COMMUNITY AND TECHNICAL COLLEGES
Washington State Board

SEATTLE CENTRAL 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	21 structures · 1,197,193 GSF; 13 surveyed — 882,268 GSF
Weighted-avg condition	315 (Needs improvement — maintenance)
2027 preservation request	$3,295,000 (10 projects)
Total 2027–2029 Minor Works	$6,605,000
Deferred preservation backlog	$7,208,000 (20 projects)

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1. EXECUTIVE SUMMARY

This report covers Seattle Central 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 32 capital deficiencies across the college's four campuses. Of these, $3,295,000 across 10 projects is included in the 2027 preservation request, $7,208,000 across 20 projects is deferred to future cycles, and 2 deficiencies were excluded (one addressed under a 2025 emergency declaration, one funded in 2025–27). The college's full 2027–2029 Minor Works request — preservation ($3,295,000), infrastructure ($139,000), program ($1,862,000), and Unanticipated Repair Fund ($1,309,000) — totals $6,605,000.

Capital planning headlines

1. Broadway/Edison is the portfolio keystone — and the concentration risk.

The 442,984 GSF Broadway/Edison complex is 37% of the recorded portfolio, carries 12 of the 32 survey deficiencies, takes $1,229,000 (37%) of the 2027 preservation request, and holds $4,136,000 — 57% — of the deferred backlog. Its 1973–74 original mechanical plant is aging out as a cohort: the Phase 1 AHU 1 and 2 fan replacement is included this biennium (D03, $891,000), but the original penthouse exhaust and supply fans (D24, $2,214,000) — which a 2019 McKinstry study gave three years of remaining life — and the end-of-life induction radiant heaters (D30, $110,000) remain deferred.

2. The condition-score records disagree, and the differences are material.

The canonical CONDITION worksheet of the 2025 FCS workbook scores the Fine Arts Building at 515 — the Replace-or-renovate band, up from 280 in 2023 — and Broadway/Edison at 352 (renovation band), while the budget summary PDF carries 321 and 338 for the same buildings and labels four fully-scored buildings "not surveyed." This report uses the CONDITION worksheet throughout (its scores are the only set that reproduces the published weighted college score of 315). The discrepancy should be reconciled before the biennium request is finalized: a $763,000 roof replacement is requested in the one building whose canonical score sits in the replace-or-renovate band.

3. Elevators are a college-wide reliability problem that crosses funding categories.

The 2027 request pairs a $679,000 preservation project to rebuild the Broadway Performance Hall elevator (D07; its controls were funded in 2023–25) with a $1,863,000 program request to fully replace two elevators and stabilize others after recurring failures that included entrapments. Broadway/Edison's Elevator 8 (D13) is deferred with no cost estimate recorded. Vertical transportation should be treated as one coordinated multi-biennium program rather than three disconnected line items.

4. The recorded portfolio overstates what the college actually holds.

The college's 2025 pre-survey input reports that North Plaza has been demolished and that six more FPMT-listed structures — the Atlas Building, International Student Center, South Annex, both Broadway rental properties, and the 114,000 GSF Seattle Vocational Institute — no longer belong to Seattle Central. If confirmed, the owned portfolio is 14 structures and roughly 1,034,068 GSF, not 21 and 1,197,193. The FPMT inventory, the survey population, and the Clean Buildings compliance roster all depend on this reconciliation.

5. The EcoDistrict takes campus heating decarbonization off the state capital request.

Under a 20-year Energy-as-a-Service contract delivered through the DES energy performance-contracting program (McKinstry Energy Services Proposal, project 2020-069, August 21, 2024), the Broadway EcoDistrict converts the campus heating plant to all-electric heat pumps at a guaranteed maximum project

cost of $19,617,019 — financed, owned, operated, and maintained by a special-purpose entity rather than funded by state appropriation. The conversion disconnects Centrio purchased steam from Broadway/Edison and Broadway Performance Hall (a service now costing more than $470,000 a year and rising with Climate Commitment Act pass-throughs), removes the Science And Math gas boiler, guarantees $216,693 in net annual energy savings and 3,052,831 lbs of CO2 reduction per year, and answers the largest share of the Clean Buildings question for three covered buildings. Sections 3.4, 6, 8, and 9.4 develop what it changes for the capital plan.

Headline Numbers

Metric	Value
Total structures (FPMT inventory)	**21**
Total portfolio GSF	**1,197,193**
Buildings surveyed (condition rating)	**13 (8 unscored)**
Weighted-average condition score (surveyed)	**315 (Needs improvement — maintenance)**
Buildings rated below “Adequate”	**5 of 13**
Total deficiencies identified (2025 FCS)	**32**
2027 preservation request	**$3,295,000 (10 projects)**
Deferred preservation backlog	**$7,208,000 (20 projects)**
Excluded deficiencies	**2**
2027 infrastructure request	**$139,000**
2027 program request	**$1,862,000**
2027 URF request	**$1,309,000**
Total 2027–2029 Minor Works request	**$6,605,000**

Capital Outlook

Immediate biennium (2027–2029). A $6,605,000 Minor Works request: preservation of $3,295,000 across 10 projects (average deficiency score 85.2; every included project scored 81 or higher), infrastructure of $139,000 (the Broadway/Edison storm line), program of $1,862,000 (elevator replacement), and URF of $1,309,000. The preservation request is roof- and envelope-led — four roofs across four buildings ($1,067,000) plus the Broadway/Edison skylights — with the balance in the BPH elevator, the AHU fan-wall conversion, and site accessibility and lighting work.

Mid-term (4–6 years, 2029–2033). The $7,208,000 deferred backlog defines the next two asks, and 57% of it sits in Broadway/Edison. The three largest items — the B/E penthouse exhaust and supply fans ($2,214,000, past their studied remaining life), the BPH sandstone exterior ($1,221,000, a public-safety flaking hazard), and the Mitchell Activity Center lighting-and-controls package ($928,000, obsolete equipment) — total $4,363,000 and are the most likely escalations. The phased B/E masonry program ($765,000 next phase) and the discontinued-component electrical set (power supplies, panels) follow.

Long-term (7–10+ years, 2033 and beyond). Two whole-building trajectories dominate: the Fine Arts Building (1915), whose canonical score of 515 now sits in the Replace-or-renovate band while the college lists it as a renovation priority, and Broadway/Edison, whose 1973–74 systems, phased envelope, and “change — new programs” renovation flag point toward a coordinated major-project decision rather than indefinite

component repair. Marine Tech (386, limited current use) is a disposition question. Behind the buildings sits an $8,953,000 future underground-utility pipeline (43 assets from the 2019 Infrastructure Survey), led by storm ($2,842,000) and electrical ($1,955,000) distribution.

Clean Buildings compliance. Broadway/Edison's Tier 1 compliance date (June 1, 2026) has passed, and four more Tier 1 buildings reach theirs by June 1, 2028, with three Tier 2 buildings due July 1, 2027. The deferred lighting-and-controls backlog (roughly $1,007,000) and the B/E mechanical renewal sit inside these covered buildings; Section 9 develops how the deferred renewal and the compliance schedule can be sequenced together. The Broadway EcoDistrict — the college's steam-to-electric heating conversion, delivered under a 20-year Energy-as-a-Service contract rather than through the capital budget — is the largest single decarbonization move on campus and reframes the compliance pathway for Broadway/Edison, Broadway Performance Hall, and Science And Math (Section 9.4).

2. COLLEGE PORTFOLIO OVERVIEW

Seattle Central College operates from four recorded campuses. The Main Campus on Broadway in Seattle's Capitol Hill neighborhood holds 16 of the 21 FPMT structures and is anchored by the Broadway/Edison complex (442,984 GSF; built 1973, Edison-North renovated 2010), the college's primary instructional, student-services, and administration facility. The Wood Construction Campus (Wood Constr Center, 2012, and the 1990 C.O.R.E. building) houses the wood-trades programs, and the Trident Campus (the 2016 New Maritime Building and the 1987 Marine Tech building) houses the Seattle Maritime Academy. The fourth recorded campus, the Vocational Institute, consists of the 114,000 GSF Seattle Vocational Institute building, which the college reports it no longer owns. The Broadway campus developed over more than four decades beginning in 1966, one year after the former Edison Technical School — itself the former Broadway High School — began offering college courses (2023 FCS report).

Building inventory

Building	Campus	GSF	Built	Reno.	Score	Rating
New Maritime Building	Trident	22,451	2016	—	**146**	Superior
Wood Constr Center	Wood Construction	61,050	2012	—	**184**	Adequate
Plant Sciences Lab	Main	1,827	2010	—	**186**	Adequate
Science And Math	Main	84,300	2006	—	**202**	Adequate
Wood Construct Cntr/Core	Wood Construction	6,700	1990	—	**228**	Adequate
Mitchell Activity Center	Main	78,600	1994	—	**239**	Adequate
Bookstore	Main	14,765	1994	—	**248**	Adequate
Erickson Theater	Main	11,500	1981	2005	**265**	Adequate
District Office	Main	47,668	1912	—	**288**	Needs improvement — maintenance
Broadway Performance Hall	Main	38,043	1977	—	**348**	Needs improvement — maintenance
Broadway/Edison	Main	442,984	1973	2010	**352**	Needs improvement — renovation
Marine Tech	Trident	7,560	1987	—	**386**	Needs improvement — renovation
Fine Arts Building	Main	64,820	1915	1992	**515**	Replace or renovate
Portfolio (surveyed, GSF-weighted)		**882,268**			**315**	**Needs improvement — maintenance**

Score = 2025 canonical building condition score (BCS) from the CONDITION worksheet of the FCS workbook (lower is better). Rating bands follow the SBCTC scale in Section 4.1. Predominant uses are given in the building profiles (Section 5).

Unscored Structures

Eight structures appear in the FPMT inventory but were not condition-rated this cycle. The Parking Garage (a parking structure) falls outside the FCS building-condition scope, and the college reports the remaining seven as demolished or no longer owned.

Structure	GSF	Built	College-reported status / use
Atlas Building	7,200	1912	No longer owned (college-reported)
International Student Center	4,632	1906	No longer owned (college-reported)
North Plaza	19,470	1950	Demolished (college-reported)
Parking Garage	151,800	1985	Primary campus parking
Rental Property 1519 Bdwy	350	1925	No longer owned (college-reported)
Rental Property 1523 BDWY	350	1925	No longer owned (college-reported)
South Annex	17,123	1906	No longer owned (college-reported)
Seattle Vocational Inst.	114,000	1991	No longer owned (college-reported)

Age Profile

The portfolio falls into distinct cohorts. The consequential one for capital planning is the 1973–77 concrete core on Broadway — Broadway/Edison (1973), Broadway Performance Hall (1977, built from the center section of the old Broadway High School) — which holds 54% of surveyed area and, this cycle, 15 of the 32 deficiencies; its original mechanical, electrical, and envelope components are failing as a group. A pre-war acquisition set (the 1912–25 purchased buildings, including the 1915 Fine Arts Building, a former Masonic Temple) carries the worst canonical score in the portfolio. A 1987–94 cohort (Marine Tech, C.O.R.E., Bookstore, Mitchell Activity Center) is now 30+ years old and beginning to surface roof, window, and controls work. The modern set — Science And Math (2006), Plant Sciences Lab (2010), Wood Constr Center (2012), New Maritime Building (2016) — holds the strongest scores and only isolated deficiencies.

3. CAPITAL PLANNING ROADMAP

3.1 Immediate biennium (2027–2029 request)

The 2027 preservation ask of $3,295,000 across 10 projects averages a deficiency score of 85.2 — every included project scored 81 or higher — and is roof- and envelope-led. Four roof projects across four buildings total $1,067,000 (the Fine Arts BUR at $763,000, the Science And Math EPDM at $205,000, the C.O.R.E. roof at $62,000, and the BPH canopy at $37,000), and the Broadway/Edison skylight replacement adds $338,000 of envelope work. Broadway/Edison takes the largest building share at $1,229,000 (37%) between the skylights and the $891,000 AHU 1–2 fan-wall conversion; Broadway Performance Hall follows at $716,000, led by its $679,000 elevator rebuild. The balance is site and accessibility work: Mitchell Activity Center exterior flatwork ($171,000), campus site lighting ($79,000), and ADA service counters ($70,000).

Beyond preservation, the 2027–2029 Minor Works request carries infrastructure of $139,000 (the storm line running through and west of Broadway/Edison, asset 5679), a program request of $1,862,000 for elevator replacement (full replacement of two elevators plus stabilization of others), and a $1,309,000 Unanticipated Repair Fund line, for a college Minor Works total of $6,605,000. Against the system, Seattle Central's preservation request is larger than average in both count (10 projects vs. a system average of 6.6) and dollars ($3,295,000 vs. $2,840,941), but its average project cost is smaller ($329,500 vs. $427,398) — a portfolio of many mid-size repairs rather than a single dominant project (2025 FCS budget summary).

One major capital event sits alongside the 2027–2029 request without appearing in it. The Broadway EcoDistrict — an all-electric conversion of the campus heating plant with a guaranteed maximum project cost of $19,617,019 — is being delivered as a 20-year Energy-as-a-Service contract through the DES energy performance-contracting program, financed and owned by a special-purpose entity rather than funded by appropriation (McKinstry ESP, August 21, 2024). The structure keeps the college's Minor Works capacity and the state's debt capacity available for the preservation work this report documents; the project's capital-planning consequences run through Sections 3.4, 6, 8, and 9.4.

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

The $7,208,000 deferred backlog across 20 projects — all but three of them designated Immediate in the survey — defines the mid-term ask, and it is concentrated: Broadway/Edison alone holds $4,136,000 (57%). The single most likely escalation is the B/E penthouse exhaust and supply fan set (D24, $2,214,000): REF-1, REF-2, SF-1 and SF-2 are original 1974 equipment that a 2019 McKinstry assessment gave three years of remaining life, and their cohort-mates (AHU 1 and 2) are already being converted this biennium. The BPH sandstone exterior (D16, $1,221,000) is deteriorating to the point of failure with flaking stone above pedestrian areas — a public-safety exposure that will not hold for two more cycles. The Mitchell Activity Center package — metal roof repairs with active snow-melt leaks (D20, $212,000) and an obsolete lighting-and-controls system (D21, $928,000) — totals $1,140,000.

A second mid-term grouping is the discontinued-component electrical set: the B/E door power supplies (D14, $188,000; the PS 873 model is no longer manufactured and failures cascade into door-hardware damage), the B/E branch panels with code-violation shared neutrals (D18, $114,000), the Fine Arts panels including an original screw-in fuse board (D26, $59,000), the B/E east-corridor lighting (D31, $32,000), and the New Maritime engine-lab LED fixtures, already discontinued (D23, $47,000). Each is small; together they are a $440,000 obsolescence program best packaged as one electrical-renewal request. The next phase of the

B/E masonry program (D32, $765,000 — prior phases funded in 2023–25 and 2025–27) and the partly-funded storefront replacements (D22, $119,000) continue multi-biennium envelope work already underway.

