location	Multiple	**Priorities**	System Use (50%), Increased Repair/Replacement Cost (50%)

Problem Description

The computer room air conditioning (CRAC) unit in Building J at Renton Technical College has become increasingly unreliable. College staff report having to add 3 pounds of refrigerant over the past year to maintain operation. The unit has reached the end of its service life and is no longer functioning reliably. Continued use in this condition risks equipment failure and system downtime in the computer lab environment.

Repair Description

Replace the CRAC unit in Building J to restore reliable cooling capacity.

D20 — Windows, Houser (Main Campus)

Image: Link

Deficiency score	52	**Budget estimate**	$95,000
Bldg condition score	287	**Status**	Deferred — below budget threshold cutoff
System	Facility / B20 Exterior Closure	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (50%), Quality of Use (50%)

Problem Description

The entry windows on Building E have failed. The glazing is plexiglass and shows extensive mineral deposits. The perimeter gaskets have deteriorated, compromising the weather seal. The window frames are heavily corroded. There are four sets of windows at the building entries that are affected.

Repair Description

Replace the four entry window assemblies at Building E, including frames, glazing, and gaskets.

D21 — Fire alarm panel, Multiple (Main Campus)

Image: Link

Deficiency score	51	**Budget estimate**	$38,000
Bldg condition score	247	**Status**	Deferred — below budget threshold cutoff
System	D40 Fire Protection	**Deferability**	Deferrable
Location	Multiple	**Priorities**	Health/Safety (50%), System Use (50%)

Problem Description

Buildings N and L are using outdated AFP-200 fire alarm systems, which lack modern features such as individually addressable devices and all-call capability. Building O uses a Bosch D9412 GV4 security panel to transmit fire signals. The rest of the campus has been upgraded to Honeywell Notifier systems with speaker strobes and individually addressable devices, allowing more precise identification of trouble or alarm

conditions and enabling paging through the system. It is unclear if Building M still uses the AFP-200 system; verification is needed.

Repair Description

Replace the AFP-200 and Bosch D9412 GV4 fire alarm systems with Honeywell Notifier systems to match the rest of the campus. Verify the system in Building M and upgrade if necessary.

Note: *Building M is not needed.*

D22 — Ejection pumps, Business Technology (Main Campus)

Image: Link

Deficiency score	47	**Budget estimate**	$503,000
Bldg condition score	200	**Status**	Deferred — below budget threshold cutoff
System	D20 Plumbing	**Deferability**	Deferrable
Location	Basement - mechanical	**Priorities**	Health/Safety (50%), Increased Repair/Replacement Cost (50%)

Problem Description

The waste ejection pumps in Building H is in the basement, which sits below the elevation of the main sewer line. These pumps are original to the building, which was constructed in 1985, and have experienced failures in the past. The system is essential for waste removal and is at the end of its service life. This item should be funded if it is not already included in the Building H modernization project scheduled for 2027–2029.

Repair Description

Replace the original waste ejection pumps serving the basement of Building H.

> ***Note:*** *The survey text states the building was constructed in 1985; the FPMT inventory records Business Technology's primary construction date as 1993 (and D25 states 1988). The original wording is retained.*

D23 — Lighting, Site (Main Campus)

Image: Link

Deficiency score	45	**Budget estimate**	$378,000
Bldg condition score	247	**Status**	Deferred — below budget threshold cutoff
System	D50 Electrical	**Deferability**	Immediate
Location	Multiple	**Priorities**	Health/Safety (30%), Quality of Use (70%)

Problem Description

The site lighting north of Building H is inadequate. Existing fixtures only partially illuminate the area, leaving key pathways - including exterior stairs - poorly lit and unsafe after dark. The limited light coverage reduces visibility and presents a safety and security concern for students and staff. Approx 12 fixtures need to be replaced.

Repair Description

Replace the site lighting north of Building H with double-headed fixtures to improve coverage, safety, and security.

D24 — Roll-up doors, Multiple (Main Campus)

Image: Link

Deficiency score	39	**Budget estimate**	$902,000
Bldg condition score	247	**Status**	Deferred — below budget threshold cutoff
System	B20 Exterior Closure	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (30%), Quality of Use (70%)

Problem Description

The roll-up doors on Buildings K2 and K4 are original to the buildings and have deteriorated past their useful life. The doors are of the same vintage and show signs of age and wear. Each building has approximately 10 doors. Additionally, six doors from Building L are in similar condition and should be included in the replacement scope.

Repair Description

Replace deteriorated roll-up doors in Buildings K2, K4, and L. Include approximately 26 doors total.

Note: *K-3 needed as well (add 10)*

D25 — Heat pumps, Business Technology (Main Campus)

Image: Link

Deficiency score	35	**Budget estimate**	$32,000
Bldg condition score	200	**Status**	Deferred — below budget threshold cutoff
System	D30 HVAC	**Deferability**	Deferrable
Location	Multiple	**Priorities**	System Use (50%), Increased Repair/Replacement Cost (50%)

Problem Description

Building H, constructed in 1988, has four water source heat pumps that are at the end of their service life. These units are due for replacement. If this replacement is already covered under the upcoming Building H modernization project scheduled for 2027–2029, this item may be redundant. Coordinate with the college to confirm whether the heat pump replacement is already included in the modernization scope to avoid duplicate funding.

Repair Description

Replace the four water source heat pumps in Building H if not addressed in the planned modernization project.

Survey note: *This needs to be higher priority due to the frequent utilization of the rooms affected.*

Note: *The verbatim text states Building H was constructed in 1988; the FPMT inventory records Business Technology's primary construction date as 1993 (and D22 states 1985). The original wording is retained.*

5. BUILDING PROFILES

Profiles cover buildings with capital activity in the 2027 request, a condition score above 275, or a material concentration of deferred deficiencies, ordered worst-first. Five buildings are not profiled: Facilities & Security (194) and the four Paul Greco buildings (146–163) are in adequate or superior condition with no building-specific deficiencies this cycle (the K2 and K4 roll-up doors appear in the campus-wide D24), and the Family Life / Child Care building was not surveyed. Deficiency IDs reference Section 4.2; dollar figures are budget estimates.

