COMMUNITY AND TECHNICAL COLLEGES
Washington State Board

SHORELINE COMMUNITY 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	29 structures in FPMT; 20 active — 407,736 GSF; 18 condition-rated
Weighted-avg condition	263 (Adequate)
2027 preservation request	$3,282,000
Total 2027–2029 Minor Works	$5,512,000
Deferred preservation backlog	$6,076,000

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1. EXECUTIVE SUMMARY

This report covers Shoreline Community 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 **26 capital deficiencies** totaling **$9,358,000** in budget estimates. Of these, **$3,282,000 across 3 projects** is included in the 2027 preservation request and **$6,076,000 across 23 projects** is deferred as below the budget threshold cutoff; none were excluded. Shoreline's 2027–2029 Minor Works request is comprised of: preservation ($3,282,000), infrastructure ($140,000), program ($1,409,000), and Unanticipated Repair Fund ($681,000), together totaling **$5,512,000** (2027 budget request summary, updated May 11, 2026).

Capital planning headlines

1. The switchgear is the request. The campus medium-voltage switchgear replacement ($2,742,000) is 84% of the $3,282,000 preservation ask. The Westinghouse DHP gear in the Main Electrical Room is part of an electrical distribution system nearing 60 years old, is a single point of failure for every building on campus, and carries documented Eaton corrective recommendations that go beyond maintenance. The other two included projects — the Automotive-bay exhaust system ($132,000) and the campus fire alarm control panel replacement ($408,000) — round out a request whose three projects average a deficiency score of 82.

2. The deferred backlog is nearly twice the request — and most of it is designated Immediate. All 23 deferred projects ($6,076,000) fell below the budget threshold cutoff, yet 15 of the 23 are classified Immediate in the survey. The single largest deficiency in the entire survey — the Foss lower-level toilet-room renovation, $1,237,000 — sits in the deferred bucket, and together with the Genadm toilet-room renovation ($606,000) forms a $1,843,000 accessibility-driven plumbing block that is 30% of the backlog.

3. The 1965-era hydronic plants are aging out as a cohort. The Physed boiler plant ($470,000), the Humcla boilers that also heat Busadm ($457,000), the Theatr backup boiler ($365,000), and the Busadm terminal coils and mechanical-room piping ($111,000) are all end-of-life components of the campus's original-era heating systems — roughly $1,400,000 of coordinated boiler-plant renewal that is the natural core of the 2029–2031 request.

4. The Vocational Arts Facility concentrates the deferred backlog. Six of the 23 deferred deficiencies — $1,189,000 spanning roof, terminal-unit valves, R-22 condensing units, ceramics waste piping, and storefront doors — sit in one 1995 building. A coordinated single-building renewal would clear a quarter of the campus's deferred items in one project.

Headline Numbers

Metric	Value
Total structures (FPMT inventory)	**29 (7 demolished; 2 slated for demolition)**
Active buildings / GSF	**20 / 407,736**
Buildings condition-rated (2025 cycle)	**18 of 20 (Theatr and Humlab unscored)**
Weighted-average condition score (rated)	**263 (Adequate)**
Buildings rated below "Adequate"	**9 of 18**
Total deficiencies identified (2025 FCS)	**26**

Metric	Value
2027 preservation request	**$3,282,000 (3 projects)**
Deferred preservation backlog	**$6,076,000 (23 projects)**
Excluded deficiencies	**0**
2027 infrastructure request	**$140,000**
2027 program request	**$1,409,000**
2027 URF request	**$681,000**
Total 2027–2029 Minor Works request	**$5,512,000**
Prior biennium funded (2025–2027, all categories)	**$3,522,000**
Buildings under Clean Buildings Standard	**7 (4 Tier 1; 3 Tier 2)**

Capital Outlook

Immediate biennium (2027–2029). A $5,512,000 Minor Works request: preservation of $3,282,000 across 3 projects (84% of it the medium-voltage switchgear), infrastructure of $140,000 (one potable water line), program of $1,409,000 (campus wayfinding and building-naming renovation), and URF of $681,000. Every included preservation project scored 77 or higher.

Mid-term (4–6 years, 2029–2033). The $6,076,000 deferred backlog defines the next two asks. Its structure: $1,843,000 of accessibility-driven toilet-room renovations (Foss, Genadm), roughly $1,400,000 of 1965-era boiler-plant and hydronic renewal (Physed, Humcla, Theatr, Busadm), $1,189,000 concentrated in the Vocational Arts Facility, $780,000 of roofing (Vocational Arts, Theater Workshop), and a set of discrete life-safety, site, and egress items (Schlab exterior stairs $322,000, exterior pathway lighting $352,000, Library smoke dampers $160,000). Fifteen of the 23 deferred items are designated Immediate; the boiler and stair items are the most likely to escalate.

Long-term (7–10+ years, 2033 and beyond). Physed (403, the worst-scored large building) needs a renovation-or-continued-investment decision rather than another round of component repairs. Three small weak-scored buildings with no deficiencies this cycle — Ba-0-C (407), Buslab (359), and Fuel (354) — are disposition questions for the next master-plan update. Completing the Music and Nursed demolitions removes 41,411 GSF of surplus space. Campus storm water management, flagged in the master plan, and the 50-year-old sewer and storm lines with under 12 years of remaining life are the long-horizon infrastructure program.

Clean Buildings compliance. Seven active buildings exceed the 20,000 GSF coverage floor — four Tier 1 (Pagoda, Foss, Library, Automotive; June 1, 2028) and three Tier 2 (Physed, Schlab, Vocational Arts; July 1, 2027). Those seven buildings carry $3,561,000 of the deferred backlog. Section 9 maps the overlap.

2. COLLEGE PORTFOLIO OVERVIEW

Shoreline Community College is a single-campus college at 16101 Greenwood Ave N in Shoreline (King County). The active portfolio is 20 buildings totaling 407,736 GSF. The campus core dates to 1965–1967 — nine buildings including Genadm (1000), Lecture Hall (1100), Buslab (1200), Busadm (1300), Humcla (1500), Theatr (1600), Humlab (1700), Regcla (1800), and Schlab (2900). The three largest buildings are newer: the Pagoda Union Building (9000; 60,076 GSF; 2008), Foss (5000; 54,756 GSF; 1972), and the Library (4000; 52,680 GSF; 2002). The college has been actively shrinking its footprint: seven buildings in the FPMT inventory are already demolished, and two more — Music (800; 23,822 GSF) and Nursed (2300; 17,589 GSF) — are slated for demolition and are excluded from the active portfolio and this survey's analysis.

Building inventory

Scores are the canonical 2025 building condition scores from the FCS workbook CONDITION worksheet (lower is better), rounded to whole numbers. Rating bands follow the SBCTC scale in Section 4.1. Sorted worst-first.

Building	UFI	GSF	Built	Score	Rating	FPMT class
Ba-O-C (1400)	A05916	6,144	1976	**407**	Needs improvement — renovation	Office
Physed (3000)	A05877	46,656	1972	**403**	Needs improvement — renovation	Educational
Buslab (1200)	A09918	2,690	1965	**359**	Needs improvement — renovation	Office
Fuel (Gas Pump)	A25235	288	1978	**354**	Needs improvement — renovation	Support
Theater Workshop (1600A)	A10480	2,864	1992	**341**	Needs improvement — maintenance	Support
Pump House (Pump House)	A25236	594	Unknown	**324**	Needs improvement — maintenance	Unclassified
Foss (5000)	A06886	54,756	1972	**318**	Needs improvement — maintenance	Office
Humcla (1500)	A02462	10,480	1965	**317**	Needs improvement — maintenance	Educational
Genadm (1000)	A02391	13,160	1965	**292**	Needs improvement — maintenance	Office
Lecture Hall (1100)	A01137	4,367	1967	**266**	Adequate	Educational
Busadm (1300)	A06715	6,534	1966	**261**	Adequate	Educational
Regcla (1800)	A08307	6,500	1966	**257**	Adequate	Educational
Automotive (2100)	A00465	50,065	2009	**246**	Adequate	Educational
Schlab (2900)	A04022	36,084	1965	**240**	Adequate	Educational
Early Childhood Ed Center (1900)	A09607	8,300	1994	**219**	Adequate	Educational
Vocational Arts Facility (2000)	A03730	23,454	1995	**210**	Adequate	Educational
Library (4000)	A03204	52,680	2002	**206**	Adequate	Study

Building	UFI	GSF	Built	Score	Rating	FPMT class
Pagoda Union Building (9000)	A02866	60,076	2008	**172**	Superior	General
Portfolio (rated, GSF-weighted)		**385,692**		**263**	**Adequate (avg)**	

FPMT lists no renovation years for any Shoreline building (all “NA”), and estimated replacement cost is “Unknown” portfolio-wide, which blocks a capital reinvestment rate calculation (see Section 8). The Pump House construction date is listed as Unknown.

Unscored and excluded structures

Structure	GSF	Built	Status
Theatr (1600)	12,864	1965	Active; carries 2 deficiencies (D10, D15) but no 2025 condition-score block in the workbook
Humlab (1700)	9,180	1965	Active; no condition-score block and no deficiencies this cycle
Music (800)	23,822	1977	Slated for demolition (master plan: 2026); excluded from active portfolio
Nursed (2300)	17,589	1971	Slated for demolition; excluded from active portfolio

Age profile

The portfolio falls into four cohorts. The 1965–1967 original core (nine buildings, roughly 102,000 GSF) drives most of this cycle’s mechanical and plumbing deficiencies — the boiler plants, hydronic distribution, and toilet rooms in Genadm, Humcla, Busadm, Theatr, and Schlab are all original-era systems. A 1972 pair (Foss and Physed, 101,412 GSF combined) carries the two worst large-building positions: Physed scores 403 and Foss holds the largest single deficiency. A small 1976–1995 middle band (Ba-O-C, Fuel, Theater Workshop, Early Childhood Ed Center, Vocational Arts) includes the Vocational Arts Facility, which despite its 1995 construction date concentrates six deferred deficiencies. The 2002–2009 trio — Library (206), Pagoda (172), Automotive (246) — is 40% of active GSF and holds the strongest scores; Automotive’s exhaust-fan replacement (D01) is the first end-of-life event in that cohort.

3. CAPITAL PLANNING ROADMAP

3.1 Immediate biennium (2027–2029 request)

The 2027 preservation ask of **$3,282,000 across 3 projects** is dominated by one system: the campus medium-voltage switchgear replacement (D03, $2,742,000) is 84% of the request. The balance is the campus fire alarm control panel replacement (D02, $408,000), which replaces unsupported Simplex panels serving seven buildings plus the 1200/1400 interfaces, and the Automotive-bay exhaust system (D01, $132,000). All three are campus-critical or life-safety scope rather than single-room repairs, and the included set averages a deficiency score of 82 against 54.7 for the deferred set (2027 budget summary). Beyond preservation, the request carries infrastructure of $140,000 (one potable water line segment northeast of Foss, asset 5158), program of $1,409,000 (a campus-wide wayfinding and building-naming renovation with a Lushootseed naming protocol developed with local tribal representatives), and a $681,000 Unanticipated Repair Fund line, for a College Minor Works total of **$5,512,000**.

For context, the 2025–2027 biennium funded $3,522,000 across all categories: eight facility and site preservation projects ($1,160,000, led by the Automotive roof at $350,000 and the Foss domestic water lines at $307,000), two infrastructure projects ($272,000 — emergency generators and a gas meter), program ($1,409,000), and URF ($681,000) (2025–2027 FUNDED worksheet). The 2027 request roughly doubles the preservation ask by consolidating it into the switchgear.

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

The **$6,076,000 deferred backlog across 23 projects** defines the mid-term ask. Every item was deferred for the same reason — below the budget threshold cutoff — and 15 of the 23 are designated Immediate in the survey, so the mid-term list is not discretionary scope; it is this cycle's scope that did not fit.

By system, the backlog groups as follows. **HVAC is the largest category at $2,106,000**: the Physed boiler plant (D11, $470,000), Humcla boilers (D16, $457,000), Theatr backup boiler (D15, $365,000), Pump House VFDs and standby power (D04, $295,000), Vocational Arts terminal-unit valves (D05, $236,000) and R-22 condensing units (D06, $94,000), Busadm hydronic distribution (D22, $111,000), and Physed gym AHU motors (D23, $78,000). **Interior construction follows at $1,843,000** — the two accessibility-driven toilet-room renovations (Foss D17, $1,237,000; Genadm D12, $606,000). **Roofing totals $780,000** across the two Vocational Arts roofs (D07 $228,000; D08 $411,000) and the Theater Workshop roof (D09, $141,000). The remainder is vertical transportation ($381,000 — the Schlab and Foss exterior stairs), electrical ($352,000 pathway lighting), plumbing ($211,000), fire protection ($160,000 Library smoke dampers), exterior closure ($165,000 storefront doors), superstructure ($46,000), and site ($32,000).

