COMMUNITY AND TECHNICAL COLLEGES
Washington State Board

SKAGIT VALLEY COLLEGE

MOUNT VERNON · WHIDBEY ISLAND · SAN JUAN CENTER

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	46 structures · 581,625 GSF; 27 surveyed — 516,609 GSF
Weighted-avg condition	263 (Adequate)
2027 preservation request	$5,040,000
Total 2027–2029 Minor Works	$8,223,000
Deferred preservation backlog	$12,975,000 (see Section 4.1)

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1. EXECUTIVE SUMMARY

This report covers Skagit Valley College for the 2026 SBCTC Facility Condition Survey cycle, which informs the college's Minor Works Preservation capital budget request for the 2027–2029 biennium. The 2025 survey workbook records **30 capital deficiencies** totaling **$18,015,000**, every one. Of that total, **$5,040,000 across 10 projects** is included in the 2027 preservation request (average deficiency score 88.3) and **$12,975,000 across 20 projects** is deferred to future cycles; no deficiencies were excluded as ineligible. Skagit's 2027–2029 Minor Works request is comprised of: preservation ($5,040,000), infrastructure ($1,135,000), program ($1,340,000), and Unanticipated Repair Fund ($708,000), together totaling **$8,223,000**.

Capital Planning Headlines

1. The 2027 request is a roofing-and-accessibility request, spread across three campuses rather than concentrated in one building.

Four roofs — Roberts Hall ($1,105,000), Hodson Hall's Taro Theatre roof ($452,000), the Gary Knutzen Cardinal Center ($394,000), and Oak Hall's mechanical penthouse ($120,000) — total $2,071,000, 41% of the $5,040,000 preservation ask. The next-largest block is site repair driven by accessibility and tree-root damage: campus-wide exterior flatwork at Mount Vernon ($1,360,000) and heaved Whidbey sidewalks ($171,000), 30% of the request together. The balance is the Oak Hall chiller ($777,000), Fire Training Tower masonry repairs ($434,000), Taro Theatre envelope cracking ($150,000), and the San Juan Center storefront ($77,000). All ten projects scored 80 or above, and the request touches the Mount Vernon, Whidbey, and San Juan campuses.

2. The deferred backlog is 2.6 times the request, and its largest item is a roof the college describes as at risk of catastrophic failure.

The $12,975,000 deferred backlog is led by the Whidbey Hayes Hall roof (D15, $3,397,000 — 26% of the backlog). In the pre-survey the college reported that the standing-seam roof's fasteners have corroded away from saltwater exposure and that the roof is "at risk of catastrophic failure"; the survey nonetheless scored it 60 and the college has designated it deferrable to 2029–2031. The building is co-occupied — 43% is leased to the Sno-Isle library system, which is responsible for a matching share of the project cost — a cost-sharing complication that should be resolved before the 2029 request. Behind Hayes sit the Angst Hall controls-lighting-chiller stack ($2,901,000), Whidbey Old Main domestic plumbing ($1,362,000), Cardinal Center mechanical items ($1,144,000), and Lewis Hall items ($1,141,000).

3. Condition scores are moving the wrong way in the aging core: six buildings worsened since 2023, and 16 of 27 scored buildings now sit below the Adequate band.

The GSF-weighted college condition score slipped from 257 (2023) to 263 (2025). Roberts Hall moved 357 to 378, Reeves Hall 403 to 423, Sprague Hall 482 to 492, Oak Hall 205 to 226, Angst Hall 152 to 172, and Hodson Hall 250 to 260; no building improved. The Mount Vernon academic core built 1956–1963 — the Pavilion, Hodson Hall, Reeves Hall, the Cardinal Center, and the Norwood Cole Library — is the consequential cohort: all five are in or below the maintenance band except the recently renovated Cardinal Center, and the master plan already lists the Cole Library, Reeves Hall, the Diesel Building, and the Maintenance Building as replacement priorities.

4. Eleven buildings come under the Clean Buildings Performance Standard inside this planning window, and the largest deferred mechanical-electrical stack sits in one of them.

Lewis Hall and Angst Hall are Tier 1 buildings with June 1, 2028 compliance dates; nine more buildings are Tier 2 with July 1, 2027 dates. Angst Hall — Tier 1 — carries $2,901,000 of deferred work whose scope reads like an energy-management plan: DDC controls the vendor will not support after 2026 (D18), obsolete lighting controls (D22), and a 16-year-old chiller (D28). The deferred R-22 rooftop-unit cohort (D07, $709,000) spans five Mount Vernon buildings and is the college's exposure under the state Refrigeration Management Program. Section 9 develops how the deferred renewal and the compliance schedule can be funded as one coordinated effort — the Oak Hall chiller replacement already in the 2027 request, specified as a high-efficiency unit after the college found the building using abnormal amounts of energy, is the model.

Headline Numbers

Metric	Value
Total structures (FPMT inventory)	**46**
Total portfolio GSF	**581,625**
Buildings surveyed (condition rating)	**27 (19 unscored)**
Weighted-average condition score (surveyed)	**263 (Adequate)**
Buildings rated below "Adequate"	**16 of 27**
Total deficiencies identified (2025 FCS workbook)	**30 (budget summary lists 29)**
2027 preservation request	**$5,040,000 (10 projects; avg score 88.3)**
Deferred preservation backlog	**$12,975,000 (20 projects)**
Excluded (ineligible) deficiencies	**0**
2027 infrastructure request	**$1,135,000**
2027 program request	**$1,340,000 (5 projects)**
2027 URF request	**$708,000**
Total 2027–2029 Minor Works request	**$8,223,000**
Prior biennium requested (2025–2027, all categories)	**$8,382,000**
2023–2025 funded (all categories)	**$9,526,000**
Buildings under Clean Buildings Standard (within horizon)	**11 (2 Tier 1; 9 Tier 2 by July 2027)**
District-energy decarbonization plan (HB 1390, June 2025)	**$56,698,957–$141,536,014 proposed, 2037–2039**

Capital Outlook

Immediate biennium (2027–2029). A fully built-out Minor Works request of $8,223,000: preservation of $5,040,000 across 10 projects (41% roofing, 30% accessibility and site repair), infrastructure of $1,135,000 (Mount Vernon underground utility renewal — see the attribution note in Section 6), program of $1,340,000 across five projects, and URF of $708,000. The request is defensible on score — every included project scored 80 or higher, against a deferred-set average of 50.9.

Mid-term (4–6 years, 2029–2033). The $12,975,000 deferred backlog defines the next two asks. Eight items — $7,015,000, led by the Hayes Hall roof — carry explicit college notes deferring them to 2029–2031. The mid-term program is fundamentally roofing (Hayes), building controls and lighting (Angst Hall, plus the Andover-controls buildings), distributed HVAC and the R-22 cohort, and Whidbey Old Main plumbing. The transformer replacement (D30) was funded in 2025–2027, deferred by the college to absorb other State Board priorities, and will need to be re-sequenced.

Long-term (7–10+ years, 2033 and beyond). The master plan's replacement priorities — the Norwood Cole Library, Reeves Hall, the Diesel Building, and the Maintenance Building — define the long horizon, anchored by the hoped-for Library/Culinary Arts Commons (LCAC) major project that would demolish and replace the Cole Library. Sprague Hall (492, the worst score in the portfolio) is in the replace-or-renovate band while housing the Whidbey nursing program; its trajectory is a master-plan question. The 1950s Mount Vernon central steam plant and utilidor system, partially repaired in 2023–2025, now carries a defined trajectory: the college's HB 1390 decarbonization plan (June 2025) proposes converting the central plant to heat pumps — and replacing the tunnel steam and condensate piping in the same project — in the 2037–2039 biennium, at an estimated $56,487,577 to $141,218,943 (Section 9.5).

Clean Buildings compliance. Nine Tier 2 deadlines arrive July 1, 2027 — inside the immediate biennium — and the two Tier 1 deadlines (Lewis and Angst Halls) arrive June 1, 2028. These overlap the buildings carrying the deferred controls, lighting, and mechanical work. Specifying deferred replacements as high-efficiency, current-refrigerant equipment at the point of replacement — rather than like-for-like — is the central capital-planning opportunity this cycle, developed in Section 9. The district-energy question is settled: the June 2025 HB 1390 decarbonization plan commits the Mount Vernon steam loop to central-plant electrification in 2037–2039, fixing the planning assumption for every steam-served building in the interim (Section 9.5).

2. COLLEGE PORTFOLIO OVERVIEW

Skagit Valley College operates across three instructional campuses and a set of satellite childcare sites. The **Mount Vernon (Main) campus** holds the bulk of the portfolio — 33 of 46 structures — anchored by Lewis Hall (72,858 GSF, 2014; student services and classrooms) and Angst Hall (67,942 GSF, 2009; allied health), with an academic core built 1956–1971: the Pavilion, Hodson Hall (home of the Taro Theatre), Reeves Hall, the Gary Knutzen Cardinal Center, the Norwood Cole Library, and Roberts Hall. A 1959 central boiler house and utilidor tunnel system distributes steam across the older core. The **Whidbey Island campus** (Oak Harbor) is anchored by Oak Hall (40,725 GSF, 2001; allied health) alongside Whidbey Old Main (1941), Whidbey Hayes Hall (1993; 43% leased to the Sno-Isle library system), and Sprague Hall (1967; nursing labs). The **San Juan Center** (Friday Harbor, 1996) serves the islands. The remaining sites are Head Start and ECEAP childcare facilities — several state-owned with federal interest — spread across Burlington, Concrete, Oak Harbor, Sedro-Woolley, Friday Harbor, and Mount Vernon.