Allied Health — condition score 416

Building	GSF	Built	Reno.	Predominant use
Allied Health	46,435	1966	2001	Allied health

Condition. 2025 condition score 416 (Needs improvement — renovation); 2023: 416 (unchanged from 2023). Top weighted contributors: HVAC (32), Roofing (30), Life/Safety (30).

Current biennium (2027 request). None.

Deferred and emerging. None. Buildings A, E, F, J, and L carry the campus-wide dry sprinkler deficiency (D07); Allied Health (Building B) is outside that scope this cycle.

Long-term outlook. The worst-scored building in the portfolio and the college's stated replacement priority — poor configuration; programs cannot function in the space (2025 pre-survey). It correctly carries no 2027 repair dollars. The survey's note on the deferred site switchgear west of Building H (D16) references a possible 2027 Allied Health construction project; replacement timing should be confirmed before any future capital repair is directed here. Tier 2 Clean Buildings deadline July 1, 2027.

Mccormick — condition score 415

Building	GSF	Built	Reno.	Predominant use
Mccormick	26,183	1966	—	Welding / Property maintenance

Condition. 2025 condition score 415 (Needs improvement — renovation); 2023: 415, recorded as 398 in the 2023 cycle. Top weighted contributors: Electrical (42), Roofing (31), Life/Safety (31).

Current biennium (2027 request). D01 — switchgear relocation, $1,251,000 (54% of the preservation request).

Deferred and emerging. The dry sprinkler deficiency (D07) includes Building A piping, and the roll-up door history in this building predates this cycle (five doors were funded earlier; see 2023 FCS).

Long-term outlook. A 1966 shop building (welding, property maintenance) and the second-worst score in the portfolio. The 2027 switchgear relocation removes the acute electrical hazard, but the building remains in the renovation band with heavy program wear; a whole-building renovation-or-replacement determination belongs in the next master plan update. Tier 2 Clean Buildings deadline July 1, 2027.

Courthouse Annex — condition score 313

Building	GSF	Built	Reno.	Predominant use
Courthouse Annex	9,948	1984	—	Rentals

Condition. 2025 condition score 313 (Needs improvement — maintenance); 2023: 313 (unchanged from 2023). Top weighted contributors: Roofing (52), Fire Safety (31), Maintenance (22).

Current biennium (2027 request). None.

Deferred and emerging. None this cycle. D21 records that Building O transmits fire signals through a Bosch D9412 GV4 security panel rather than the campus-standard Honeywell Notifier system.

Long-term outlook. A 1984 off-campus rental property acquired in 2004. One third of its roof was replaced under the 2023–2025 funded roof project ($370,000); roofing remains its heaviest condition component (52 weighted points). The remaining roof sections and the fire-signal path are the items to watch for 2029–2031. Below the Clean Buildings coverage floor.

Anderson — condition score 300

Building	GSF	Built	Reno.	Predominant use
Anderson	18,465	1975	—	Machining / Sciences / Construction

Condition. 2025 condition score 300 (Needs improvement — maintenance); 2023: 300 (unchanged from 2023). Top weighted contributors: Roofing (31), Glazing (31), Plumbing (25).

Current biennium (2027 request). None.

Deferred and emerging. D13 — rooftop heat pump, $32,000. The building also sits inside the campus-wide dry sprinkler scope (Building F, D07).

Long-term outlook. A 1975 shop and science building at the bottom of the maintenance band. Its roof was reconditioned under the 2025–2027 request cycle ($154,000 requested); roofing and glazing still lead the score. The heat pump is small-dollar but its nameplate is illegible and it is likely original — an easy add to a 2029 mechanical package.

Houser — condition score 287

Building	GSF	Built	Reno.	Predominant use
Houser	13,334	1973	—	Refrigeration technology / Plastering

Condition. 2025 condition score 287 (Needs improvement — maintenance); 2023: 287 (unchanged from 2023). Top weighted contributors: Life/Safety (31), Glazing (31), Plumbing (25).

Current biennium (2027 request). None.

Deferred and emerging. D20 — entry window assemblies, $95,000. Building E is also inside the dry sprinkler scope (D07).

Long-term outlook. A 1973 building housing refrigeration technology and plastering. The four failed entry window assemblies (plexiglass glazing, corroded frames) are the visible envelope item; glazing is a top-three score driver, so the window replacement addresses the condition score directly. Continued use with periodic renewal is the trajectory.

Basic Studies Center — condition score 277

Building	GSF	Built	Reno.	Predominant use
Basic Studies Center	9,810	1978	—	Administration / Public gathering

Condition. 2025 condition score 277 (Needs improvement — maintenance); 2023: 277 (unchanged from 2023). Top weighted contributors: Electrical (25), Lights/Power (25), Glazing (25).

Current biennium (2027 request). None.

Deferred and emerging. None this cycle.

Long-term outlook. A small 1978 administration building just over the maintenance-band threshold. The 2025–2027 cycle requested a $337,000 multi-zone HVAC replacement here (F11); no new deficiency emerged this cycle. Electrical and lighting lead the score — candidates for the Clean Buildings-era lighting work described in Section 9, though the building is below the coverage floor.

Chuck Demoss Building — condition score 265

Building	GSF	Built	Reno.	Predominant use
Chuck Demoss Building	61,963	1988	—	Technology / Testing / Sciences

Condition. 2025 condition score 265 (Adequate); 2023: 265, recorded as 241 in the 2023 cycle. Top weighted contributors: HVAC (24), Exterior Closure (24), Doors & Hardware (18).

Current biennium (2027 request). None.