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

Two whole-building trajectories dominate the long horizon. The Fine Arts Building (1915, 64,820 GSF) carries the portfolio's worst canonical score — 515, the Replace-or-renovate band, up 235 points from 2023 — driven by its roof (component rating 5, being replaced this biennium), glazing (5), and a broad set of 4-rated systems. The college lists it as a renovation priority ("change — new programs in building"). Its trajectory calls for a whole-building renovation decision in the next master plan rather than continued component repair; the 2027 roof investment protects the historic shell through that decision. Broadway/Edison is the second: at 37% of the recorded portfolio with a 352 score (renovation band), a phased envelope program, a 1973–74 mechanical cohort, deferred Future-designated items (fire-sprinkler service piping, D28; induction radiant heaters, D30), and its own "change — new programs" flag, the complex is heading toward a coordinated major-project scope. Marine Tech (1987, score 386, renovation band) had limited use at the last two surveys; its $274,000 of deferred window-wall work (D27) should follow a use decision, not precede it.

Underground infrastructure is the third long-term line: 43 future-designated assets totaling $8,953,000 in the infrastructure inventory (2019 Infrastructure Survey basis), led by storm lines ($2,842,000 — the 2027 request funds only the first $139,000 segment), electrical distribution ($1,955,000, including two remaining primary switchgear in the B/E penthouses that the college expects to bring forward next biennium), non-potable water ($1,800,000), and communications ($1,178,000). Section 6 details the pipeline.

The EcoDistrict changes the shape of the long horizon more than any single deferred project. The ESP's do-nothing analysis priced staying on steam at roughly $12 million of imminent steam-piping replacement plus a purchased-steam bill above $470,000 a year, exposed to Centrio's at-will rate adjustments, its Climate Commitment Act allowance pass-throughs, and its own planned 2030–2035 boiler electrification. The 20-year contract removes that renewal liability and transfers heating-plant ownership, break/fix, and replacement risk to the provider through roughly 2047. What remains college scope on the heating side is the distribution and terminal equipment inside the buildings — the D24 penthouse fans, the D30 induction radiant heaters, coils, and controls — which is exactly where the deferred backlog sits. Long-term mechanical planning for Broadway/Edison should therefore be scoped as building-side renewal around a plant the college no longer owns (Section 9.4).

3.4 Cross-cutting system themes

The 1973–74 Broadway/Edison mechanical cohort. The defining theme of this cycle. The complex's original air-handling equipment is reaching end of life as a group: the Phase 1 AHU 1–2 fans are being converted to fan-wall arrays this biennium (D03, $891,000, included), while the original penthouse exhaust and supply fans (D24, $2,214,000) and the end-of-life induction radiant heaters (D30, $110,000) are deferred. The pattern is already established — the AHU-3 supply fan was replaced and a DX chiller replacement was funded in 2023–25 (with the college reporting the NW penthouse chiller as the likely remaining replacement candidate). Absent a renovation decision for the complex, B/E mechanical renewal will be a standing line in each biennium through 2033.

Steam-to-electric conversion (the Broadway EcoDistrict). In parallel with the FCS cycle, the college is replacing fossil-fueled heating and domestic hot water for the Broadway core with an all-electric heat-pump plant: Centrio purchased steam is disconnected from Broadway/Edison and Broadway Performance Hall, the Science And Math gas boiler is demolished, and three new air-water heat-pump skids join the units installed

in 2018 and 2022 — 18,866 MBH of designed capacity, with electric boilers as last-stage heat only. The work is contracted as a 20-year Energy-as-a-Service agreement and draws no Minor Works funds, but it interacts with the FCS scope directly: the building-side equipment this report tracks (D24, D30) will be served by a lower-temperature heat-pump loop (160°F design-maximum supply), and replacement specifications should match the new plant rather than the steam-era system it replaces. Sections 6, 8, and 9.4 carry the details.

Broadway/Edison envelope water intrusion. A multi-front, multi-biennium program: the stairwell skylights (D04, $338,000, included) after multiple biennia of investigation; the leaking rooftop patios (D19, $302,000, deferred — one patio previously funded); the phased masonry program (D32, $765,000 next phase, prior phases funded 2023–25 and 2025–27); and the storefront entrances (D22, $119,000, two doors done by July 2025, two more deferred). The Fine Arts east-wall masonry stabilization (D01) was excluded pending confirmation that the work was completed under a 2025 emergency declaration — evidence that this theme can escalate from deferred to emergency.

Roofing program. Five roofs appear this cycle: four are included ($1,067,000 — Fine Arts BUR, Science And Math EPDM, C.O.R.E., BPH canopy) and the Mitchell Activity Center metal roof ($212,000) is deferred with active leaks at the scuppers during snow events. Unlike the envelope program, roofing largely clears in this biennium; MAC is the carry-over.

Vertical transportation. Elevators cross all three funding categories this biennium: the BPH cab-and-machine rebuild (D07, $679,000, preservation, controls already funded 2023–25), the deferred B/E Elevator 8 controller (D13, no estimate recorded; an OAIPS estimate dated 4/4/2024 is referenced in the pre-survey), and the $1,863,000 program request to fully replace two elevators and stabilize others after recurring failures including entrapments. Treating these as one program — sequenced by entrapment risk — is the clearest coordination opportunity in the request.

Legacy electrical, lighting, and controls. Beyond the discontinued-component set described in Section 3.2, the theme includes the included site-lighting LED conversion (D09, $79,000) and the deferred MAC lighting-and-controls upgrade (D21, $928,000). Roughly $1,007,000 of deferred lighting-and-controls work sits inside Clean Buildings-covered buildings — the first measures an energy-management plan would identify (Section 9).

Site accessibility and hardscape. The included ADA service counters (D10, $70,000) and MAC exterior flatwork (D05, $171,000) respond to accessibility findings; the deferred brick pavers (D17, $211,000) are both a trip hazard and a security problem (loose pavers used as projectiles), and the Wood Construction courtyard walls (D25, $79,000) continue previously funded water-intrusion repairs at that campus.

4. DEFICIENCY INVENTORY AND FINDINGS

Section 4.1 is a ranked navigation index with the SBCTC rating-band legend and distribution observations. 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	Fine Arts Building	B20 Exterior Closure	Exterior wall	97	515	—	Excluded
D02	Fine Arts Building	B30 Roofing	BUR	97	515	$763,000	Included (2027)
D03	Broadway/Edison	D30 HVAC	Air Handler	87	352	$891,000	Included (2027)
D04	Broadway/Edison	B20 Exterior Closure	Skylights	87	352	$338,000	Included (2027)
D05	Mitchell Activity Center	G20 Site Improvements	Exterior flatwork	86	239	$171,000	Included (2027)
D06	Wood Construct Cntr/Core	B30 Roofing	Roof	86	228	$62,000	Included (2027)
D07	Broadway Performance Hall	D10 Vertical Transportation	Elevator	82	348	$679,000	Included (2027)
D08	Broadway Performance Hall	B30 Roofing	Canopy roof	82	348	$37,000	Included (2027)
D09	Multiple	G20 Site Improvements	Site lighting	82	315	$79,000	Included (2027)
D10	Multiple	C10 Interior Construction	Service Counters	82	315	$70,000	Included (2027)
D11	Science And Math	B30 Roofing	Roof (Single Ply EPDM)	81	202	$205,000	Included (2027)
D12	Broadway Performance Hall	B20 Exterior Closure	Entrance doors	72	348	—	Excluded
D13	Broadway/Edison	D10 Vertical Transportation	Elevator 8	64	352	$0	Deferred
D14	Broadway/Edison	D50 Electrical	Power Supply	64	352	$188,000	Deferred
D15	Fine Arts Building	C30 Interior Finishes	Plaster walls	64	515	$17,000	Deferred
D16	Broadway Performance Hall	B20 Exterior Closure	Sandstone exterior	62	348	$1,221,000	Deferred
D17	Multiple	G20 Site Improvements	Brick pavers	62	315	$211,000	Deferred
D18	Broadway/Edison	D50 Electrical	Electrical panels	58	352	$114,000	Deferred

ID	Building	System	Component	DSc	BCS	Budget	Status
D19	Broadway/Edison	B20 Exterior Closure	Rooftop patios	54	352	$302,000	Deferred
D20	Mitchell Activity Center	B30 Roofing	Roof	53	239	$212,000	Deferred
D21	Mitchell Activity Center	D50 Electrical	Lighting controls	51	239	$928,000	Deferred
D22	Broadway/Edison	B20 Exterior Closure	Storefronts	50	352	$119,000	Deferred
D23	New Maritime Building	D50 Electrical	LED Lights	50	146	$47,000	Deferred
D24	Broadway/Edison	D30 HVAC	Exhaust fans	46	352	$2,214,000	Deferred
D25	Wood Constr Center	G20 Site Improvements	Concrete site walls	39	184	$79,000	Deferred
D26	Fine Arts Building	D50 Electrical	Electrical panels	38	515	$59,000	Deferred
D27	Marine Tech	B20 Exterior Closure	Wood sectional doors and windows	35	386	$274,000	Deferred
D28	Broadway/Edison	D40 Fire Protection	Fire Sprinkler System	22	352	$292,000	Deferred
D29	Wood Constr Center	C30 Interior Finishes	Floor	21	184	$24,000	Deferred
D30	Broadway/Edison	D30 HVAC	Induction Radiant Heaters	15	352	$110,000	Deferred
D31	Broadway/Edison	D50 Electrical	Lighting	15	352	$32,000	Deferred
D32	Broadway/Edison	B20 Exterior Closure	Siding - masonry	2	352	$765,000	Deferred

DSc = deficiency score. BCS = 2025 canonical building condition score from the CONDITION worksheet; rows for "Multiple" buildings use the college GSF-weighted average (315). Budget = MACC + soft costs. Status: "Included (2027)" = in the 2027 preservation request; "Deferred" = below this biennium's budget threshold cutoff; "Excluded" = not eligible or addressed elsewhere. D13 carries a recorded budget estimate of $0. All deferred items except D24 (Deferrable), D26 and D31 (Deferrable), and D28 and D30 (Future) are 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

The Main Campus carries 28 of the 32 deficiencies and all ten included projects; the Trident and Wood Construction campuses hold only four small items ($424,000 combined, all deferred), and the recorded

Vocational Institute campus holds none. Broadway/Edison concentrates the record: 12 deficiencies, $5,365,000 of identified need, and 57% of the deferred backlog. By Uniformat system, B20 Exterior Closure is the largest category at roughly $3,256,000 across nine deficiencies, followed by D30 HVAC ($3,215,000, dominated by the two B/E fan projects) and D50 Electrical ($1,459,000 across seven mostly small obsolescence items). Of the 32 deficiencies, 10 are included in the 2027 request, 20 are deferred — every one of them for the same recorded reason, “below budget threshold cutoff” — and 2 are excluded (the Fine Arts east wall, pending confirmation of 2025 emergency-declaration work, and the BPH entrance doors, funded in 2025–27).

4.2 Findings detail

Entries follow the ranked order of the summary table. The Finding and Recommended action blocks reproduce the 2025 FCS PROBLEM DESCRIPTION and REPAIR DESCRIPTION columns verbatim.

D01 — Exterior wall, Fine Arts Building (Main Campus)

Deficiency score	97	**Budget estimate**	—
Bldg condition score	515	**Status**	Excluded — College to confirm work was completed under emergency declaration in 2025
System	B20 Exterior Closure	**Deferability**	Immediate
Location	East wall (alley side)	**Priorities**	Health/Safety (75%), Facility Use (25%)

Problem Description

The east wall of the Fine Arts Building (062-FA) has separated from its retrofit steel restraint. A previous project bolted vertical steel Ts to the brick to brace the wall; the brick has since pulled away from those Ts. The recorded cause is a bowed brick wall, straight T steel, and anchors that pulled out.

The mechanism is a stiffness mismatch at the anchor line. The 1915 masonry bows out of plane as mortar loses bond and water cycles through the wythes, while the steel Ts hold their line, so the movement lands on a few anchors as tension. Anchors set in soft historic mortar strip out before the steel yields.

The failure spreads rather than stabilizes. Each anchor that releases raises the load on the next one along the T, and the alley face carries no redundant support.

Repair Description

Replace or refurbish deteriorated components. Upgrade materials, improve structural integrity, and ensure compliance with relevant building codes.

D02 — BUR, Fine Arts Building (Main Campus)

Deficiency score	97	**Budget estimate**	$763,000
Bldg condition score	515	**Status**	Included (2027)
System	B30 Roofing	**Deferability**	Immediate
Location	Roof	**Priorities**	Health/Safety (75%), Facility Use (25%)

Problem Description

The built-up roof (BUR) on the Fine Arts Building (062-FA) has failed across its surface. The mineral cap sheet has broken down and no longer sheds water. Water intrusion is evident on the floor below, with marked corrosion on steel structural members.

The mechanism is asphalt aging followed by bulk water entry. Ultraviolet exposure and heat cycling drive the oils out of the bitumen, granules shed, and the membrane loses tensile strength, leaving a soft mastic with no lap integrity. Water then passes into the felts and insulation and tracks to the deck.

Wet steel corrodes on an electrochemical path that does not stop while the water source remains, and section loss accumulates under the failed field.

The risk is structural, not cosmetic: continued wetting removes section from roof framing and pushes the eventual repair past roofing scope. At $763,000 this is the largest single project in the 2027 request, and it protects the 1915 shell while the college settles the renovation decision.

Repair Description

Replace or refurbish deteriorated components. Upgrade materials, improve structural integrity, and ensure compliance with relevant building codes.

D03 — Air Handler, Broadway/Edison (Main Campus)

Deficiency score	87	**Budget estimate**	$891,000
Bldg condition score	352	**Status**	Included (2027)
System	D30 HVAC	**Deferability**	Immediate
Location	AHU 1 and 2	**Priorities**	Health/Safety (25%), Facility Use (75%)

Problem Description

Air handling units AHU-1 and AHU-2 serve the phase 1 portion of Broadway/Edison (062-BE). Both run and meet their design intent; the concern is age. The units belong to the original 1973 mechanical cohort and have passed the service life assumed for central station air handlers.

The condition is functional obsolescence rather than observed failure. A single large fan holds its efficiency across a narrow band and loses it at part load, which is where a 442,984 GSF instructional building spends most of its hours. Worn dampers, fouled coils, and drifting controls raise static pressure and widen the gap between delivered air and design air.

That gap is a system condition. Filters, coils, sound traps, dampers, and terminal devices shed capacity together, and testing and balancing cannot recover capacity the equipment no longer has. The recorded repair scope cites redundancy as a benefit of the fan wall approach, which indicates the current arrangement holds none.