Building inventory

Building	Campus	GSF	Built	Reno.	Score	Rating	Predominant use
Lewis Hall	Mount Vernon	72,858	2014	—	**146**	Superior	Student services / classrooms
Angst Hall	Mount Vernon	67,942	2009	—	**172**	Superior	Allied health classrooms / labs
Gary Knutzen Cardinal Center	Mount Vernon	37,005	1959	2005	**198**	Adequate	Student hub / cafeteria / culinary lab
Greenhouse	Mount Vernon	2,628	2010	—	**199**	Adequate	Environmental sciences lab
Administrative Annex	Mount Vernon	10,224	1986	2008	**205**	Adequate	Administrative offices
Oak Hall	Whidbey	40,725	2001	—	**226**	Adequate	
Whidbey Hayes Hall	Whidbey	15,562	1993	—	**232**	Adequate	Library (43% Sno-Isle lease) / academic
Nelson Hall	Mount Vernon	13,055	1996	—	**251**	Adequate	Classrooms / labs / offices
San Juan Center	San Juan Center	7,710	1996	—	**257**	Adequate	Classrooms / labs; partner leases

Building	Campus	GSF	Built	Reno.	Score	Rating	Predominant use
Hodson Hall	Mount Vernon	31,312	1959	2009	**260**	Adequate	Arts / music / drama; Taro Theatre
Whidbey Child Care Center	Whidbey	3,207	1991	—	**268**	Adequate	Leased to nonprofit (STEPS)
Child & Family Learning Center	Mount Vernon	4,792	1986	—	**283**	Needs improvement — maintenance	Head Start childcare
Boiler	Mount Vernon	1,443	1959	2004	**287**	Needs improvement — maintenance	Central boiler house
Norwood Cole Library	Mount Vernon	26,730	1963	1995	**301**	Needs improvement — maintenance	Campus library
Pavilion	Mount Vernon	27,252	1956	2001	**310**	Needs improvement — maintenance	Athletics / academic (gym)
Diesel Building	Mount Vernon	10,900	1982	—	**315**	Needs improvement — maintenance	Workforce education lab
Ford Hall	Mount Vernon	23,600	1988	—	**329**	Needs improvement — maintenance	Classrooms / labs / offices
Fire Training Tower	Mount Vernon	5,100	1998	—	**343**	Needs improvement — maintenance	Fire sciences training lab
East Campus Building	Mount Vernon	10,250	1984	—	**363**	Needs improvement — renovation	Surplus / archive / leased
Whidbey Old Main	Whidbey	27,342	1941	2005	**370**	Needs improvement — renovation	Classrooms / faculty / admin

Building	Campus	GSF	Built	Reno.	Score	Rating	Predominant use
Roberts Hall	Mount Vernon	33,281	1971	—	**378**	Needs improvement — renovation	Automotive / EMT / law-enforcement labs
Hodson Exterior Restroom	Mount Vernon	473	1980	—	**421**	Needs improvement — renovation	Storage / main electrical distribution
Whidbey Eceap	Eceap Site	8,000	1979	2005	**422**	Needs improvement — renovation	Childcare (leased to ECEAP)
Reeves Hall	Mount Vernon	21,970	1959	2013	**423**	Needs improvement — renovation	Workforce education labs
Fire Station	Mount Vernon	2,400	1973	—	**424**	Needs improvement — renovation	Workforce education lab
Maintenance Bldg	Mount Vernon	4,800	1976	—	**442**	Needs improvement — renovation	Facilities storage / offices
Sprague Hall	Whidbey	6,048	1967	—	**492**	Replace or renovate	Nursing program labs / offices
Portfolio (surveyed, GSF-weighted)		**516,609**			**263**	**Adequate (avg)**	

Score = 2025 canonical building condition score (BCS), drawn from the CONDITION worksheet of the FCS workbook (lower is better); the GSF-weighted average of the 27 scored buildings reproduces the published college score of 263. Rating bands follow the SBCTC scale in Section 4.1. GSF and construction/renovation years per FPMT. The Fire Training Tower is scored with HVAC rated 0 (no system).

Unscored Structures

Nineteen structures appear in the FPMT inventory but were not condition-rated this cycle: the Head Start and ECEAP satellite facilities (several federally encumbered or school-district-owned), small athletic and support structures, buildings leased to community partners, and two recent additions — the Early Learning Center (2022) and the Fire Apparatus Building (2024). None carries a preservation deficiency this cycle; the childcare buildings' eligibility for capital repair funds is limited under State Board policy where no instructional component exists.

Structure	Campus / site	GSF	Built	Use / status
Pacific Place	Head Start Office	11,785	Unknown	Head Start offices (co-owned)
Oak Harbor Head Start Center	Oak Habor Hs Site	6,975	Unknown	Head Start childcare
Field House	Main Campus	4,900	1995	Athletics facility
Walt Roberts Hall (Chinook)	Main Campus	4,800	1981	Leased to nonprofit partner
Burlington Head Start Center	Burington Head Start	4,350	Unknown	Head Start childcare (federal interest)
Early Learning Center	Main Campus	4,255	2022	Head Start childcare
Head Start/Concrete	Concrete Hs Site	4,220	1993	Head Start childcare (modular)
Head Start/Oak Harbor	Oak Harbor Hs Site	4,220	1993	Head Start childcare
Head Start/Sedro Woolley	Sedro Woolley Hs Site	4,220	1993	Head Start (school-district building)
Friday Harbor Head Start	Friday Harbor HS Site	3,660	Unknown	Head Start childcare (modular)
Head Start Wa School	Washington School Hs Site	3,168	2008	Head Start childcare
HS8 Headstart Jefferson	Main Campus	2,745	2016	Head Start childcare (modular)
Fire Apparatus Building	Main Campus	2,678	2024	Fire sciences lab / truck bay
Connite House	Main Campus	1,500	2004	Residential property held for development
East Baseball Dugout	Main Campus	350	Unknown	Athletics (Dream Field)
North Baseball Bugout	Main Campus	350	Unknown	Athletics (Dream Field)
Soccer Field Restroom & Concessions	Main Campus	328	Unknown	Soccer field support (conex)
Fire Training Conex Storage	Main Campus	320	Unknown	Fire sciences lab storage
San Juan Center - Greenhouse	San Juan Center	192	Unknown	Academic learning lab

Age Profile

The portfolio falls into clear cohorts. The 1956–1971 Mount Vernon academic core — the Pavilion (1956), Hodson Hall, Reeves Hall, and the Cardinal Center (all 1959), the Boiler house (1959), the Norwood Cole

Library (1963), and Roberts Hall (1971) — is the most consequential aging group: it holds most of this cycle's roofing deficiencies, all of the utilidor and transformer exposure, and four of the master plan's five renovation/replacement priorities. A 1980s band (the Diesel Building 1982, East Campus Building 1984, the Administrative Annex and Child & Family Learning Center 1986, Ford Hall 1988) sits mostly in the maintenance band. Whidbey's stock is bimodal: Oak Hall (2001) carries the campus's strongest program space while Whidbey Old Main (1941), Sprague Hall (1967), and Hayes Hall (1993) carry its worst scores and largest deferred items. The newest large buildings — Angst Hall (2009) and Lewis Hall (2014) — hold the best scores but are now old enough that first-generation controls, card access, and chillers are surfacing as deficiencies (D14, D18, D22, D23, D24, D28).

3. CAPITAL PLANNING ROADMAP

3.1 Immediate biennium (2027–2029 request)

The 2027 preservation ask of **$5,040,000 across 10 projects** is a roofing-and-accessibility program spread across three campuses. Roofing is the largest system block — Roberts Hall (D01, $1,105,000), Hodson Hall's Taro Theatre roof (D03, $452,000), the Cardinal Center (D02, $394,000), and Oak Hall's mechanical penthouse (D04, $120,000) total $2,071,000, 41% of the request. Site accessibility and tree-root repair is next: the Mount Vernon exterior flatwork package (D10, $1,360,000) and Whidbey sidewalk replacement (D06, $171,000) together are 30%. The balance is the Oak Hall chiller (D09, $777,000 — elevated in priority by the college after discovering abnormal energy use), Fire Training Tower masonry repairs (D05, $434,000), Taro Theatre envelope crack repair (D08, $150,000), and the San Juan Center storefront (D11, $77,000). By campus, Mount Vernon carries $3,895,000 (6 projects), Whidbey $1,068,000 (3), and the San Juan Center $77,000 (1). Beyond preservation, the 2027–2029 Minor Works request also carries infrastructure of $1,135,000, program of $1,340,000 (five projects, led by 36 multi-modality classroom remodels at $400,000 and Fire Apparatus Building Phase III at $375,000), and a $708,000 Unanticipated Repair Fund line, for a College Minor Works total of **$8,223,000**.

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

The **$12,975,000 deferred backlog across 20 projects** defines the mid-term ask. Eight items — $7,015,000 — carry explicit college notes deferring them to the 2029–2031 biennium: the Hayes Hall roof (D15, $3,397,000), Whidbey Old Main domestic plumbing (D21, $1,362,000), the Angst Hall chiller (D28, $1,061,000), two Cardinal Center mechanical items (D25 roof-hood furnace $266,000; D27 fan-coil units $878,000), the Whidbey elevated patios (D26, $214,000), the DuVall Pavilion site/tree-root package (D29, $134,000), and the Roberts Hall/DuVall Pavilion transformers (D30, $590,000). The Hayes Hall roof alone is 26% of the entire backlog and is the most important number in this report for mid-term planning: the college regards the saltwater-corroded fastening system as a catastrophic-failure risk, the building houses both the college library and the Sno-Isle public library, and 43% of the project cost must be recovered from the library system under the lease — a funding structure that should be negotiated before the 2029 request rather than during it.

The remainder of the backlog clusters by system rather than by building: an Angst Hall controls-and-lighting stack (D18 HVAC controls $1,019,000; D22 lighting controls $821,000) whose Andover DDC platform the vendor will not support after 2026; the R-22 rooftop-unit cohort (D07, $709,000) for which the college has proposed alternate funding paths (see Section 3.4); Lewis Hall's first-generation equipment (D14 elevator rebuild $166,000; D23 air-handler component $48,000; D24 card readers $927,000); the DuVall Pavilion rooftop units (D12, $702,000) and gym floor (D19, $157,000); Whidbey doors (D16, $172,000) and the Oak Hall stair storefront (D13, $111,000); the Roberts Hall shop floor (D17, $171,000); and the utilidor electrical-vault sump pumps (D20, $70,000). Every deferred item except the eight flagged for 2029–2031 and the two designated Deferrable is classified Immediate in the survey — the backlog is not speculative.

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

Three long-horizon themes warrant attention now. First, the master plan's replacement priorities — the Norwood Cole Library, Reeves Hall, the Diesel Building, and the Maintenance Building — concentrate the college's whole-building decisions at Mount Vernon. The college hopes to receive Major Project funding for

the Library/Culinary Arts Commons (LCAC), demolishing and replacing the Cole Library in the 2029–2031 biennium; the D07 deferral reasoning, the Ford Hall remodel program request (relocating programs out of the Library), and the trash-compactor relocation request are all sequenced around that project. Preservation investment in these four buildings should stay minimal, exactly as this cycle's request has it — none of the 2027 preservation dollars touches a replacement-priority building.

Second, the 1959 central boiler house and the steam/condensate utilidor system now have a settled long-term answer. The college's HB 1390 district-energy decarbonization plan (McKinstry, June 26, 2025) evaluated central versus distributed electrification on 30-year life-cycle cost and recommends decarbonizing at the central plant: replacing the two gas-fired steam boilers with water-source and air-source heat pumps, executed in the 2037–2039 biennium at an estimated $56,487,577 to $141,218,943, with the tunnel steam and condensate piping — the earliest segments date to 1957 — abated and replaced within the same project, and the PSE primary electrical service upsized from 200A to 400A. The 2023–2025 biennium funded $1,544,000 of tunnel envelope and expansion-joint repair, and this cycle's D20 (vault sump pumps against tunnel flooding) and D30 (transformers in the same vault corridor) show the system still generating deficiencies; with a wholesale plant-and-piping replacement now programmed a decade out, interim utilidor and steam-plant preservation should be scoped to keep the system serviceable — the roughly 20-year-old boilers must run to 2037–2039 — without renewing components the decarbonization project will remove. Section 9.5 details the plan.