Deferred and emerging. D10 — breezeways, $189,000; D11 — elevator, $753,000; D12 — terminal units, $917,000; D19 — CRAC unit, $32,000. Total $1,891,000 — the largest building concentration in the deferred backlog. Buildings J piping is also in the dry sprinkler scope (D07).

Long-term outlook. The largest building on campus (61,963 GSF, 1988) and the mid-term keystone. All circulation runs through exterior breezeways whose non-slip coating has failed on all three levels; the sole elevator is original with parts sourcing problems; and the 61 downstream HVAC terminal units are at end of life with controls fragmented across platforms. These four items should be packaged as one 2029–2031 building renewal rather than funded piecemeal. Tier 1 Clean Buildings deadline June 1, 2028.

Electric Maintenance — condition score 265

Building	GSF	Built	Reno.	Predominant use
Electric Maintenance	3,240	1966	—	Equipment storage / Central chiller

Condition. 2025 condition score 265 (Adequate); 2023: 265 (unchanged from 2023). Top weighted contributors: Fire Safety (31), HVAC (25), Life/Safety (21).

Current biennium (2027 request). None.

Deferred and emerging. D14 — chiller, $815,000, with a college note that it needs to be higher priority.

Long-term outlook. A small 1966 support building whose importance is out of proportion to its 3,240 GSF: it houses the chiller serving three campus buildings. The unit is at end of life with parts increasingly difficult to source; its predecessor circulation pumps were flagged in 2023. A failure would take cooling down in three buildings at once — the strongest single escalation candidate for 2029–2031.

Odem Building — condition score 260

Building	GSF	Built	Reno.	Predominant use
Odem Building	31,035	1987	—	Heat and frost

Condition. 2025 condition score 260 (Adequate); 2023: 260, recorded as 251 in the 2023 cycle. Top weighted contributors: HVAC (25), Life/Safety (21), Doors & Hardware (19).

Current biennium (2027 request). D03 — restroom ADA reconfiguration, $221,000.

Deferred and emerging. None; D15 (air compressor) was excluded after the college found a replacement. Building L is inside the dry sprinkler scope (D07), retains an AFP-200 fire alarm panel (D21), and contributes six roll-up doors to D24.

Long-term outlook. A 1987 shop building (heat and frost). The 2027 restroom project plus the $1,226,000 program-funded Building L bathroom renovation address its accessibility deficit in one biennium. Its remaining exposure is the campus-wide fire-protection and roll-up-door work.

Campus Center — condition score 206

Building	GSF	Built	Reno.	Predominant use
Campus Center	50,364	1988	—	Administration / Food services

Condition. 2025 condition score 206 (Adequate); 2023: 206, recorded as 198 in the 2023 cycle. Top weighted contributors: HVAC (24), Doors & Hardware (18), Glazing (18).

Current biennium (2027 request). None.

Deferred and emerging. D08 — chiller, $815,000; D09 — circulation pumps, $252,000. Total $1,067,000, all original 1987–88 equipment.

Long-term outlook. The campus hub (administration, public gathering, food services; 50,364 GSF, 1988). Its single-air-handler HVAC architecture was flagged in 2023 as having no backup; this cycle the undersized R-22 chiller and all four original circulation pumps reached the deferred list. The chiller replacement is both a comfort and a compliance decision — Tier 1 Clean Buildings deadline June 1, 2028 — and should be specified as a high-efficiency unit, not a like-for-like swap.

Business Technology — condition score 200

Building	GSF	Built	Reno.	Predominant use
Business Technology	50,200	1993	—	Business / Nursing

Condition. 2025 condition score 200 (Adequate); 2023: 200 (unchanged from 2023). Top weighted contributors: Insulation (18), Glazing (18), Floor Finishes (12).

Current biennium (2027 request). None.

Deferred and emerging. D22 — waste ejection pumps, $503,000; D25 — water-source heat pumps, $32,000. Both flagged in the survey text for coordination with the Building H modernization project scheduled for 2027–2029. D17 (BMS end units) also names Building H.

Long-term outlook. A 1993 building in good condition. The basement waste ejection pumps sit below the sewer main elevation and have failed before — a genuine risk item — but the survey itself conditions both deferred projects on the modernization scope. Confirming that scope before the 2029 request is the action item. Tier 1 Clean Buildings deadline June 1, 2028.

Technology Resource Cntr — condition score 186

Building	GSF	Built	Reno.	Predominant use

Technology Resource Cntr	46,597	2003	—	Library / Administration

Condition. 2025 condition score 186 (Adequate); 2023: 186 (unchanged from 2023). Top weighted contributors: Roofing (20), Doors & Hardware (18), Glazing (18).

Current biennium (2027 request). D02 — terracotta roof recondition, $440,000.

Deferred and emerging. D17 — BMS controls end units, $38,000; D18 — four R-22 CRAC units, $126,000 (one already non-operational).

Long-term outlook. The 2003 library and administration building — the best-scored large building on campus. The sloped terracotta roof (~15,000 SF) has active leaks and is the request's one envelope project. The four original R-22 computer-room units protect IT infrastructure and are a quiet single-point-of-failure risk; they belong in the 2029 mechanical package. Tier 2 Clean Buildings deadline July 1, 2027.

6. INFRASTRUCTURE SYSTEMS

Infrastructure requests (campus utility distribution and site systems) are budgeted separately from building preservation. For the 2027–2029 cycle, Renton's infrastructure request is $57,000: replacement of the primary switchgear (asset 1439) serving the Main Campus, located in the southeast site quadrant and serving all campus buildings (infrastructure survey). The related — but separate — preservation deficiency D16 covers the aging switchgear west of Building H ($114,000, deferred), which a contractor recommended replacing in the 2025–2027 cycle before it was cut from that budget.

Prior activity shows a steady but small infrastructure program. The 2023–2025 biennium funded $556,000: four 3-phase transformers ($337,000, assets 1433, 1440, 1461, 1463), a corrugated-metal storm line ($161,000, asset 1473), a potable water meter ($27,000), and gas meters ($31,000). The 2025–2027 request carried the cooling tower serving multiple buildings ($110,000, asset 1438), the Basic Studies primary switchgear ($44,000, asset 1434), and two meters ($50,000); the infrastructure survey now marks those assets Excluded for 2027.