Two constraints shape the scope. The EcoDistrict conversion moves 062-BE from purchased steam to an all-electric heat pump loop with a 160 F design maximum supply, so coil selections must deliver capacity at that lower temperature. The building has also passed its Clean Buildings Tier 1 deadline, which puts fan power and control integration on the compliance path.

The risk is loss of ventilation to the college's primary instructional, student services, and administration building. The 2027 request carries $891,000, 27 percent of the preservation ask.

Repair Description

Replace outdated HVAC fans with modern fan wall systems for improved efficiency and redundancy. Upgrade electrical wiring and controls to integrate with the building automation system. Ensure compliance with energy efficiency standards.

D04 — Skylights, Broadway/Edison (Main Campus)

Deficiency score	87	**Budget estimate**	$338,000
Bldg condition score	352	**Status**	Included (2027)
System	B20 Exterior Closure	**Deferability**	Immediate
Location	Above East & South Stairwells	**Priorities**	Health/Safety (25%), Facility Use (75%)

Problem Description

Two original 1973 skylights leak at Broadway/Edison (062-BE): one above the east stairwell in phase 1 and one above the south stairwell in phase 2. Water is reaching cast-in-place concrete and the brick facade. The south phase 2 unit passes the most water; its safety glazing is cracked and its perimeter seals are degraded.

Three mechanisms act at once. Sealants and gaskets 53 years in service have lost elasticity and taken a compression set, opening the glazing pocket to bulk water, and cracked glazing admits water at the pane. A stairwell also works as a chimney, holding the skylight at positive pressure through the heating season, so moist interior air drives into the curb and condenses on cold glazing and metal.

The damage is migrating into the structure. Water held against cast-in-place concrete and brick supports freeze-thaw cycling, mortar loss, and corrosion at embedded steel, turning a glazing repair into an envelope and concrete repair.

The source of intrusion is not established; the record shows this item reviewed across multiple biennia without a diagnosis. Scope definition needs spray testing at both skylights and exploratory openings at the curb-to-roof transition. The 2027 request carries $338,000, and that diagnostic work belongs at the front of this project.

Repair Description

Replace skylights with new thermally broken, double-pane, laminated safety glass systems. Install updated seals and flashing to prevent water intrusion. Ensure proper integration with surrounding roofing materials.

D05 — Exterior flatwork, Mitchell Activity Center (Main Campus)

Deficiency score	86	**Budget estimate**	$171,000
Bldg condition score	239	**Status**	Included (2027)
System	G20 Site Improvements	**Deferability**	Immediate
Location	Exterior	**Priorities**	Health/Safety (25%), Facility Use (75%)

Problem Description

The concrete flatwork at the Broadway frontage of the Mitchell Activity Center (062-MAC) has lifted and cracked, with street tree roots the recorded driver. The result is trip hazards on the building's primary public approach.

The mechanism is root heave under a rigid slab. Roots thicken under the panel, following moisture and oxygen at the slab underside, and lift it against its own weight. Concrete carries little tension, so panels crack at maximum bending and settle out of plane at the joints, where rain then works in and widens them.

Severity is a walking surface defect on a route used by students, staff, and the public. The 2010 ADA Standards permit an abrupt vertical change of no more than 1/4 in and require a bevel between 1/4 in and 1/2 in; heaved panels on this frontage exceed that limit.

The risk is injury and liability on the college's most visible pedestrian frontage. Scope needs to pair slab replacement with root treatment and a root barrier, or the new panels repeat the failure. The 2027 request carries $171,000.

Repair Description

Repair or replace damaged concrete site walls and pavement. Address structural weaknesses and reinforce affected areas. Ensure compliance with accessibility and safety standards.

D06 — Roof, Wood Construct Cntr/Core (Wood Construction Campus)

Deficiency score	86	**Budget estimate**	$62,000
Bldg condition score	228	**Status**	Included (2027)
System	B30 Roofing	**Deferability**	Immediate
Location	North bump out	**Priorities**	Health/Safety (25%), Facility Use (75%)

Problem Description

The lower courtyard roof on the north side of the Wood Construct Cntr/Core (062-WCCC) bump-out has deteriorated and leaks. Mold is visible on the CMU (concrete masonry unit) walls and inside the bump-out.

The mechanism is standing water on a shaded low-slope roof. A courtyard reentrant traps debris and slows drainage, and a north exposure keeps the surface wet between rain events. The 1990 membrane has passed the service life assumed for low-slope roofing, so laps and flashing terminations open under thermal cycling and pass bulk water.

Concrete block wicks that water by capillary action and holds it in the pore structure, keeping the interior face damp. Mold follows the moisture, and no cleaning holds while the water source remains. Biological contamination is a source problem: remove the path, or the contamination returns.

The risk is occupant exposure in a wood trades instructional building, plus continued loss of the CMU and any insulation behind it. The affected area is small and the scope is bounded. The 2027 request carries $62,000.

Repair Description

Replace deteriorated roof sections with new moisture-resistant roofing materials. Address structural penetrations and reseal flashing. Improve drainage systems to prevent future water damage.

D07 — Elevator, Broadway Performance Hall (Main Campus)

Deficiency score	82	**Budget estimate**	$679,000
Bldg condition score	348	**Status**	Included (2027) — Controls funded in 2023-25

System	D10 Vertical Transportation	**Deferability**	Immediate
Location	All levels	**Priorities**	Facility Use (100%)

Problem Description

The elevator at Broadway Performance Hall (062-BPH) runs, but the cab and its equipment have reached the wear-out phase. Maintenance cost and service call frequency have both risen, the standard indicator that components have passed their residual life.

Condition-based maintenance works while inspection data can still predict residual time to failure. Rising corrective calls mean the asset has slipped into run-to-failure by default, which is defensible for a spare component and not for the only elevator in a public assembly building.

062-BPH serves performing arts instruction and a leased public theater, and the elevator is the accessible route to upper levels. An outage removes program access, not convenience, and that lost use is a real cost repair budgets tend to leave out. Facility Use carries the full priority weighting.

The controls were funded in 2023-25, so this scope is the remaining half of a two-part replacement. New controls driving a worn cab, motor, and hoistway equipment leaves that earlier investment stranded. The 2027 request carries $679,000.

Repair Description

Replace the elevator cab, motor, and related system components. Upgrade the hoistway equipment and safety mechanisms. Ensure compliance with ADA and modern building codes.

D08 — Canopy roof, Broadway Performance Hall (Main Campus)

Deficiency score	82	**Budget estimate**	$37,000
Bldg condition score	348	**Status**	Included (2027)
System	B30 Roofing	**Deferability**	Immediate
Location	Entry	**Priorities**	Facility Use (100%)

Problem Description

The entry canopy at Broadway Performance Hall (062-BPH) sheds water in the wrong direction, and the coating on its underside is peeling. Water coming off the canopy is reaching and damaging nearby windows.

Two mechanisms link those conditions. The top surface no longer carries water to a controlled edge, so it ponds and spills across the fascia onto the glazing below. Water that enters the assembly cannot dry outward through a coated soffit, so vapor pressure builds behind the paint film and lifts it; peeling paint is the visible end of that process, not its cause.

The wetted windows are the escalation path. Repeated sheeting over glazing perimeters strips sealant and works into frame joints, turning a canopy repair into a glazing repair. Glazing already ranks among the top three weighted contributors to the 348 condition score at 062-BPH.

The risk is water entry at the building's main public entrance and loose coating overhead. Facility Use carries the full priority weighting. The 2027 request carries $37,000, the smallest project in the request.

Repair Description

Reseal and apply a protective coating to the canopy roof. Replace any failing waterproofing layers. Modify slope by adjusting the supporting structure if feasible. Repaint the underside to protect against peeling and moisture intrusion.

D09 — Site lighting, Multiple (Main Campus)

Deficiency score	82	**Budget estimate**	$79,000
Bldg condition score	315	**Status**	Included (2027)
System	G20 Site Improvements	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (100%)

Problem Description

Exterior lighting across the Main Campus has failed as a group, with vandalism damage, water intrusion, and general disrepair. The result is dark ground at building approaches, walkways, and parking routes.

The failure path runs through the enclosure, not the lamp. Polymer lenses chalk and craze under ultraviolet exposure and gaskets take a compression set that ends their seal; vandalism opens the same path faster. Once water reaches the terminal block and driver, corrosion and ground faults follow whatever lamp technology sits inside.

Severity is a campus-wide safety condition at a college with evening instruction. The deficiency scores 82 and Facility Use carries the full priority weighting.

Replacement should be specified for impact resistance and sealed optics, not light output alone, or vandalism restarts the cycle. Lighting accounts for 22 to 38 percent of generated electrical energy, so an LED conversion at this scale also supports the college's Clean Buildings work. The 2027 request carries $79,000.

Repair Description

Replace existing lighting fixtures with energy-efficient LED fixtures. Upgrade electrical circuits as needed to support the new system. Integrate daylight harvesting and occupancy sensors where applicable to improve energy efficiency.

D10 — Service Counters, Multiple (Main Campus)

Deficiency score	82	**Budget estimate**	$70,000
Bldg condition score	315	**Status**	Included (2027)
System	Facility / C10 Interior Construction	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (100%)

Problem Description

A 2023 accessibility report found that multiple service counters fail federal ADA requirements. The deficiency is recorded against Multiple buildings on the Main Campus.

This is a compliance and function deficiency, not a material one. The 2010 ADA Standards set a maximum 36 in height and a minimum 36 in length for the accessible portion of a service counter, plus clear floor space for approach. A counter above that height forces a wheelchair user to transact over a barrier or wait for staff to come around it.

This is a second-level building performance issue: function, efficiency, and workflow. A counter that fails the standard injures no one; it removes independent use of a service the college must provide on equal terms.

The risk is legal exposure on a documented finding, plus daily loss of program access where students transact with the college. The finding is three years old and remains open. The 2027 request carries $70,000 across multiple counters.

Repair Description

Replace or refurbish deteriorated components. Upgrade materials, improve structural integrity, and ensure compliance with relevant building codes.

D11 — Roof (Single Ply EPDM), Science And Math (Main Campus)

Deficiency score	81	**Budget estimate**	$205,000
Bldg condition score	202	**Status**	Included (2027)
System	B30 Roofing	**Deferability**	Immediate
Location	Roof	**Priorities**	Health/Safety (50%), System Use (50%)

Problem Description

The single-ply EPDM roof on Science And Math (062-SAM) carries hundreds of structural penetrations serving lab exhaust and HVAC equipment. Recorded conditions include moisture buildup, membrane deterioration, and vegetation growth; the field of the roof remains in good condition, and the college has completed a few repairs at penetrations.

Penetrations drive risk on this assembly, not the field sheet. Each curb, pipe, and equipment support is a field-fabricated flashing detail sealed with a material of shorter service life than the membrane around it. Rigid penetrations and a flexible sheet move at different rates under daily thermal cycling, so the flashing absorbs that movement as fatigue at the same point every day.

Vegetation is the diagnostic finding. Plants establish where water stands and organic debris collects, which means drainage is not clearing the surface, and roots then work into seams and open the laps the membrane depends on.

Risk lands on lab program continuity as much as on the building. Water entering above lab spaces threatens instruments and stored materials, and Health/Safety and System Use split the priority weighting. The 2027 request carries $205,000 for repair and inspection at penetrations rather than full replacement.

Repair Description

Replace outdated HVAC fans with modern fan wall systems for improved efficiency and redundancy. Upgrade electrical wiring and controls to integrate with the building automation system. Ensure compliance with energy efficiency standards.

D12 — Entrance doors, Broadway Performance Hall (Main Campus)

Deficiency score	72	**Budget estimate**	—
Bldg condition score	348	**Status**	Excluded — Funded in 2025-27
System	Facility / B20 Exterior Closure	**Deferability**	Immediate
Location	Entry doors	**Priorities**	System Use (50%), Facility Use (50%)

Problem Description

The main entry doors at Broadway Performance Hall (062-BPH) bind and do not seal, with building settlement the recorded cause. Staff report difficulty opening and closing the doors, gaps at the perimeter, and unreliable latching.

The mechanism is a racked opening. Differential settlement drops one side of the opening, so the frame becomes a parallelogram while the leaf stays rectangular; the leaf binds on one diagonal and opens a gap on the other. That gap is both the air and water leak and the reason the latch no longer engages its keeper.

The door is the symptom. Structure ranks among the top three weighted contributors to the 348 condition score at 062-BPH, and a structural evaluation of the settlement itself is recommended. New doors set into a moving opening rack again on the same schedule.

The risk is a public entrance that cannot be secured or weathersealed at a leased theater. This deficiency is excluded from the 2027 request because the door work is funded in 2025-27. The settlement question stays open and belongs to a structural scope, not a door scope.

Repair Description

Replace the misaligned entrance doors, frames, and hardware. Install reinforced frames to account for continued settlement. Adjust thresholds and weatherstripping to ensure smooth operation, proper sealing, and security compliance.

D13 — Elevator 8, Broadway/Edison (Main Campus)

Deficiency score	64	**Budget estimate**	$0
Bldg condition score	352	**Status**	Deferred
System	Facility / D10 Vertical Transportation	**Deferability**	Immediate
Location	Elevator 8	**Priorities**	Facility Use (70%), Quality of Use (30%)

Problem Description

Elevator 8 in Broadway/Edison (062-BE) has a controller that no longer performs; age and compatibility are the recorded causes. The elevator inspector has also raised concerns about the machine room, including its HVAC and its sprinkler coverage.

The controller condition is technological obsolescence. Solid-state elevator controls reach a point where boards leave production and no longer communicate with current drives and fixtures, so each repair depends on salvaged parts. That state ends a component's useful duration whatever its physical condition.

The machine room is the more serious finding. ASME A17.1 requires a controlled environment for elevator machine rooms; drive electronics derate and fault when room temperature runs high, and heat shortens the life of equipment already out of production. Where sprinklers cover a machine room, code requires power shutdown coordinated with sprinkler activation so water never reaches a live controller. An unresolved inspector concern on either point is a compliance exposure.

The risk is an outage on one of the primary elevators in the college's largest building, with no parts path to a quick restart. No validated cost supports the item; the record references an OAIPS estimate dated 4/4/2024 that the college was to provide. That estimate has to be produced and validated before this deficiency can enter a request.

Recommendation: Repair and replace as necessary. See estimate from OAIPS dated 4/4/2024.

Repair Description

(No description recorded.)

D14 — Power Supply, Broadway/Edison (Main Campus)

Deficiency score	64	**Budget estimate**	$188,000
Bldg condition score	352	**Status**	Deferred
System	Facility / D50 Electrical	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (70%), Quality of Use (30%)

Problem Description

Twelve power supplies serve 29 electrified perimeter doors in Broadway/Edison (062-BE), Phases I and II; six further supplies sit under a separate deficiency. The college electrified these doors for card access around 2005. Several supplies were not functioning.