Third, Whidbey's oldest stock frames a renovation-or-replace decision. Sprague Hall (492 — the portfolio's worst score, replace-or-renovate band) houses the nursing program in a 1967 building with a deteriorating uninsulated metal roof; univent replacements were funded in 2023–2025 and requested again in 2025–2027, but component renewal will not move the score materially. Whidbey Old Main (1941, 370) received boiler, radiant-heat, and window funding in 2023–2025 and carries the deferred $1,362,000 re-pipe (D21); a building of this age should have its plumbing renewal scoped against a whole-building modernization rather than in isolation.

3.4 Cross-cutting system themes

Roofing program. Five roofs this cycle total $5,468,000: four funded in 2027 ($2,071,000 — Roberts, Taro Theatre, Cardinal Center, Oak Hall penthouse) and the fifth, Hayes Hall ($3,397,000), deferred to 2029–2031. Unlike a portfolio that clears its roofing in one biennium, Skagit's roof program straddles two cycles with the largest single roof in the second — and the Hayes deferral carries a documented catastrophic-failure concern and a 43% third-party cost share. The 2025–2027 request separately carried roof reconditioning at Roberts Hall (south portion) and Hayes Hall, so three consecutive biennia will have roofing at the top of the ask.

R-22 refrigerant phase-out. D07 ($709,000, deferred) identifies five rooftop units still operating on R-22 across Roberts Hall, Nelson Hall, the Norwood Cole Library, the Child & Family Learning Center, and Hodson Hall, with replacement specified as R-454B high-efficiency units. The college's deferral note proposes distributing the work: the two Nelson Hall units within 2025–2027, the Cole Library unit absorbed by the LCAC demolition, the CFLC unit negotiated with Head Start, and the Hodson unit via URF — with the Oak Hall chiller (D09) swapped into the 2027 request in D07's place after the building's abnormal energy use surfaced. The pre-survey also records a district-wide directive to plan for the Washington State Refrigeration Management Program, so refrigerant transition will recur in every biennium until the R-22 fleet is retired.

Building controls obsolescence. Two overlapping cohorts. The Angst Hall Andover DDC system (D18, $1,019,000) loses vendor support after 2026 per documentation the college obtained, and its lighting-control system (D22, $821,000) is the same 2009 vintage; together with the 16-year-old chiller (D28,

$1,061,000) they make Angst — a Tier 1 Clean Buildings building — the largest single-building deferred concentration at $2,901,000. Separately, legacy Andover controls remain in Nelson Hall, the DuVall Pavilion, and Hodson Hall, maintained with parts sourced from third-party vendors and eBay; the 2025–2027 request funds replacement in the worst building with salvaged parts retained as spares. A district controls standard, applied at each replacement, would prevent this cohort from re-forming.

Tree-root and site damage. A single physical cause — root intrusion from mature trees, most prominently the sequoias north of the DuVall Pavilion — drives four deficiencies on two campuses: the funded Mount Vernon accessibility flatwork (D10, $1,360,000) and Whidbey sidewalks (D06, $171,000), and the deferred Pavilion gym floor, whose slab the roots have heaved (D19, $157,000), and root interception/removal (D29, $134,000). Funding the interception work after the floor and flatwork repairs risks repeat damage; the sequencing deserves a look before 2029.

Electrical distribution. The Roberts Hall/DuVall Pavilion transformer banks (D30, $590,000) were funded in 2025–2027 and then deferred by the college to accommodate other State Board-approved priorities; the same transformers appear in the 2025–2027 request as a $506,000 site project. The utilidor electrical vaults flood and need sump pumps (D20, $70,000). Downstream, the federated infrastructure inventory carries a Future-classified pipeline of campus transformers, switchgear, and primary lines (Section 6). This is a system aging as a cohort on a 1950s–60s one-line, and the deferred transformer work is its leading edge.

First-generation renewal in the newest buildings. Lewis Hall (2014) and Angst Hall (2009) hold the portfolio's two best scores yet carry $4,042,000 of the deferred backlog between them — chronic elevator faults, failing proprietary card-access locks, DDC and lighting controls, and a chiller, all original equipment reaching its first replacement cycle simultaneously. Because these are the college's two largest and most program-critical buildings, this cohort will dominate the 2029–2033 asks even though neither building looks distressed on its condition score.

4. DEFICIENCY INVENTORY AND FINDINGS

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

4.1 Summary table

ID	Building	Campus	System	Component	DSc	BCS	Budget	Status
D01	Roberts Hall	Mt Vernon	B30 Roofing	Roof	**99**	378	$1,105,000	**Incl.**
D02	Gary Knutzen Cardinal Center	Mt Vernon	B30 Roofing	Roof	**95**	198	$394,000	**Incl.**
D03	Hodson Hall	Mt Vernon	B30 Roofing	Roof	**95**	260	$452,000	**Incl.**
D04	Oak Hall	Whidbey	B30 Roofing	Roof	**95**	226	$120,000	**Incl.**
D05	Fire Training Tower	Mt Vernon	B20 Exterior Closure	CMU Repairs	**90**	343	$434,000	**Incl.**
D06	Multiple	Whidbey	G20 Site Improvements	Sidewalks	**87**	257*	$171,000	**Incl.**
D07	Multiple	Mt Vernon	D30 HVAC	Roof top units	**NA**	—	$709,000	Def.
D08	Hodson Hall	Mt Vernon	B20 Exterior Closure	Envelope	**81**	260	$150,000	**Incl.**
D09	Oak Hall	Whidbey	D30 HVAC	Chiller	**81**	226	$777,000	**Incl.**
D10	Multiple	Mt Vernon	G20 Site Improvements	Exterior flatwork	**80**	—	$1,360,000	**Incl.**
D11	San Juan Center	San Juan Center	B20 Exterior Closure	Storefront system	**80**	257	$77,000	**Incl.**
D12	Pavilion	Mt Vernon	D30 HVAC	Roof top units	**72**	310	$702,000	Def.
D13	Oak Hall	Whidbey	B20 Exterior Closure	Storefront system	**71**	226	$111,000	Def.
D14	Lewis Hall	Mt Vernon	D10 Vertical Transportation	Elevator	**68**	146	$166,000	Def.

ID	Building	Campus	System	Component	DSc	BCS	Budget	Status
D15	Whidbey Hayes Hall	Whidbey	B30 Roofing	Roof	**60**	232	$3,397,000	Def.
D16	Multiple	Whidbey	B20 Exterior Closure	Doors	**57**	257*	$172,000	Def.
D17	Roberts Hall	Mt Vernon	C10 Interior Construction	Shop floor	**55**	378	$171,000	Def.
D18	Angst Hall	Mt Vernon	D30 HVAC	HVAC controls	**54**	172	$1,019,000	Def.
D19	Pavilion	Mt Vernon	C10 Interior Construction	Floor	**52**	310	$157,000	Def.
D20	Multiple	Mt Vernon	G20 Site Improvements	Electrical vaults	**51**	257*	$70,000	Def.
D21	Whidbey Old Main	Whidbey	D20 Plumbing	Domestic plumbing	**50**	370	$1,362,000	Def.
D22	Angst Hall	Mt Vernon	D50 Electrical	Lighting controls	**50**	172	$821,000	Def.
D23	Lewis Hall	Mt Vernon	D30 HVAC	Air Handling Unit	**50**	146	$48,000	Def.
D24	Lewis Hall	Mt Vernon	E10 Equipment	Interior card readers	**48**	146	$927,000	Def.
D25	Gary Knutzen Cardinal Center	Mt Vernon	D30 HVAC	Roof hood furnace	**45**	198	$266,000	Def.
D26	Multiple	Whidbey	G20 Site Improvements	Elevated Patios	**41**	257*	$214,000	Def.
D27	Gary Knutzen Cardinal Center	Mt Vernon	D30 HVAC	FCU	**35**	198	$878,000	Def.
D28	Angst Hall	Mt Vernon	D30 HVAC	Chiller	**31**	172	$1,061,000	Def.
D29	Site	Mt Vernon	G20 Site Improvements	Site	**26**	257*	$134,000	Def.
D30	Mutilpe	Mt Vernon	D50 Electrical	Transformers	**0**	—	$590,000	Def.

*DSc = deficiency score. BCS = 2025 canonical building condition score from the CONDITION worksheet. * = survey-sheet value shown where no single canonical building score applies (Site/Multiple rows); these rows carry 257 — the 2023 college weighted*

average — rather than a building-specific score. Budget = MACC + soft costs. Status: "Incl." = funded in the 2027 preservation request; "Def." = deferred to future cycles. Deficiency IDs are assigned in descending score.

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

Mount Vernon dominates by count and dollars — 21 of 30 deficiencies and $11,614,000 — while Whidbey Island carries the largest single item (the $3,397,000 Hayes Hall roof) and $6,324,000 across eight deficiencies; the San Juan Center carries one ($77,000). By Uniformat system, B30 Roofing is the largest category by dollars ($5,468,000 across 5 deficiencies), with D30 HVAC close behind and largest by count ($5,460,000 across 8); G20 Site Improvements ($1,949,000 across 5) and B20 Exterior Closure ($944,000 across 5) follow. Four buildings concentrate the deferred backlog: Whidbey Hayes Hall ($3,397,000 in one deficiency), Angst Hall ($2,901,000 across three), the Gary Knutzen Cardinal Center ($1,144,000 across two), and Lewis Hall ($1,141,000 across three) — notably, the college's two best-scored buildings are among its four largest deferred concentrations. Eight deficiencies are multi-building or site-wide rather than building-specific (D06, D07, D10, D16, D20, D26, D29, D30). Of the 30 deficiencies, 10 are included in the 2027 request and 20 are deferred; none was excluded.

4.2 Findings detail

D01 — Roof, Roberts Hall (Mount Vernon Campus)

Image: Link

Deficiency score	99	**Budget estimate**	$1,105,000
Bldg condition score	378	**Status**	Included in 2027 request
System	B30 Roofing	**Deferability**	Immediate
Location	Roof	**Priorities**	Health/Safety (70%), Facility Use (30%)

Problem Description

The roof on Roberts Hall at the Mount Vernon Campus has been repeatedly patched but continues to leak, especially in the northeastern sections, which are in the worst condition. Vegetation growth is pervasive across the roof surface, indicating ongoing moisture issues and material failure. This deficiency has been documented in previous surveys. The existing ballasted roofing system should be removed and fully replaced to restore integrity and prevent further water intrusion.

Repair Description

Remove the ballasted roofing system and replace the entire roof on Roberts Hall, focusing on the deteriorated northeastern sections.