The forward picture is the important one. The infrastructure survey identifies a future replacement backlog of $11,180,000 across 105 Main Campus distribution assets, none of it in the current request:

System	Assets	Future replacement estimate
Storm drainage	36	$3,406,000
Potable water	14	$2,088,000
Electrical distribution	18	$1,620,000
Sewer	15	$1,426,000
Non-potable (heating/cooling) water	5	$1,297,000
Fire system water lines	4	$752,000
Emergency access roads	12	$401,000
Gas	1	$190,000
Total	**105**	**$11,180,000**

Storm drainage is the leading exposure and the most overdue: several corrugated-metal (CMP) storm lines carry remaining-life values of negative 25 to negative 39 years in the survey — the 2023–2025 CMP line replacement (asset 1473) was the first installment of what should become a phased CMP replacement program. The utilidor-and-direct-buried water and electrical runs serving the 1966–1975 campus core (survey ages of 42–56 years) are the other cluster to program across the 2029–2033 biennia. An infrastructure-specific scope for 2029–2031 — starting with the failed CMP storm lines — would put this backlog on a schedule rather than leaving it to emergency response.

7. MASTER PLAN ALIGNMENT

Both campuses have full master plans dated 2018 with no subsequent update (2025 pre-survey). The college reported the following priorities:

Category	Building	Reported need
Renovation	None	—
Replacement	Allied Health (270-B)	Poor configuration — programs cannot function in space
Demolition	None	—

The 2027 capital repair recommendations align with these priorities. No 2027 preservation project invests in Allied Health, the one building flagged for replacement — the correct posture, since capital repair funds should not flow to a building slated for removal. Two coordination items warrant tracking. First, the survey note on D16 places the deferred site switchgear west of Building H "possibly part of 2027 Allied Health construction" — if an Allied Health replacement project advances, that switchgear scope should move with it. Second, the survey text for D22, D25, and D17 references a Building H (Business Technology) modernization project scheduled for 2027–2029 that does not appear in the reported master plan priorities; its scope determines whether $573,000 of deferred work is duplicative. The master plans are now 8 years old; a refresh would resolve both questions and put the Mccormick renovation-or-replacement decision (Section 5) on the record.

8. MAINTENANCE CAPACITY SNAPSHOT

The in-house staffing roster below is from the 2025 pre-survey input document. Contract-maintenance and materials figures were not refreshed in the pre-survey and are carried forward from the 2023 FCS cycle as noted. Ratios use the surveyed building area (442,065 GSF).

In-house maintenance staffing (2025 pre-survey)

Position	Hours per week	Estimated annual cost
Facilities Director	40	$113,046
Maintenance Mechanic 4	40	$102,462
Facilities Painter	40	$98,997
Maintenance Mechanic 3	40	$98,997
Maintenance Mechanic 3	40	$98,997
Maintenance Mechanic 3	40	$98,997
Maintenance Mechanic 1-2	40	$95,359
Total (7 positions)	**280**	**$706,855**

Derived metrics

In-house maintenance FTEs (280 hrs/wk ÷ 40)	**7.0**
Estimated equivalent contract FTEs (2023 cycle)	**0.9**
Combined total FTEs	**7.9**
GSF per combined FTE (442,065 GSF surveyed)	**55,958**
State average (weighted, 2023 cycle)	**74,279 GSF / FTE**
Total maintenance cost (staff + contract + material)	**$908,855**
Maintenance cost per GSF	**$2.06**
State average (weighted, 2023 cycle)	**$1.48 / GSF**
APPA self-rating (2023 cycle)	**Comprehensive Stewardship (level 2 of 5)**

Renton runs a comparatively well-resourced maintenance organization. At 55,958 GSF per combined FTE it covers less area per person than the 2023 state weighted average (74,279) and both national benchmarks (IFMA 57,471; ASU 79,293), and its Comprehensive Stewardship self-rating is one level above the Managed Care norm. That capacity is consistent with a portfolio whose weighted score sits in the Adequate band despite a 1966 core — and it is what has kept the piecemeal dry-sprinkler and R-22 equipment repairs going. The pressure point is the deferred list: 15 of 18 deferred projects are designated Immediate, and keeping that equipment running will consume increasing maintenance effort each biennium the backlog is carried.

9. DECARBONIZATION AND CLEAN BUILDINGS COMPLIANCE

Washington's Clean Buildings Performance Standard (CBPS), administered by the Department of Commerce under RCW 19.27A, attaches binding compliance deadlines to Renton's larger buildings. It overlaps directly with the mechanical work already in this report's deferred backlog: the next chiller, CRAC, and controls decisions are also compliance decisions. No college-specific decarbonization plan was provided for this report; this section maps the covered buildings, their deadlines, and the deferred capital that sits inside them.

9.1 The Clean Buildings Performance Standard

The standard applies in two tiers by gross floor area. Tier 1 covers nonresidential buildings over 50,000 GSF and imposes a measured energy-use-intensity (EUI) target plus benchmarking, an energy-management plan (EMP), 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 EMP, and an O&M program, with an enforceable EUI target expected later in the rollout.

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 Renton: three Tier 1 buildings (50,001–90,000 GSF) on June 1, 2028, and five 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).

9.2 Renton's Included Buildings

Eight buildings exceed the 20,000 GSF coverage floor — three Tier 1 and five Tier 2, totaling 338,011 GSF (75% of the portfolio). The table pairs each with the deferred capital already identified for it in Section 4.