Items most likely to escalate into the 2029 request on criticality: the Pump House VFDs (campus water supply is running on one of two pump pairs with no standby power), the Schlab exterior stairs (second-floor egress with through-section rust, backed by a structural report), the three boiler plants (single points of heating failure entering their seventh decade of building life), and the Foss toilet rooms (the survey itself recommends phasing the work over two biennia with second-floor rooms first).

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

Three long-horizon themes warrant attention now. First, **Physed (3000)** scores 403 — the worst rated active building and the only large building in the renovation band. Its deferred boiler plant and AHU motors keep the gym operating, but a 46,656 GSF building at that score is approaching a renovate-or-reinvest decision

that belongs in the next master-plan update rather than in successive Minor Works cycles. Second, three small weak-scored buildings carry no deficiencies this cycle but sit in or near the renovation band — **Ba-O-C (407, 6,144 GSF)**, **Buslab (359, 2,690 GSF)**, and **Fuel (354, 288 GSF)**. They are disposition candidates, consistent with the college's demonstrated pattern of demolishing rather than renovating its weakest small buildings. Third, the **1965–1967 core** as a whole: even after the boiler-plant renewals in the mid-term window, these nine buildings will be approaching 70 years of age by 2033 with original structures and envelopes, and the college's master plan should say which of them earn another generation of systems.

On the infrastructure side, the 2023 master plan flags campus storm water management — the existing system discharging to Boeing Creek would need significant modification to meet current runoff standards — and the infrastructure inventory carries a set of 50-year-old sewer and storm lines with under 12 years of estimated remaining life. See Section 6.

3.4 Cross-cutting system themes

Campus electrical core at end of life. The defining theme of the 2027 request. The MV switchgear (D03, included, $2,742,000) is the culmination of a distribution system nearing 60 years old; the 2025–2027 biennium already funded replacement of two past-end-of-life emergency generators ($247,000), and the deferred pathway lighting (D24, $352,000) is the remaining exterior electrical item. The one modern element is the primary switchgear in the Pagoda Union Building (2008 vintage, 21 years of remaining life per the infrastructure inventory) — the replacement scope is the legacy Main Electrical Room lineup, not the whole campus.

Life-safety system obsolescence. The fire alarm control panel replacement (D02, included, $408,000) addresses Simplex panels that are past end-of-support in seven buildings, and the Library smoke dampers (D14, deferred, $160,000) require manual reset after every activation or power outage. Together they are the campus's code-and-compliance exposure this cycle; funding D02 clears the larger half.

1965-era hydronic cohort. Four buildings' heating plants are failing together: Physed (D11), Humcla (D16) — whose boilers also serve Busadm, where the terminal coils and mechanical-room piping are leaking (D22) — and the Theatr backup boiler (D15). All are recommended for the same fix (lead–lag high-efficiency condensing boilers), which argues for procuring them as one coordinated boiler program in 2029–2031 rather than four one-off projects.

Vocational Arts Facility concentration. Six deferred deficiencies — D05, D06, D07, D08, D13, D20 — total $1,189,000 in one 23,454 GSF building: heating-water valves, R-22 condensing units, two roof scopes, ceramics waste piping, and storefront doors. The building scores 210 (Adequate); the deficiencies are component-level, not structural. A packaged single-building renewal would clear 26% of the deferred item count in one mobilization.

Accessibility-driven plumbing renovations. The Foss (D17) and Genadm (D12) toilet-room renovations — $1,843,000 combined — share a driver: original-era fixtures that cannot be swapped like-for-like because current layouts do not meet accessibility requirements, forcing carrier, waste-line, and finish replacement. Both scopes carry compliance exposure if partially executed; the survey recommends phasing Foss over two biennia.

R-22 refrigerant. A single-building exposure: only the Vocational Arts condensing units (D06, $94,000) still run R-22. This is a favorable position relative to campuses carrying fleets of R-22 equipment, and the replacement is small enough to fold into the Vocational Arts package above.

Campus water reliability. The Pump House supplies water to the entire campus and is running on one of its two lead–lag pump pairs with no standby power (D04, $295,000). The 2027 infrastructure request replaces one adjacent potable water line segment ($140,000). The pump rebuild, VFDs, and generator are the higher-consequence half of the water-reliability picture and sit in the deferred bucket.

4. DEFICIENCY INVENTORY AND FINDINGS

Section 4.1 is a ranked navigation index with the rating-band legend and distribution notes. Section 4.2 reproduces the problem and repair descriptions verbatim from the 2025 survey — these are the authoritative record of what was identified and recommended and are not paraphrased.

4.1 Summary table

ID	Building	System	Component	DSc	BCS	Budget	Status
D01	Automotive (2100)	D30 HVAC	Exhaust fans	87	246	$132,000	Included (2027)
D02	Multiple	D40 Fire Protection	Fire alarm control panels	82	291	$408,000	Included (2027)
D03	Multiple	D50 Electrical	Switchgear	77	291	$2,742,000	Included (2027)
D04	Pump House (Pump House)	D30 HVAC	VFDs	72	324	$295,000	Deferred
D05	Vocational Arts Facility (2000)	D30 HVAC	Terminal units	72	210	$236,000	Deferred
D06	Vocational Arts Facility (2000)	D30 HVAC	Condensing units	67	210	$94,000	Deferred
D07	Vocational Arts Facility (2000)	B30 Roofing	Roof	63	210	$228,000	Deferred
D08	Vocational Arts Facility (2000)	B30 Roofing	Roof	63	210	$411,000	Deferred
D09	Theater Workshop (1600A)	B30 Roofing	Roof	63	341	$141,000	Deferred
D10	Theatr (1600)	D20 Plumbing	Sump pump	63	291*	$86,000	Deferred
D11	Physed (3000)	D30 HVAC	Boilers	62	403	$470,000	Deferred
D12	Genadm (1000)	C10 Interior Construction	Toilet stalls	58	292	$606,000	Deferred
D13	Vocational Arts Facility (2000)	D20 Plumbing	Ceramics sinks	58	210	$55,000	Deferred
D14	Library (4000)	D40 Fire Protection	Smoke dampers	57	206	$160,000	Deferred
D15	Theatr (1600)	D30 HVAC	Heat pumps	55	291*	$365,000	Deferred
D16	Humcla (1500)	D30 HVAC	Boiler	55	317	$457,000	Deferred
D17	Foss (5000)	C10 Interior Construction	Toilet rooms	52	318	$1,237,000	Deferred
D18	Foss (5000)	D10 Vertical Transportation	Exterior stairs	52	318	$59,000	Deferred
D19	Schlab (2900)	D10 Vertical Transportation	Exterior stairs	52	240	$322,000	Deferred
D20	Vocational Arts Facility (2000)	B20 Exterior Closure	Storefront doors	52	210	$165,000	Deferred
D21	Early Childhood Ed Center (1900)	D20 Plumbing	Kitchen waste disposal	52	219	$70,000	Deferred

ID	Building	System	Component	DSc	BCS	Budget	Status
D22	Busadm (1300)	D30 HVAC	HVAC distribution	51	261	$111,000	Deferred
D23	Physed (3000)	D30 HVAC	Air handing units	42	403	$78,000	Deferred
D24	Site	D50 Electrical	Exterior lighting	42	291	$352,000	Deferred
D25	Schlab (2900)	B10 Superstructure	T-beams	32	240	$46,000	Deferred
D26	Site	G20 Site Improvements	Retaining edge	22	291	$32,000	Deferred

DSc = deficiency score. BCS = canonical 2025 building condition score from the CONDITION worksheet; Multiple, Site, and Theatr rows (marked 291) use the survey sheet's campus-wide proxy value because no building-specific 2025 score exists. Budget = MACC + soft costs. Status: "Included (2027)" = in the 2027 preservation request; "Deferred" = below the budget threshold cutoff. Totals: included $3,282,000 (3); deferred $6,076,000 (23).*

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

One building concentrates the deferred items: the Vocational Arts Facility carries 6 of the 23 deferred deficiencies ($1,189,000). One building concentrates the dollars: Foss carries the largest single deficiency ($1,237,000 toilet rooms, plus $59,000 stairs). By Uniformat system, D30 HVAC leads with 10 deficiencies totaling $2,238,000 (including the included Automotive exhaust fans), followed by C10 Interior Construction at $1,843,000 across just 2 items, and B30 Roofing at $780,000 across 3. Two included projects — the fire alarm panels (D02) and switchgear (D03) — are campus-wide rather than building-specific, as are the two Site items (D24, D26). Of the 26 deficiencies, 3 are included, 23 are deferred, and none were excluded; 18 of 26 are designated Immediate.

4.2 Findings detail

D01 — Exhaust fans, Automotive (Main Campus)

Deficiency score	87	**Budget estimate**	$132,000
Bldg condition score	246	**Status**	Included in 2027 request
System	D30 HVAC	**Deferability**	Immediate
Location	Mechanical	**Priorities**	Health/Safety (25%), Facility Use (75%)

Problem Description

The 2100 Building (Automotive; 50,065 GSF; built 2009) includes several large bays for automotive repair, but the exhaust fans serving the space are at end of service life and many CO_2 sensors are no longer operational.

This is a health, safety, and operational reliability risk because exhaust fans and their control sensors function as a coupled system: as fans age out, airflow delivery becomes less reliable, and when sensors fail, the controls cannot reliably trigger or modulate exhaust/ventilation when contaminant loads increase. Failed or disabled CO_2 sensors are a known driver of "too much or too little ventilation," which degrades indoor environmental quality and can increase energy waste when systems are forced into manual overrides or run-time workarounds.

The MR-14 cost build-up indicates replacement of four exhaust fans and eight sensors, with roof patching at four locations, confirming the work touches roof penetrations/curbs and adds leak-risk if not properly detailed and verified after installation.

Repair Description

Replace the 2100 Building automotive-bay exhaust system components by replacing four exhaust fans and eight associated CO_2 sensors, including roof patching at the four fan locations and required controls integration.

Repair by testing and commissioning the fan/sensor control sequence to verify reliable exhaust operation under expected bay use conditions.

D02 — Fire alarm control panels, Multiple (Main Campus)

Deficiency score	82	**Budget estimate**	$408,000
Bldg condition score	291	**Status**	Included in 2027 request
System	D40 Fire Protection	**Deferability**	Immediate
Location	Multiple	**Priorities**	Health/Safety (50%), System Use (50%)

Problem Description

Several campus buildings are served by legacy Simplex fire alarm control panels (FACPs) that have reached end-of-life and are no longer supported by Simplex/Johnson Controls, meaning OEM parts, firmware/software, and service support are no longer reliably available. The supporting documentation includes a 2023 JCI end-of-life notice for multiple Simplex panel families and notes that the Simplex 4020 (also present in the campus inventory) was discontinued in 2001, confirming the system is beyond its maintainable service window.

Because the fire alarm system is a mission-critical life-safety system, unsupported FACPs create an operationally fragile condition: a single board-level failure can become an extended outage due to unavailable parts, forcing temporary measures (fire watch, interim notifications) and increasing the risk of impaired detection/notification coverage, delayed restoration after faults, and compliance exposure during inspections and acceptance testing. The scope identified as "must be replaced" includes the following buildings/panels (with one panel serving multiple buildings), which concentrates risk across high-use facilities rather than an isolated device failure.

- 9000 Building FACP
- 1000 Building FACP (feeds the 1200 and 1400 buildings)
- 1100 Building FACP

- 1300 Building FACP
- 2000 Building FACP
- 2100 Building FACP
- 2900 Building and Annex FACP

The documented construction estimate for this replacement package is $302,500 (MACC), and the project intent explicitly includes associated remote annunciators and power supplies (NAC boosters) needed for complete, code-functional panel changeover.

Repair Description

Replace the Fire Alarm Control Panel (FACP) in the 9000, 1000 (including interfaces serving 1200 and 1400), 1100, 1300, 2000, 2100, and 2900/Annex buildings, including required programming, permitting, cutover, testing, and acceptance. Replace associated remote annunciators and power supplies/NAC boosters as part of each FACP replacement to restore a fully supported, maintainable, campus-ready fire alarm system.

D03 — Switchgear, Multiple (Main Campus)

Deficiency score	77	**Budget estimate**	$2,742,000
Bldg condition score	291	**Status**	Included in 2027 request
System	D50 Electrical	**Deferability**	Immediate
Location	Main electrical	**Priorities**	Facility Use (75%), System Use (25%)

Problem Description

The campus main medium-voltage (MV) electrical distribution equipment is at elevated reliability and safety risk due to age, documented deficiencies, and required modernization. Shoreline's facility condition survey notes that the campus electrical transformers, switchgear, and distribution are nearing 60 years old and "should be monitored," and that capacity is constrained for future growth.

Eaton's 2021 preventive maintenance testing identifies the MV system components in the Main Electrical Room (protection relays and Westinghouse DHP-VR MV vacuum breakers, including the main breaker) and issues corrective recommendations that go beyond routine maintenance, including: replace switchgear and cables, replace the MV disconnect switch, relays, and feeder breakers, perform a coordination study and install arc-flash labels, replace the MV potential transformer, install a grounding strap, and implement a maintenance program per NERC/NETA/NICET guidance.