The failure mode is loss of voltage regulation, and it damages more than the supply. As these units degrade, output climbs from 24 V dc to 35 to 40 V dc. That overvoltage reaches the potted circuit board inside the crash bar, which has no path to shed heat, and destroys it, so every deferred replacement carries a hardware replacement behind it.

Two constraints set the scope. The installed model PS 873 is out of production, and its replacement, the PS 914, has a larger footprint and a shorter allowable wire run: 150 ft on 14 gauge wire against 200 ft. Any supply more than 150 ft from its door needs a new location, new conduit, or heavier conductors, which is rough-in work rather than a swap.

Timing favors the supplies over the hardware. The door hardware holds about 5 years of remaining life; the supplies are at the end of theirs. Replacing supplies now protects hardware the college has already bought, while deferral spends that hardware to postpone the cost of the supply. The BE Complex main entrance doors also see heavy use and have become unreliable; that replacement sits under a separate deficiency.

Recommendation: Replace twelve power supplies. Includes full access control and ADA operator replacement.

Repair Description

Replace failing power supply units for electrified doors. Upgrade to modern, energy-efficient models. Reconfigure wiring to accommodate new power distribution requirements and maintain security system functionality.

D15 — Plaster walls, Fine Arts Building (Main Campus)

Deficiency score	64	**Budget estimate**	$17,000
Bldg condition score	515	**Status**	Deferred
System	Facility / C30 Interior Finishes	**Deferability**	Immediate
Location	Interior	**Priorities**	Facility Use (70%), Quality of Use (30%)

Problem Description

The plaster finish coat on the main entry wall of the Fine Arts Building (062-FA) has cracked and is flaking away in several areas. One vertical crack runs through the wall and is larger than the surface pattern around it.

Two separate conditions share the wall. Widespread flaking is a bond failure between the finish coat and the brown coat beneath it; moisture cycling and a century of substrate movement break that bond, and once a section lets go, the edge of the sound plaster becomes the next to fail. Patching a debonded field does not hold, so the remaining loose coat has to come off.

The single vertical crack is a different signal. It follows movement in the substrate rather than the finish, and 062-FA has recorded masonry movement on its east wall under D01. Patching that crack without examining the wall behind it covers the only visible indicator the college has.

The risk is falling plaster in the building's main entry and the loss of a movement indicator. At $17,000 the scope falls below the budget threshold and should ride with structural or envelope work on this building rather than stand alone.

Repair Description

Replace or refurbish deteriorated components. Upgrade materials, improve structural integrity, and ensure compliance with relevant building codes.

D16 — Sandstone exterior, Broadway Performance Hall (Main Campus)

Deficiency score	62	**Budget estimate**	$1,221,000
Bldg condition score	348	**Status**	Deferred
System	Facility / B20 Exterior Closure	**Deferability**	Immediate
Location	Exterior	**Priorities**	Health/Safety (50%), Quality of Use (50%)

Problem Description

The sandstone facade at Broadway Performance Hall (062-BPH) is losing material. Flaking and section loss concentrate at window sills and lower blocks, and loose pieces sit above pedestrian routes.

The damage pattern matches the water path. Sills carry everything that runs off the glazing above them, and lower courses take splashback from paving. Water carries dissolved salts into the pore structure; when it evaporates at the face those salts crystallize, and freeze-thaw acts on the same zone, so the stone sheds in sheets parallel to its face.

The failure feeds itself. A sill that has lost its wash and drip no longer throws water clear of the wall, so the course below takes more water each season, and deterioration spreads downward and outward from every failed sill.

The risk is falling stone over public sidewalk at a leased public theater. At $1,221,000 this is the largest deferred item outside the fan project and the clearest public safety escalation in the backlog. Stabilizing a facade before displacement progresses costs less than rebuilding it, and 062-BPH carries a renovation flag this scope should be written into.

Repair Description

Remove all loose and flaking sandstone. Replace severely damaged sections with new sandstone that matches the existing profile. Apply a stabilizing treatment to prevent further deterioration. Repoint mortar joints and install a protective sealant.

D17 — Brick pavers, Multiple (Main Campus)

Deficiency score	62	**Budget estimate**	$211,000
Bldg condition score	315	**Status**	Deferred
System	Site / G20 Site Improvements	**Deferability**	Immediate
Location	Site	**Priorities**	Health/Safety (50%), Quality of Use (50%)

Problem Description

The brick pavers outside Broadway Performance Hall (062-BPH) and Broadway/Edison (062-BE) are uneven, shifting, and losing units. Missing pavers leave holes in the walking surface, and the resulting trip hazards affect accessible routes.

A paver field works as a system, and it fails from the edges inward. Once edge restraint gives way, units creep and joints open; open joints let bedding sand wash out and let rain reach the base course. Water then carries fines out of the base, the base loses support, and units rock and settle at different rates, working their neighbors loose.

Severity is a walking surface condition at the two highest-traffic building approaches on the Main Campus. Health/Safety and Quality of Use split the priority weighting.

The risk is injury and an accessible route that does not meet ADA surface requirements. Resetting units without correcting the base and the edge restraint returns the same condition within a few seasons. The item is deferred at $211,000.

Repair Description

Remove all damaged and misaligned brick pavers. Excavate and recompact the base material. Install a new bedding layer and reset pavers in a stable, level pattern. Replace any missing pavers and repair joints.

D18 — Electrical panels, Broadway/Edison (Main Campus)

Deficiency score	58	**Budget estimate**	$114,000
Bldg condition score	352	**Status**	Deferred
System	D50 Electrical	**Deferability**	Immediate
Location	Broadway/Edison	**Priorities**	System Use (70%), Increased Repair/Replacement Cost (30%)

Problem Description

The main panels in the electrical closets of Broadway/Edison (062-BE), Phases 1 and 2, are original and out of date. Many circuits share neutral conductors, and staff use branch breakers as light switches because the building lacks lighting controls.

Shared neutrals are the safety finding. NEC 210.4(B) requires that all ungrounded conductors of a multiwire branch circuit disconnect at the same time. Where that tie is missing, opening one breaker leaves the shared neutral energized through the other leg; if that neutral opens under load, the loads sit in series across the full line-to-line voltage. Equipment fails and the person working the panel is exposed.

Using breakers as switches is the second finding. A branch breaker not marked for switching duty is built for occasional operation, not daily cycling, so repeated operation wears the contacts and the mechanism and the device meant to protect the circuit becomes its least reliable part.

Risk falls on maintenance staff first and on circuit protection second. System Use carries 70 percent of the priority weighting. The item is deferred at $114,000 and pairs with lighting control work, because the switching practice exists only where controls do not.

Repair Description

Replace Electrical panels and bring them in compliance with NFPA 70/current NEC.

D19 — Rooftop patios, Broadway/Edison (Main Campus)

Deficiency score	54	**Budget estimate**	$302,000
Bldg condition score	352	**Status**	Deferred
System	B20 Exterior Closure	**Deferability**	Immediate
Location	Multiple	**Priorities**	Increased Repair/Replacement Cost (70%), System Use (30%)

Problem Description

Three rooftop patios on Broadway/Edison (062-BE) leak into the building, and one was funded for repair in a prior biennium. Water is damaging soffits below, and a prior study documented damage to both the mortar bed and the waterproofing membrane.

A mortar-set deck over a membrane is a wet assembly by design. Water passes through the joints of the wearing surface, saturates the mortar bed, and drains out at the membrane, which works while the membrane is sound and its drainage path clear. When either fails, the bed stays saturated between rain events, freeze-thaw breaks it apart, and water looks for defects in the membrane instead.

Damaged soffits confirm the water is through the assembly, not held in the bed. That puts the leak into the ceiling plane and into the structure between the deck and the space below.

Several decks share the same construction and differ only in how far the same process has run, which makes this a systemic condition on a predictable schedule and is why Increased Repair/Replacement Cost carries 70 percent of the weighting. The recorded approach replaces the decks in worst condition and monitors the rest. Deferred at $302,000.

Repair Description

Repair rooftop patios to provide water-tight enclosure.

D20 — Roof, Mitchell Activity Center (Main Campus)

Deficiency score	53	**Budget estimate**	$212,000
Bldg condition score	239	**Status**	Deferred
System	B30 Roofing	**Deferability**	Immediate
Location	Roof	**Priorities**	System Use (80%), Quality of Use (20%)

Problem Description

Two separate leaks affect the roof of the Mitchell Activity Center (062-MAC). The first, near the middle of the gym, appears during cold, snowy weather. The second is at the internal drainage points, where roof scuppers and drain connections at all four corners pass water into the gym.

The gym field leak follows a thermal path. Metal panels contract in cold weather and pull against their fasteners; clamping pressure drops, screws back out, and sealing washers lose compression. Panel laps then move against each other and open capillary paths that draw bulk water in. This is the standard cold-weather leak mechanism for a metal roof.

The corner leaks follow a drainage path. A low-slope roof has to move water to a drain before it finds a seam. Clogged scuppers, failed sealant at the metal-to-membrane interface, and clamp ring gaskets that have taken a compression set all hold water at the one place where the assembly is already discontinuous, and pressure head does the rest.

The risk is the gym floor, its finishes, and the events booked into it. Repeated wetting also corrodes fasteners and degrades substrate, so each season of deferral widens the eventual scope. Leak logs and photographs taken after each storm give the college the record needed to size that capital scope. Deferred at $212,000.

Repair Description

Repair the roof now: clean all scuppers; open, reseal, and re-gasket each corner drain/scupper assembly; reset clamping rings; and water-test to confirm no leakage. Repair the metal roof leak by surveying the affected field, replacing backed-out/undersized fasteners with appropriate oversized screws and new sealing washers, adding stitch-screws at moving laps, installing sliding/expansion clips where required, and re-sealing seams; pursue capital dollars in the 2027–2029 biennium to replace localized drain/scupper assemblies and complete targeted fastener/metal-panel rehabilitation if recurrence persists.

D21 — Lighting controls, Mitchell Activity Center (Main Campus)

Deficiency score	51	**Budget estimate**	$928,000
Bldg condition score	239	**Status**	Deferred
System	D50 Electrical	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (50%), Quality of Use (50%)

Problem Description

Lighting controls and many fixtures in the Mitchell Activity Center (062-MAC) are obsolete. The 1994 building has had no LED conversion, no daylight harvesting, and no occupancy control.

The consequence is running hours the building does not need. A 78,600 GSF recreation and activity center has intermittent occupancy by room and by hour, so without occupancy or daylight control fixtures burn on a schedule instead of on demand. Lighting accounts for 22 to 38 percent of generated electrical energy and can drive as much as 60 percent of the cooling load in an existing building, so each kWh cut from lighting takes about another half kWh out of cooling.

The fixtures also face a supply cutoff. Washington prohibits the sale of compact and linear fluorescent lamps from January 1, 2029 under HB 1185, with in-state stock allowed to sell through July 1, 2029. Any fluorescent fixture in 062-MAC loses its lamp supply on that date whatever its condition.

This is the building's Clean Buildings lever. 062-MAC is a Tier 1 building with a June 1, 2028 deadline, and lighting is its largest controllable electrical end use. A lighting change also alters the heat gain the HVAC system was designed around, so this scope needs the mechanical side checked against reduced internal gain. Deferred at $928,000, the largest deferred item at this building.

Repair Description

Replace existing lighting fixtures with energy-efficient LED fixtures. Upgrade electrical circuits as needed to support the new system. Integrate daylight harvesting and occupancy sensors where applicable to improve energy efficiency.

D22 — Storefronts, Broadway/Edison (Main Campus)

Deficiency score	50	**Budget estimate**	$119,000
Bldg condition score	352	**Status**	Deferred — Partly funded in 2023-25
System	B20 Exterior Closure	**Deferability**	Immediate
Location	Multiple	**Priorities**	System Use (70%), Quality of Use (30%)

Problem Description

Four exterior doors at the west and east main entrances of Broadway/Edison (062-BE) have become unreliable under heavy use, with deteriorated hinges and frames. The storefront framing around them remains in good condition and stays in place.

Cycle count drives this failure, not weather. Each opening loads the hinge or pivot in shear and the frame in torsion; over hundreds of thousands of cycles the fastener holes elongate, the leaf drops, and the door stops sitting square in its frame. Weatherstripping then loses contact along one edge, so the door drags and leaks at the same time.

The college has restricted building access to a single entrance, concentrating traffic onto fewer leaves. That raises the cycle count on the doors still in service and shortens the interval to the same failure.

Two of these storefront systems are funded in 2023-25. This request covers the remaining two, with scope at the door, hardware, and frame rather than the surrounding system. Deferred at $119,000.

Repair Description

Replace or refurbish deteriorated components. Upgrade materials, improve structural integrity, and ensure compliance with relevant building codes.

D23 — LED Lights, New Maritime Building (Trident Campus)

Deficiency score	50	**Budget estimate**	$47,000
Bldg condition score	146	**Status**	Deferred
System	D50 Electrical	**Deferability**	Immediate
Location	Engine Lab	**Priorities**	Facility Use (50%), Quality of Use (50%)

Problem Description

The LED fixtures in the Engine Lab of the New Maritime Building fail on a regular basis, having passed their rated 50,000 hr life. The fixtures are discontinued, so the college cannot replace them one at a time with matching units.

The failure point is the driver, not the diode, and heat is what kills the driver. An engine lab runs a high ambient temperature with vibration, humidity, and airborne oil, the hardest environment a sealed luminaire faces. The 50,000 hr figure is a lumen maintenance rating at a rated ambient temperature, not a guarantee

of survival above it, and vapor-sealed gaskets take a compression set over ten years; once that seal opens, the enclosure stops protecting the driver.

Discontinued status changes the scope. Spot replacement produces mismatched color temperature and output across a lab where instructors need consistent task light on engine work, which is why the recorded scope covers every fixture in the Engine Lab and all vapor-sealed LED fixtures rather than only the units that have failed.

The New Maritime Building scores 146, the best in the portfolio, so this is an isolated component failure rather than a building condition. Deferred at $47,000.

Repair Description

Replace or refurbish deteriorated components. Upgrade materials, improve structural integrity, and ensure compliance with relevant building codes.

D24 — Exhaust fans, Broadway/Edison (Main Campus)

Deficiency score	46	**Budget estimate**	$2,214,000
Bldg condition score	352	**Status**	Deferred
System	D30 HVAC	**Deferability**	Deferrable
Location	Mechanical penthouse	**Priorities**	Facility Use (70%), Increased Repair/Replacement Cost (30%)

Problem Description

Return fans REF-1 and REF-2 and supply fans SF-1 and SF-2 serve Phase 2 of Broadway/Edison (062-BE), all original to the 1974 construction. A 2019 McKinstry study assessed their remaining life at 3 years, and that window closed in 2022. The fans are now 52 years old and running past the end of their assessed life.

Access, not the fans, sets the cost. The units are large and sit in a remote fan room with poor access, and replacement in kind needs a crane and a path that does not exist. That constraint drives the recorded recommendation for fan wall arrays, which arrive in pieces sized for the existing access.