Building	GSF	Tier	Compliance date	Deferred capital backlog in building
Chuck Demoss Building	61,963	1	June 1, 2028	**$1,891,000**
Campus Center	50,364	1	June 1, 2028	**$1,067,000**
Business Technology	50,200	1	June 1, 2028	**$535,000**
Technology Resource Cntr	46,597	2	July 1, 2027	**$164,000**
Allied Health	46,435	2	July 1, 2027	—
Odem Building	31,035	2	July 1, 2027	—
Mccormick	26,183	2	July 1, 2027	—
Paul Greco - BLDG K1	25,234	2	July 1, 2027	—
Covered total (8 buildings)	**338,011**			**$3,657,000**

Building-specific deferred items only; campus-wide deferred deficiencies (D07 dry sprinkler, D16 site switchgear, D21 fire alarm panels, D23 site lighting, D24 roll-up doors) also touch covered buildings but are not allocated by building here. Mccormick's $1,251,000 switchgear relocation is in the 2027 funded request, not the deferred backlog. Allied Health is the college's replacement priority; its compliance pathway should be resolved through the replacement decision rather than component investment.

9.3 Aligning capital renewal with compliance

The deferred backlog and the Clean Buildings obligations are largely the same scope of work seen from two directions. Three alignments stand out. First, the R-22 replacements: the Campus Center chiller (D08) and the CRAC units in the Technology Resource Center and DeMoss (D18, D19) must be replaced regardless of the standard; specifying high-efficiency equipment on current refrigerant at that point converts forced spending into EUI progress in three covered buildings. Second, controls: the fragmented DeMoss controls (D12) and the end-of-life BMS units in Buildings C and H (D17) sit exactly where the standard's benchmarking and energy-management obligations require functioning building-level data; the $38,000 controls item is the cheapest compliance enabler on the list. Third, the DeMoss renewal package (Section 5) lands in a Tier 1 building — scoping its 61 terminal units as an efficiency upgrade rather than like-for-like replacement is the largest single EUI lever in the portfolio.

Because no Renton-specific decarbonization plan (HB 1390 / RCW 19.27A.260) was provided, this report cannot map the backlog onto a phased electrification program; the campus's mixed configuration — a multi-building chiller in Electric Maintenance alongside distributed rooftop and water-source equipment — suggests building-by-building compliance on the Tier 1/Tier 2 schedule above. Commissioning such a plan before the 2029 request would let the late-1980s mechanical cohort renewal and the compliance pathway be funded as one coordinated effort.

10. APPENDIX: BUILDING CONDITION DETAIL

The 20-component condition-score breakdown for each of the 17 surveyed buildings, ordered worst to best overall score. Each table is reference data; there is no narrative. The weighted score reflects the survey's component weighting; individual rounded rows may not sum exactly to the building's canonical score in the total row.

Allied Health — condition score 416

Component	Rating	Wt.	Wt. Score	Comment
Structure	2	8	16	Structural brick, wood/steel roof trusses
Exterior Closure	3	8	24	Brick; concrete; stucco; corrugated metal panels;
Roofing	3	10	30	BUR w mineral-surfaces capsheet-1999/2002
Floor Finishes	3	6	18	Vinyl tile-extensive cracking; ceramic tile; carpet-surface wear; hardwood
Wall Finishes	3	6	18	Gypsum board-marred/dinged; brick, ceramic tile; folding wall partitions
Ceiling Finishes	1	6	6	Gypsum board; direct-adhered and lay-in ceiling tiles
Doors & Hardware	3	6	18	Interior laminate doors w HM frames; exterior HM doors/frames/relites-surface wear
Elevators	3	6	18	2 stop; small/problematic single-piston elevator needs extensive refurbishment
Plumbing	3	8	24	Galvanized, copper, steel, cast iron and PVC piping; porcelain fixtures
Electrical	3	8	24	1600amp 208/120v
Lights/Power	3	8	24	Ceiling mount, wall mount, lay-in and recessed can fluorescent fixtures
Life/Safety	3	10	30	
Fire Safety	1	10	10	
Modifications	1	7	7	
Maintenance	3	7	21	
Remaining Life	5	6	30	Facility was constructed in three stages; poor amenities for contemporary allied health education; should be replaced
Appearance	5	6	30	
Insulation	3	6	18	
Glazing	3	6	18	Operable units
HVAC	4	8	32	HW boiler and chiller-deteriorating; fan-coil units
Total weighted score			**416**	**Needs improvement — renovation**

Mccormick — condition score 415

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Structural brick, CMU, steel trusses, glu-lam beams

Component	Rating	Wt.	Wt. Score	Comment
Exterior Closure	2	8	17	Brick, concrete
Roofing	3	10	31	BUR w mineral-surfaced cap sheet-2003
Floor Finishes	3	6	19	Concrete; ceramic tiles; vinyl tile; carpet
Wall Finishes	2	6	13	CMU; brick; ceramic tile
Ceiling Finishes	2	6	13	Metal deck pan; gypsum board lay-in tile
Doors & Hardware	4	6	25	Interior/exterior HM/wood doors/frames-surface wear and rust; metal OH coiling doors
Elevators	0	6	0	
Plumbing	3	8	25	Copper, cast iron. steel and galvanized piping; porcelain fixtures
Electrical	5	8	42	1600amp, 480/277v
Lights/Power	3	8	25	Hanging and lay-in fluorescent lighting
Life/Safety	3	10	31	
Fire Safety	1	10	10	
Modifications	3	7	22	Spaces seem to be undergoing constant change
Maintenance	3	7	22	
Remaining Life	3	6	19	Structurally sound building; adequate for "dirty" program use
Appearance	3	6	19	
Insulation	3	6	19	
Glazing	5	6	31	
HVAC	3	8	25	HW boiler; unit heaters; rooftop packaged heating units; radiant ceiling heat; no A/C
Total weighted score			**415**	**Needs improvement — renovation**