This condition is a campus-wide operational risk because the main MV lineup is a single-point-of-failure for downstream building distribution; age-driven degradation (insulation system aging, contact wear, mechanical mechanism wear, and marginal grounding/connection conditions) increases the probability of nuisance trips, inability to clear faults as intended, and unplanned outages during normal operating periods. It is also a worker-safety and compliance risk because the documented need for updated coordination and arc-flash labeling indicates the system's current protection settings and hazard communication are not aligned with present operating conditions or current best practice for energized work planning.

The replacement scope is further complicated by utility interface and physical constraints: Eaton's proposal flags the need to coordinate with Seattle City Light (SCL) on utility metering requirements because "there isn't enough space to meet their current standards," and to confirm whether SCL requires replacement of MV cables from the vault to the main incoming section. Cable reuse is uncertain because the contractor anticipates terminations may have to be pulled back to junction boxes and may be too short to re-terminate

without splice boxes or full feeder replacement, and true feeder lengths are explicitly noted as unknown at the budget level.

Repair Description

Replace the existing Westinghouse DHP MV switchgear in the Main Electrical Room with new Eaton 4160V, 5kV-class switchgear including a main breaker, five feeder breakers, and a utility metering section, and replace associated MV relays, disconnect switch, feeder breakers, potential transformer, and grounding provisions. Repair includes MV cable testing and any required feeder splicing/replacement, SCL outage/inspection coordination, and completion of a short-circuit/coordination/arc-flash study with updated relay settings and labels, followed by NETA testing and commissioning.

D04 — VFDs, Pump House (Main Campus)

Deficiency score	72	**Budget estimate**	$295,000
Bldg condition score	324	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Pump house	**Priorities**	Facility Use (50%), System Use (50%)

Problem Description

The campus Pump House (594 SF; primary construction date listed as unknown) serves as critical infrastructure providing water to all campus buildings. The pumphouse contains four pumps arranged as two lead–lag pairs (pumps 1–2 and pumps 3–4), but pumps 3 and 4 are not currently operating, leaving the campus dependent on a single pump pair for continuous water service.

This is an operational reliability risk with campus-wide consequence: losing one entire lead–lag pair reduces redundancy and increases the probability that a routine failure or maintenance event on the remaining pair disrupts water delivery. The same recommendation also notes the absence of standby power for this critical function, meaning a utility power interruption can disable pumping and interrupt water service until power is restored.

Repair Description

Repair the pumphouse by rebuilding pumps 3 and 4, replacing the VFDs serving all four pumps, and adding standby power via an emergency generator with associated slab and required site trenching, followed by commissioning.

D05 — Terminal units, Vocational Arts Facility (Main Campus)

Deficiency score	72	**Budget estimate**	$236,000
Bldg condition score	210	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Multiple	**Priorities**	Health/Safety (25%), System Use (75%)

Problem Description

The 2000 Building (Vocational Arts Facility, 070-20; 23,454 SF; built 1995) heating-water distribution is becoming unreliable because multiple valve components are at end of service life.

The heating-water check valves at terminal units require frequent maintenance, and the system's backflow check valves leak during temperature fluctuations due to failed seals. The same assessment notes that the

Belimo control valves are of similar vintage and are also at end of service life, and it budgets replacement of approximately 40 terminal-unit valves, 20 sediment traps, and 6 backflow check valves.

This is an operational reliability and water-damage risk. Terminal-unit valve failures can prevent stable flow control through heating coils (no heat, uncontrolled heat, or erratic control), driving comfort complaints and maintenance disruption in occupied instructional spaces. Leaking backflow devices also create persistent leakage points and undermine the system's backflow protection intent, increasing the risk of uncontrolled water release and code/compliance exposure if the protection function is compromised.

Repair Description

Replace the 2000 Building terminal-unit heating-water check valves (approx. 40), associated Belimo control valves, and sediment traps (approx. 20), and replace the six leaking backflow check valves serving the heating-water system. Include isolation/drain-down as needed, restoration, leak testing, controls checkout, and TAB verification to confirm stable heating-water performance after valve replacement.

D06 — Condensing units, Vocational Arts Facility (Main Campus)

Deficiency score	67	**Budget estimate**	$94,000
Bldg condition score	210	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (25%), System Use (75%)

Problem Description

The 2000 Building has two stand-alone AC condensing units—one serving the building print shop and one serving computer labs 2009 and 2010—that are over 20 years old, require frequent maintenance to remain operational, and use R-22 refrigerant, which the assessment notes is no longer allowed. The recommendation assigns an estimated construction cost of $58,750, including replacement of two condensing units, ~60 LF of line sets, roof patching, crane, and general conditions.

These conditions create an operational reliability and compliance risk. Because these are stand-alone units (single points of failure), an outage can quickly remove cooling to the print shop and computer lab spaces, disrupting instruction/workflows and increasing the likelihood of heat-related equipment and occupant comfort issues during warm periods. Continued reliance on an obsolete refrigerant also increases downtime risk because service options are constrained, turning routine repairs into extended outages and escalating maintenance effort and cost. The affected facility is the Vocational Arts Facility (2000 Building / BLDG 20; 23,454 SF; built 1995).

Repair Description

Replace the existing stand-alone AC condensing units serving the 2000 Building print shop and computer labs (rooms 2009 and 2010) with new units using an approved refrigerant, including associated line sets, required roof patching at penetrations/curbs, crane lift, and startup/verification.

D07 — Roof, Vocational Arts Facility (Main Campus)

Deficiency score	63	**Budget estimate**	$228,000
Bldg condition score	210	**Status**	Deferred
System	B30 Roofing	**Deferability**	Immediate

Location	Roof	**Priorities**	Health/Safety (25%), Increased Repair/Replacement Cost (75%)

Problem Description

Building 2000's low-slope built-up roof has multiple areas of standing water (ponding) and localized vegetation-related deterioration, indicating that the roof is not consistently achieving positive drainage to roof drains. Ponding on low-slope roofs is not just cosmetic: retained water increases the duration of wetting, concentrates debris, and accelerates BUR aging (surface degradation, flashing distress, and loss of watertightness at laps and terminations). Where ponding persists near drains, it often signals either restricted drain performance (clogging, inadequate sump geometry, or compromised drain bodies/clamping rings) or insufficient slope/deflection effects that trap water at low points.

This condition elevates both leak risk and maintenance burden. Water that lingers at flashings, curbs, and penetrations is more likely to exploit small discontinuities, and vegetation growth is a visible marker that organic debris is accumulating and staying wet long enough to support growth—both of which shorten remaining roof service life. Good low-slope roof performance depends on unobstructed drainage and, where needed, creating slope with tapered insulation/crickets to reliably move water to primary drains rather than allowing it to pond.

In parallel, roof maintenance access is constrained: the current condition warrants repeated inspection/cleaning at drains and repairs at failed areas, but access to mechanical "pump-up" areas and lower roofs is limited. Inadequate permanent access drives unsafe practices (temporary ladders, informal routes), increases fall exposure, and results in deferred drain maintenance—directly worsening the ponding problem.

Repair Description

Repair the Building 2000 BUR roof by reconditioning the membrane and completing localized patch repairs at vegetation-degraded areas, replacing curb flashings, and re-establishing positive drainage by adding crickets/tapered insulation as needed while inspecting, cleaning, and repairing roof drains and drain sumps where ponding is occurring.

Repair roof access by installing approximately 10–12 fixed ladders to the roof and mechanical pump-up areas (including lower roof levels) to support safe, repeatable maintenance of drains and roof systems.

D08 — Roof, Vocational Arts Facility (Main Campus)

Deficiency score	63	**Budget estimate**	$411,000
Bldg condition score	210	**Status**	Deferred
System	B30 Roofing	**Deferability**	Immediate
Location	Roof	**Priorities**	Health/Safety (25%), Increased Repair/Replacement Cost (75%)

Problem Description

Building 1300 (Busadm / 070-13; 6,534 SF; built 1966) has a low-slope built-up roof with aggregate ballast and a skylight. The 2023 Facility Condition Survey notes deterioration in the membrane and flashings requiring maintenance/minor repair, consistent with an aged roof system approaching failure at laps, terminations, penetrations, and curb interfaces.

End-of-service-life BUR systems fail first at the details: bitumen ages and loses flexibility under UV and thermal cycling, ballast and debris retain moisture and slow drying, and cyclic wetting drives cracking and loss of adhesion at seams and flashings. Movement at roof edges, skylight curbs, and penetrations concentrates stress and opens leakage pathways; once water bypasses the membrane, it can wet insulation and the roof deck, accelerating deterioration, increasing heat loss, and elevating the risk of interior moisture damage and disruption to building operations.

Repair Description

Replace the Building 1300 roof by removing the existing ballasted BUR as required to achieve a sound substrate and installing a new code-compliant low-slope roof assembly, including insulation, membrane, and complete replacement of flashings/edge metal and skylight/penetration detailing to restore a continuous watertight enclosure. Repair or replace deteriorated substrates discovered during demolition and complete leak testing/QA prior to closeout.

D09 — Roof, Theater Workshop (Main Campus)

Deficiency score	63	**Budget estimate**	$141,000
Bldg condition score	341	**Status**	Deferred
System	B30 Roofing	**Deferability**	Immediate
Location	Roof	**Priorities**	Health/Safety (25%), Increased Repair/Replacement Cost (75%)

Problem Description

The Building 1600A (Theater Workshop / theater shop; BLDG 16A; 2,864 GSF; built 1992) roof is at the end of its service life and is no longer a reliable weather barrier.

End-of-life roof membranes typically lose watertightness first at seams, flashings, transitions, and penetrations due to UV exposure, thermal cycling, and movement, which creates openings and leakage pathways. Once water bypasses the membrane, it can saturate insulation, accelerate deterioration of the roof substrate/deck, and elevate indoor moisture risk (odor, mold potential, corrosion, and damage to shop contents and equipment), with direct impacts to theater operations and maintenance costs.

Repair Description

Replace the Building 1600A theater shop roof by removing existing roofing as needed, replacing any wet/damaged roof components, and installing a new roof membrane system with new flashings/terminations at all edges, curbs, and penetrations.

D10 — Sump pump, Theatr (Main Campus)

Deficiency score	63	**Budget estimate**	$86,000
Bldg condition score	291 (proxy)	**Status**	Deferred
System	D20 Plumbing	**Deferability**	Immediate
Location	Orchestra pit	**Priorities**	Health/Safety (25%), Increased Repair/Replacement Cost (75%)

Problem Description

The orchestra pit is subject to groundwater infiltration driven by hydrostatic pressure: when the water table rises above the pit slab elevation, water is forced through below-grade pathways into the pit. The existing catch basin outfall serving surface drainage on the east side of the pit is also above the pit grade, and the drainage systems are at a higher elevation than the orchestra pit, so infiltrating water has no gravity-drain path to discharge.

This is both an operational reliability risk and a building-systems moisture risk. Water entry into the pit can disrupt scheduled performances and rehearsals, damage stage finishes and equipment, and create slip hazards in a performance-critical area. The assessment also documents water infiltration flowing through the underfloor air duct on the east side of the building, which elevates the consequence: wetting within an air-distribution pathway increases the likelihood of chronic dampness, microbial growth, odors, and corrosion of embedded metal components, and it can degrade indoor air quality when the system operates.

A temporary sump pump test reduced infiltration during recent heavy, sustained rains, indicating the primary failure mechanism is unmanaged groundwater head and insufficient low-point collection/discharge rather than an isolated plumbing leak. The proposed scope therefore targets creating a controlled low-point sump below pit elevation and intercepting subsurface water along the east side before it reaches the underfloor duct.

Repair Description

Repair the 1600 Building orchestra pit drainage by excavating to install a new sump enclosure/basin at an elevation lower than the orchestra pit, providing power and a sump pump, and discharging pumped flow via a tightline to the existing exterior catch basin. Install new exterior perforated drain pipe along the east side of the building at grades lower than the underfloor air duct and restore disturbed surfaces.

D11 — Boilers, Physed (Main Campus)

Deficiency score	62	**Budget estimate**	$470,000
Bldg condition score	403	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Mechanical	**Priorities**	Facility Use (50%), Increased Operating Cost (50%)

Problem Description

The 3000 Building (Fitness Center/Physed; 46,656 SF; built 1972) is heated by four gas boilers, but two have already been decommissioned; the two remaining operational boilers have been in service since original-era construction (noted as 1971) and are well beyond service life. The same recommendation documents that associated hydronic valving and pumps are also past service life, indicating the plant's core generation and distribution components are in age-driven decline.