A fan array also changes how the system behaves. It holds partial capacity when one fan drops out and turns down without the part-load penalty a single large fan carries, and those are operating gains the college keeps for the life of the equipment.

The electrical scope is substantial and belongs in the estimate: new conductors in existing conduit from the main switchboard to a 200 hp VFD, plus a new panel with individual conduit, wire, and disconnects for each fan. The 2019 assessment is now 7 years old, so the estimate needs a current condition check and a rescope against the EcoDistrict heat pump conversion before it enters a request.

The risk is the ventilation and return air path for half of the college's largest building, on equipment with no assessed life left. At $2,214,000 this is the single largest item in the deferred backlog and the likeliest escalation in it.

Repair Description

Replace outdated HVAC fans with modern fan wall systems for improved efficiency and redundancy.

D25 — Concrete site walls, Wood Constr Center (Wood Construction Campus)

Deficiency score	39	**Budget estimate**	$79,000
Bldg condition score	184	**Status**	Deferred
System	G20 Site Improvements	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (30%), Quality of Use (70%)

Problem Description

Concrete site walls at the Wood Constr Center fail in more than one location, and the pattern is attributed to a design flaw. A vehicle also struck a wall north of the building, and that wall has failed.

Two separate problems sit under one deficiency. The vehicle strike is a single event with a bounded repair; the repeat failures are not. When walls of the same detail fail at several places on a 2012 site, the cause sits in the design or the execution rather than in the weather. Three candidates account for most failures of this kind: joint spacing that does not relieve shrinkage, cover that leaves reinforcement within reach of carbonation, or a missing drainage path that lets water build pressure the wall was never sized for.

Service life estimating applies one correction for design level and another for work execution. A shortfall in either cuts the expected life of a concrete wall by decades against its nominal 100 years, which matches what a 14-year-old site is showing.

The risk is repeat expenditure. Patching without identifying which of those three conditions applies buys the same failure a second time. Scope should start with an examination of one failed section: reinforcement cover, joint layout, and the drainage behind it. Deferred at $79,000.

Repair Description

Repair or replace damaged concrete site walls and pavement. Address structural weaknesses and reinforce affected areas. Ensure compliance with accessibility and safety standards.

D26 — Electrical panels, Fine Arts Building (Main Campus)

Deficiency score	38	**Budget estimate**	$59,000
Bldg condition score	515	**Status**	Deferred
System	D50 Electrical	**Deferability**	Deferrable
Location	Multiple	**Priorities**	Facility Use (30%), Increased Repair/Replacement Cost (70%)

Problem Description

Three panel conditions sit under this deficiency at the Fine Arts Building (062-FA). Two panelboards took surface damage from a water leak in 2017 and have functioned since. A lobby panel appears to be an original screw-in fuse panel, and appears to carry fuses on its neutral conductors.

The fused neutral is the safety finding. NEC 240.22 bars an overcurrent device in a grounded conductor unless it opens every conductor of the circuit at once. Where a neutral fuse can open on its own, the circuit stays energized while the neutral floats, which puts line voltage on a conductor maintenance staff treat as grounded. A screw-in fuse base compounds the problem, because the holder accepts a fuse of any rating.

The water-damaged boards are a latent condition, not a resolved one. Water leaves deposits on bus and contact surfaces that raise resistance, and the resulting heating advances out of sight inside the enclosure. NEMA guidance treats water-exposed panelboards and molded case breakers as replacement items rather than reconditioning candidates.

Scope needs a load summary for each panelboard, with at least 25 percent of capacity reserved for future loads. That reserve matters because the college has flagged 062-FA for new programs, and program change in a fine arts building brings new equipment loads.

Recommendation: Replace panels. The record also notes that the elevator has exceeded its life expectancy and that replacement parts are hard to find and expensive.

Repair Description

Replace outdated electrical panels with modern breaker panels. Reconfigure circuit layouts to comply with NEC codes and improve safety. Upgrade wiring and labeling to facilitate future maintenance and troubleshooting.

D27 — Wood sectional doors and windows, Marine Tech (Trident Campus)

Deficiency score	35	**Budget estimate**	$274,000
Bldg condition score	386	**Status**	Deferred
System	B20 Exterior Closure	**Deferability**	Immediate
Location	Multiple	**Priorities**	Increased Operating Cost (50%), Quality of Use (50%)

Problem Description

The wood framed overhead sectional doors and the west window wall at Marine Tech (062-SMAC) are deteriorating, with age and weather exposure the recorded causes. The building is out of use and the college has no stated plan for its next use.

Exposed wood follows a known path. Coatings break down under ultraviolet exposure, the surface checks, and water enters the end grain at every joint. Above about 20 percent moisture content the wood supports decay fungi, and a building that is neither heated nor occupied never dries between wetting events.

Sectional doors fail faster than fixed assemblies. Their panels are large, heavy, and hinged, so every cycle loads joints that water has already softened. An outdoor environment correction cuts expected component life well below its nominal figure where exposure is severe.

Scope depends on a use decision the college has not made. The recorded recommendation replaces the doors, window, and window wall with fixed thermally broken storefront, which closes off vehicle and equipment access; that suits a return to classroom use and not a return to shop use. Deferred at $274,000. This envelope work belongs inside a use decision for 062-SMAC rather than ahead of one.

Repair Description

Replace deteriorated windows with new insulated glass units. Upgrade framing and seals to prevent air and water infiltration. Ensure compliance with energy efficiency and safety regulations.

D28 — Fire Sprinkler System, Broadway/Edison (Main Campus)

Deficiency score	22	**Budget estimate**	$292,000
Bldg condition score	352	**Status**	Deferred
System	D40 Fire Protection	**Deferability**	Future

Location	Multiple	**Priorities**	Health/Safety (50%), System Use (50%)

Problem Description

The fire sprinkler service piping serving Broadway Phase I, Broadway Phase II, and Edison-North in Broadway/Edison (062-BE) is deteriorating, and the record notes that replacement has been put off. No condition detail beyond the deterioration finding is recorded for this cycle.

Service piping fails from the inside. Ferrous pipe in a wet system corrodes where oxygen and bacteria reach the wall, and the corrosion products build tubercles that narrow the bore. The pipe thins toward pinhole leaks, and the system loses hydraulic capacity, so flow at the most remote sprinkler falls below design demand.

The second consequence stays invisible until the system is asked to work. NFPA 25 addresses it with a 5 year internal obstruction investigation and periodic flow testing. Those results are the evidence a replacement scope needs, and they establish whether the condition sits at the service main, the risers, or the branch lines.

The risk is life safety in the college's largest occupied building. Health/Safety and System Use split the priority weighting. The deficiency scores 22 and carries a Future deferability class, which reflects budget position rather than the consequence of failure. Deferred at $292,000.

Repair Description

Replace deteriorating fire sprinkler service piping throughout affected areas. Upgrade to corrosion-resistant piping materials. Ensure compliance with fire safety regulations and proper water pressure distribution.

D29 — Floor, Wood Constr Center (Wood Construction Campus)

Deficiency score	21	**Budget estimate**	$24,000
Bldg condition score	184	**Status**	Deferred
System	C30 Interior Finishes	**Deferability**	Immediate
Location	Multiple	**Priorities**	Quality of Use (100%)

Problem Description

The carpet tile in the cafeteria at the Wood Constr Center has broken down under heavy use. The college prefers to expose and repair the concrete slab beneath rather than recarpet.

Carpet tile in a food service space wears on two fronts. Traffic lanes abrade the pile, and repeated wet cleaning plus spills break down the adhesive underneath, so tiles curl at the edges, which is both the visible defect and a trip condition.

Soft flooring in a cafeteria also holds organic load that cleaning does not remove, and furnishings and finishes are among the sources that set indoor air quality in an occupied space. A sealed slab removes the wear layer, the adhesive, and that reservoir in one move.

Scope has to include slab preparation: adhesive removal, crack repair, and a finish. Without that work the exposed concrete becomes the next complaint. Quality of Use carries the full priority weighting and the deficiency scores 21. The item is small at $24,000 and deferred.

Repair Description

Repair or replace damaged concrete site walls and pavement. Address structural weaknesses and reinforce affected areas. Ensure compliance with accessibility and safety standards.

D30 — Induction Radiant Heaters, Broadway/Edison (Main Campus)

Deficiency score	15	**Budget estimate**	$110,000
Bldg condition score	352	**Status**	Deferred
System	D30 HVAC	**Deferability**	Future
Location	Multiple	**Priorities**	System Use (50%), Increased Operating Cost (50%)

Problem Description

Induction units serving Phase I and Phase II of Broadway/Edison (062-BE) have reached the end of their service life. The result is unreliable heat, uneven comfort across occupied zones, and rising maintenance demand.

Comfort depends on air temperature, air movement, and the radiant temperature of surrounding surfaces, with a winter target of 68 to 75.5 F dry bulb and air motion between 10 and 45 ft per minute. Coils, valves, and control components at the end of their life cannot hold a setpoint, so delivered conditions drift outside that band in the perimeter zones these units serve.

Weak perimeter heat carries a second consequence. Interior surface temperatures fall in winter, and when a surface drops below the dew point of the room air, condensation forms on it, wetting finishes and starting the deterioration path in the wall behind them.

The EcoDistrict conversion sets the specification. 062-BE moves to an all-electric heat pump loop with a 160 F design maximum supply, so replacement coils have to deliver capacity at a lower supply water temperature than the steam-era units assumed. Deferred at $110,000 with a Future deferability class.

Repair Description

Replace all induction units throughout BE–Phase I and BE–Phase II. Reuse and refurbish existing piping, ductwork, and enclosures; clean/flush and pressure-test piping, rebalance air/water, integrate controls, and complete functional/seasonal commissioning to verify performance.

D31 — Lighting, Broadway/Edison (Main Campus)

Deficiency score	15	**Budget estimate**	$32,000
Bldg condition score	352	**Status**	Deferred
System	D50 Electrical	**Deferability**	Deferrable
Location	East Side of Phase 1 and 2	**Priorities**	Quality of Use (100%)

Problem Description

The corridor lighting on the east side of Phase 1 and Phase 2 at Broadway/Edison (062-BE) still runs on fluorescent sources: compact 4-pin lamps and T5 high output lamps.

The driver here is supply, not condition. Washington prohibits the sale of compact and linear fluorescent lamps from January 1, 2029 under HB 1185, and permits in-state stock to sell through July 1, 2029. After that date these fixtures have no lamp supply, so every lamp bought between now and then is one the college will have to replace again.

Fluorescent lamps also lose output across their life, delivering less light per watt at the end of that curve. Lighting works as a system rather than a set of lamps: fixture, ballast, control, and the heat gain the HVAC system was designed around all move together when the source changes.

The recorded scope retrofits these fixtures with LED bypass lamps or LED lamps compatible with electronic instant start ballasts. Quality of Use carries the full priority weighting. At $32,000 this is one of the smallest items in the inventory, and its deadline is fixed by statute rather than by condition. Deferred, with a Deferrable class.

Repair Description

Replace or refurbish deteriorated components. Upgrade materials, improve structural integrity, and ensure compliance with relevant building codes.

D32 — Siding - masonry, Broadway/Edison (Main Campus)

Deficiency score	2	**Budget estimate**	$765,000
Bldg condition score	352	**Status**	Deferred — Funded in 2023-25, 2025-27
System	B20 Exterior Closure	**Deferability**	Immediate
Location	East wall	**Priorities**	—

Problem Description

The masonry envelope on the older sections of Broadway/Edison (062-BE) has deteriorated. Mortar joints have failed, steel lintels have rusted, and flashing has failed at many locations. Decay varies across the perimeter, and some areas still perform as built.

These three findings are one mechanism running in a loop. Flashing exists to collect water that gets into a masonry wall and send it back out at the lintel and shelf angle; where flashing has failed, that water sits on the steel instead. Corrosion products occupy several times the volume of the steel they replace, so a rusting lintel jacks the masonry above it and cracks the joints at its bearing, and those cracks admit more water to more steel.

Failed mortar opens the second path. Wind-driven rain enters at the joint face, and without a working drainage plane the wall holds that water against brick, steel, and embedded anchors.

Risk runs from envelope performance into structure. A rusted lintel loses section while it jacks, and the masonry it carries sits above windows and entrances. This request funds the next phase of a program already funded in 2023-25 and 2025-27, and covers work those phases did not include. Deferred at $765,000.

Repair Description

Replace or refurbish deteriorated components. Upgrade materials, improve structural integrity, and ensure compliance with relevant building codes.

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 surveyed buildings are not profiled individually: the Bookstore (248), Erickson Theater (265), and Plant Sciences Lab (186) carry no 2025 deficiencies and are in adequate condition; the New Maritime Building (146, Superior) carries only the small deferred engine-lab lighting item (D23, $47,000); and Wood Constr Center (184, Adequate) carries two small deferred items (D25 and D29, $103,000 combined). Their component detail is in the Appendix. Deficiency IDs reference Section 4.2, where the verbatim descriptions live.

Fine Arts Building — condition score 515

Building	GSF	Built	Reno.	Predominant use
Fine Arts Building (062-FA)	64,820	1915	1992	Fine arts instruction; leased theater

Condition. 2025 condition score 515 (Replace or renovate), up from 280 in 2023. Top weighted contributors: Roofing (50), Life/Safety (40), Fire Safety (40). Roofing and glazing carry component ratings of 5 (replace), with HVAC, electrical, lighting, life-safety, and fire-safety systems all rated 4.

Current biennium (2027 request). D02 — BUR roof replacement, $763,000 (the largest project in the request). D01, the east-wall masonry stabilization, was excluded pending confirmation that the work was completed under a 2025 emergency declaration.

Deferred and emerging. Deferred: D15 — entry plaster walls, $17,000; D26 — electrical panels, $59,000 (two boards water-damaged in 2017, plus an original screw-in fuse panel with fused neutrals, no longer manufactured). Both are small but the panel work is an obsolescence risk that should ride with any electrical package next biennium.

Long-term outlook. A 1915 former Masonic Temple (purchased and renovated 1992) housing fine-arts instruction and a leased theater. Its canonical score of 515 — the worst in the portfolio and 235 points above its 2023 score — sits in the Replace-or-renovate band, while the college lists the building as a renovation priority ("change — new programs in building"). The 2027 roof investment protects the historic shell; the building's trajectory calls for a whole-building renovation decision in the master-plan process now underway rather than continued component-level repair.

Marine Tech — condition score 386

Building	GSF	Built	Reno.	Predominant use
Marine Tech (062-SMAC)	7,560	1987	—	Maritime instruction

Condition. 2025 condition score 386 (Needs improvement — renovation), (unchanged from 2023). Top weighted contributors: Life/Safety (44), Exterior Closure (35), Fire Safety (33). Elevators and Modifications are unrated (0) for this small single-story building.

Current biennium (2027 request). None.