Courthouse Annex — condition score 313

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	8	Gas fired rooftop packaged HVAC units
Structure	1	8	8	Wood framed
Exterior Closure	2	8	17	Stucco with water damage on west façade
Roofing	5	10	52	BUR with reflective surface-significant leaks
Floor Finishes	2	6	13	Exposed aggregate concrete; carpet; sheet vinyl
Wall Finishes	2	6	13	Gypsum board
Ceiling Finishes	3	6	19	Lay-in tile
Doors & Hardware	3	6	19	Interior wood doors/frames-surface wear; exterior aluminum/HM doors/frames-surface wear
Elevators	0	6	0	
Plumbing	1	8	8	Copper, cast iron and steel piping; vitreous fixtures
Electrical	1	8	8	400amp 480/277v

Component	Rating	Wt.	Wt. Score	Comment
Lights/Power	1	8	8	Lay-in, recessed can and ceiling-mount fluorescent fixtures
Life/Safety	1	10	10	
Fire Safety	3	10	31	
Modifications	1	7	7	Well thought out modifications from courthouse to classrooms
Maintenance	3	7	22	
Remaining Life	2	6	13	Building is currently leased to King County
Appearance	3	6	19	Building is not very attractive; spartan design
Insulation	3	6	19	
Glazing	3	6	19	
Total weighted score			**313**	**Needs improvement — maintenance**

Anderson — condition score 300

Component	Rating	Wt.	Wt. Score	Comment
HVAC	2	8	17	Rooftop AHUs and packaged HVAC units; terminal packaged unit
Structure	1	8	8	Structural brick, wood/steel roof trusses
Exterior Closure	2	8	17	Brick
Roofing	3	10	31	BUR w mineral-surfaced cap sheet
Floor Finishes	3	6	19	Concrete; vinyl tile, ceramic tile
Wall Finishes	2	6	13	Concrete; brick; CMU; ceramic tile; folding wall panels
Ceiling Finishes	2	6	13	Exposed structure; direct-adhered and lay-in ceiling tile; gypsum board
Doors & Hardware	3	6	19	Interior wood doors w HM frames-surface wear; exterior HM doors/frames
Elevators	0	6	0	1 story with mezzanine
Plumbing	3	8	25	Galvanized, copper, steel and cast iron piping; porcelain fixtures
Electrical	1	8	8	2000amp 480/277v
Lights/Power	1	8	8	Surface mount, hanging and lay-in fluorescent fixtures
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	1	7	7	Modifications to date appear to be in compliance with codes and well constructed
Maintenance	1	7	7	
Remaining Life	2	6	13	
Appearance	4	6	25	
Insulation	3	6	19	
Glazing	5	6	31	

Component	Rating	Wt.	Wt. Score	Comment
Total weighted score			**300**	**Needs improvement — maintenance**

Houser — condition score 287

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	8	Constant volume AHUs w gas heat and cooling coils; chilled water from central plant
Structure	1	8	8	Structural brick, wood/steel roof trusses
Exterior Closure	2	8	17	Brick
Roofing	1	10	10	BUR w mineral-surfaced cap sheet
Floor Finishes	2	6	13	Concrete; vinyl tile-surface wear, ceramic tile
Wall Finishes	2	6	13	Concrete; brick; CMU; ceramic tile
Ceiling Finishes	2	6	13	Exposed structure; direct-adhered and lay-in ceiling tile; gypsum board
Doors & Hardware	3	6	19	Interior/exterior HM doors/frames-surface wear; OH coiling metal doors
Elevators	0	6	0	
Plumbing	3	8	25	Galvanized, copper, steel and cast iron piping; porcelain fixtures
Electrical	1	8	8	900amp 208/120v; six disconnect rule
Lights/Power	1	8	8	Ceiling mount and hanging fluorescent fixtures
Life/Safety	3	10	31	
Fire Safety	1	10	10	
Modifications	1	7	7	Modifications to date appear to be in compliance with codes and well constructed
Maintenance	2	7	15	Routine maintenance is required
Remaining Life	2	6	13	
Appearance	3	6	19	Spaces are functional but not attractive; building is spartan
Insulation	3	6	19	
Glazing	5	6	31	
Total weighted score			**287**	**Needs improvement — maintenance**

Basic Studies Center — condition score 277

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Wood frame, wood/steel roof trusses
Exterior Closure	2	8	17	Brick veneer; minor re-tuck pointing & sealing required
Roofing	2	10	21	BUR w mineral-surfaced cap sheet
Floor Finishes	1	6	6	Carpet; vinyl tile; ceramic tile
Wall Finishes	1	6	6	Gypsum board and demountable partitions

Component	Rating	Wt.	Wt. Score	Comment
Ceiling Finishes	1	6	6	Lay-in tiles
Doors & Hardware	3	6	19	Wood doors w knock-down metal frames-surface wear
Elevators	0	6	0	
Plumbing	1	8	8	Copper, cast iron, steel and galvanized piping
Electrical	3	8	25	800amp 208/120v; fed from bldg. G
Lights/Power	3	8	25	Lay-in and ceiling mount fluorescent lighting; low lighting levels
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	1	7	7	Modifications to date appear to be in compliance with codes and well constructed
Maintenance	1	7	7	
Remaining Life	2	6	13	
Appearance	3	6	19	Spaces are not very attractive; building is spartan
Insulation	3	6	19	
Glazing	4	6	25	Exterior glazing gaskets are working loose in spots; some single glazing at entry
HVAC	3	8	25	Gas-fired packaged rooftop unit; chilled water from plant; multi-zone repairs funded 21-23
Total weighted score			**277**	**Needs improvement — maintenance**

Chuck Demoss Building — condition score 265

Component	Rating	Wt.	Wt. Score	Comment
HVAC	3	8	24	HW boiler; water source heat pumps; cooling tower-2008
Structure	1	8	8	Concrete, structural steel framing
Exterior Closure	3	8	24	Stucco-random cracking but not significant; concrete
Roofing	1	10	10	2019 metal standing seam
Floor Finishes	2	6	12	Carpet; vinyl tile; ceramic tile
Wall Finishes	2	6	12	Gypsum board; ceramic tile
Ceiling Finishes	1	6	6	Lay-in tile-lots of staining; metal deck/floor pan
Doors & Hardware	3	6	18	Interior wood doors w HM frames; exterior HM doors/frames
Elevators	3	6	18	3 stop
Plumbing	2	8	16	Copper, cast iron, steel and galvanized piping; porcelain fixtures
Electrical	1	8	8	4000amp, 208/120v
Lights/Power	1	8	8	Lay-in fluorescent lighting
Life/Safety	1	10	10	
Fire Safety	1	10	10	