This creates a predictable operational reliability risk for a high-occupancy, high-ventilation use type (fitness/gym). With only two aging boilers carrying the heating load, a single failure can cut available capacity and destabilize space temperatures during cold weather, driving comfort complaints, program disruption, and emergency maintenance. From a building-systems standpoint, end-of-life boiler plants also tend to become maintenance-intensive as combustion components, heat exchangers, and hydronic accessories degrade; managing flow, temperature, and air purge becomes harder, and water quality issues accelerate corrosion and component wear, especially when systems need frequent service interventions.

The assessment assigns an estimated construction cost (MACC) of $290,000, including demolition of all four boilers, installation of two new boilers, pump replacement, hydronic piping replacement, controls/commissioning, crane, and general conditions.

Repair Description

Replace the 3000 Building boiler plant by demolishing all four existing boilers and installing two new high-efficiency condensing boilers configured lead–lag, including replacement of associated pumps, selective hydronic piping/valves, controls integration, and commissioning.

D12 — Toilet stalls, Genadm (Main Campus)

Deficiency score	58	**Budget estimate**	$606,000
Bldg condition score	292	**Status**	Deferred
System	C10 Interior Construction	**Deferability**	Deferrable
Location	Toilet rooms	**Priorities**	Health/Safety (50%), Facility Use (50%)

Problem Description

The 1000 Building toilet-room plumbing is in periodic failure due to age-related deterioration of supply and waste piping and original-era fixtures/trim, with observed evidence of water at/around waste piping in the custodial-plumbing chase that separates the toilet rooms. Chronic leakage in concealed/low-visibility chases is an operational risk because moisture can persist behind finishes and at penetrations, accelerating corrosion, material decay, and localized microbial growth, while also increasing maintenance burden and unplanned outages.

The toilet rooms are also functionally obsolete from an accessibility standpoint. The documented configuration includes a flush valve extending through brick masonry and an existing water-closet location that does not meet accessibility requirements, indicating the current layout cannot be corrected with “like-for-like” fixture swaps. Achieving compliant clearances will require replacing and relocating waste connections and toilet carriers, which will drive associated impacts to adjacent brick masonry and ceramic tile flooring and trigger broader finish restoration.

Separately, the sanitary side sewer has a settled joint approximately 8 ft from the building and roughly 6 ft below grade, which is consistent with movement-driven loss of slope/joint integrity and can lead to restricted flow, backups, and soil saturation near the foundation zone if not corrected. The associated MACC-level estimate documented for this scope is $468,750.

Repair Description

Repair by renovating the 1000 Building men’s and women’s toilet rooms to meet accessibility standards, including replacing/relocating toilet carriers and waste connections and replacing associated finishes and components (ceramic tile flooring, glue-on ceiling tiles, lighting, partitions, and accessories). Repair the settled sanitary side sewer joint by excavation and corrective pipe repair at the documented settlement location approximately 8 ft from the building.

D13 — Ceramics sinks, Vocational Arts Facility (Main Campus)

Deficiency score	58	**Budget estimate**	$55,000
Bldg condition score	210	**Status**	Deferred
System	D20 Plumbing	**Deferability**	Immediate
Location	Ceramics classrooms	**Priorities**	Facility Use (25%), Increased Repair/Replacement Cost (75%)

Problem Description

The 2000 Building ceramics classroom pottery-sink waste line clogs frequently due to restricted waste piping and sediment loading from clay solids. The blockage is reported to be under the slab, the pipe “does not drain,” and maintenance must clear the line with a small jetter (to avoid damaging the pipe), indicating the waste line is both hydraulically constrained and difficult to maintain without risking pipe failure. The restriction has progressed to the point that the pipe is described as “fully restricted,” requiring clearing every 3–4 months.

This is operational reliability and water-damage risk. Recurring stoppages increase the likelihood of sink backups/overflows (bulk water release at floors and adjacent finishes), unplanned shutdowns of instructional space, and emergency maintenance calls. Because the restriction is located under the slab, a failure escalates quickly to invasive demolition and higher restoration cost and schedule risk versus accessible above-slab piping repairs. The facility repair recommendation carries an estimated construction cost of $33,750 (including ~60 LF of lining and general conditions). The affected building is the Vocational Arts Facility (2000 Building/BLDG 20; 23,454 SF; built 1995).

Repair Description

Repair by lining the existing pottery-sink waste piping with CIPP (cured-in-place pipe) from the pottery sink cleanout to the first cleanout outside the building (≈60 LF), including cleaning/prep, reinstatement at cleanouts, and post-installation verification.

D14 — Smoke dampers, Library (Main Campus)

Deficiency score	57	**Budget estimate**	$160,000
Bldg condition score	206	**Status**	Deferred
System	D40 Fire Protection	**Deferability**	Immediate
Location	Multiple	**Priorities**	Health/Safety (25%), Increased Operating Cost (75%)

Problem Description

The College’s Library (4000 Building / 070-40, 52,680 SF, built 2002) has fire/smoke dampers that require manual reset after activation. Many dampers are located in and around ductwork in an unexcavated mechanical room and above ceilings in occupied rooms, where access is difficult; resetting is time-consuming for maintenance staff and is required during confidence testing and after power outages (allowance: ~40 devices).

Fire/smoke dampers are part of the building’s compartmentation strategy, limiting smoke and fire movement through HVAC ducts where they penetrate fire-rated separations. When dampers cannot be readily accessed and reset, the system becomes operationally fragile: a trip or outage can leave dampers in a closed/smoke-control mode longer than intended, disrupting air distribution and delaying return to normal building operation, while also increasing the chance that post-event restoration and testing are deferred because of the labor burden.

Repair Description

Repair by modifying the 4000 Building fire-smoke detectors/controls to provide automatic reset for the existing fire/smoke dampers (allowance: ~40 locations), including those in the unexcavated mechanical room and above occupied ceilings. Test and document automatic reset performance during confidence testing and following power interruptions.

D15 — Heat pumps, Theatr (Main Campus)

Deficiency score	55	**Budget estimate**	$365,000
Bldg condition score	291 (proxy)	**Status**	Deferred
System	D30 HVAC	**Deferability**	Deferrable
Location	Mechanical	**Priorities**	Health/Safety (25%), Facility Use (75%)

Problem Description

The College's 1600 Building (Theatr 1600/BLDG 16; 12,864 GSF; built 1965) uses heat pumps for primary heating with a gas boiler for cold-weather backup. The backup boiler (750 MBH; installed 2003) has been in service for over 20 years and is at end of service life; reported operation is ~4 hours/day for ~4–5 months/year.

The existing boiler is also described as cycling repeatedly, which is consistent with oversizing and poor part-load control, and it is a single, solitary unit with no redundancy. This creates an operationally fragile condition during cold weather: if the boiler is down, the building loses its backup heat source when it is most needed, increasing risk of comfort complaints, space-heating interruptions, and disruption to building operations.

Repair Description

Replace the existing 1600 Building boiler with two smaller, high-efficiency condensing boilers installed on a racked/stacked frame and configured lead–lag, including demolition of the existing boiler, replacement of associated pumps, hydronic piping/valves/insulation allowances, controls integration and commissioning, and required cutting/patching and crane support.

D16 — Boiler, Humcla (Main Campus)

Deficiency score	55	**Budget estimate**	$457,000
Bldg condition score	317	**Status**	Deferred
System	D30 HVAC	**Deferability**	Deferrable
Location	Mechanical	**Priorities**	Health/Safety (25%), Facility Use (75%)

Problem Description

The 1500 Building (Humcla/BLDG 15; 10,480 GSF; built 1965) hydronic heating plant is in age-driven decline and has reached end-of-service-life risk. The facility repair recommendation (OAI - MR-3) notes the two gas-fired boilers have been in service for ~20 years and are configured as lead–lag, with observed significant corrosion at boiler connections and associated system pumps.

Corrosion at boiler connections is consistent with long-term wetting/leakage and oxygenated makeup water, which accelerates ferrous corrosion, joint deterioration, and component failure. As this progresses, the heating system becomes operationally fragile: a leak or boiler outage can rapidly reduce hydronic volume/pressure and disable space heating, increasing the risk of cold-weather comfort impacts, disrupted building operations, and secondary damage (leak events in the mechanical room and adjacent finishes/equipment).

Repair Description

Replace the 1500 Building hydronic plant by removing the two existing boilers and installing new lead–lag, high-efficiency gas-fired condensing boilers, including replacement of associated pumps, tanks, accessories,

valves, insulation, and controls, and complete controls integration and commissioning. Replace the degraded hydronic piping and immediate system connections (boiler room scope) with new steel or copper piping with soldered fittings, including required cutting/patching and hazardous materials (asbestos flooring) allowance as indicated.

D17 — Toilet rooms, Foss (Main Campus)

Deficiency score	52	**Budget estimate**	$1,237,000
Bldg condition score	318	**Status**	Deferred
System	C10 Interior Construction	**Deferability**	Deferrable
Location	Lower level	**Priorities**	Facility Use (100%)

Problem Description

The 5000 Building toilet rooms have aging plumbing fixtures that are at end of service life and due for replacement. The finishes substandard, with field photos noting patched ceramic tile and stained ceiling tiles, consistent with long-term wear in a wet-use environment where repeated cleaning and chronic dampness accelerate grout/joint breakdown and finish deterioration.

The toilet rooms also do not meet accessibility standards. Stalls are undersized for minimum compartment requirements, and toilet location does not meet accessibility requirements, and the sink/counter condition described as a protruding object. Selective fixture replacement is not a safe path because relocating fixtures to achieve compliant clearances will likely require new carriers and new waste-plumbing connections, and may trigger accessibility compliance during plan review or construction; proceeding without full compliance increases the College's risk exposure.

Repair Description

Repair by fully renovating the second- and third-floor 5000 Building toilet rooms (assumed four rooms total per the cost basis), including reconfiguration as required to meet accessibility standards and replacement of finishes, lighting/ceilings, partitions, fixtures, and associated carriers and waste/supply connections. Phase the work over two biennia with second-floor rooms prioritized due to higher student interface.

D18 — Exterior stairs, Foss (Main Campus)

Deficiency score	52	**Budget estimate**	$59,000
Bldg condition score	318	**Status**	Deferred
System	D10 Vertical Transportation	**Deferability**	Deferrable
Location	Building exterior	**Priorities**	Facility Use (100%)

Problem Description

The 5000 Building (Foss; 54,756 GSF; built 1972) has exterior stairs that creates an active trip hazard: the stair risers are separating from the stair treads, creating a nosing/geometry discontinuity at each step.

This is a life-safety risk because the tread–riser interface is a primary "foot placement" zone; when risers move out of plane, users can catch toes at the nosing and fall, especially during wet, dark, or high-traffic conditions. The repair recommendation notes the risers, treads, and stringers are an integrated welded frame assembly, making selective riser replacement infeasible and requiring a surface-applied tread/nosing solution to restore a consistent walking surface.

Repair Description

Repair the 5000 Building exterior stairs by installing fabricated diamond-plate overlay treads with formed/bent-plate nosings over the existing treads and adding channel backing to mechanically pull ("suck") the existing risers back to plumb. Paint all exposed metal with a rust-inhibiting coating and include the estimated scope of ~48 new tread assemblies (south stair) plus field painting and associated general conditions.

D19 — Exterior stairs, Schlab (Main Campus)

Deficiency score	52	**Budget estimate**	$322,000
Bldg condition score	240	**Status**	Deferred
System	D10 Vertical Transportation	**Deferability**	Deferrable
Location	East side of 2900	**Priorities**	Facility Use (100%)

Problem Description

Both exterior steel stair sets on the east side of the 2900 Building (36,084 GSF; built 1965) are severely oxidized and structurally deteriorated. The risers and stringers exhibit through-section rust, and the upper and intermediate landings show advanced corrosion of the steel deck and supporting members. The protective paint system has failed, and oxidation is widespread across tread surfaces, riser plates, and railing supports. A companion structural report confirms that the deterioration, while not yet an immediate safety hazard, will become one as corrosion continues to reduce section thickness and load-carrying capacity. Peeling paint, open rust scale, and perforations indicate sustained exposure to moisture and inadequate drainage or coating maintenance.

This condition represents a safety and durability risk: continued corrosion compromises stair integrity, increases slip and trip hazards, and introduces the potential for partial failure under occupant loading. Because both stairs serve second-floor egress, their progressive deterioration also elevates life-safety and code compliance risk if either stair becomes unserviceable during an emergency egress scenario.

Repair Description

Replace both exterior stair assemblies on the east side of the 2900 Building with new prefabricated galvanized-steel stair systems including railings, landings, supporting columns, and footings; remove and dispose of existing stairs and patch adjacent building envelope and concrete connections. Phase construction to maintain continuous second-floor egress during replacement

D20 — Storefront doors, Vocational Arts Facility (Main Campus)

Deficiency score	52	**Budget estimate**	$165,000
Bldg condition score	210	**Status**	Deferred
System	B20 Exterior Closure	**Deferability**	Immediate
Location	Level 2	**Priorities**	Facility Use (25%), Increased Operating Cost (75%)

Problem Description

The second-floor storefront entry doors are in chronic failure due to a mismatch between the door size/usage and the durability of the existing pivot-hinge hardware. The doors are used heavily, and the pivot hinges "do not hold up well" for the door size and frequency of operation; the College is "constantly having to repair" these entry doors. There are five sets of double doors serving this area, making the maintenance burden recurring and disruptive.