D02 — Roof, Gary Knutzen Cardinal Center (Mount Vernon Campus)

Image: Link

Deficiency score	95	**Budget estimate**	$394,000
Bldg condition score	198	**Status**	Included in 2027 request
System	B30 Roofing	**Deferability**	Immediate
Location	Multiple	**Priorities**	Health/Safety (70%), Facility Use (30%)

Problem Description

The roof of the Cardinal Center at the Mount Vernon Campus is well beyond its expected lifespan. The TPO roofing material above the Student Life Center section—approximately 40 by 40 feet—is over 30 years old and has exceeded its serviceable life. Additionally, there are roof areas in the lower bowl that also require attention (see photos). An asphalt roofing section—approximately 20 by 20 feet in two locations—should also

be replaced due to age and deterioration. The combined conditions present a high risk of failure and water intrusion and warrant full replacement in the affected areas.

Repair Description

Replace the 40' x 40' section of aging TPO roofing and two 20' x 20' x2 asphalt roof areas on the Cardinal Center.

D03 — Roof, Hodson Hall (Mount Vernon Campus)

Image: Link

Deficiency score	95	**Budget estimate**	$452,000
Bldg condition score	260	**Status**	Included in 2027 request
System	B30 Roofing	**Deferability**	Immediate
Location	Roof	**Priorities**	Health/Safety (70%), Facility Use (30%)

Problem Description

The roof over the Taro Theater in Hudson Hall at the Mount Vernon Campus is in poor condition and chronically leaks. The main roof area—approximately 100 by 100 feet—shows widespread alligator cracking and bubbling. In addition to the main roof, there are three adjacent lower roof sections that also require replacement, but the primary concern is the large section directly above the theater. The damage is extensive and poses a continued risk of water intrusion and interior damage.

Repair Description

Replace the main 100' x 100' roof over the Taro Theater in Hudson Hall. Plan for future replacement of three adjacent lower roof sections.

D04 — Roof, Oak Hall (Whidbey Campus)

Image: Link

Deficiency score	95	**Budget estimate**	$120,000
Bldg condition score	226	**Status**	Included in 2027 request
System	B30 Roofing	**Deferability**	Immediate
Location	Roof around chiller	**Priorities**	Health/Safety (70%), Facility Use (30%)

Problem Description

The TPO roofing around the mechanical penthouse of Oak Hall at the Whidbey Campus is aging and should be replaced in conjunction with the planned chiller replacement. Coordinating this work will improve efficiency and avoid disrupting new equipment installation in the future.

Repair Description

Replace the TPO roofing around the Oak Hall mechanical penthouse during the chiller replacement project.

D05 — CMU Repairs, Fire Training Tower (Mount Vernon Campus)

Image: None

Deficiency score	90	**Budget estimate**	$434,000
Bldg condition score	343	**Status**	Included in 2027 request
System	B20 Exterior Closure	**Deferability**	Immediate
Location	Entire structure	**Priorities**	Health/Safety (50%), Facility Use (50%)

Problem Description

The Fire Training Tower needs significant structural and architectural related capital repairs. The CMU needs to be cleaned and re-sealed, the doors and windows are badly damaged and rusted out.

Repair Description

Complete to repairs identified in the condition survey and reflected on the cost estimate provided by the campus architect.

D06 — Sidewalks, Multiple (Whidbey Campus)

Image: Link

Deficiency score	87	**Budget estimate**	$171,000
Bldg condition score	257	**Status**	Included in 2027 request
System	G20 Site Improvements	**Deferability**	Immediate
Location	Multiple	**Priorities**	Health/Safety (30%), Facility Use (70%)

Problem Description

Sidewalks at multiple locations across the Whidbey Campus have heaved due to root intrusion, creating uneven walking surfaces and potential tripping hazards. Several concrete panels are lifted and damaged, as documented in accompanying photos. These conditions compromise pedestrian safety and site accessibility.

Repair Description

Remove and replace heaved sidewalk panels throughout the Whidbey Campus. Address root intrusion to prevent future damage.

D07 — Roof top units, Multiple (Mount Vernon Campus)

Image: None

Deficiency score	NA	**Budget estimate**	$709,000
Bldg condition score	—	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Multiple	**Priorities**	Health/Safety (25%), Facility Use (75%)

Problem Description

Skagit Valley College has identified multiple RTU units that are using R-22 refrigerant. Replace the units located on Roberts Hall. In addition the college had to deferr the replacement of the Reeves Hall air handler in the current biennium.

Repair Description

Relace five RTU units that are using R-22 and install new more energy efficient units that use R-454B in thier place.

D08 — Envelope, Hodson Hall (Mount Vernon Campus)

Image: Link

Deficiency score	81	**Budget estimate**	$150,000
Bldg condition score	260	**Status**	Included in 2027 request
System	B20 Exterior Closure	**Deferability**	Immediate
Location	Exterior	**Priorities**	Health/Safety (50%), System Use (50%)

Problem Description

The exterior enclosure of the Taro Theater at the Mount Vernon Campus is showing extensive cracking, including diagonal cracking around much of the building perimeter. The cracks do not appear to correspond with structural members and may be related to residual movement from the Nisqually Earthquake. The building underwent remodels in 2005 and 2009, and the structure has otherwise been assessed as sound. However, the pattern and extent of the cracking raise concerns about envelope integrity and potential long-term deterioration. A more detailed evaluation is planned, possibly involving a structural engineer, to determine the extent and cause of the damage.

Repair Description

Repair areas of cracking in the Taro Theater exterior enclosure after completing structural assessment. Address envelope integrity to prevent further deterioration.

D09 — Chiller, Oak Hall (Whidbey Campus)

Image: Link

Deficiency score	81	**Budget estimate**	$777,000
Bldg condition score	226	**Status**	Included in 2027 request
System	Facility / D30 HVAC	**Deferability**	Immediate
Location	Roof	**Priorities**	Health/Safety (50%), System Use (50%)

Problem Description

The chiller serving Oak Hall at the Whidbey Campus is non-operational. The control board has failed, and the unit continuously runs in alarm status. In addition, Condensing Unit CU-1 is in poor condition and also requires replacement. The chiller system is beyond repair and is no longer providing reliable service to the building.

Repair Description

Replace the failed chiller and Condensing Unit CU-1 serving Oak Hall at the Whidbey Campus.

D10 — Exterior flatwork, Multiple (Mount Vernon Campus)

Image: None

Deficiency score	80	**Budget estimate**	$1,360,000
Bldg condition score	—	**Status**	Included in 2027 request
System	G20 Site Improvements	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (100%)

Problem Description

Skagit Valley College's 2026 Letter of Findings identified multiple accessibility barriers that limit program access and prevent portions of the campus from fully complying with Section 504 of the Rehabilitation Act, Title II of the Americans with Disabilities Act, and the 2010 ADA Standards. The documented deficiencies affect site and building elements that support access to college programs and services, including accessible parking, accessible routes, entrances, signage and wayfinding, restrooms, and other related features. These conditions restrict independent use by individuals with disabilities, create ongoing civil rights compliance risk, and require continued corrective action, monitoring, and interim accommodations until permanent improvements are completed.

Repair Description

Repair campus accessibility deficiencies identified in the 2026 Letter of Findings. Repair work includes upgrading parking, routes, entrances, signage, restrooms, and related elements to support compliant program access.

D11 — Storefront system, San Juan Center (San Juan Center)

Image: None

Deficiency score	80	**Budget estimate**	$77,000
Bldg condition score	257	**Status**	Included in 2027 request
System	B20 Exterior Closure	**Deferability**	Immediate
Location	Main Lobby Windows	**Priorities**	Facility Use (100%)

Problem Description

The storefront system at the San Juan Center is leaking at the Suth West corner, with water intrusion into the building which is beginning to compromise the drywall and the wood window frame. Facilities have made several repairs and brought in a roofing contractor for consultation. If not addressed the interior of the building will continue to rot and potentially result in mold issues.

Repair Description

Remove a portion of the storefront, siding and roof at the corner of the storefront and replace with new.

D12 — Roof top units, Pavilion (Mount Vernon Campus)

Image: Drone images

Deficiency score	72	**Budget estimate**	$702,000
Bldg condition score	310	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Roof	**Priorities**	Facility Use (50%), System Use (50%)

Problem Description

The AAON rooftop units serving Duval Pavilion at the Mount Vernon Campus are approximately 30 years old and have reached the end of their useful life. The units are outdated and should be replaced to maintain reliable heating and cooling for the building.

Repair Description

Replace the aging AAON rooftop units serving Duval Pavilion.

D13 — Storefront system, Oak Hall (Whidbey Campus)

Image: Link

Deficiency score	71	**Budget estimate**	$111,000
Bldg condition score	226	**Status**	Deferred
System	B20 Exterior Closure	**Deferability**	Immediate
Location	Southeast stair	**Priorities**	Facility Use (50%), System Use (50%)

Problem Description

The glazing on the southeast stairway of Oak Hall at the Whidbey Campus has failed at multiple locations. Window gaskets are deteriorated, leading to water intrusion that is currently being managed with buckets. Approximately 10 windows are visibly affected, but a full evaluation is recommended once the team is on site and able to inspect the exterior conditions.

Repair Description

Evaluate and replace failed glazing and gaskets on the southeast stairway of Oak Hall to stop water intrusion.

D14 — Elevator, Lewis Hall (Mount Vernon Campus)

Image: Link

Deficiency score	68	**Budget estimate**	$166,000
Bldg condition score	146	**Status**	Deferred
System	D10 Vertical Transportation	**Deferability**	Immediate
Location	Elevator control room	**Priorities**	Facility Use (70%), Increased Operating Cost (30%)

Problem Description

The elevator in Lewis Hall at the Mount Vernon Campus is only 10 years old but has proven chronically unreliable, failing between 5 to 10 times per year. College staff suspect the electronic control components may be contributing to the issue and would like to rebuild them to improve reliability. The elevator failures often appear to correlate with weather events and power fluctuations, suggesting possible electrical or transformer-related issues. A thorough investigation by a qualified technician is needed to identify the root cause and determine whether upgrades to the transformer or other electrical infrastructure are required.

Repair Description

Investigate and resolve electrical issues contributing to elevator failures in Lewis Hall. Rebuild the elevator control system to improve reliability.

D15 — Roof, Whidbey Hayes Hall (Whidbey Campus)

Image: Link

Deficiency score	60	**Budget estimate**	$3,397,000
Bldg condition score	232	**Status**	Deferred
System	B30 Roofing	**Deferability**	Deferrable
Location	Roof	**Priorities**	Health/Safety (70%), Facility Use (30%)

Problem Description

The standing seam metal roof on Hayes Hall at the Whidbey Campus has widespread corrosion of fasteners due to saltwater exposure. As a result, the entire roof system is compromised and at risk of failure. A portion of the roof over the main entry has already been replaced, and additional sections are funded in the 2025–27 biennium. Coordination between existing funding and new proposals is needed to ensure complete roof replacement.

Repair Description

Replace the remaining sections of the Hayes Hall roof with coordinated funding. Address salt-related deterioration and fastener failure.