Component	Rating	Wt.	Wt. Score	Comment
Modifications	1	7	7	Modifications to date appear to be in compliance with codes and well constructed
Maintenance	2	7	14	
Remaining Life	1	6	6	
Appearance	3	6	18	Functional and well maintained spaces but not very attractive
Insulation	3	6	18	
Glazing	3	6	18	
Total weighted score			**265**	**Adequate**

Electric Maintenance — condition score 265

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Concrete walls & roof structure; CMU columns
Exterior Closure	2	8	17	Brick veneer
Roofing	1	10	10	BUR w mineral-surfaced cap sheet
Floor Finishes	3	6	19	Concrete slab
Wall Finishes	3	6	19	Brick; CMU
Ceiling Finishes	1	6	6	Concrete; gypsum board
Doors & Hardware	3	6	19	Exterior HM doors/frames-surface wear; OH metal coiling door
Elevators	0	6	0	
Plumbing	1	8	8	Copper, steel and cast iron piping; no fixtures
Electrical	1	8	8	1200amp 480v; 15Kva feeder-2011
Lights/Power	1	8	8	Hanging fluorescent lighting
Life/Safety	2	10	21	
Fire Safety	3	10	31	
Modifications	1	7	7	Modifications to date appear to be in compliance with codes and well constructed
Maintenance	1	7	7	
Remaining Life	2	6	13	
Appearance	2	6	13	Average looking building, but nice for chiller plant
Insulation	3	6	19	
Glazing	1	6	6	
HVAC	3	8	25	Chiller an cooling tower; electric unit heaters
Total weighted score			**265**	**Adequate**

Odem Building — condition score 260

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Concrete, structural steel frame
Exterior Closure	2	8	17	Stucco-random cracks but not significant
Roofing	1	10	10	Standing seam metal-2010
Floor Finishes	2	6	13	Concrete, vinyl tile, carpet; ceramic tile; high density particle board
Wall Finishes	1	6	6	Gypsum board; CMU; concrete and stucco; ceramic tile; plastic panels; folding wall partitions
Ceiling Finishes	2	6	13	Exposed steel trusses and deck; lay-in tile-extensive staining
Doors & Hardware	3	6	19	Interior HM/laminate doors w HM frames-surface wear; exterior HM doors/frames; OH metal coiling doors
Elevators	0	6	0	
Plumbing	2	8	17	Copper cast iron, steel and galvanized piping; porcelain fixtures
Electrical	1	8	8	2000amp 208/120v
Lights/Power	1	8	8	Hanging and lay-in fluorescent lighting
Life/Safety	2	10	21	
Fire Safety	1	10	10	
Modifications	1	7	7	Programs in building constantly reconfigure large open areas
Maintenance	2	7	15	
Remaining Life	1	6	6	
Appearance	3	6	19	Functional and well maintained spaces but not very attractive
Insulation	3	6	19	
Glazing	3	6	19	
HVAC	3	8	25	HW boiler; hydronic unit hearers; heat pumps-bad access
Total weighted score			**260**	**Adequate**

Campus Center — condition score 206

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Structural steel
Exterior Closure	2	8	16	Stucco-some cracking but not significant
Roofing	1	10	10	Metal roof 2014; skylight
Floor Finishes	2	6	12	Ceramic tile; carpet; vinyl tile; concrete; ceramic tile
Wall Finishes	1	6	6	Gypsum board; ceramic tile
Ceiling Finishes	1	6	6	Gypsum board-staining; lay-in tile-staining; direct adhered tile
Doors & Hardware	3	6	18	Interior wood/HM doors w HM frames-surface wear; exterior aluminum doors/frames

Component	Rating	Wt.	Wt. Score	Comment
Elevators	1	6	6	2 stop
Plumbing	1	8	8	Copper, cast iron, steel, galvanized and PVC piping; porcelain fixtures
Electrical	1	8	8	1200amp, 480277v; 6 breaker rule
Lights/Power	1	8	8	Recessed can, ceiling mount and lay-in fluorescent lighting
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	1	7	7	Modifications to date appear to be in compliance with codes and well constructed
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	1	6	6	
Insulation	2	6	12	
Glazing	3	6	18	
HVAC	3	8	24	2 HW boilers; chiller; 4 pipe AHU and VAVs-2008; AH repairs funded 21-23
Total weighted score			**206**	**Adequate**

Business Technology — condition score 200

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	8	HW Boiler; chiller; water source heat pumps-2011
Structure	1	8	8	Concrete, steel frame
Exterior Closure	1	8	8	Stucco-random cracking but not significant
Roofing	1	10	10	Standing seam metal-2010; new rain leaders-2010
Floor Finishes	2	6	12	Carpet; ceramic tile; vinyl tile; sheet vinyl
Wall Finishes	1	6	6	Gypsum board; ceramic tile; CMU; folding partition walls
Ceiling Finishes	2	6	12	Lay-in tiles-staining; stucco corridors
Doors & Hardware	2	6	12	Interior wood doors w HM frames; exterior HM doors/frames-surface wear
Elevators	2	6	12	3 stop
Plumbing	1	8	8	Copper; cast iron, steel and PVC piping; porcelain fixtures
Electrical	1	8	8	2000amp 480/277v
Lights/Power	1	8	8	Recessed can, lay-in and ceiling mount fluorescent fixtures
Life/Safety	1	10	10	
Fire Safety	1	10	10	Problems w smoke detectors
Modifications	1	7	7	Modifications well constructed; multi-cultural center funded 21-23
Maintenance	1	7	7	