Because the existing aluminum doors are not feasible to re-prep for new hardware, replacement is required at the door leaves, frames, and hardware assemblies. Continued operation with worn pivots and stressed closers drives door sag and misalignment, which typically cascades into latch/strike mis-engagement, poor closing control, and higher forces to operate—creating reliability, security, and accessibility risk at a high-use building entry. Best-practice detailing recognizes that large/heavy doors require frames, attachments, hinges, latchsets, and closers with commensurate structural strength; undersized hardware accelerates wear and recurring failures under high-cycle use.

The recommendation is to replace all five sets of second-floor entry doors (10 openings total) and reinstall the existing automatic operators. The estimate provided is $103,125 total (about $20,625 per door pair), including aluminum doors, concealed rod closers, continuous hinges, electrification kit, power supply, overhead stop, and labor.

Repair Description

Replace five sets of second-floor aluminum storefront double-door assemblies (10 door leaves total), including frames and high-cycle hardware (continuous hinges, concealed rod closers, stops, and electrified hardware/power components as required), and complete adjustments for proper alignment, closing, and latching. Reinstall existing automatic door operators and restore access control/interfaces as needed for continuous, code-compliant entry operation.

D21 — Kitchen waste disposal, Early Childhood Ed Center (Main Campus)

Deficiency score	52	**Budget estimate**	$70,000
Bldg condition score	219	**Status**	Deferred
System	D20 Plumbing	**Deferability**	Immediate
Location	Kitchen	**Priorities**	Facility Use (25%), Increased Operating Cost (75%)

Problem Description

The 1900 Building kitchen waste system is functionally unreliable due to poor constructability and maintainability of the under-sink and adjacent waste routing. The waste piping alignment includes several 90-degree changes of direction and offsets that create chronic blockage points; these bends reduce effective flow area and promote accumulation of grease/solids, and the configuration prevents effective snaking/rodding, so minor clogs escalate into full stoppages.

This is an operational and sanitation risk in a childcare/program kitchen environment. Recurring drain backups increase the likelihood of overflow events (bulk water discharge at cabinets/floor sinks), odor complaints, unplanned shut-downs for emergency maintenance, and secondary damage to adjacent casework and finishes if wastewater is released inside the building.

Repair Description

Repair by reconfiguring the 1900 Building kitchen waste piping to eliminate tight bends and provide a direct run into the floor sinks, including replacing the affected waste piping/under-sink drainage as required to restore maintainable flow paths.

D22 — HVAC distribution, Busadm (Main Campus)

Deficiency score	51	**Budget estimate**	$111,000
Bldg condition score	261	**Status**	Deferred

System	D30 HVAC	**Deferability**	Deferrable
Location	Multiple	**Priorities**	Health/Safety (50%), System Use (50%)

Problem Description

The 1300 Building's hydronic heating distribution is in active, age-driven failure. Heating water is supplied from the 1500 Building boilers, and the classroom terminal-unit heating coils (original to the circa 1971 construction/installation) have persistent leakage. Leaks at coils and fittings introduce bulk water into terminal-unit cabinets and adjacent finishes, increasing the likelihood of concealed dampness and material degradation, while also driving chronic maintenance calls and unplanned outages.

In parallel, the hydronic piping stacks and pumps in the 1300 Building mechanical room have been leaking and are described as significantly corroded, with observed scale/rust consistent with long-term wetting and oxygenated makeup water that accelerates ferrous corrosion and joint degradation. As corrosion progresses, the system becomes operationally fragile: small failures cascade into additional leaks, loss of heating-water volume/pressure, degraded heating performance at terminal units, and increased risk of after-hours leak events that can damage adjacent building systems.

Repair Description

Replace the leaking classroom terminal-unit heating coils and associated valving downstream of the existing isolation valves, including sediment traps, to restore reliable heating distribution. Replace deteriorated fittings and repair/replace leaking, corroded piping in the mechanical room as required to stabilize the hydronic system.

D23 — Air handing units, Physed (Main Campus)

Deficiency score	42	**Budget estimate**	$78,000
Bldg condition score	403	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Mechanical	**Priorities**	Health/Safety (25%), Quality of Use (75%)

Problem Description

The 3000 Building main gym has four elevated air handling units (AHUs) located at the corners of the space, and two of the four units are not currently operating. With half of the gym's distributed air-movement capacity offline, the space is more likely to experience inadequate air turnover and uneven temperature distribution (stratification), which is a functional risk in a high-occupancy gym environment where ventilation and air mixing are needed to manage heat, moisture, and odors.

This is an operational reliability and indoor-environment risk: when AHUs are not running, ventilation delivery and air distribution become fragile, comfort complaints increase, and HVAC service calls become more frequent. The recommendation is motor replacement on all four AHUs (not just the failed units), which is consistent with addressing age/wear risk across a matched set so the gym doesn't remain one failure away from recurring partial outages. The 3000 Building is the Physed building (46,656 SF; built 1972).

Repair Description

Replace motors on all four elevated gym AHUs, including associated electrical reconnects and a test-and-balance (TAB) scope to restore and verify airflow performance.

D24 — Exterior lighting, Site (Main Campus)

Deficiency score	42	**Budget estimate**	$352,000
Bldg condition score	291	**Status**	Deferred
System	D50 Electrical	**Deferability**	Immediate
Location	Multiple	**Priorities**	Health/Safety (25%), Quality of Use (75%)

Problem Description

The college identified the Greenwood Ave N pathway connection remains the most significant unresolved lighting security risk. The existing pathway lighting underperforms due to pole-mounted luminaires with limited distribution, heavy tree canopy that blocks and scatters light, and fixture spacing that is too wide—leaving dark gaps along the walking route.

These conditions create predictable blind spots and reduce visibility for pedestrians and security patrols, increasing personal-safety risk and making the corridor operationally fragile after-hours.

This scope is also consistent with SBCTC's validation framework that allows additions to site lighting around campus walkways when justified for security and supported by a lighting study that documents inadequacy and quantifies light levels.

Repair Description

Repair by replacing luminaire heads on 15 existing poles and adding 8 new pole-mounted fixtures to close dark gaps and improve light distribution along the Greenwood Ave N pathway connection between campus and the adjacent parking area. The planning-level construction estimate (MACC) is $220,000, including general conditions; the estimate is based on 15 new heads and 8 new pole-mounted fixtures.

D25 — T-beams, Schlab (Main Campus)

Deficiency score	32	**Budget estimate**	$46,000
Bldg condition score	240	**Status**	Deferred
System	B10 Superstructure	**Deferability**	Deferrable
Location	Roof	**Priorities**	Increased Repair/Replacement Cost (100%)

Problem Description

The concrete T-beam ends at the 2900 Building are missing or lack effective endcap flashings, leaving the beam ends directly exposed to precipitation and persistent wetting. Concrete readily absorbs and wicks water at exposed end grain; observed moss confirms recurring moisture, which increases freeze–frost cycling damage and elevates risk of corrosion-related expansion ("rust-jacketing") at embedded reinforcement near the beam ends. This deterioration mechanism can lead to progressive cracking/spalling, higher maintenance burden, and escalating repair scope if moisture is not shed away from the beam ends.

Repair Description

Repair by pressure-washing the existing beam ends and installing new pre-finished metal endcap flashings with hemmed edges and drips at the ends of the existing concrete T-beams (32 EA), restoring a durable moisture-shedding termination. Repair is limited to beam-end protection at the exposed T-beam ends.

D26 — Retaining edge, Site (Main Campus)

Deficiency score	22	**Budget estimate**	$32,000

Bldg condition score	291	**Status**	Deferred
System	G20 Site Improvements	**Deferability**	Immediate
Location	East entry	**Priorities**	Quality of Use (100%)

Problem Description

The East Side Walk Path to Greenwood Ave N is elevated above adjacent pavement and currently retained with old railroad ties at the campus entrance from Greenwood Ave East (north side path). The railroad ties have rotted and rebar is protruding from the failed edge condition.

This is an active pedestrian safety hazard. Deteriorated timber curbing loses section and restraint capacity when exposed to chronic wetting and ground contact, which allows the walking-edge to become irregular and unstable; the exposed/protruding rebar adds a laceration/impalement risk in a fall or misstep zone at the path edge. If the edge continues to fail, the walking surface is more likely to ravel/settle at the perimeter, increasing trip risk and accelerating localized drainage/erosion problems at the elevated path.

Repair Description

Replace the failed railroad-tie retaining edge along the East Side Walk Path to Greenwood Ave N by removing existing ties/curbing and installing approximately 300 LF of cast-in-place concrete curb while retaining the existing walking surface. Fine-grade adjacent areas to restore a continuous, stable path edge and eliminate exposed rebar hazards.

5. BUILDING PROFILES

Profiles cover buildings with a deficiency in the 2027 request, a condition score above 275, or a material concentration of deferred deficiencies, ordered worst-first by condition score. Seven active buildings are not profiled: Ba-0-C (407), Buslab (359), and Fuel (354) are small weak-scored structures with no deficiencies this cycle (disposition candidates — see Section 3.3); Lecture Hall (266), Regcla (257), Early Childhood Ed Center (219, one $70,000 deferred item), Library (206, one $160,000 deferred item), Pagoda (172), and Humlab carry no material capital concentration. Component detail for all rated buildings is in the Appendix. Deficiency IDs reference Section 4.2; deficiencies are not re-described here.

Physed (3000) — condition score 403

Building	GSF	Built	Reno.	Predominant use
Physed (3000)	46,656	1972	—	Educational (gym / fitness)

Condition. 2025 condition score 403 (Needs improvement — renovation), unchanged from 403 in 2023. The worst-rated active building and the only large building in the renovation band; original-era mechanical systems dominate the score.

Current biennium (2027 request). None.

Deferred and emerging. Deferred: D11 boiler plant ($470,000) — two of four boilers already decommissioned, the remaining two in service since 1971 — and D23 gym AHU motors ($78,000), with two of four elevated units not operating.

Long-term outlook. A 46,656 GSF, 1972 building at 403 is approaching a renovate-or-reinvest decision. The boiler and AHU work keeps the gym functional through the decision, but successive component repairs are not a strategy for a building at this score; its trajectory belongs in the next master-plan update.

Theater Workshop (1600A) — condition score 341

Building	GSF	Built	Reno.	Predominant use
Theater Workshop (1600A)	2,864	1992	—	Support (theater shop)

Condition. 2025 condition score 341 (Needs improvement — maintenance), unchanged from 341 in 2023. Roofing drives the score.

Current biennium (2027 request). None.

Deferred and emerging. Deferred: D09 roof replacement ($141,000) — the membrane is at end of service life and no longer a reliable weather barrier.

Long-term outlook. A single-scope building: replace the roof and the score resets. Small enough to bundle with the Vocational Arts roofing package in 2029–2031.

Pump House — condition score 324

Building	GSF	Built	Reno.	Predominant use
Pump House	594	Unknown	—	Unclassified (campus water supply)

Condition. 2025 condition score 324 (Needs improvement — maintenance), unchanged from 324 in 2023. The smallest rated structure and the highest-consequence one: it supplies water to all campus buildings.

Current biennium (2027 request). None.

Deferred and emerging. Deferred: D04 ($295,000) — pumps 3 and 4 not operating, leaving the campus on a single lead–lag pair; VFD replacement on all four pumps; no standby power.

Long-term outlook. Campus-critical redundancy running at half capacity. The highest-consequence deferred item on campus relative to its cost; the natural lead item of the 2029 request if not accelerated.

Foss (5000) — condition score 318

Building	GSF	Built	Reno.	Predominant use
Foss (5000)	54,756	1972	—	Office

Condition. 2025 condition score 318 (Needs improvement — maintenance), up from 308 in 2023. Plumbing and interior finishes drive the score.

Current biennium (2027 request). None. (The 2025–2027 biennium funded $307,000 of lower-level domestic water line replacement.)

Deferred and emerging. Deferred: D17 toilet-room renovation ($1,237,000) — the largest deficiency in the survey, driven by accessibility non-compliance that forces carrier and waste-line replacement — and D18 exterior stair treads ($59,000), an active trip hazard.

Long-term outlook. The survey recommends phasing the toilet-room work over two biennia with second-floor rooms first; the 2029 request should carry phase one. The stair overlay is a small life-safety item that should not wait behind it.

Humcla (1500) — condition score 317

Building	GSF	Built	Reno.	Predominant use
Humcla (1500)	10,480	1965	—	Educational

Condition. 2025 condition score 317 (Needs improvement — maintenance), up from 298 in 2023. The hydronic plant drives the deterioration.

Current biennium (2027 request). None.