D16 — Doors, Multiple (Whidbey Campus)

Image: Link

Deficiency score	57	**Budget estimate**	$172,000
Bldg condition score	257	**Status**	Deferred
System	B20 Exterior Closure	**Deferability**	Immediate
Location	Multiple	**Priorities**	System Use (70%), Increased Repair/Replacement Cost (30%)

Problem Description

Multiple interior and exterior doors across the Whidbey Campus are in poor condition and need replacement. Several door systems also have outdated or nonfunctional hydraulic operators and ADA actuators, limiting

accessibility and compliance with current standards. These deficiencies affect daily operations and equitable building access.

Repair Description

Replace damaged doors and upgrade hydraulic operators and ADA actuators across multiple buildings on the Whidbey Campus.

D17 — Shop floor, Roberts Hall (Mount Vernon Campus)

Image: Link

Deficiency score	55	**Budget estimate**	$171,000
Bldg condition score	378	**Status**	Deferred
System	C10 Interior Construction	**Deferability**	Immediate
Location	Automotive shop	**Priorities**	Facility Use (50%), Quality of Use (50%)

Problem Description

The concrete slab in the automotive shop of the Roberts Building at the Mount Vernon Campus lacks sufficient depth to properly support vehicle hoist ways. The existing footings do not meet the structural requirements needed for modern vehicle loads. To ensure safety and functionality, deeper reinforced footings are needed at each hoist location.

Repair Description

Replace and deepen 16 footings at eight hoist locations in the Roberts Building automotive shop. Provide at least 6 inches of concrete depth to meet load requirements.

D18 — HVAC controls, Angst Hall (Mount Vernon Campus)

Image: Link

Deficiency score	54	**Budget estimate**	$1,019,000
Bldg condition score	172	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Multiple	**Priorities**	System Use (70%), Increased Operating Cost (30%)

Problem Description

The Andover DDC system at Angst Hall on the Mount Vernon Campus is original to the building and approximately 16 years old. The system has become unreliable and parts for the current version are no

longer available. It has reached the end of its useful life, limiting the college's ability to manage building systems effectively and efficiently.

Repair Description

Replace the obsolete Andover DDC system at Angst Hall with a modern, reliable control system.

D19 — Floor, Pavilion (Mount Vernon Campus)

Image: Link

Deficiency score	52	**Budget estimate**	$157,000
Bldg condition score	310	**Status**	Deferred
System	C10 Interior Construction	**Deferability**	Immediate
Location	Gym floor	**Priorities**	Facility Use (50%), Quality of Use (50%)

Problem Description

The gym floor in Duval Pavilion at the Mount Vernon Campus is original to the building—constructed in two phases, one in 1970 and the other in 1982. The floor is heaving in multiple locations due to root intrusion from large sequoia trees to the north of the building. The gym is actively used by multiple certificate programs, and the current floor condition presents functional and safety concerns. Full replacement is needed.

Repair Description

Replace the entire gym floor in Duval Pavilion due to root-related heaving and deterioration.

D20 — Electrical vaults, Multiple (Mount Vernon Campus)

Image: Link

Deficiency score	51	**Budget estimate**	$70,000
Bldg condition score	257	**Status**	Deferred
System	G20 Site Improvements	**Deferability**	Immediate
Location	Multiple	**Priorities**	System Use (50%), Increased Operating Cost (50%)

Problem Description

Multiple electrical vaults on the Mount Vernon Campus are experiencing water intrusion, leading to flooding in the utility tunnel system. This creates safety hazards and risks to electrical infrastructure. Specific problem areas include:

- The utility vault near the boiler house
- Electrical Vault A near Roberts Hall
- Electrical Vault B near Roberts Hall

To prevent ongoing flooding and infrastructure damage, these vaults need drainage solutions.

Repair Description

Install sump pumps in three locations: the vault near the boiler house, Electrical Vault A, and Electrical Vault B near Roberts Hall.

D21 — Domestic plumbing, Whidbey Old Main (Whidbey Campus)

Image: Link

Deficiency score	50	**Budget estimate**	$1,362,000
Bldg condition score	370	**Status**	Deferred
System	D20 Plumbing	**Deferability**	Deferrable
Location	Multiple	**Priorities**	Health/Safety (30%), System Use (70%)

Problem Description

The domestic hot and cold water piping throughout Old Main at the Whidbey Campus is heavily corroded and failing. The piping system is original to the building, which dates to the 1940s. Ongoing deterioration poses a risk of leaks, water damage, and service interruptions. Due to the age and condition of the system, full replacement is recommended.

Repair Description

Replace all domestic hot and cold water piping in Old Main to address severe corrosion and system age.

D22 — Lighting controls, Angst Hall (Mount Vernon Campus)

Image: Link

Deficiency score	50	**Budget estimate**	$821,000
Bldg condition score	172	**Status**	Deferred
System	D50 Electrical	**Deferability**	Immediate
Location	Multiple	**Priorities**	System Use (50%), Increased Operating Cost (50%)

Problem Description

The lighting control system in Angst Hall at the Mount Vernon Campus is obsolete and unreliable. The current system, installed approximately 16 years ago, is no longer supported, and the manufacturer has gone out of business. Control units are undependable, and replacement parts are difficult to find and source. This creates operational and maintenance challenges and affects the building's energy management and lighting reliability.

Repair Description

Replace the obsolete lighting control system in Angst Hall with a modern, maintainable system.

D23 — Air Handling Unit, Lewis Hall (Mount Vernon Campus)

Image: Link

Deficiency score	50	**Budget estimate**	$48,000
Bldg condition score	146	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Roof	**Priorities**	System Use (50%), Increased Operating Cost (50%)

Problem Description

The air handling unit in Lewis Hall at the Mount Vernon Campus has a malfunctioning mixing air damper on the outside air reclaim system. The damper is always fully open, causing the system to condition 100% outside air continuously. This results in significant energy waste and increased operational costs. The damper is no longer functioning as designed and should be repaired or replaced to restore efficient operation.

Repair Description

Repair or replace the malfunctioning mixing air damper on the Lewis Hall air handling unit to reduce energy waste and operating costs.

D24 — Interior card readers, Lewis Hall (Mount Vernon Campus)

Image: Link

Deficiency score	48	**Budget estimate**	$927,000
Bldg condition score	146	**Status**	Deferred
System	E10 Equipment	**Deferability**	Immediate
Location	Multiple	**Priorities**	System Use (70%), Quality of Use (30%)

Problem Description

The interior door card readers in Lewis Hall at the Mount Vernon Campus are obsolete, and replacement parts are no longer available. This deficiency was identified during the 2023 facility condition survey. The college plans to replace card access systems on approximately 40 doors and already has a cost estimate for the work.

Repair Description

Replace obsolete card readers on approximately 40 interior doors in Lewis Hall with a modern access control system.

D25 — Roof hood furnace, Gary Knutzen Cardinal Center (Mount Vernon Campus)

Image: Link

Deficiency score	45	**Budget estimate**	$266,000
Bldg condition score	198	**Status**	Deferred
System	D30 HVAC	**Deferability**	Deferrable
Location	Roof	**Priorities**	Facility Use (50%), System Use (50%)

Problem Description

The Greenheck hood furnace on the Cardinal Center, installed in 1997, has reached the end of its useful life. The college is evaluating whether to repair or replace the unit. The space served by this furnace is included in a future remodel, and the architect has developed a space plan. The furnace's size and output should be reviewed in relation to the updated space plan to ensure the new unit is appropriately sized.

Repair Description

Evaluate and replace or repair the 1997 roof hood furnace to align with the future remodel and updated space plan.

D26 — Elevated Patios, Multiple (Whidbey Campus)

Image: Link

Deficiency score	41	**Budget estimate**	$214,000
Bldg condition score	257	**Status**	Deferred
System	G20 Site Improvements	**Deferability**	Deferrable
Location	Multiple	**Priorities**	Facility Use (50%), Increased Repair/Replacement Cost (50%)

Problem Description

At multiple locations on the Whidbey Campus site, concrete in the elevated patio area has settled by nearly 8 inches. This significant settlement affects an estimated 20,000 square feet and poses safety and drainage concerns. The existing fill appears to have failed, and the area requires reconstruction to restore level surfaces and prevent further movement.

Repair Description

Demolish and remove settled patio concrete. Re-compact existing fill and install a denser fill layer before repouring approximately 20,000 sq. ft. of new concrete. Confirm scope with the college's civil team.

D27 — FCU, Gary Knutzen Cardinal Center (Mount Vernon Campus)

Image: Link

Deficiency score	35	**Budget estimate**	$878,000
Bldg condition score	198	**Status**	Deferred
System	D30 HVAC	**Deferability**	Deferrable
Location	Roof	**Priorities**	System Use (70%), Increased Operating Cost (30%)

Problem Description

The Cardinal Center at the Mount Vernon Campus has multiple fan coil units (FCUs) serving the business office, security office, and kitchen. These units are approaching 30 years old and have become increasingly unreliable. FCU-3, documented in the linked photo above, is in the worst condition and should be prioritized for replacement. In total, four FCUs require replacement to maintain adequate heating and cooling in these areas.

Repair Description

Replace four aging FCU units in the Cardinal Center, prioritizing FCU-3 due to its poor condition.

D28 — Chiller, Angst Hall (Mount Vernon Campus)

Image: Link

Deficiency score	31	**Budget estimate**	$1,061,000
Bldg condition score	172	**Status**	Deferred
System	Facility / D30 HVAC	**Deferability**	Deferrable
Location	Roof	**Priorities**	Facility Use (50%), Quality of Use (50%)

Problem Description

The chiller unit at Angst Hall on the Mount Vernon Campus is unreliable and frequently fails, requiring extensive maintenance and support. Replacement parts are difficult to source, creating ongoing challenges for the operations and maintenance team. Although the associated condensing units are still functional, the chiller's condition continues to place strain on campus resources and should be reassessed before the next budget proposal.

Repair Description

Replace the failing chiller unit at Angst Hall to restore system reliability and reduce maintenance workload.

D29 — Site, Site (Mount Vernon Campus)

Image: Link

Deficiency score	26	**Budget estimate**	$134,000
Bldg condition score	257	**Status**	Deferred
System	G20 Site Improvements	**Deferability**	Deferrable
Location	North of DuVall Pavilion	**Priorities**	Increased Repair/Replacement Cost (70%), Quality of Use (30%)

Problem Description

Large sequoia trees north of Duval Pavilion at the Mount Vernon Campus are causing significant site damage. Their roots are breaking up the adjacent sidewalks and fire lane and are beginning to encroach beneath the building slab. If not addressed, the root intrusion could lead to structural damage. Excavation and intervention are needed to protect both the building and site infrastructure.

Repair Description

Excavate along the north sidewalk of Duval Pavilion, remove intrusive roots, and install a root barrier or retaining wall to prevent further damage.