Component	Rating	Wt.	Wt. Score	Comment
Remaining Life	1	6	6	
Appearance	2	6	12	Lower floor is below ground; not very inviting
Insulation	3	6	18	
Glazing	3	6	18	
Total weighted score			**200**	**Adequate**

Facilities & Security — condition score 194

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	8	HW boiler; air cooled chiller; hot water unit heaters and fan-coils
Structure	1	8	8	Structural steel; CMU
Exterior Closure	1	8	8	CMU; stucco; metal architectural panels
Roofing	1	10	10	Standing seam metal
Floor Finishes	2	6	12	Vinyl tile; ceramic tile; concrete; carpet
Wall Finishes	1	6	6	Gypsum board; ceramic tile; aluminum window walls
Ceiling Finishes	1	6	6	Gypsum board; lay-in tile; exposed structure
Doors & Hardware	1	6	6	Interior wood doors w HM frames; exterior aluminum and HM doors/frames; OH aluminum door
Elevators	5	6	30	2 stories, access to upper floor from different parking lot
Plumbing	1	8	8	Copper, cast iron, steel and PVC piping; porcelain fixtures
Electrical	1	8	8	400amp 208/120v
Lights/Power	1	8	8	Ceiling mount, recessed can, pendant strip, and lay-in fluorescent lighting
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	1	7	7	None apparent
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	1	6	6	
Insulation	2	6	12	
Glazing	3	6	18	Operable units
Total weighted score			**194**	**Adequate**

Technology Resource Cntr — condition score 186

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	8	2 HW boilers; 4 pipe hydronic system w AHUs and VAVs; chilled water from central plant
Structure	1	8	8	Structural steel

Component	Rating	Wt.	Wt. Score	Comment
Exterior Closure	1	8	8	Brick, metal building panels; sin screens; aluminum window walls
Roofing	2	10	20	Concrete tile, BUR w mineral-surface capsheet
Floor Finishes	1	6	6	Terrazzo, ceramic tile, vinyl comp. tile, carpet
Wall Finishes	1	6	6	Gypsum board; brick; ceramic tile; interior glass walls``
Ceiling Finishes	2	6	12	Gypsum board, lay-in tile, metal deck pan and perforated metal panels
Doors & Hardware	3	6	18	Interior wood doors w HM frames-surface wear; exterior aluminum doors/frames
Elevators	1	6	6	2 stop
Plumbing	1	8	8	Copper, cast iron, steel and PVC piping; porcelain fixtures
Electrical	1	8	8	1200amp, 480/277v
Lights/Power	1	8	8	Recessed can, lay-in, hanging circular and pendant strip fluorescent fixtures
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	1	7	7	None apparent
Maintenance	1	7	7	
Remaining Life	1	6	6	Good architectural statement lost in midst of old buildings
Appearance	1	6	6	
Insulation	1	6	6	
Glazing	3	6	18	Replace failed glazing funded 21-23
Total weighted score			**186**	**Adequate**

Paul Greco - BLDG K2 — condition score 163

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	
Exterior Closure	1	8	8	
Roofing	1	10	10	
Floor Finishes	1	6	6	
Wall Finishes	1	6	6	
Ceiling Finishes	1	6	6	
Doors & Hardware	1	6	6	
Elevators	0	6	0	
Plumbing	1	8	8	
Electrical	1	8	8	
Lights/Power	1	8	8	

Component	Rating	Wt.	Wt. Score	Comment
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	1	7	7	
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	1	6	6	
Insulation	1	6	6	
Glazing	1	6	6	
HVAC	3	8	25	
Total weighted score			**163**	**Superior**

Paul Greco - BLDG K1 — condition score 155

Component	Rating	Wt.	Wt. Score	Comment
HVAC	2	8	18	
Structure	1	8	9	
Exterior Closure	1	8	9	
Roofing	1	10	11	
Floor Finishes	1	6	7	
Wall Finishes	1	6	7	
Ceiling Finishes	1	6	7	
Doors & Hardware	1	6	7	
Elevators	0	6	0	
Plumbing	1	8	9	
Electrical	1	8	9	
Lights/Power	1	8	9	
Life/Safety	1	10	11	
Fire Safety	1	10	11	
Modifications	0	7	0	
Maintenance	1	7	8	
Remaining Life	1	6	7	
Appearance	1	6	7	
Insulation	1	6	7	
Glazing	1	6	7	
Total weighted score			**155**	**Superior**

Paul Greco - BLDG K4 — condition score 152

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	8	
Structure	1	8	8	
Exterior Closure	1	8	8	
Roofing	1	10	10	
Floor Finishes	1	6	6	
Wall Finishes	1	6	6	
Ceiling Finishes	1	6	6	
Doors & Hardware	2	6	13	
Elevators	0	6	0	
Plumbing	1	8	8	
Electrical	1	8	8	
Lights/Power	1	8	8	
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	1	7	7	
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	1	6	6	
Insulation	1	6	6	
Glazing	1	6	6	
Total weighted score			**152**	**Superior**

Paul Greco - BLDG K3 — condition score 146

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	9	
Structure	1	8	9	
Exterior Closure	1	8	9	
Roofing	1	10	11	
Floor Finishes	1	6	7	
Wall Finishes	1	6	7	
Ceiling Finishes	1	6	7	
Doors & Hardware	1	6	7	
Elevators	0	6	0	
Plumbing	1	8	9	
Electrical	1	8	9	
Lights/Power	1	8	9	

Component	Rating	Wt.	Wt. Score	Comment
Life/Safety	1	10	11	
Fire Safety	1	10	11	
Modifications	0	7	0	
Maintenance	1	7	8	
Remaining Life	1	6	7	
Appearance	1	6	7	
Insulation	1	6	7	
Glazing	1	6	7	
Total weighted score			**146**	**Superior**