Deferred and emerging. Deferred: D16 boiler plant ($457,000) — significant corrosion at boiler connections and pumps on ~20-year-old lead–lag boilers. The Humcla plant also supplies heating water to Busadm (see D22).

Long-term outlook. Part of the 1965-era boiler cohort. Because its plant serves two buildings, a Humcla boiler failure is a two-building heating outage; it should anchor the coordinated boiler program in 2029–2031.

Genadm (1000) — condition score 292

Building	GSF	Built	Reno.	Predominant use
Genadm (1000)	13,160	1965	—	Office

Condition. 2025 condition score 292 (Needs improvement — maintenance), up from 273 in 2023. Original-era plumbing drives the score.

Current biennium (2027 request). None. (The 2025–2027 biennium funded $38,000 of toilet replacements.)

Deferred and emerging. Deferred: D12 toilet-room renovation ($606,000) — periodic piping failure in the custodial chase, a settled sanitary side-sewer joint, and an accessibility-non-compliant layout that cannot be fixed with like-for-like swaps.

Long-term outlook. Pairs with the Foss renovation as one accessibility-driven plumbing program. The 2025–27 flush-valve replacements were a stopgap; the settled sewer joint is the escalation risk.

Busadm (1300) — condition score 261

Building	GSF	Built	Reno.	Predominant use
Busadm (1300)	6,534	1966	—	Educational

Condition. 2025 condition score 261 (Adequate), up from 252 in 2023.

Current biennium (2027 request). None.

Deferred and emerging. Deferred: D22 hydronic distribution ($111,000) — leaking original-era terminal coils and corroded mechanical-room piping on the heating loop fed from the Humcla boilers. The D08 verbatim text also describes a Building 1300 roof replacement recorded under Vocational Arts (see the Section 4.2 reviewer note).

Long-term outlook. Its heating fate is tied to the Humcla plant; scope D22 into the same boiler program. The roof attribution should be resolved before the 2029 request is assembled.

Automotive (2100) — condition score 246

Building	GSF	Built	Reno.	Predominant use
Automotive (2100)	50,065	2009	—	Educational (automotive trades)

Condition. 2025 condition score 246 (Adequate), unchanged from 246 in 2023. The newest large instructional building.

Current biennium (2027 request). D01 automotive-bay exhaust system ($132,000) — four exhaust fans and eight CO_2 sensors, a health-and-safety item in occupied repair bays. (The 2025–2027 biennium funded $124,000 of HVAC unit replacement and $350,000 of roof reconditioning here.)

Deferred and emerging. None.

Long-term outlook. The 2009 building's original equipment is hitting its first replacement wave (roof, HVAC units, now exhaust fans). Expect steady single-component renewals through the 2030s rather than a major event.

Schlab (2900) — condition score 240

Building	GSF	Built	Reno.	Predominant use
Schlab (2900)	36,084	1965	—	Educational

Condition. 2025 condition score 240 (Adequate), unchanged from 240 in 2023.

Current biennium (2027 request). None directly; the campus fire alarm replacement (D02) includes the 2900/Annex panel. (The 2025–2027 biennium funded $139,000 of fan coil reconditioning.)

Deferred and emerging. Deferred: D19 east exterior stairs ($322,000) — both second-floor egress stairs severely oxidized, with a structural report confirming progressive loss of capacity — and D25 T-beam endcap flashings ($46,000).

Long-term outlook. The stair replacement is the campus's clearest deferred life-safety escalation risk: egress capacity degrades on a corrosion clock, not a budget cycle. It should lead the 2029 preservation list.

Vocational Arts Facility (2000) — condition score 210

Building	GSF	Built	Reno.	Predominant use
Vocational Arts Facility (2000)	23,454	1995	—	Educational

Condition. 2025 condition score 210 (Adequate), unchanged from 210 in 2023. The score is healthy; the deficiency concentration is component-level.

Current biennium (2027 request). None directly; the campus fire alarm replacement (D02) includes the 2000 Building panel. (The 2025–2027 biennium funded $78,000 of HVAC unit replacement.)

Deferred and emerging. Deferred: six items totaling $1,189,000 — D05 terminal-unit valves ($236,000), D06 R-22 condensing units ($94,000), D07 roof reconditioning and access ladders ($228,000), D08 roof replacement ($411,000; see reviewer note in Section 4.2), D13 ceramics waste-line lining ($55,000), and D20 storefront doors ($165,000).

Long-term outlook. The largest deferred concentration on campus. Package the six scopes as one coordinated renewal in 2029–2031 — one mobilization, one roofing contractor, one controls checkout — rather than six sub-threshold one-offs that will keep missing the cutoff individually.

Theatr (1600) — not condition-rated this cycle

Building	GSF	Built	Reno.	Predominant use
Theatr (1600)	12,864	1965	—	Educational (performing arts)

Condition. No 2025 condition-score block exists in the CONDITION worksheet, and no 2023 score was published; the building's deficiency rows carry the campus 291 proxy. A condition rating should be completed next cycle.

Current biennium (2027 request). None.

Deferred and emerging. Deferred: D10 orchestra-pit sump and drainage ($86,000) — groundwater infiltration reaching the underfloor air duct — and D15 backup boiler replacement ($365,000), a 2003 unit past service life with no redundancy.

Long-term outlook. The drainage item protects a performance-critical space and an air-distribution pathway from chronic moisture; it is inexpensive relative to its consequence. The boiler joins the 1965-era cohort program.

6. INFRASTRUCTURE SYSTEMS

Infrastructure requests (campus utilities, distribution, and site systems) are budgeted separately from building preservation. The infrastructure inventory carries 157 Shoreline assets across potable water, sewer, storm, gas, fire-system water, and electrical distribution. For the 2027–2029 cycle, the infrastructure request is **$140,000**: replacement of one potable water line segment northeast of Foss (asset 5158; 150 LF of 12-inch ductile iron on the campus loop).

System	Component	Asset	Budget estimate	Location
Potable Water	Potable Water Line	5158	$140,000	Potable Water Line beginning northeast of Foss and ending northeast of Foss

On the radar for upcoming biennia: the campus potable water meter (asset 5157, 48 years old against an 18-year expected life, $85,000) is past end of life but excluded from the 2027 request; a set of roughly 50-year-old sewer and storm lines east and north of Foss and around Schlab carries 6–12 years of estimated remaining life (individual segments $126,000–$488,000); and two past-end-of-life gas meters ($5,000 each) are marked for the 2027–29 window but excluded. The electrical transformers, switchgear, and distribution were flagged in the 2023 survey as nearing 60 years old with insufficient capacity for growth — the 2027 switchgear preservation project (D03) addresses the highest-consequence element; the campus water lines were largely rebuilt in 2005 and most segments show 20–50+ years of remaining life.

7. MASTER PLAN ALIGNMENT

The most recent full master plan recorded in the 2023 FCS report is dated 2014, with no update recorded; the 2023 report also notes the college had “just recently finished developing a master plan” whose headline infrastructure concern is campus storm water management (the existing system discharges to Boeing Creek and would need significant modification to meet current runoff standards). No updated master plan document was provided for this report; priorities below are as recorded in the 2023 FCS report.

Category	Building	Master plan note
Renovation	None	—
Replacement	Voctec (070-25)	Poor configuration — programs cannot function in space
	Biolab (070-26)	Poor configuration — programs cannot function in space
	Scilab (070-27)	Poor configuration — programs cannot function in space
	Scioff (070-28)	Poor configuration — programs cannot function in space
Demolition	Music (070-8)	Planned demolition year: 2026

The college has executed these priorities: all four replacement-flagged buildings (Voctec, Biolab, Scilab, Scioff) are now recorded as demolished in FPMT, and Music and Nursed are slated for demolition. The 2027 capital repair recommendations align cleanly — no preservation project invests in any building flagged for replacement or demolition; Music and Nursed carry no deficiencies. The alignment item to resolve for the 2029 cycle is Physed (403): the master plan lists no renovation priorities, yet the worst-scored large building on campus is accumulating component-level repairs. A master-plan refresh that states Physed’s trajectory — and the disposition of the small weak-scored Ba-O-C, Buslab, and Fuel structures — would let the next FCS cycle direct repair dollars with confidence.

8. MAINTENANCE CAPACITY SNAPSHOT

No refreshed maintenance questionnaire accompanied the 2025 survey inputs; the figures below are from the 2023 FCS cycle and are carried forward. Ratios in the 2023 report used the then-surveyed 480,225 GSF.

In-house maintenance staffing (5 positions: supervisor, painter, utility worker 2, two maintenance mechanic 2)	**5.0 FTE / $397,562**
Estimated equivalent contract FTEs	**1.2**
Combined total FTEs	**6.2**
GSF per combined FTE	**77,839**
State average (weighted, 2023 cycle)	**74,279 GSF / FTE**
Total maintenance cost (staff $397,562 + contracts $100,000 + material $154,000)	**$651,562**
Maintenance cost per GSF	**$1.36**
State average (weighted, 2023 cycle)	**$1.48 / GSF**
APPA self-rating	**Managed Care (level 3 of 5)**

Shoreline runs lean: 77,839 GSF per combined FTE covers more area per person than the state weighted average (74,279) and the IFMA benchmark (57,471), close to the ASU benchmark (79,293), at a cost of $1.36 per GSF against the $1.48 state average. The composition of the deferred backlog — boiler plants, stairs, and toilet rooms, with 15 of 23 items designated Immediate — is consistent with a program keeping original-era systems running rather than getting ahead of them. Capital reinvestment context: industry guidance places an appropriate annual reinvestment rate at roughly 2–4% of current replacement value, but FPMT records the estimated replacement cost as “Unknown” for every Shoreline building, which blocks the calculation; populating CRV in FPMT would let the next cycle test whether the roughly $2,756,000-per-year Minor Works pace is keeping up with deterioration.

9. DECARBONIZATION AND CLEAN BUILDINGS COMPLIANCE

Washington's Clean Buildings Performance Standard (CBPS), administered by the Department of Commerce under RCW 19.27A, attaches compliance deadlines to specific Shoreline buildings and overlaps the deferred capital work already identified in this report. No college-specific decarbonization plan (HB 1390 / RCW 19.27A.260) was provided for this report; this section maps coverage and deadlines against the deferred backlog.

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, and an operations-and-maintenance program. Tier 2 covers buildings between 20,001 and 50,000 GSF and, in its first phase, requires benchmarking, an energy-management plan, and an O&M program. Compliance dates are staggered by building size; the rows that fall on Shoreline are Tier 1 buildings of 50,001–90,000 GSF (June 1, 2028) and Tier 2 buildings of 20,001–50,000 GSF (July 1, 2027). Non-compliance penalties run up to $5,000 plus $1.50 per square foot, assessed annually until the building conforms.

9.2 Shoreline's covered buildings

Building	GSF	Tier	Compliance date	Deferred backlog in building
Pagoda Union Building (9000)	60,076	1	June 1, 2028	—
Foss (5000)	54,756	1	June 1, 2028	**$1,296,000**
Library (4000)	52,680	1	June 1, 2028	**$160,000**
Automotive (2100)	50,065	1	June 1, 2028	—
Physed (3000)	46,656	2	July 1, 2027	**$548,000**
Schlab (2900)	36,084	2	July 1, 2027	**$368,000**
Vocational Arts Facility (2000)	23,454	2	July 1, 2027	**$1,189,000**
Covered total (7 buildings)	**323,771**			**$3,561,000**

Automotive's exhaust-fan project is in the 2027 request, not the deferred backlog. Music (23,822 GSF) would nominally fall in Tier 2 but is slated for demolition; demolition ahead of the deadline removes the obligation.

9.3 Aligning capital renewal with compliance

The covered buildings carry $3,561,000 — 59% — of the deferred backlog, and the items that most directly affect energy use are exactly the deferred ones. The **Physed boiler plant (D11)** and the heating-plant renewals in the broader 1965 cohort are the campus's largest gas-consuming equipment decisions; specifying high-efficiency condensing plants (as the survey already recommends) or evaluating heat-pump alternatives at the point of replacement converts required repairs into EUI progress. The **Vocational Arts package (D05–D08)** pairs an envelope event (two roof scopes) with mechanical renewal in a Tier 2 building — adding insulation at re-roof costs little beyond the re-roof already required. The **Automotive exhaust and controls work (D01, included)** restores demand-based ventilation control in a Tier 1 building, which is itself

an energy-management measure. Because the Tier 2 deadlines arrive July 1, 2027 — inside the immediate biennium — the benchmarking, energy-management-plan, and O&M obligations land on the same maintenance organization described in Section 8, and that administrative load should be planned alongside the capital work.

9.4 Compliance pathway

Shoreline's buildings are heated by distributed building-level plants (gas boilers, heat pumps, packaged units) rather than a campus thermal loop, so the district-energy compliance route under HB 1390 / RCW 19.27A.260 does not apply on current evidence. The covered buildings would comply individually on the Tier 1 / Tier 2 schedule above. Should the college commission a decarbonization plan, its phasing should be mapped onto the deferred boiler-cohort and Vocational Arts scopes identified here, since they are largely the same work seen from two directions.