Deferred and emerging. Deferred: D27 — wood sectional doors and window wall, $274,000. The 2023 survey noted the building was not in use at the time of survey and recommended the doors be replaced when a future instructional use is established.

Long-term outlook. A 1987 Trident Campus building in the renovation band whose capital need should follow a use decision, not precede it. If the Seattle Maritime Academy program consolidates in the 2016 New Maritime Building, Marine Tech becomes a disposition question for the master plan; if it returns to instructional use, the envelope work (D27) belongs in that renovation scope.

Broadway/Edison — condition score 352

Building	GSF	Built	Reno.	Predominant use
Broadway/Edison (062-BE)	442,984	1973	2010	Primary instructional, student services, administration

Condition. 2025 condition score 352 (Needs improvement — renovation), up from 336 in 2023. Top weighted contributors: Exterior Closure (32), Elevators (24), Plumbing (24). Exterior closure is the largest single contributor, consistent with the phased masonry, skylight, storefront, and rooftop-patio record.

Current biennium (2027 request). D03 — AHU 1–2 fan-wall conversion, $891,000; D04 — stairwell skylights, $338,000. Together $1,229,000 — 37% of the preservation request.

Deferred and emerging. Deferred: D13 — Elevator 8 (no estimate recorded); D14 — door power supplies, $188,000; D18 — electrical panels, $114,000; D19 — rooftop patios, $302,000; D22 — storefronts, $119,000 (partly funded 2023–25); D24 — penthouse exhaust and supply fans, $2,214,000; D28 — fire-sprinkler service piping, $292,000 (Future); D30 — induction radiant heaters, $110,000 (Future); D31 — east-corridor lighting, $32,000; D32 — masonry siding next phase, $765,000 (prior phases funded 2023–25 and 2025–27). Total deferred: $4,136,000 — 57% of the college backlog. The fan set (D24) is past its studied remaining life and is the likeliest escalation.

Long-term outlook. The portfolio keystone: 442,984 GSF (37% of the recorded portfolio; half the surveyed area), the college's primary instructional and administrative complex, host to the campus central plant (which also serves the Bookstore) — a plant now converting to all-electric heat-pump service under the EcoDistrict Energy-as-a-Service contract, which disconnects Centrio purchased steam and, per the pre-survey, has already replaced related switchgear. Its 1973–74 mechanical cohort, phased envelope program, renovation flag ("change — new programs"), and elapsed Clean Buildings Tier 1 deadline (Section 9) all point the same direction: B/E needs a coordinated renovation scope developed through the master plan now in process, with interim biennial preservation targeted to keep the envelope tight and the mechanical plant running until that scope is funded. The renovation scope — and every interim mechanical replacement — should be specified against the EcoDistrict's heat-pump loop (160°F design-maximum supply), not the steam-era plant it replaces (Section 9.4).

Broadway Performance Hall — condition score 348

Building	GSF	Built	Reno.	Predominant use
Broadway Performance Hall (062-BPH)	38,043	1977	—	Performing arts instruction; leased theater

Condition. 2025 condition score 348 (Needs improvement — maintenance), up from 324 in 2023. Top weighted contributors: Life/Safety (30), Glazing (30), Structure (24). Life-safety, glazing, and structure lead the score; the pre-survey separately flags building settlement affecting the main entry.

Current biennium (2027 request). D07 — elevator cab, motor, and system rebuild, $679,000 (controls funded in 2023–25); D08 — canopy roof reseal, $37,000. Together $716,000. D12, the settling-driven entrance doors, was excluded as funded in 2025–27; the pre-survey recommends a structural-engineering evaluation of the settlement itself.

Deferred and emerging. Deferred: D16 — sandstone exterior, $1,221,000. Flaking window sills and lower blocks above pedestrian areas make this the clearest public-safety escalation risk in the deferred backlog; it should anchor the 2029–31 ask.

Long-term outlook. Built in 1977 from the center section of the old Broadway High School, the hall serves performing-arts instruction and leased public performances. It carries a renovation flag ("change — new programs"). The sandstone envelope, the settlement question, and the renovation flag should be scoped together — stabilizing a historic facade is substantially cheaper before displacement progresses than after. The hall's purchased-steam service is disconnected under the EcoDistrict conversion, which will serve it from the all-electric Broadway plant (Section 9.4).

District Office — condition score 288

Building	GSF	Built	Reno.	Predominant use
District Office (062-AS)	47,668	1912	—	Seattle Colleges District administration

Condition. 2025 condition score 288 (Needs improvement — maintenance), up from 280 in 2023. Top weighted contributors: Life/Safety (30), Fire Safety (30), Plumbing (24). Life-safety, fire-safety, and plumbing lead the score.

Current biennium (2027 request). None.

Deferred and emerging. No 2025 deficiencies are recorded against the building. The 2025–27 cycle carried the Siegal Center east exterior doors; the 2023 report shows only $29,000 requested against the building that biennium.

Long-term outlook. A 1912 building (purchased 1967) housing Seattle Colleges district administration. Its score has drifted from 266 (2021) to 280 (2023) to 288 — now in the maintenance band. It is a Tier 2 Clean Buildings building (July 1, 2027). A district-level decision about long-term administrative space should precede any major reinvestment.

Mitchell Activity Center — condition score 239

Building	GSF	Built	Reno.	Predominant use
Mitchell Activity Center (062-MAC)	78,600	1994	—	Student recreation and activity center

Condition. 2025 condition score 239 (Adequate), (unchanged from 2023). Top weighted contributors: Roofing (21), Doors & Hardware (19), Glazing (19). Roofing, doors and hardware, and glazing lead the score.

Current biennium (2027 request). D05 — exterior flatwork and site walls, $171,000 (street-tree heave and trip hazards at the Broadway frontage).

Deferred and emerging. Deferred: D20 — metal roofing repairs, $212,000 (active leaks at scuppers during snow events); D21 — lighting and lighting controls, $928,000 (obsolete fixtures and controls). Together $1,140,000 — the second-largest building concentration in the backlog. The 2023 cycle also flagged first-floor wood-window deterioration requiring majority local funding (80% local given 20% instructional use) and northeast planter water intrusion into the boiler room, both still open questions for the college.

Long-term outlook. A 1994 student recreation and activity center in adequate condition overall. The lighting-and-controls package (D21) is the building's Clean Buildings lever (Tier 1, June 1, 2028) and the natural anchor of its next-biennium request.

Wood Construct Cntr/Core — condition score 228

Building	GSF	Built	Reno.	Predominant use
Wood Construct Cntr/Core (062-WCCC)	6,700	1990	—	Wood trades instruction

Condition. 2025 condition score 228 (Adequate), (unchanged from 2023). Top weighted contributors: Appearance (20), Insulation (20), Glazing (20). Appearance, insulation, and glazing lead the score for this small 1990 building.

Current biennium (2027 request). D06 — north bump-out roof replacement, $62,000.

Deferred and emerging. None recorded against the building itself; the campus-level courtyard site-wall item (D25, Wood Constr Center) continues previously funded water-intrusion work at this campus.

Long-term outlook. The C.O.R.E. building supports the wood-trades programs alongside the 2012 main building. Continued use with routine preservation is the trajectory; no master-plan flags apply.

Science And Math — condition score 202

Building	GSF	Built	Reno.	Predominant use
Science And Math (062-SAM)	84,300	2006	—	Math and science instruction

Condition. 2025 condition score 202 (Adequate), (unchanged from 2023). Top weighted contributors: Lights/Power (24), Roofing (20), Wall Finishes (18). Lights/power, roofing, and wall finishes lead the score.

Current biennium (2027 request). D11 — single-ply EPDM roof replacement, $205,000.

Deferred and emerging. None deferred this cycle. The 2025–27 cycle carried a failed gas boiler and two accessibility modifications (lab and access-ramp compliance); the pre-survey separately reports failing exterior fixtures at the northeast corner with no retrofit kits available — likely to enter the next survey.

Long-term outlook. The 2006 building is flagged “modernize — improve instructional infrastructure” in the college’s planning input; a Tier 1 Clean Buildings building (June 1, 2028). Its condition supports continued use; the modernization flag concerns program fit, not fabric. Under the EcoDistrict, the building’s gas boiler is demolished and heating and domestic hot water convert to all-electric plant service; the related switchboard and electric-boiler scope was carried under the prior ESCO contract (Section 9.4).

6. INFRASTRUCTURE SYSTEMS

Infrastructure requests (campus utilities, distribution, and site systems) are budgeted separately from building preservation. For 2027–2029, Seattle Central's infrastructure request is $139,000: replacement of the storm line beginning within Broadway/Edison and ending west of Broadway/Edison (asset 5679). The item continues storm-system work already underway — the 2023 cycle documented root-infiltrated storm drains along Harvard Ave, the northeast-corner B/E Phase 1 segment has been completed, and the Harvard line was programmed for the current biennium, with the college noting that backwater protection on the storm line serving Auxiliary Services remains an open, unlisted issue. Asset details derive from the college's 2019 Infrastructure Survey.

Two infrastructure items are excluded from the 2027 request as funded in 2025–27: the primary switchgear replacement (asset 5705; related switchgear work was completed under the EcoDistrict project in fall 2025) and a potable-water meter (asset 5667) — the college notes that meters are owned by the public utility and cannot be replaced by Seattle Central, and that the allocated funding was redirected. Four further assets are excluded with no verified budget: two more utility-owned water meters (5669, 5673), a storm line (5680, partially addressed), and a transformer (5704, reported completed at BPH pending asset confirmation). Two primary switchgear (assets 5701 and 5702, in the Phase 1 north penthouse and the Phase 2 penthouse) remain after the EcoDistrict work; the college expects to bring them forward next biennium.

The EcoDistrict is the campus-utility event of the planning period. It retires Centrio purchased steam service to Broadway/Edison and Broadway Performance Hall — ending the college's exposure to a distribution system whose imminent-failure piping the ESP priced at roughly $12 million to renew — and concentrates campus heating in an all-electric plant. On the electrical side, the project carries $1,500,000 of non-guaranteed allotments for Seattle City Light work (a $1,000,000 vault upgrade and $500,000 of transformer replacement and upsizing), and its electrical scope includes 975 kVA of future load. SCL committed verbally in an August 1, 2024 meeting that its transformers can support that load but had not issued a service letter at the ESP date — a confirmation worth closing before that capacity is relied on for further electrification. The remaining B/E penthouse switchgear (assets 5701 and 5702) and the storm program remain college infrastructure scope.

Future infrastructure pipeline

Forty-three future-designated assets totaling $8,953,000 remain in the infrastructure inventory. By system:

System	Assets	Estimated total	Share
Storm	16	$2,842,000	32%
Electrical	12	$1,955,000	22%
Non Potable Water	2	$1,800,000	20%
Communication	3	$1,178,000	13%
Potable Water	5	$703,000	8%
Sewer	5	$475,000	5%
Total	**43**	**$8,953,000**	**100%**

Storm distribution is the largest and most active category — the 2027 request funds only the first $139,000 segment of a $2,981,000 storm program. Electrical distribution ($1,955,000, including the two remaining B/E penthouse switchgear, generators, and feeders) is the category most directly tied to campus operational risk and to any future electrification under the Clean Buildings Standard (Section 9). The two non-potable-

water lines ($1,800,000) are individually the largest assets in the pipeline. A phased storm-and-electrical infrastructure scope for 2029–2031 would continue the pattern established by the EcoDistrict and Harvard Ave work.

7. MASTER PLAN ALIGNMENT

Seattle Central's Main Campus master plan is a full plan dated 2001. The 2023 FCS report recorded a 2017 update; the 2025 pre-survey reports that a jurisdictionally required plan is in process and expected to complete in early 2026, and that no internal master planning has been done. No plan dates are recorded for the Trident or Wood Construction campuses, and the college reports it no longer owns the Vocational Institute facility.

Master planning currency

Campus	Most recent full plan	Most recent update
Main Campus (062A)	2001	Jurisdictional required plan in process; expected early 2026. No internal master planning done.
Trident Campus (062C)	Need data	N/A
Vocational Institute (065A)	Need data	College no longer owns this facility
Wood Construction Campus (062B)	Need data	N/A

Reported capital priorities

Category	Building	Reported program deficiency or need
Renovation	Broadway/Edison (062-BE)	Change — new program(s) in building
	Broadway Performance Hall (062-BPH)	Change — new program(s) in building
	Science And Math (062-SAM)	Modernize — improve instructional infrastructure
	Fine Arts Building (062-FA)	Change — new program(s) in building
Replacement	None	—
Demolition	None	—

The 2027 preservation request is broadly consistent with these priorities, with one tension to resolve. Three of the four renovation-flagged buildings take $2,708,000 — 82% of the preservation request (Broadway/Edison $1,229,000, BPH $716,000, Fine Arts $763,000). Because the flags concern program change rather than replacement or demolition — the college reports no replacement or demolition priorities — envelope- and reliability-focused preservation in these buildings is a defensible use of repair funds: it keeps the buildings watertight and operable through a future renovation rather than investing in assets slated for removal. No 2027 project invests in a building flagged for replacement or demolition.

The tension is the Fine Arts Building. Its canonical condition score (515) sits in the Replace-or-renovate band while it receives the single largest project in the request ($763,000 roof). A roof is the right interim investment for a 1915 historic shell whose renovation is planned — but that logic holds only if the renovation is actually programmed. The master plan now in process should establish the Fine Arts and Broadway/Edison renovation timelines explicitly; until it does, each biennium's preservation ask for these

two buildings is being sized without the decision it depends on. The plan's early-2026 completion, ahead of the 2027–29 submission, is the opportunity to close that gap.

The EcoDistrict adds a second item for the plan in process. The ESP designs the plant's condenser-water loop to extend to future connections — the Mitchell Activity Center and the Bookstore, both college-owned, and the potential public–private student-housing and ITEC technology-education buildings the college has discussed — while the current contract explicitly excludes the MAC. Whether and when those buildings tie in is a master-plan decision with direct consequences for the plant's sizing margin and for each building's Clean Buildings pathway, and it should be settled in the plan rather than building by building.

8. MAINTENANCE CAPACITY SNAPSHOT

The in-house staffing roster below is from the 2025 pre-survey input. 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 (882,268 GSF).