D30 — Transformers, Multiple (Mount Vernon Campus)

Image: None

Deficiency score	—	**Budget estimate**	$590,000
Bldg condition score	—	**Status**	Deferred
System	D50 Electrical	**Deferability**	Immediate

Location	Main Electrical Rm	**Priorities**	Facility Use (weight not recorded), Increased Repair/Replacement Cost (weight not recorded)

Problem Description

The Transformers in the Roberts Hall and Duval Pavilion buildings have reached end of life and need to be replaced. SVC received funding to complete this project in the 2025-2027 biennium, but the project has been deferred to accommodate other State Board approved priorities.

Repair Description

Replace transformer banks at both buildings.

5. BUILDING PROFILES

Profiles below cover buildings with capital activity in the 2027 request, a condition score above 275, or a material concentration of deferred deficiencies, ordered worst-first. Nine below-Adequate buildings are not profiled individually — the Maintenance Building (442), Fire Station (424), Whidbey Eceap (422), Hodson Exterior Restroom (421), East Campus Building (363), Ford Hall (329), Diesel Building (315), Boiler house (287), and Child & Family Learning Center (283) — because none carries a preservation deficiency this cycle; several are small support structures, and the Diesel and Maintenance Buildings, Ford Hall, and the Fire Station appear instead in the master-plan and program-request discussions (Sections 3.3 and 7). The adequate-or-better buildings with no material capital needs (Nelson Hall, the Administrative Annex, the Greenhouse, and the Whidbey Child Care Center) are likewise covered only in the Appendix. ID references cite deficiency text; the verbatim descriptions are in Section 4.2.

Sprague Hall — condition score 492

Building	Campus	GSF	Built	Predominant use
Sprague Hall (A01220)	Whidbey	6,048	1967	Nursing program labs / offices

Condition. 2025 condition score 492 (Replace or renovate) up from 482 in 2023. Top weighted contributors: Roofing (42), Modifications (36), HVAC (33).

Current biennium (2027 request). None.

Deferred and emerging. No 2025 deficiencies; the 2025–2027 request carries replacement of the remaining five univent heaters with controls (F13, $236,000), following four univents and a roof reconditioning funded in 2023–2025.

Long-term outlook. The worst score in the portfolio and the only building in the replace-or-renovate band, yet it houses the Whidbey nursing program. The college has flagged the uninsulated metal roof's condensation damage in prior cycles, and component renewal (univents, roof reconditioning) is keeping the building running without moving its score. A renovation-or-replacement determination belongs in the next Whidbey master-plan update (the current plan dates to 2013) before further component-level capital accumulates.

Reeves Hall — condition score 423

Building	Campus	GSF	Built	Predominant use
Reeves Hall (A05238)	Mt Vernon	21,970	1959 / reno. 2013	Workforce education labs

Condition. 2025 condition score 423 (Needs improvement — renovation) up from 403 in 2023. Top weighted contributors: HVAC (42), Electrical (33), Life/Safety (31).

Current biennium (2027 request). None.

Deferred and emerging. No 2025 deficiencies; the 2025–2027 request carries pneumatic-controls replacement in the welding and composites labs (F05, $431,000) and air-handler reconditioning (F08,

$273,000). The college's D07 note records that a Reeves Hall air-handler replacement was deferred within the current biennium.

Long-term outlook. A master-plan replacement priority ("poor condition — several major systems failing") whose score worsened 20 points this cycle, driven by HVAC (42) and electrical (33). Consistent with the replacement flag, no 2027 preservation dollars are directed here; in-flight controls and air-handler work should be the last significant component investment before a whole-building decision.

Roberts Hall — condition score 378

Building	Campus	GSF	Built	Predominant use
Roberts Hall (A09398)	Mt Vernon	33,281	1971	Automotive / EMT / law-enforcement labs

Condition. 2025 condition score 378 (Needs improvement — renovation) up from 357 in 2023. Top weighted contributors: Roofing (52), Glazing (31), Life/Safety (31).

Current biennium (2027 request). D01 — full roof replacement, $1,105,000, the largest single project in the 2027 request.

Deferred and emerging. Deferred: D17 (automotive shop floor, $171,000). The building also hosts one of the five R-22 rooftop units in D07 ($709,000, multi-building), shares the deferred transformer replacement (D30, $590,000) with the DuVall Pavilion, and had south-roof reconditioning (R01, $217,000) and window replacement (F07 share) in the 2025–2027 request.

Long-term outlook. The busiest capital building at Mount Vernon: a 1971 workforce-education building (automotive, EMT, law enforcement) flagged in the master plan for renovation on configuration grounds, whose score worsened 357to 378 on roofing (52). The 2027 roof replacement is envelope preservation ahead of a future reconfiguration — a suitable use of preservation funds for a renovation-flagged (not replacement-flagged) building. Its transformer, R-22 unit, and shop floor will all recur in the 2029 ask if not otherwise resolved.

Whidbey Old Main — condition score 370

Building	Campus	GSF	Built	Predominant use
Whidbey Old Main (A06127)	Whidbey	27,342	1941 / reno. 2005	Classrooms / faculty / admin

Condition. 2025 condition score 370 (Needs improvement — renovation) (unchanged from 2023). Top weighted contributors: Life/Safety (30), Insulation (30), Structure (24).

Current biennium (2027 request). None.

Deferred and emerging. Deferred: D21 (domestic hot- and cold-water re-pipe, $1,362,000, college-deferred to 2029–2031). Whidbey door replacements (D16, $172,000, multi-building) include this building, and the Old Main-to-city sewer connection was in the 2025–2027 request (S03, $231,000).

Long-term outlook. The oldest building in the portfolio (1941, renovated 2005) at 370 — renovation band. The 2023–2025 biennium funded its boiler, radiant heaters, and windows ($1,339,000), and the college

has separately flagged the aging fire-alarm panel. Piping of unknown age is the next system due. A building accumulating this sequence of whole-system replacements warrants scoping the D21 re-pipe against a modernization rather than as an isolated project, tied to the (2013) Whidbey master plan's refresh.

Fire Training Tower — condition score 343

Building	Campus	GSF	Built	Predominant use
Fire Training Tower (A08310)	Mt Vernon	5,100	1998	Fire sciences training lab

Condition. 2025 condition score 343 (Needs improvement — maintenance) (unchanged from 2023). Top weighted contributors: Roofing (82), Appearance (62), Exterior Closure (49). HVAC is rated 0 (no system), so the score is distributed across the remaining 19 components.

Current biennium (2027 request). D05 — CMU repairs across the entire structure, $434,000, following the condition survey and cost estimate.

Deferred and emerging. None beyond D05.

Long-term outlook. A 1998 dedicated fire-sciences training structure whose masonry repair is safety-driven (Health/Safety 50%). The adjacent program investment — the Fire Apparatus Building (2024) and its Phase III second truck bay in the 2027 program request ($375,000) — makes the tower's continued serviceability integral to the program's build-out.

Pavilion — condition score 310

Building	Campus	GSF	Built	Predominant use
Pavilion (A08558)	Mt Vernon	27,252	1956 / reno. 2001	Athletics / academic (gym)

Condition. 2025 condition score 310 (Needs improvement — maintenance) (unchanged from 2023). Top weighted contributors: Elevators (30), Fire Safety (30), Exterior Closure (24).

Current biennium (2027 request). None.

Deferred and emerging. Deferred: D12 (rooftop units, $702,000 — the college dates the AAON units at roughly 30 years) and D19 (gym floor slab heaved by tree roots, $157,000). The root-interception project north of the building (D29, $134,000) and the transformer replacement (D30, $590,000, shared with Roberts Hall) also center here, and the Pavilion is one of the three legacy Andover-controls buildings.

Long-term outlook. A 1956 gymnasium (renovated 2001) in the maintenance band at 310, carrying a compact cluster of deferred work with one physical root cause: the sequoias driving both the slab heave and the flatwork damage. Replacing the floor before intercepting the roots invites repeat damage — D29 and D19 should be sequenced together in 2029–2031. The RTU cohort and controls tie the building into the campus mechanical-renewal and Clean Buildings discussions (Sections 3.4 and 9; the building is Tier 2, July 1, 2027).

Norwood Cole Library — condition score 301

Building	Campus	GSF	Built	Predominant use
Norwood Cole Library (A05680)	Mt Vernon	26,730	1963 / reno. 1995	Campus library

Condition. 2025 condition score 301 (Needs improvement — maintenance) (unchanged from 2023). Top weighted contributors: Roofing (31), Structure (25), Plumbing (25).

Current biennium (2027 request). None.

Deferred and emerging. One of the five R-22 rooftop units in D07 sits on this roof; the college's deferral plan absorbs it into the building's anticipated demolition.

Long-term outlook. A master-plan replacement priority ("programs cannot function in space") and the pivot point of the college's long-term Mount Vernon strategy: the hoped-for Library/Culinary Arts Commons (LCAC) major project would demolish and replace it in 2029–2031. The 2027 program request is sequenced around that project — the Ford Hall remodel ($300,000) permanently relocates programs out of the Library, and the trash-compactor relocation ($120,000) clears the demolition footprint. Correctly, no preservation capital is directed here this cycle.

Hodson Hall — condition score 260

Building	Campus	GSF	Built	Predominant use
Hodson Hall (A09436)	Mt Vernon	31,312	1959 / reno. 2009	Arts / music / drama; Taro Theatre

Condition. 2025 condition score 260 (Adequate) up from 250 in 2023. Top weighted contributors: Roofing (40), Glazing (24), HVAC (24).

Current biennium (2027 request). D03 — Taro Theatre roof replacement, $452,000; D08 — Taro Theatre exterior crack repair, $150,000 (to be reevaluated once the structural assessment is complete, per the workbook note).

Deferred and emerging. One D07 R-22 rooftop unit sits on this building — the college's plan funds it via URF, possibly within 2025–2027. Hodson is also one of the three legacy Andover-controls buildings.

Long-term outlook. The 1959 arts building (renovated 2009) housing the Taro Theatre, whose chronically leaking roof and cracking envelope are both addressed in 2027 — clearing the building's envelope exposure in one biennium. The pending structural assessment on the envelope cracking (D08) is the open item to track; the controls cohort is the next system due. Tier 2 Clean Buildings, July 1, 2027.

San Juan Center — condition score 257

Building	Campus	GSF	Built	Predominant use
San Juan Center (A04979)	San Juan Center	7,710	1996	Classrooms / labs; partner leases

Condition. 2025 condition score 257 (Adequate) (unchanged from 2023). Top weighted contributors: Elevators (30), Life/Safety (30), Electrical (24).

Current biennium (2027 request). D11 — corner storefront, siding, and roof repair, $77,000.

Deferred and emerging. The 2025–2027 request carries related work: lobby storefront repair (F16, $110,000) and replacement of the worst HVAC units and controls (NEW, $247,000), following HVAC/controls funding in 2023–2025 ($261,000).

Long-term outlook. The islands' sole instructional building (1996), in the adequate band but drawing storefront and HVAC capital in three consecutive biennia — a pattern of envelope and mechanical renewal typical of a 30-year-old wood-frame building in a marine environment. Small, steady preservation allocations are the right trajectory; no master-plan action is flagged.