10. APPENDIX: BUILDING CONDITION DETAIL

The 20-component condition-score breakdown for each of the 18 rated active buildings, ordered worst to best overall score. Reference data only; no narrative. Weighted scores are rounded, so rows may not sum exactly to the building total.

Ba-O-C (1400) — condition score 407

Component	Rating	Wt.	Wt. Score	Comment
HVAC	2	8	17	Rooftop packaged units w/exposed interior ductwork, funded in 2014
Structure	1	8	8	Concrete; structural brick; glu-lam beams; steel columns
Exterior Closure	1	8	8	Brick; aluminum fascia; aluminum siding on mechanical screens
Roofing	5	10	52	Built-up roof w/aggregate ballast; ply deterioration; funded in 2013 to replace
Floor Finishes	3	6	19	Carpet; vinyl tile; ceramic tile
Wall Finishes	3	6	19	Brick; gypsum board; ceramic tile; vinyl wall covering-seam separation
Ceiling Finishes	3	6	19	Direct-adhered tile; glu-lam beams
Doors & Hardware	1	6	6	Interior wood doors w HM frames; exterior HM doors/frames
Elevators	0	6	0	
Plumbing	2	8	17	Copper, galvanized, cast iron and PVC piping; porcelain fixtures
Electrical	3	8	25	650amp 208/120v
Lights/Power	3	8	25	Hanging and ceiling mount fluorescent fixtures
Life/Safety	3	10	31	
Fire Safety	3	10	31	
Modifications	1	7	7	Minor modifications to date
Maintenance	3	7	22	
Remaining Life	3	6	19	
Appearance	5	6	31	
Insulation	3	6	19	Structural brick walls with no insulation
Glazing	5	6	31	
Total weighted score			**407**	**Needs improvement — renovation**

Physed (3000) — condition score 403

Component	Rating	Wt.	Wt. Score	Comment
Structure	2	8	16	Concrete frame; steel trusses
Exterior Closure	1	8	8	Brick; metal fascia
Roofing	3	10	30	Built-up roof w/aggregate ballast-needs maintenance; PVC single ply; metal mansards 2018

Component	Rating	Wt.	Wt. Score	Comment
Floor Finishes	2	6	12	Hardwood; vinyl tile; worn carpet; rubber floor; concrete; ceramic tile-cracking
Wall Finishes	2	6	12	Gypsum board; concrete; hardboard & tectum panels; ceramic tile; vinyl wall covering
Ceiling Finishes	3	6	18	Direct-adhered and lay-in tile; exposed structure; gypsum board
Doors & Hardware	3	6	18	Exterior & interior wood and HM doors w HM frames
Elevators	5	6	30	2 story
Plumbing	3	8	24	Galvanized, steel, cast iron and copper piping; porcelain fixtures
Electrical	3	8	24	600amp 480/277v
Lights/Power	2	8	16	Ceiling mount, wall mount and lay-in fluorescent fixtures; high-bay in gym
Life/Safety	3	10	30	
Fire Safety	3	10	30	
Modifications	1	7	7	Minor modifications to date
Maintenance	2	7	14	
Remaining Life	3	6	18	Interior needs comprehensive renovation to extend useful life
Appearance	4	6	24	
Insulation	3	6	18	Structural brick walls w no insulation
Glazing	5	6	30	
HVAC	3	8	24	AHUs and HW boilers w hydronic radiators; replacement funded in 07
Total weighted score			**403**	**Needs improvement — renovation**

Buslab (1200) — condition score 359

Component	Rating	Wt.	Wt. Score	Comment
HVAC	2	8	17	HVAC unit on roof. Condenser on pad 2019
Structure	1	8	8	Concrete; structural brick; glu-lam beams; steel columns
Exterior Closure	2	8	17	Brick; aluminum soffits; exposed wood beams; aluminum siding on mechanical screens
Roofing	2	10	21	BUR w mineral-surfaced cap sheet-2008
Floor Finishes	3	6	19	Vinyl tile; carpet tile; VAT
Wall Finishes	2	6	13	Gypsum board; brick; concrete
Ceiling Finishes	3	6	19	Direct-adhered tile and exposed wood beams
Doors & Hardware	1	6	6	Interior wood glazed doors/frames; exterior wood doors/frames
Elevators	0	6	0	
Plumbing	3	8	25	Galvanized, copper, cast iron and steel piping; porcelain fixtures

Component	Rating	Wt.	Wt. Score	Comment
Electrical	3	8	25	225amp 208/120v
Lights/Power	3	8	25	Hanging, ceiling-mount and recessed can fluorescent lighting
Life/Safety	3	10	31	
Fire Safety	3	10	31	
Modifications	1	7	7	Minor modifications to date
Maintenance	1	7	7	
Remaining Life	3	6	19	
Appearance	3	6	19	Building exterior is very utilitarian
Insulation	3	6	19	
Glazing	5	6	31	
Total weighted score			**359**	**Needs improvement — renovation**

Fuel (Gas Pump) — condition score 354

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	12	
Exterior Closure	2	8	23	
Roofing	2	10	29	
Floor Finishes	0	6	0	No Comments
Wall Finishes	0	6	0	
Ceiling Finishes	0	6	0	
Doors & Hardware	3	6	26	
Elevators	0	6	0	
Plumbing	0	8	0	
Electrical	1	8	12	
Lights/Power	3	8	35	
Life/Safety	1	10	14	
Fire Safety	3	10	43	
Modifications	0	7	0	
Maintenance	3	7	30	
Remaining Life	3	6	26	
Appearance	4	6	35	
Insulation	4	6	35	
Glazing	0	6	0	
HVAC	3	8	35	
Total weighted score			**354**	**Needs improvement — renovation**

Theater Workshop (1600A) — condition score 341

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	9	
Exterior Closure	2	8	18	
Roofing	3	10	34	
Floor Finishes	2	6	14	Exposed wood and concrete
Wall Finishes	3	6	21	GWB at office
Ceiling Finishes	1	6	7	GWB
Doors & Hardware	3	6	21	
Elevators	0	6	0	
Plumbing	3	8	28	
Electrical	1	8	9	125Amp
Lights/Power	3	8	28	
Life/Safety	3	10	34	
Fire Safety	1	10	11	
Modifications	0	7	0	
Maintenance	3	7	24	
Remaining Life	2	6	14	
Appearance	3	6	21	
Insulation	3	6	21	
Glazing	0	6	0	
HVAC	3	8	28	
Total weighted score			**341**	**Needs improvement — maintenance**

Pump House (Pump House) — condition score 324

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	10	
Exterior Closure	2	8	20	
Roofing	3	10	38	
Floor Finishes	0	6	0	
Wall Finishes	0	6	0	
Ceiling Finishes	2	6	15	
Doors & Hardware	2	6	15	
Elevators	0	6	0	
Plumbing	0	8	0	
Electrical	1	8	10	
Lights/Power	2	8	20	

Component	Rating	Wt.	Wt. Score	Comment
Life/Safety	3	10	38	
Fire Safety	2	10	26	
Modifications	1	7	9	
Maintenance	2	7	18	
Remaining Life	1	6	8	
Appearance	3	6	23	
Insulation	4	6	31	
Glazing	0	6	0	
HVAC	4	8	41	
Total weighted score			**324**	**Needs improvement — maintenance**

Foss (5000) — condition score 318

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Concrete frame
Exterior Closure	3	8	24	Brick; aluminum fascia; concrete asbestos tile on mechanical screens
Roofing	2	10	20	Built-up roof w/aggregate ballast-1992; replacement funded 2021
Floor Finishes	3	6	18	Carpet; carpet tile; vinyl tile; ceramic tile
Wall Finishes	2	6	12	Brick; gypsum board; ceramic tile; Vinyl wall covering
Ceiling Finishes	3	6	18	Concrete structure; gypsum board; direct-adhered and lay-in tile; glu-lam beams
Doors & Hardware	3	6	18	Interior and exterior wood doors w HM frames-wood surface wear; exterior aluminum doors/frames and wood doors w HM frames
Elevators	1	6	6	Elevator serving three floors installed in new exterior tower in 2003
Plumbing	4	8	32	Copper, galvanized, cast iron, steel and PVC piping; porcelain fixtures
Electrical	1	8	8	600amp 208/120v
Lights/Power	3	8	24	Lay-in, ceiling mount, recessed can and hanging fluorescent fixtures
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	1	7	7	1992 remodel and 2010 second floor remodels appear well constructed
Maintenance	1	7	7	
Remaining Life	1	6	6	Remodels have extended effective life of building
Appearance	3	6	18	Outdated building exterior; very ugly pedestrian access ramp to upper level
Insulation	3	6	18	Structural brick walls with no insulation
Glazing	5	6	30	Operable units

Component	Rating	Wt.	Wt. Score	Comment
HVAC	3	8	24	2 HW boilers; AHUs; rooftop split system HVAC for small area; no general A/C
Total weighted score			**318**	**Needs improvement — maintenance**

Humcla (1500) — condition score 317

Component	Rating	Wt.	Wt. Score	Comment
HVAC	2	8	17	Rooftop dual duct heat/vent units w mixing boxes-2013
Structure	2	8	17	Concrete, structural brick, glu-lam beams, steel columns.
Exterior Closure	2	8	17	Brick; cedar fascia & soffits; exposed wood beams; metal panels on mechanical screens 2020
Roofing	2	10	21	New 2011
Floor Finishes	1	6	6	Vinyl asbestos tile; carpet-general wear; ceramic tile
Wall Finishes	1	6	6	Gypsum board; brick; 1x4 cedar paneling
Ceiling Finishes	1	6	6	Direct-adhered tile; gypsum board; exposed wood beams
Doors & Hardware	3	6	19	Interior wood doors/frames-generally worn finishes; exterior HM/wood doors w HM frames
Elevators	0	6	0	
Plumbing	1	8	8	Copper, galvanized, cast iron and steel piping; porcelain fixtures
Electrical	1	8	8	500amp 208/120v 2014
Lights/Power	3	8	25	Hanging and ceiling mount fluorescent lighting
Life/Safety	3	10	31	
Fire Safety	2	10	21	
Modifications	1	7	7	Minor modifications to date
Maintenance	1	7	7	
Remaining Life	3	6	19	Needs interior renovation to extend useful life
Appearance	5	6	31	
Insulation	3	6	19	
Glazing	5	6	31	
Total weighted score			**317**	**Needs improvement — maintenance**

Genadm (1000) — condition score 292

Component	Rating	Wt.	Wt. Score	Comment
HVAC	2	8	17	Mini-split system in perimiter offices 2019
Structure	1	8	8	Concrete; structural brick; glu-lam beams; steel columns
Exterior Closure	1	8	8	Brick; aluminum fascia & soffits; exposed wood beams; aluminum siding on mechanical screens
Roofing	2	10	21	BUR w mineral-surfaced cap sheet-2005
Floor Finishes	2	6	13	Carpet-general wear; ceramic tile; VAT
Wall Finishes	1	6	6	Gypsum board; brick; concrete

Component	Rating	Wt.	Wt. Score	Comment
Ceiling Finishes	3	6	19	Direct-adhered tile; exposed wood beams; foam insulation at art gallery
Doors & Hardware	3	6	19	Interior wood doors/frames-random wear; exterior wood/laminate doors/HM frames-some surface wear
Elevators	0	6	0	
Plumbing	2	8	17	Copper, cast iron, steel and PVC piping; porcelain fixtures
Electrical	1	8	8	800amp, 208/120v; new transformer & feed will be installed 17-19
Lights/Power	1	8	8	Hanging strip, ceiling mount and spot fluorescent lighting
Life/Safety	3	10	31	Appears to meet current codes; illuminated exit signs & emergency lights
Fire Safety	2	10	21	
Modifications	1	7	7	Minor modifications to date; well done
Maintenance	1	7	7	
Remaining Life	2	6	13	Interior remodels in 2005; new roof, fascia and metal mansards
Appearance	3	6	19	
Insulation	3	6	19	Structural brick walls with no insulation
Glazing	5	6	31	
Total weighted score			**292**	**Needs improvement — maintenance**

Lecture Hall (1100) — condition score 266

Component	Rating	Wt.	Wt. Score	Comment
HVAC	2	8	18	Rooftop packaged HVAC units-variable flow refrigeration
Structure	1	8	9	Concrete; structural brick; glu-lam beams; steel columns; slab-on-grade.
Exterior Closure	2	8	18	Brick; aluminum soffits; exposed wood beams; aluminum siding on mechanical screens
Roofing	2	10	22	BUR w mineral-surfaced cap sheet-2008
Floor Finishes	1	6	7	Vinyl tile and carpet tile
Wall Finishes	1	6	7	Gypsum board; brick; 1x4 cedar paneling
Ceiling Finishes	1	6	7	Gypsum board; lay-in tile; exposed wood beams
Doors & Hardware	1	6	7	Interior wood doors w HM frames; exterior HM doors/frames
Elevators	0	6	0	
Plumbing	0	8	0	Copper, cast iron and steel piping; no fixtures
Electrical	1	8	9	225amp 240/120v; fed from bldg. 1000
Lights/Power	1	8	9	Hanging and ceiling-mount fluorescent lighting
Life/Safety	3	10	33	
Fire Safety	3	10	33	
Modifications	1	7	8	Interior remodel was well constructed 2010