In-house maintenance staffing (2025 pre-survey)

Position	Hours per week	Total comp estimate (1.33 × annual rate)
Maintenance Mechanic 1	40	$83,566.56
Maintenance Mechanic 3	40	$99,351.00
Electrician Supervisor	40	$115,231.20
Maintenance Mechanic 1	40	$85,753.08
Painter	40	$79,432.92
Maintenance Supervisor 3	40	$133,585.20
Maintenance Mechanic 1	40	$83,566.56
Maintenance Mechanic 2	40	$92,184.96
Control Technician Supervisor	40	$104,346.48
Maintenance Mechanic 2	40	$92,184.96
HVAC Tech	40	$99,351.00
Carpenter Lead	40	$85,753.08
Maintenance Mechanic 2	40	$89,998.44
Total (13 positions)	**520**	**$1,244,305**

Derived metrics

In-house maintenance FTEs (520 hrs/wk ÷ 40)	**13.0**
Estimated equivalent contract FTEs (2023 cycle)	**3.5**
Combined total FTEs	**16.5**
GSF per combined FTE (882,268 GSF surveyed)	**53,471**
State average (weighted, 2023 cycle)	**74,279 GSF / FTE**
Total maintenance cost (staff + contract + material)	**$1,644,305**
Maintenance cost per GSF	**$1.86**
State average (weighted, 2023 cycle)	**$1.48 / GSF**
APPA self-rating (2023 cycle)	**Managed Care (level 3 of 5)**

Seattle Central maintains a comparatively dense maintenance organization: at 53,471 GSF per combined FTE it covers substantially less area per person than the 2023 state weighted average (74,279) and the IFMA benchmark (57,471), and at $1.86 per GSF it spends above the state average of $1.48 — an expansion from 2023, when the college reported 11.0 in-house FTEs, 60,811 GSF per FTE, and $1.50 per

GSF. That density is consistent with the portfolio it maintains: an urban multi-building campus whose largest asset runs on 50-year-old mechanical systems. The composition of the deferred backlog — 17 of 20 items designated Immediate, concentrated in original-vintage Broadway/Edison equipment — indicates a staff keeping aging equipment running rather than falling behind on it; but the same concentration means each biennium of deferral transfers load onto the maintenance budget. The Clean Buildings Standard's benchmarking, energy-management-plan, and O&M obligations (Section 9) arrive on top of this baseline from 2026–2028 and will require dedicated capacity or contract support.

The EcoDistrict's contract structure is itself a response to this capacity picture. The ESP records that the college's facilities team has one HVAC technician and would need two more to operate and maintain the new plant in-house, that skilled-trade vacancies typically take over four months to fill (pipefitter postings have failed to attract qualified candidates), that statewide pay scales run 20–30% below Puget Sound union scale, and that a 2018 Gordian benchmarking study found staffing below higher-education peer norms with a growing deferred-maintenance backlog. The Energy-as-a-Service structure moves heating-plant operations, maintenance, break/fix, and replacement to the provider for the 20-year term, freeing in-house staff for the building-side backlog this report documents. The college retains defined responsibilities under the agreement — twice-daily boiler inspections October through April under Seattle Municipal Code 6.420, weekly visual inspections of EcoDistrict equipment with 12-hour anomaly reporting, NFPA 70B electrical maintenance on college-owned infrastructure, and operation of the building automation system — which should be reflected in maintenance staffing plans and in the O&M program the Clean Buildings Standard requires.

Capital reinvestment context. Industry guidance (APPA and NACUBO) places an appropriate annual capital-reinvestment rate at roughly 2–4% of current replacement value (CRV). The FPMT inventory records estimated replacement cost as "Unknown" for every Seattle Central structure, so a portfolio reinvestment rate cannot be computed from state records; the 2023 FCS report carried building replacement values (e.g., Broadway/Edison $188,268,200) that could seed that calculation if refreshed. Populating FPMT replacement costs would let future cycles judge whether the roughly $6.6 million biennial Minor Works level is keeping pace with deterioration on a $400+ million replacement-value portfolio.

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 Seattle Central's larger buildings are operated and re-equipped. It is not an abstract sustainability goal — it is a set of compliance deadlines attached to specific buildings, backed by penalties, and overlapping the mechanical, lighting, and envelope work already documented in this report. This section maps which buildings are covered, when each must comply, and how the deferred renewal and the compliance schedule can be sequenced together — and it documents the Broadway EcoDistrict, the steam-to-electric conversion now proceeding under a 20-year Energy-as-a-Service contract, which resets both the compliance pathway and the boundary of the college's own mechanical scope.

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 (O&M) program. Tier 2 covers buildings of 20,001–50,000 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. Compliance dates stagger by 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)

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 Seattle Central's Included Buildings

Nine FPMT structures exceed the 20,000 GSF coverage floor — six Tier 1 and three Tier 2. The Parking Garage (151,800 GSF) is excluded because parking area is excluded from covered floor area under the standard, and the Seattle Vocational Institute's coverage obligation follows its disputed ownership (Section 2). The table pairs each covered building with the deferred capital backlog already identified for it in Section 4 — the figure that turns compliance into a capital-planning question.

Building	GSF	Tier	Compliance date	Deferred backlog in building
Broadway/Edison	442,984	1	**June 1, 2026 (elapsed)**	$4,136,000
Seattle Vocational Inst.*	114,000	1	June 1, 2027	—

Building	GSF	Tier	Compliance date	Deferred backlog in building
Science And Math	84,300	1	June 1, 2028	—
Mitchell Activity Center	78,600	1	June 1, 2028	$1,140,000
Fine Arts Building	64,820	1	June 1, 2028	$76,000
Wood Constr Center	61,050	1	June 1, 2028	$103,000
District Office	47,668	2	July 1, 2027	—
Broadway Performance Hall	38,043	2	July 1, 2027	$1,221,000
New Maritime Building	22,451	2	July 1, 2027	$47,000
Covered total (9 buildings)	**953,916**			**$6,723,000**

**The college reports it no longer owns the Seattle Vocational Institute (Section 2); its CBPS obligation transfers with ownership and is shown for roster completeness. Broadway/Edison's deferred figure spans its ten deferred deficiencies; its two included 2027 projects ($1,229,000) are additional to the deferred column. 93% of the college's deferred preservation backlog sits inside CBPS-covered buildings.*

9.3 Aligning capital renewal with compliance

Seattle Central's deferred backlog and its Clean Buildings obligations are largely the same work seen from two directions. The covered buildings hold $6,723,000 of the $7,208,000 deferred backlog, and the items that most directly move EUI are exactly the deferred ones. Lighting and controls first: the MAC lighting-and-controls package (D21, $928,000), the B/E east-corridor lighting (D31, $32,000), and the New Maritime engine-lab fixtures (D23, $47,000) — roughly $1,007,000 — are the lowest-cost, highest-certainty EUI reductions available and are the first measures an energy-management plan would identify; the included site-lighting LED conversion (D09) already follows this pattern. Mechanical renewal second: the included fan-wall conversion (D03) is itself an efficiency measure (the fan-wall array is specified over in-kind replacement partly for its energy benefits), the deferred penthouse fan set (D24, $2,214,000) presents the same choice at triple the scale, and the end-of-life induction radiant heaters (D30, $110,000) must now be specified against the EcoDistrict's all-electric plant (Section 9.4) — heat-pump loops run cooler than the steam-era system (160°F design-maximum supply), and terminal equipment selected for the old temperatures would undercut the new plant's efficiency. Envelope third: the included skylight replacement (D04) specifies thermally broken low-e glazing, and the deferred MAC roof (D20) is the natural point to add insulation. Because equipment age is forcing these projects inside the same window as the compliance deadlines, specifying them as efficiency upgrades rather than like-for-like swaps converts spending the college must make anyway into CBPS progress — and positions covered buildings for the early-adopter incentive instead of penalty exposure (for B/E alone, the penalty formula reaches roughly $670,000 per assessment cycle).

9.4 The Broadway EcoDistrict: steam-to-electric conversion

The college's decarbonization program is no longer prospective. Through the Department of Enterprise Services energy performance-contracting program, Seattle Central has directed the Broadway EcoDistrict to proceed as a 20-year Energy-as-a-Service (EaaS) contract under RCW 39.35C.050(2)(a): a McKinstry special-purpose entity finances, owns, operates, and maintains a new all-electric heating and domestic-hot-water plant, and the college pays an availability-based monthly service fee (McKinstry Energy Services Proposal, project 2020-069, August 21, 2024; Investment Grade Audit, October 20, 2022). The scope disconnects Centrio purchased steam serving Broadway/Edison and Broadway Performance Hall, demolishes and disposes of the gas boiler serving Science And Math, and installs three new air-water heat-pump skids

alongside the units installed in 2018 and 2022, water-water heat pumps, and electric boilers restricted to last-stage heating — 18,866 MBH of designed capacity, with equipment redesigned to A2L low-GWP refrigerants for the January 1, 2025 Washington refrigerant law.

Headline figures from the ESP:

Item	Figure (August 2024 ESP)
Contract structure	20-year Energy-as-a-Service under RCW 39.35C.050(2)(a); a special-purpose entity finances, owns, operates, and maintains the plant
Guaranteed maximum project cost	$19,617,019
Total project cost (ESP Table 4.1)	$21,945,315 — includes DES management fee and non-guaranteed allotments; before M&V cost, sales tax, and incentives
Non-guaranteed allotments	$2,102,700 — SCL vault upgrades $1,000,000; SCL transformer upgrades $500,000; hazardous-material survey and abatement $400,000 (carried by the college); DES M&V program fee $202,700
Guaranteed annual energy savings	$216,693 — net of eliminated steam and gas against added electricity
Guaranteed utility changes (annual)	Eliminates 14,489 klbs purchased steam and 57,664 therms natural gas; adds 2,771,238 kWh electricity
Carbon reduction	3,052,831 lbs CO2 per year
Service fee (draft Service Order EE-1)	$211,517.56 per month at operations commencement, escalating to $374,815.55 per month in year 20; to be updated for as-built conditions
Construction duration	700 calendar days from notice to proceed; the GMP was predicated on an NTP by January 31, 2025
Early termination	Not available in years 1–5; termination value $22,493,000 at year 6, declining to $1,766,000 at year 19

The rationale is as much fiscal as environmental. Purchased steam now costs the college more than $470,000 a year; Centrio's supply contract lets it adjust rates at will, it passed Climate Commitment Act allowance costs through mid-year in 2023, and it has told customers it will replace its own gas boilers with electric-resistance boilers between 2030 and 2035 — a conversion whose costs the college would also absorb. The existing steam system is at end of life, poses a life-safety risk to maintenance personnel, and is a single point of failure for the Broadway core; the ESP's do-nothing scenario required roughly $12 million of imminent steam-piping replacement just to stay on steam. Over the 20-year cost-effectiveness analysis, doing nothing carries the highest net present value of cost ($74,210,215) against $64,334,920 for the EaaS structure, which was selected over 10-year and 20-year Certificate of Participation alternatives ($64,276,606 and $65,913,949) on payment affordability, risk transfer, and preservation of state debt capacity.

Three consequences matter for this report. First, the largest decarbonization capital event on campus does not appear in — and does not compete with — the Minor Works request: the service fee is an operating commitment beginning near $2.5 million a year, not a capital appropriation, and the structure preserves the college's access to state capital funds and the state's debt capacity for the preservation backlog in Section 4. Second, the boundary between provider scope and college scope now runs through the middle of Broadway/Edison's mechanical systems: the plant (heat pumps, electric boilers, plant controls, water treatment) is the provider's to maintain and replace for 20 years, while the building-side distribution — the D24 penthouse fans, the D30 induction radiant heaters, coils, and terminal controls — remains college

capital scope and is exactly where the deferred backlog sits. Third, building-side replacements should be specified for the new plant's operating regime (a 160°F design-maximum heating loop rather than steam-era temperatures), or the college pays twice — once in equipment and again in degraded heat-pump efficiency.

For Clean Buildings purposes, the conversion is the compliance backbone for three covered buildings: it removes purchased steam and on-site gas combustion from Broadway/Edison (Tier 1, deadline elapsed), Broadway Performance Hall (Tier 2, July 1, 2027), and Science And Math (Tier 1, June 1, 2028) — the largest EUI and emissions lever available to any of the three — and the ESP's cost model prices the alternative at Seattle Building Emissions Performance Standard penalties of $10 per square foot every five years out of compliance beginning in 2031. Two edges of the scope leave follow-on items the college owns: the kitchen's direct-steam kettle and commercial dishwasher are excluded and lose Centrio steam when the service is shut off at the end of construction — the college has acknowledged it will retire or electrify them outside the contract — and the Mitchell Activity Center is excluded from the current scope, though the plant's condenser-water loop is designed to extend to it, the Bookstore, and potential student-housing and ITEC buildings (Section 7).

9.5 Compliance pathway

Washington offers a distinct route for campuses that heat and cool buildings from a central plant through a shared thermal loop — a district energy system — under RCW 19.27A.260, substituting a phased central-plant decarbonization plan for building-by-building EUI compliance. The EcoDistrict makes that question concrete for the Broadway core: Broadway/Edison, Broadway Performance Hall, and Science And Math will share an all-electric thermal plant, the loop is designed to extend to additional buildings, and the contract's measurement-and-verification program will generate the plant-performance data a district-energy compliance filing would rest on. The outlying campuses and the remaining Main Campus buildings run on distributed equipment and would comply individually on the Tier 1 / Tier 2 schedule in Section 9.2. The college should select and document its pathway — district-energy treatment for the EcoDistrict-served buildings, individual compliance elsewhere — in the energy-management plans now coming due, and the D24 fan and D30 heater decisions belong inside that filing rather than ahead of it.

10. APPENDIX: BUILDING CONDITION DETAIL

The 20-component condition-score breakdown for each of the thirteen surveyed buildings, ordered worst to best overall score, from the 2025 CONDITION worksheet. Each table is reference data; there is no narrative. Weighted scores are rounded, so rows may not sum exactly to the building's canonical condition score shown in the total row. A rating of 0 indicates a component not present or not rated for that building.