Whidbey Hayes Hall — condition score 232

Building	Campus	GSF	Built	Predominant use
Whidbey Hayes Hall (A09219)	Whidbey	15,562	1993	Library (43% Sno-Isle lease) / academic

Condition. 2025 condition score 232 (Adequate) (unchanged from 2023). Top weighted contributors: Roofing (33), HVAC (26), Doors & Hardware (20).

Current biennium (2027 request). None.

Deferred and emerging. Deferred: D15 — the $3,397,000 roof replacement, 26% of the college's entire deferred backlog, deferred to 2029–2031 per the college's note. Whidbey door replacements (D16) include this building. The 2025–2027 request separately carries roof reconditioning (R02, $382,000) and the east-wall footing drain and waterproofing (F15, $77,000).

Long-term outlook. The defining mid-term project on the Whidbey campus. The college's pre-survey describes the standing-seam roof's fasteners as corroded away from saltwater exposure and the roof at risk of catastrophic failure; the near-term reconditioning buys time but does not resolve the fastening system. Because 43% of the building is leased to the Sno-Isle library system — with a matching cost-share obligation — the funding structure should be negotiated with the library system before the 2029 request. The interim reconditioning and drainage work should be monitored for effectiveness.

Oak Hall — condition score 226

Building	Campus	GSF	Built	Predominant use
Oak Hall (A03072)	Whidbey	40,725	2001	

Condition. 2025 condition score 226 (Adequate) up from 205 in 2023. Top weighted contributors: Roofing (42), Glazing (19), HVAC (17).

Current biennium (2027 request). D04 — penthouse-area roof replacement, $120,000; D09 — chiller replacement with a new energy-efficient unit, $777,000, elevated in priority by the college after discovering the building using an abnormal amount of energy.

Deferred and emerging. Deferred: D13 (southeast-stair storefront, $111,000). The 2025–2027 request carries the five variable-frequency drives and balancing valves (F11, $225,000).

Long-term outlook. Whidbey's principal building (2001, 40,725 GSF, allied health) whose score moved 205→226 on roofing (42). The chiller swap — substituted into the 2027 request in place of the R-22 RTU cohort at the college's recommendation — is both an energy-anomaly fix and the college's first Clean Buildings-aligned equipment decision (Tier 2, July 1, 2027). With the roof section, chiller, VFDs, and storefront addressed across 2025–2029, the building's first-generation renewal will be substantially complete.

Gary Knutzen Cardinal Center — condition score 198

Building	Campus	GSF	Built	Predominant use
Gary Knutzen Cardinal Center (A09143)	Mt Vernon	37,005	1959 / reno. 2005	Student hub / cafeteria / culinary lab

Condition. 2025 condition score 198 (Adequate) (unchanged from 2023). Top weighted contributors: Roofing (21), Life/Safety (21), Glazing (19).

Current biennium (2027 request). D02 — replacement of the aging north and east TPO roof sections, $394,000.

Deferred and emerging. Deferred: D25 (1997-vintage Greenheck kitchen hood furnace, $266,000) and D27 (fan-coil units serving the business office, security office, and kitchen — approaching 30 years old — $878,000), both college-deferred to 2029–2031.

Long-term outlook. The student hub (1959, renovated and expanded through 2005; cafeteria, culinary lab, student life, business office) holding a strong 198 despite its vintage. Its $1,144,000 of deferred kitchen-and-mechanical work is age-driven and will not improve with time; because kitchen ventilation is licensure-relevant for the culinary program, the hood furnace (D25) is the item most likely to escalate. FPMT restates the building's GSF at 37,005 (vs. 27,558 in the 2023 report), reflecting its expansions. Tier 2 Clean Buildings, July 1, 2027.

Angst Hall — condition score 172

Building	Campus	GSF	Built	Predominant use
Angst Hall (A06053)	Mt Vernon	67,942	2009	Allied health classrooms / labs

Condition. 2025 condition score 172 (Superior) up from 152 in 2023. Top weighted contributors: Roofing (30), Floor Finishes (12), Life/Safety (10).

Current biennium (2027 request). None.

Deferred and emerging. Deferred: D18 (Andover DDC replacement, $1,019,000 — vendor support ends after 2026 per documentation the college obtained), D22 (lighting controls, $821,000), and D28 (16-year-old chiller, $1,061,000, college-deferred to 2029–2031) — $2,901,000, the largest single-building deferred concentration in the portfolio. The 2025–2027 request carries the exhaust-hood control replacement (F02, $81,000).

Long-term outlook. The allied-health building (2009, 67,942 GSF) is the second-best score in the portfolio, yet its entire first-generation controls, lighting-controls, and chiller plant is aging out simultaneously — and the building is Tier 1 under the Clean Buildings Standard with a June 1, 2028 compliance date. The deferred stack is, in effect, the building's energy-management plan: replacing DDC that loses support in 2026, converting lighting controls, and specifying a high-efficiency chiller are precisely the measures the standard requires the college to identify. Section 9 develops funding these as one coordinated 2029–2031 package rather than three separate items.

Lewis Hall — condition score 146

Building	Campus	GSF	Built	Predominant use
Lewis Hall (A21241)	Mt Vernon	72,858	2014	Student services / classrooms

Condition. 2025 condition score 146 (Superior) (unchanged from 2023). Top weighted contributors: Roofing (11), Life/Safety (11), Fire Safety (11).

Current biennium (2027 request). None.

Deferred and emerging. Deferred: D14 (elevator capital rebuild, $166,000 — the college reports chronic faults, tripping out 5–10 times per year despite the elevator's age), D23 (heat-recovery mixing-air damper, $48,000), and D24 (obsolete interior card readers with no available parts, $927,000) — $1,141,000.

Long-term outlook. The newest and largest building (2014, 72,858 GSF; student services and classrooms) and the best score in the portfolio, but its proprietary first-generation systems — access control, elevator controls — are failing on reliability and parts availability rather than age. The card-reader replacement (D24) will become systemic once failure rates climb, per the college's own framing, and is the item most likely to force its way into the 2029 request. Tier 1 Clean Buildings, June 1, 2028; its strong score indicates the mechanical systems are otherwise sound.

6. INFRASTRUCTURE SYSTEMS

Infrastructure requests (campus utilities, distribution, and site systems) are budgeted separately from building preservation. For the 2027–2029 cycle, Skagit's infrastructure request is **$1,135,000**. The federated infrastructure inventory records the included scope as four fire-system water-line segments on the Mount Vernon campus loop — ductile-iron 10-inch main totaling roughly 1,300 linear feet around Roberts Hall, the Fire Training Tower, and the Norwood Cole Library (assets 4909, $194,000; 4910, $442,000; 4913, $404,000; 4914, $95,000).

The prior two biennia establish the pattern of phased underground-utility renewal on the 1950s–60s Mount Vernon campus. The 2023–2025 biennium funded $2,115,000 of infrastructure — overwhelmingly sewer lines ($1,941,000 across five segments), plus a storm line ($98,000), retention pond ($30,000), and swales ($46,000) — alongside $1,544,000 of utility-tunnel envelope and steam expansion-joint repair budgeted as site projects. The 2025–2027 request continued with sewer segments ($909,000), a storm line ($131,000), and a potable-water meter ($25,000), plus the Whidbey Old Main-to-city sewer connection ($231,000) as a site project.

Beyond the current request, the federated inventory carries a substantial Future-classified pipeline at Mount Vernon: the remaining fire-loop segments (roughly $3,615,000 across 13 segments), sewer lines and vaults (roughly $2,900,000), potable and non-potable water distribution (each in the $3,000,000–$4,000,000 range), electrical primary distribution — lines, three-phase transformers, switchgear, and vaults (roughly $5,000,000) — storm drainage, and gas lines. Together with the building-side transformer deficiency (D30) and the utilidor vault flooding (D20), the electrical-distribution items are the natural core of a 2029–2031 infrastructure scope; the fire-loop completion should follow the four 2027 segments so the campus loop is not left partially renewed. The HB 1390 decarbonization plan (Section 9.5) makes the service-capacity requirement concrete: converting the central plant to heat pumps requires upsizing the existing 200A PSE primary service meter, 15 kV service feeder, 200A campus primary loop feeder, and main switchgear #1 to 400A, and the plan's budget carries abatement and replacement of 1,200 linear feet each of 12-inch steam and condensate tunnel piping. Any electrical-distribution scope assembled for 2029–2031 should be designed against that 2037–2039 end state rather than sized to the present gas-fired load.

7. MASTER PLAN ALIGNMENT

Skagit Valley College's Mount Vernon campus master plan is a full plan dated 2021; the Whidbey campus and Eceap site plans date to 2013, and the smaller sites are covered within other plans. The pre-survey reported the following capital priorities; there are no demolition priorities this cycle.

Master planning currency

Campus	Most recent full plan	Most recent update
Main Campus (Mount Vernon)	2021	—
Whidbey Campus	2013	—
Eceap Site	2013	—
San Juan Center	Part of other plan	—
Head Start sites	Part of other plans	Modular / district-owned buildings

Reported capital priorities

Category	Building	Master plan note
Renovation	Roberts Hall	Poor configuration — inefficient space use
Replacement	Norwood Cole Library	Poor configuration — programs cannot function in space
	Maintenance Bldg	Poor configuration — programs cannot function in space
	Diesel Building	Poor configuration — programs cannot function in space
	Reeves Hall	Poor condition — several major systems failing
Demolition	None	—

The 2027 capital-repair recommendations align well with these priorities. None of the ten funded preservation projects invests in a building flagged for replacement: the Norwood Cole Library, Reeves Hall, the Diesel Building, and the Maintenance Building receive no 2027 preservation dollars, and the college's D07 deferral plan explicitly avoids replacing the Cole Library rooftop unit because the building is expected to be demolished under the LCAC major project. The one renovation-flagged building that does receive investment — Roberts Hall, $1,105,000 for its roof — is flagged for reconfiguration rather than replacement,

so keeping its envelope watertight preserves the building through a future renovation rather than committing capital to a building slated for removal. The program request reinforces the same sequencing: the Ford Hall remodel relocates programs out of the Library ahead of demolition, and the trash-compactor relocation clears the LCAC footprint. The June 2025 HB 1390 decarbonization plan adds a third document sequenced around the same project: it excludes the Norwood Cole Library from the proposed decarbonized district energy system on the basis that the building will be demolished and replaced with a new building carrying its own stand-alone heating and cooling (Section 9.5).

Two alignment items to track. First, the Whidbey master plan dates to 2013; Sprague Hall's replace-or-renovate score (492), Whidbey Old Main's accumulated whole-system replacements, and the Hayes Hall roof cost-share all turn on decisions that plan predates — a Whidbey refresh would materially improve the 2029 request. Second, if the LCAC major project does not receive funding on the hoped-for 2029–2031 schedule, the Cole Library's deferred R-22 unit and the programs still housed there will need a fallback preservation plan.