Component	Rating	Wt.	Wt. Score	Comment
Maintenance	1	7	8	
Remaining Life	1	6	7	Complete interior remodel in 2010
Appearance	3	6	20	Outdated exterior design
Insulation	3	6	20	Structural brick walls w no insulation
Glazing	4	6	27	
Total weighted score			**266**	**Adequate**

Busadm (1300) — condition score 261

Component	Rating	Wt.	Wt. Score	Comment
HVAC	2	8	17	Rooftop packaged HVAC units w fan powered VAVs, no return duct in wood framed plenum
Structure	1	8	8	Concrete; structural brick; glu-lam beams; steel columns
Exterior Closure	1	8	8	Brick; aluminum fascia; aluminum siding on mechanical screens
Roofing	3	10	31	Built-up roof w/aggregate ballast; skylight
Floor Finishes	1	6	6	Carpet; vinyl tile; sheet vinyl
Wall Finishes	1	6	6	Gypsum; board brick; concrete
Ceiling Finishes	2	6	13	Lay-in tile; gypsum board perimeter soffits
Doors & Hardware	1	6	6	Interior wood doors/frames; exterior wood doors w HM frames
Elevators	0	6	0	
Plumbing	1	8	8	Copper, cast iron, galvanized and PVC piping; porcelain fixtures
Electrical	1	8	8	800amp 208/120v
Lights/Power	1	8	8	Hanging, recessed can and ceiling-mount fluorescent lighting
Life/Safety	1	10	10	
Fire Safety	3	10	31	
Modifications	3	7	22	Use of wood framed plenum for return air is a code violation
Maintenance	1	7	7	
Remaining Life	1	6	6	Interior remodel in 1998
Appearance	3	6	19	Exterior design is very outdated
Insulation	3	6	19	
Glazing	4	6	25	
Total weighted score			**261**	**Adequate**

Regcla (1800) — condition score 257

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Concrete, structural brick, glu-lam beams, steel columns

Component	Rating	Wt.	Wt. Score	Comment
Exterior Closure	1	8	8	Brick; aluminum fascia; exposed wood beams; aluminum panels on mechanical screens
Roofing	2	10	20	New 2009
Floor Finishes	1	6	6	Carpet tile
Wall Finishes	2	6	12	Gypsum board; brick; concrete
Ceiling Finishes	2	6	12	Lay-in tile; gypsum board
Doors & Hardware	2	6	12	Exterior HM doors/frames
Elevators	0	6	0	
Plumbing	1	8	8	Copper, cast iron, steel and PVC piping; porcelain fixtures
Electrical	1	8	8	400amp 208/120v
Lights/Power	1	8	8	Lay-in, ceiling-mount and recessed can fluorescent fixtures
Life/Safety	3	10	31	
Fire Safety	1	10	10	
Modifications	1	7	7	Comprehensive interior remodel in 2009
Maintenance	1	7	7	
Remaining Life	1	6	6	Major interior renovation and new roof and HVAC in 2009
Appearance	3	6	18	very utilitarian exterior
Insulation	3	6	18	Structural brick walls with no insulation
Glazing	5	6	31	
HVAC	3	8	25	Rooftop heating and ventilating w dual-duct mixing boxes; no A/C
Total weighted score			**257**	**Adequate**

Automotive (2100) — condition score 246

Component	Rating	Wt.	Wt. Score	Comment
HVAC	2	8	16	Ductless split system; rooftop gas packs; gas furnaces and unit heaters; ceiling radiant heat
Structure	2	8	16	Concrete tilt-up; wood trusses; steel beams & bar joists
Exterior Closure	1	8	8	Vertical wood siding; brick veneer over entry columns; concrete
Roofing	3	10	30	PVC single-ply membrane; BUR w/mineral-surfaced cap sheet; composition shingles on cupolas & sloped east roof
Floor Finishes	1	6	6	Carpet; carpet tile; vinyl tiles; concrete
Wall Finishes	1	6	6	Gypsum board; ceramic tile
Ceiling Finishes	1	6	6	Gypsum board; plywood; lay-in tile; metal deck pan
Doors & Hardware	2	6	12	Interior wood/HM doors w HM frames-surface wear; exterior aluminum doors/frames; OH metal doors; OH coiling doors
Elevators	5	6	30	2 story
Plumbing	1	8	8	Copper, cast iron, steel and PVC piping; porcelain fixtures

Component	Rating	Wt.	Wt. Score	Comment
Electrical	1	8	8	800amp 408/277v
Lights/Power	1	8	8	Hanging, wall-mount and ceiling-mount fluorescent lighting
Life/Safety	2	10	20	
Fire Safety	1	10	10	
Modifications	1	7	7	Major 2009 addition was well constructed
Maintenance	1	7	7	
Remaining Life	1	6	6	21915 GSF major addition completed in 2009
Appearance	1	6	6	Generally attractive building with large multi-bay shop & showroom
Insulation	3	6	18	
Glazing	3	6	18	
Total weighted score			**246**	**Adequate**

Schlab (2900) — condition score 240

Component	Rating	Wt.	Wt. Score	Comment
HVAC	2	8	16	Rooftop HVAC units w fan powered VAVs; air-cooled chiller and AHU; 2 HW boilers; unit heater
Structure	3	8	24	Concrete; structural brick; glu-lam beams; steel columns
Exterior Closure	1	8	8	Brick; aluminum fascia; aluminum mechanical screens
Roofing	3	10	30	BUR w/gravel ballast-2004; glass skylights
Floor Finishes	1	6	6	Carpet; vinyl tile; concrete; sheet vinyl; ceramic tile; VAT
Wall Finishes	2	6	12	Gypsum board; brick; concrete; CMU; ceramic tile; corrugated metal panels
Ceiling Finishes	1	6	6	Gypsum board; suspended tile; exposed glu-lam beams; direct-adhered tile; exposed wood deck
Doors & Hardware	1	6	6	Interior wood doors w HM frames; exterior HM doors/frames; OH coiling door
Elevators	1	6	6	Exterior elevator tower
Plumbing	1	8	8	Copper, cast iron and steel piping; porcelain fixtures
Electrical	1	8	8	2000amp 408277v; 50 kW generator set; photovoltaic panels
Lights/Power	1	8	8	Hanging strip, recessed strip and lay-in fluorescent fixtures
Life/Safety	3	10	30	
Fire Safety	1	10	10	
Modifications	1	7	7	Renovation completed 2004 appears to be in compliance with codes & well constructed
Maintenance	1	7	7	
Remaining Life	1	6	6	Extensive renovation in 2004; RUL >15 years
Appearance	3	6	18	Exterior is very utilitarian
Insulation	1	6	6	
Glazing	3	6	18	Single & double glazed aluminum windows

Component	Rating	Wt.	Wt. Score	Comment
Total weighted score			**240**	**Adequate**

Early Childhood Ed Center (1900) — condition score 219

Component	Rating	Wt.	Wt. Score	Comment
HVAC	2	8	17	HW boiler; Mitsubishi split systems 2016
Structure	1	8	8	Wood; glu-lam beams; steel studs; steel columns
Exterior Closure	1	8	8	Brick; CMU; aluminum fascia; concrete tiles on mechanical screens
Roofing	2	10	21	Built-up roof 2016
Floor Finishes	1	6	6	Vinyl tile; carpet; sheet vinyl
Wall Finishes	1	6	6	Gypsum board; ceramic tile; plastic panels
Ceiling Finishes	1	6	6	Lay-in tile, gypsum board; exposed beams
Doors & Hardware	3	6	19	Interior wood doors-surface wear w HM frames; exterior HM doors/frames-surface wear
Elevators	0	6	0	
Plumbing	2	8	17	Copper, steel and cast iron piping; porcelain fixtures
Electrical	2	8	17	200amp 208/120v
Lights/Power	1	8	8	Lay-in and hanging fluorescent fixtures
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	1	7	7	Minor interior remodel, August, 2003; well done
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	3	6	19	Very utilitarian exterior
Insulation	1	6	6	
Glazing	3	6	19	Operable units
Total weighted score			**219**	**Adequate**

Vocational Arts Facility (2000) — condition score 210

Component	Rating	Wt.	Wt. Score	Comment
HVAC	2	8	16	AHUs w heat recovery; rooftop packaged HVAC units; HW boiler
Structure	1	8	8	Concrete
Exterior Closure	1	8	8	Brick; concrete; stucco
Roofing	3	10	30	BUR w mineral-surfaced capsheet; Kalwall skylight; corrugated metal at outdoor kiln area, repairs funded 2021
Floor Finishes	2	6	12	Vinyl tiles; concrete; carpet; sheet vinyl-general wear
Wall Finishes	2	6	12	Gypsum board; CMU; concrete

Component	Rating	Wt.	Wt. Score	Comment
Ceiling Finishes	1	6	6	Gypsum board; lay-in tile; exposed wood deck; wood beams; metal deck pan
Doors & Hardware	3	6	18	Interior wood doors-surface wear, w HM frames; HM doors/frames; exterior HM doors/frames
Elevators	1	6	6	2-stop
Plumbing	1	8	8	Copper, cast iron, steel and PVC piping; porcelain fixtures
Electrical	1	8	8	800amp 480/277v 7 breaker rule
Lights/Power	1	8	8	Hanging, ceiling-mount, lay-in and recessed can fluorescent lighting
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	1	7	7	Photo lab addition (1998); well done
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	1	6	6	
Insulation	1	6	6	
Glazing	3	6	18	
Total weighted score			**210**	**Adequate**

Library (4000) — condition score 206

Component	Rating	Wt.	Wt. Score	Comment
HVAC	2	8	16	Built-up AHU w fan powered VAVs; air-cooled chiller 2021; 2 HW boilers
Structure	1	8	8	Concrete; structural brick; glu-lam beams; steel columns.
Exterior Closure	1	8	8	Brick; aluminum fascia & mechanical screen panels
Roofing	2	10	20	Built-up w/ gravel ballast
Floor Finishes	2	6	12	Carpet; concrete; ceramic tile; vinyl tile
Wall Finishes	1	6	6	Gypsum board; brick; concrete; ceramic tile
Ceiling Finishes	1	6	6	Lay-in and direct-adhered tile; gypsum board; exposed wood beams; vent wood
Doors & Hardware	3	6	18	Interior wood doors w HM frames; exterior wood doors w HM frames and HM doors/frames; coiling door
Elevators	2	6	12	3 stop
Plumbing	1	8	8	Copper, cast iron, black steel and PVC piping; porcelain fixtures
Electrical	1	8	8	1600amp, 408/277v; 100 KW emergency generator
Lights/Power	1	8	8	Ceiling mount, lay-in, recessed can, wall-mount and hanging strip fluorescent fixtures
Life/Safety	1	10	10	
Fire Safety	1	10	10	

Component	Rating	Wt.	Wt. Score	Comment
Modifications	1	7	7	Renovations completed 2002 & 2016 appears to be in compliance with codes & well constructed
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	1	6	6	
Insulation	2	6	12	
Glazing	3	6	18	Mix of double glazed and single glazed aluminum framed windows
Total weighted score			**206**	**Adequate**

Pagoda Union Building (9000) — condition score 172

Component	Rating	Wt.	Wt. Score	Comment
HVAC	2	8	16	Air cooled rooftop chiller; AHUs w VAVs; 2 HW boilers funded 23-25; split system rooftop HVAC units
Structure	1	8	8	Concrete; structural steel; glu-lam beams; steel columns
Exterior Closure	2	8	16	Aluminum window walls; aluminum building panels; concrete
Roofing	2	10	20	PVC single-ply membrane; glass skylights w exhaust fans;
Floor Finishes	1	6	6	Carpet; concrete; vinyl tile
Wall Finishes	1	6	6	Gypsum board; ceramic tile; concrete
Ceiling Finishes	1	6	6	Wood T&G; gypsum board; lay-in tile; exposed structure
Doors & Hardware	1	6	6	Interior wood doors w HM frames; exterior aluminum doors/frames
Elevators	1	6	6	3 stop
Plumbing	1	8	8	Copper, cast iron, steel and ABS piping; porcelain fixtures
Electrical	1	8	8	1200amp 208/120v
Lights/Power	1	8	8	Recessed can, hanging strip, wall-mount and hanging circular fluorescent lighting
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	1	7	7	Building totally renovated/rebuilt from the ground up
Maintenance	1	7	7	
Remaining Life	1	6	6	Complete renovation, including structure finished in 2008
Appearance	1	6	6	
Insulation	1	6	6	
Glazing	1	6	6	
Total weighted score			**172**	**Superior**