Fine Arts Building — condition score 515

Component	Rating	Wt.	Wt. Score	Comment
HVAC	4	8	32	2 HW boilers; rooftop packaged and split-system HVAC units; AHUs w VAVs
Structure	2	8	16	Concrete structure
Exterior Closure	2	8	16	Brick; sheet metal coping & frieze; concrete block
Roofing	5	10	50	BUR with mineral-surfaced capsheet; standing seam metal
Floor Finishes	3	6	18	Terrazzo; linoleum; hardwood; vinyl tile-surface wear; ceramic tile; carpet-surface wear; concrete
Wall Finishes	3	6	18	Plaster-spalling area at entry; gypsum board-marred/dinged; marble wainscot
Ceiling Finishes	4	6	24	Plaster; gypsum board; wood trim; lay-in tile; concrete deck; suspended expanded metal lath
Doors & Hardware	3	6	18	Interior laminated/HM/wood doors w wood/HM frames-surface wear; sidelites; exterior wood doors/frames-surface wear
Elevators	2	6	12	5 stop
Plumbing	2	8	16	Copper, cast iron, galvanized and steel piping; porcelain fixtures
Electrical	4	8	32	1200amp 480/277v; 800amp 480/277v
Lights/Power	4	8	32	Lay-in, hanging circular, recessed can and hanging strip fluorescent fixtures
Life/Safety	4	10	40	
Fire Safety	4	10	40	
Modifications	3	7	21	Interior circulation through classrooms
Maintenance	4	7	28	
Remaining Life	4	6	24	
Appearance	4	6	24	Attractive historic former Masonic Temple; portion of building leased to Egyptian Theater
Insulation	4	6	24	
Glazing	5	6	30	
Total — canonical condition score			**515**	**Replace or renovate**

Marine Tech — condition score 386

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	9	Packaged HVAC units
Structure	1	8	9	Wood frame; CMU
Exterior Closure	4	8	35	Plywood and metal corrugated panels; glass window walls
Roofing	2	10	22	Metal screw-down roof panels-rusting/popping of screws; needs PVC overlay
Floor Finishes	4	6	26	Concrete and vinyl tile-surface wear
Wall Finishes	4	6	26	Gypsum board-marred; plywood
Ceiling Finishes	2	6	13	Exposed roof structure; gypsum board
Doors & Hardware	4	6	26	Wood glazed doors w HM frames-surface wear; wood glazed OH doors
Elevators	0	6	0	
Plumbing	2	8	18	Copper and ABS piping; porcelain fixtures
Electrical	1	8	9	225 amp 480/277v
Lights/Power	3	8	26	Suspended fluorescent fixtures
Life/Safety	4	10	44	
Fire Safety	3	10	33	
Modifications	0	7	0	None apparent
Maintenance	4	7	31	
Remaining Life	2	6	13	
Appearance	1	6	7	
Insulation	3	6	20	
Glazing	3	6	20	
Total — canonical condition score			**386**	**Needs improvement — renovation**

Broadway/Edison — condition score 352

Component	Rating	Wt.	Wt. Score	Comment
Structure	2	8	16	Partial concrete frame, partial heavy timber
Exterior Closure	4	8	32	Stucco-major renovation in 2010
Roofing	2	10	20	PVC single-ply membrane-2010
Floor Finishes	2	6	12	Brick; ceramic tile; carpet; vinyl tile; concrete, epoxy; linoleum; carpet tile
Wall Finishes	2	6	12	Brick; ceramic tile; CMU; gypsum board; concrete
Ceiling Finishes	3	6	18	Lay-in tile; tectum panels; direct-adhered tile

Component	Rating	Wt.	Wt. Score	Comment
Doors & Hardware	3	6	18	Interior wood/HM doors/frames-surface wear throughout; exterior aluminum doors/frames
Elevators	4	6	24	3 stop-renovated in 2010
Plumbing	3	8	24	Cast iron, copper, steel and galvanized piping; porcelain fixtures
Electrical	2	8	16	2000amp 480/277v; 4000amp 480/277v
Lights/Power	3	8	24	Lay-in, ceiling-mount and hanging strip fluorescent lighting
Life/Safety	2	10	20	
Fire Safety	1	10	10	
Modifications	2	7	14	3rd floor renovation and minor remodels on other floors appear well constructed
Maintenance	2	7	14	Inadequate staff for size of building
Remaining Life	1	6	6	Major renovation of 3rd floor; minor remodels on other floors
Appearance	2	6	12	Portions of exterior of building is very dated (1945)
Insulation	2	6	12	
Glazing	4	6	24	
HVAC	3	8	24	Rooftop packaged HVAC units; AHUs w hot/chilled water coils; VAVs
Total — canonical condition score			**352**	**Needs improvement — renovation**

Broadway Performance Hall — condition score 348

Component	Rating	Wt.	Wt. Score	Comment
Structure	3	8	24	Structural steel frame; heavy timber roof trusses
Exterior Closure	2	8	16	Historic "Wilkerson Sandstone" (not sealed)
Roofing	2	10	20	Composition 3-tab shingles-2003
Floor Finishes	3	6	18	Wood parquet and strip flooring; carpet-stained; ceramic tile; concrete; linoleum; Vinyl tile-surface wear
Wall Finishes	3	6	18	Gypsum board-marred/surface wear; ceramic tile; acoustical panels
Ceiling Finishes	3	6	18	Gypsum board; suspended wood-lattice panels; lay-in and direct-adhered tile
Doors & Hardware	3	6	18	Interior wood/HM doors/frames; exterior wood doors/frames
Elevators	3	6	18	4 stop;

Component	Rating	Wt.	Wt. Score	Comment
Plumbing	2	8	16	Copper, cast iron, galvanized, and steel piping; porcelain fixtures
Electrical	2	8	16	800amp 480/277v
Lights/Power	2	8	16	Recessed can, lay-in, wall-mount, ceiling-mount and hanging fluorescent fixtures; theater lighting
Life/Safety	3	10	30	
Fire Safety	1	10	10	Fire alarm panel is outdated and failing; needs replacement
Modifications	1	7	7	Major remodels have been generally well-constructed
Maintenance	1	7	7	
Remaining Life	3	6	18	Will be expensive building to maintain long-term
Appearance	1	6	6	Historic building; sole remaining structure from Broadway High School
Insulation	3	6	18	
Glazing	5	6	30	Single glazed large wood windows
HVAC	3	8	24	Multi-zone and constant volume AHUs; steam and chilled water from Broadway/Edison; water-cooled A/C
Total — canonical condition score			**348**	**Needs improvement — maintenance**

District Office — condition score 288

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	8	Water source heat pumps-2011; HW boiler; cooling tower
Structure	1	8	8	Concrete; heavy timber; steel-frame; wood framing
Exterior Closure	2	8	16	Brick with concrete base; ceramic tile. Windows 2017
Roofing	2	10	20	Single-ply membrane 2017; Kalwall skylights
Floor Finishes	1	6	6	Ceramic tile; vinyl tile;-surface wear; carpet-surface wear; 2x4 laminated
Wall Finishes	2	6	12	Gypsum board-marred/dinged; brick; ceramic tile
Ceiling Finishes	3	6	18	Gypsum board; exposed horizontal wood studs; lay-in tile-stained
Doors & Hardware	2	6	12	Interior wood doors w HM frames; exterior HM doors/frames
Elevators	1	6	6	3 stop (basement)
Plumbing	3	8	24	Copper, cast iron, steel and PVC piping; porcelain fixtures

Component	Rating	Wt.	Wt. Score	Comment
Electrical	2	8	16	800amp 480/277v
Lights/Power	1	8	8	Hanging strip, ceiling-mount, lay-in and hanging panel fluorescent fixtures
Life/Safety	3	10	30	
Fire Safety	3	10	30	
Modifications	1	7	7	Interior remodels appear well constructed
Maintenance	1	7	7	
Remaining Life	3	6	18	
Appearance	3	6	18	Exterior is very dated
Insulation	3	6	18	
Glazing	1	6	6	2018 replaced all
Total — canonical condition score			**288**	**Needs improvement — maintenance**

Erickson Theater — condition score 265

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	8	Split system HVAC units
Structure	1	8	8	Wood frame; heavy timber trusses and beams; steel columns; seismic improvements done
Exterior Closure	2	8	17	Brick; concrete; glass block; CMU
Roofing	3	10	31	BUR with mineral-surfaced cap sheet
Floor Finishes	2	6	13	Concrete; carpet; rubber stage floor
Wall Finishes	1	6	6	Gypsum board; corrugated plastic panels; painted concrete; CMU
Ceiling Finishes	2	6	13	Gypsum board; exposed structure; suspended corrugated plastic panels (Kalwall)
Doors & Hardware	2	6	13	Interior wood/HM doors w HM frames; exterior aluminum doors/frames; metal coiling door
Elevators	0	6	0	
Plumbing	1	8	8	Copper, cast iron and steel piping; porcelain fixtures
Electrical	1	8	8	600amp 480/277v
Lights/Power	1	8	8	Hanging, recessed can and wall-mount fluorescent fixtures
Life/Safety	4	10	42	No accessible seating and no access to stage area from building interior.
Fire Safety	1	10	10	
Modifications	3	7	22	8'+ elev. diff. between alley & backstage; no guardrail safety protection, landing or lift

Component	Rating	Wt.	Wt. Score	Comment
Maintenance	1	7	7	
Remaining Life	1	6	6	Renovation completed in 2004; appears well constructed
Appearance	1	6	6	Attractive, alternative performance space with interesting interior finishes
Insulation	3	6	19	
Glazing	3	6	19	
Total — canonical condition score			**265**	**Adequate**

Bookstore — condition score 248

Component	Rating	Wt.	Wt. Score	Comment
HVAC	2	8	16	Rooftop AHU w fan-powered VAVs; steam from central plant in Broadway/Edison
Structure	1	8	8	Concrete structure
Exterior Closure	2	8	16	Concrete; ceramic tile
Roofing	4	10	40	Hypalon single-ply; BUR with mineral-surfaced capsheet
Floor Finishes	1	6	6	Linoleum-surface wear/stains; concrete; carpet-worn; ceramic tile
Wall Finishes	2	6	12	Gypsum board-marred/dinged; ceramic tile
Ceiling Finishes	2	6	12	Lay-in tile; exposed concrete deck
Doors & Hardware	3	6	18	Interior wood doors w HM frames-surface wear; exterior aluminum/wood doors/frames
Elevators	1	6	6	3 stop
Plumbing	2	8	16	Copper, cast iron, steel and PVC piping; porcelain fixtures
Electrical	1	8	8	600amp 480/277v
Lights/Power	1	8	8	Lay-in and wall-mount fluorescent fixtures
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	1	7	7	Minor modifications to date appear well constructed
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	1	6	6	Attractive building with high ceiling book store
Insulation	3	6	18	
Glazing	3	6	18	Some operable units

Component	Rating	Wt.	Wt. Score	Comment
Total — canonical condition score			**248**	**Adequate**

Mitchell Activity Center — condition score 239

Component	Rating	Wt.	Wt. Score	Comment
HVAC	2	8	17	Multi-zone AHUs; VAVs; chilled water from Broadway/Edison
Structure	2	8	17	Concrete; steel frame
Exterior Closure	2	8	17	Concrete; corrugated metal panels
Roofing	2	10	21	BUR with mineral-surfaced capsheet; standing seam metal
Floor Finishes	2	6	13	Carpet-surface wear/stains; sheet vinyl; concrete; ceramic tile; hardwood; Rhino liner
Wall Finishes	2	6	13	Concrete; gypsum board
Ceiling Finishes	2	6	13	Concrete deck pan; wood lattice panels; lay-in tile; gypsum board
Doors & Hardware	3	6	19	Interior wood doors w HM frames-surface wear; sidelites; exterior aluminum 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	1200amp 480/277v
Lights/Power	1	8	8	Hanging panel, recessed can, lay-in, ceiling mount and pendant fluorescent fixtures
Life/Safety	1	10	11	
Fire Safety	1	10	11	
Modifications	0	7	0	None apparent
Maintenance	2	7	15	
Remaining Life	1	6	6	
Appearance	1	6	6	Re-cladding of exterior has significantly enhanced appearance of building
Insulation	2	6	13	
Glazing	3	6	19	
Total — canonical condition score			**239**	**Adequate**

Wood Construct Cntr/Core — condition score 228

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	9	

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	9	
Exterior Closure	1	8	9	
Roofing	1	10	11	Metal roof 2022
Floor Finishes	2	6	13	
Wall Finishes	2	6	13	
Ceiling Finishes	2	6	13	
Doors & Hardware	2	6	13	
Elevators	0	6	0	none. 2nd floor areas can only be used for storage.
Plumbing	2	8	18	
Electrical	1	8	9	
Lights/Power	1	8	9	
Life/Safety	1	10	11	
Fire Safety	1	10	11	
Modifications	0	7	0	
Maintenance	2	7	15	
Remaining Life	1	6	7	
Appearance	3	6	20	Somewhat attractive, matching adjacent building
Insulation	3	6	20	
Glazing	3	6	20	No thermal break
Total — canonical condition score			**228**	**Adequate**

Science And Math — condition score 202

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	8	2 HW boilers; water-cooled packaged HVAC units w fan-powered VAVs; split system HVAC units
Structure	1	8	8	Steel frame
Exterior Closure	1	8	8	Brick; corrugated and flat metal panels
Roofing	2	10	20	BUR membrane with aluminum UV coating
Floor Finishes	2	6	12	Linoleum; ceramic tile; concrete; vinyl tile-surface wear; carpet-surface wear
Wall Finishes	3	6	18	Gypsum board-marred/dinged; ceramic tile
Ceiling Finishes	1	6	6	Lay-in tile; gypsum board
Doors & Hardware	1	6	6	Interior wood/HM doors w HM frames; exterior aluminum doors/frames

Component	Rating	Wt.	Wt. Score	Comment
Elevators	1	6	6	5 story; 1 freight and 1 passenger
Plumbing	1	8	8	Copper, cast iron, steel and PVC piping; porcelain fixtures
Electrical	1	8	8	2000amp 480/277v; emergency generator
Lights/Power	3	8	24	Hanging strip and ceiling-mount 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	
Appearance	1	6	6	Well constructed and maintained building; interiors spaces attractive and light
Insulation	1	6	6	
Glazing	3	6	18	Operable units
Total — canonical condition score			**202**	**Adequate**

Plant Sciences Lab — condition score 186

Component	Rating	Wt.	Wt. Score	Comment
HVAC	2	8	18	Gas unit heaters; evaporative cooler
Structure	1	8	9	Aluminum frame; CMU
Exterior Closure	2	8	18	Glass panels; CMU
Roofing	1	10	11	Polycarbonate panels
Floor Finishes	1	6	7	Concrete
Wall Finishes	1	6	7	Concrete; CMU; glass panels; plastic panels; plywood; polycarbonate panels
Ceiling Finishes	1	6	7	Polycarbonate panels; gypsum board; mesh curtains
Doors & Hardware	1	6	7	Interior HM doors/frames; exterior aluminum doors/frames
Elevators	0	6	0	
Plumbing	1	8	9	Copper, steel and ABS piping; ss sinks
Electrical	1	8	9	Fed from adjacent parking garage
Lights/Power	1	8	9	Frame-mount and wall-mount fluorescent fixtures
Life/Safety	1	10	11	
Fire Safety	3	10	33	

Component	Rating	Wt.	Wt. Score	Comment
Modifications	0	7	0	
Maintenance	1	7	8	
Remaining Life	1	6	7	
Appearance	1	6	7	Well constructed and very expensive greenhouse; very attractive
Insulation	1	6	7	
Glazing	1	6	7	Operable units
Total — canonical condition score			**186**	**Adequate**

Wood Constr Center — condition score 184

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	8	
Structure	1	8	8	
Exterior Closure	2	8	17	
Roofing	2	10	21	
Floor Finishes	1	6	6	
Wall Finishes	2	6	13	
Ceiling Finishes	1	6	6	
Doors & Hardware	1	6	6	
Elevators	1	6	6	
Plumbing	1	8	8	
Electrical	1	8	8	
Lights/Power	1	8	8	
Life/Safety	1	10	11	
Fire Safety	1	10	11	
Modifications	0	7	0	
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	1	6	6	
Insulation	1	6	6	
Glazing	3	6	19	
Total — canonical condition score			**184**	**Adequate**

New Maritime Building — condition score 146

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