8. MAINTENANCE CAPACITY SNAPSHOT

The in-house staffing roster below is from the 2025 pre-survey input document. Contract-maintenance and materials figures were not refreshed in the pre-survey and are carried forward from the 2023 FCS cycle as noted. All ratios use the surveyed building area (516,609 GSF).

In-house maintenance staffing (2025 pre-survey)

Position	Hours per week	Estimated annual cost
Maintenance Mechanic 3	40	$96,632
Maintenance Mechanic 3	40	$96,632
Maintenance Mechanic 3	40	$96,632
Maintenance Mechanic 4	40	$102,919
Maintenance Mechanic 1	40	$83,866
Maintenance Mechanic 3	40	$96,632
Maintenance Mechanic 4	40	$102,919
Maintenance Mechanic 4	40	$102,919
Maintenance Specialist 4	40	$114,483
Total (9 positions)	**360**	**$893,634**

Derived metrics

In-house maintenance FTEs (360 hrs/wk ÷ 40)	**9.0**
Estimated equivalent contract FTEs (2023 cycle)	**0.2**
Combined total FTEs	**9.2**
GSF per combined FTE (516,609 GSF surveyed)	**56,153**
State average (weighted, 2023 cycle)	**74,279 GSF / FTE**
Total maintenance cost (staff + contract + material)	**$1,248,634**
Maintenance cost per GSF	**$2.42**
State average (weighted, 2023 cycle)	**$1.48 / GSF**
APPA self-rating (2023 cycle)	**Managed Care (level 3 of 5)**

Skagit runs a comparatively staff-intensive maintenance organization. At 56,153 GSF per combined FTE it covers less area per person than the 2023 state weighted average (74,279) and the ASU benchmark (79,293), and roughly matches IFMA (57,471); at $2.42 per GSF it spends well above the state average of $1.48. Two structural factors explain much of the difference: the portfolio is dispersed across three instructional campuses and multiple satellite childcare sites — including island locations reachable only by ferry — and it contains an unusually large number of small structures (19 of 46 are under 5,000 GSF). Contract-maintenance figures ($15,000) are effectively unreported, so the true combined effort is likely understated. Staffing depth notwithstanding, the condition trajectory — six scores worsening and none improving since 2023, with a deferred backlog 2.6 times the request — indicates the organization is holding aging systems together rather than getting ahead of them, and the benchmarking, energy-management-plan, and O&M obligations the Clean Buildings Standard imposes on 11 buildings from 2027–2028 will add workload that this roster does not currently absorb.

Capital reinvestment context

Industry guidance (APPA and NACUBO) places an appropriate annual capital-reinvestment rate at roughly 2–4% of current replacement value (CRV) for a stable portfolio. FPMT records the estimated replacement cost of all 46 Skagit structures as “Unknown,” so a current reinvestment rate cannot be computed from the state inventory. The 2023 FCS report carried per-building CRV estimates totaling $229,298,488 for the 25 buildings then rated; on that indicative basis, the $18,015,000 of preservation need identified this cycle represents roughly 8% of portfolio CRV, and the $8,223,000 biennial Minor Works request corresponds to an annual reinvestment rate on the order of 2%.

9. DECARBONIZATION AND CLEAN BUILDINGS COMPLIANCE

9.1 The compliance schedule

Washington's Clean Buildings Performance Standard (RCW 19.27A.200–250, expanded by the 2022 Clean Buildings Expansion Act) sets energy-use-intensity targets and management requirements for covered commercial buildings, phased by size. Tier 1 buildings (over 50,000 GSF) must meet EUI targets or document conditional compliance through an energy-management plan, operations and maintenance program, and cost-effective efficiency measures; Tier 2 buildings (20,001–50,000 GSF) must benchmark, adopt an energy-management plan, and implement an O&M program. Non-compliance carries penalties of up to $5,000 plus $1.50 per square foot per year; early-adopter incentives ($0.85 per square foot for Tier 1, $0.30 for Tier 2) remain available to eligible buildings.

Building size (GSF)	Tier	Compliance deadline
More than 220,000	Tier 1	June 1, 2026
90,001 – 220,000	Tier 1	June 1, 2027
50,001 – 90,000	Tier 1	June 1, 2028
20,001 – 50,000	Tier 2	July 1, 2027

9.2 Skagit's covered buildings

Building	GSF	Tier	Deadline	Deferred backlog	2027 request
Lewis Hall	72,858	Tier 1	June 1, 2028	$1,141,000	—
Angst Hall	67,942	Tier 1	June 1, 2028	$2,901,000	—
Oak Hall	40,725	Tier 2	July 1, 2027	$111,000	$897,000
Gary Knutzen Cardinal Center	37,005	Tier 2	July 1, 2027	$1,144,000	$394,000
Roberts Hall	33,281	Tier 2	July 1, 2027	$171,000	$1,105,000
Hodson Hall	31,312	Tier 2	July 1, 2027	—	$602,000
Whidbey Old Main	27,342	Tier 2	July 1, 2027	$1,362,000	—
Pavilion	27,252	Tier 2	July 1, 2027	$859,000	—
Norwood Cole Library	26,730	Tier 2	July 1, 2027	—	—

Building	GSF	Tier	Deadline	Deferred backlog	2027 request
Ford Hall	23,600	Tier 2	July 1, 2027	—	—
Reeves Hall	21,970	Tier 2	July 1, 2027	—	—
Total covered (11 buildings)	**410,017**			**$7,689,000**	**$5,040,000***

*Deferred backlog and 2027 request columns count building-specific deficiencies only. Multi-building items also land in covered buildings: three of the five D07 R-22 rooftop units ($709,000 total) serve Roberts Hall, the Norwood Cole Library, and Hodson Hall, and the D30 transformers ($590,000) serve Roberts Hall and the DuVall Pavilion. *The $5,040,000 total-request figure includes the multi-building and non-covered-building projects (D05, D06, D10, D11); covered-building-specific 2027 projects total $2,998,000 (D01, D02, D03, D04, D08, D09). Whidbey Hayes Hall (15,562 GSF) falls below the 20,000 GSF coverage floor, so the portfolio's largest deferred item — its $3,397,000 roof — sits outside the compliance framework entirely.*

9.3 Aligning deferred renewal with compliance

The deferred backlog and the compliance obligation are substantially the same scope viewed from two directions. Of the $12,975,000 deferred backlog, $7,689,000 sits inside covered buildings, and most of it is energy-relevant equipment: the Angst Hall DDC, lighting-controls, and chiller stack ($2,901,000 in a Tier 1 building 22 months from its deadline), the DuVall Pavilion rooftop units ($702,000), the Cardinal Center furnace and fan-coil units ($1,144,000), and the Lewis Hall heat-recovery damper ($48,000). Angst Hall is the clearest case: an energy-management plan for the building would identify replacing unsupported DDC, converting lighting controls, and specifying a high-efficiency chiller as its principal measures — which is, item for item, the building's deferred deficiency list. Packaging D18, D22, and D28 as a single coordinated 2029–2031 request, explicitly framed as the building's Tier 1 conditional-compliance pathway, would fund the compliance work and clear the largest single-building backlog concentration simultaneously.

The 2027 request already contains the model: the Oak Hall chiller (D09) was specified as a new energy-efficient unit after the college found the building consuming abnormal amounts of energy — an equipment replacement that is simultaneously a preservation project and a compliance measure in a Tier 2 building with a July 1, 2027 deadline. The same specify-up-at-replacement discipline should apply to every deferred mechanical item in a covered building: the D07 R-22 cohort is already specified as high-efficiency R-454B replacements, and the Pavilion and Cardinal Center units should carry equivalent specifications when they reach a request. The college's district-wide directive to plan for the state Refrigeration Management Program (2025 pre-survey) points in the same direction.

9.4 Compliance pathway considerations

Nine of the eleven covered buildings hit their Tier 2 deadline on July 1, 2027 — within the first weeks of the 2027–2029 biennium — and those obligations (benchmarking, energy-management plans, O&M programs) are administrative and operational rather than capital. The maintenance organization profiled in Section 8 will absorb that workload, and the energy-management plans it produces should be written deliberately to reference the deferred deficiency list, so that the 2029–2031 capital request arrives pre-justified in compliance terms. The structural question that would otherwise dominate this section — the Mount Vernon core is heated by the 1959 central boiler house through the steam utilidor while cooling and ventilation are distributed building-by-building, so does long-term compliance run through central-plant renewal or

progressive building-level electrification? — is now answered. The Mount Vernon steam loop is a covered district energy system under HB 1390, and the college completed its decarbonization plan in June 2025; the plan and its capital-planning consequences are set out below.

9.5 District energy system decarbonization plan (HB 1390)

House Bill 1390 (2023) requires state agencies that own campus district energy systems to prepare decarbonization plans for those systems. The Mount Vernon steam loop is a covered system, and the college completed its plan — prepared by McKinstry under DES Contract 2025-216, Final Rev4, dated June 26, 2025 — during this survey cycle. It is the most consequential capital-planning document for the Mount Vernon campus beyond the 2027–2029 request, and this section summarizes its findings and their bearing on the roadmap in Section 3.

The existing system comprises two gas-fired steam boilers, each rated 8,165 MBH input and 6,695 MBH output, housed in the central boiler plant and roughly 20 years old. Low-pressure steam is distributed through the underground utilidor tunnels to ten buildings — Angst Hall, the DuVall Pavilion, Ford Hall, the Gary Knutzen Cardinal Center, Hodson Hall, Nelson Hall, the Norwood Cole Library, Reeves Hall, Roberts Hall, and Lewis Hall — 347,524 GSF in the plan's benchmarking group, with a combined peak heating load of 16,579 MBH for space heating and 5,378 MBH for domestic hot water. The earliest segments of the steam and condensate piping were installed in 1957. Measured against the Clean Buildings Standard, the ten-building group's site EUI is 102.0 kBTU/SF/yr over the 12 months ending August 21, 2023, against a target EUI of 91.0 — the district system does not currently meet its target, which is why the decarbonization plan doubles as the campus compliance pathway.

The plan evaluated a centralized option against distributed building-by-building electrification using 30-year life-cycle costs and recommends the central-plant option. The scope removes the boilers, flue stacks, gas piping, and steam/condensate piping within the plant and replaces them with all-electric equivalents: eight Oilon P450 water-source heat pumps (6,108 MBH, heating COP 3.17) piped in series banks to produce low-pressure steam, seven Swegon air-source heat pumps (1,269 MBH each at 25°F outside air) mounted at grade, a 400 kW electric boiler, and 30,000 gallons of buffer tanks, with the plant building expanded to house the indoor equipment. In the tunnels, 1,200 linear feet of 12-inch steam piping and 1,200 linear feet of condensate piping are abated and replaced.

On the electrical side, the 200A PSE primary service meter, 15 kV service feeder, 200A campus primary loop feeder, and main switchgear #1 are upsized to 400A. Building energy submeters are added at the DuVall Pavilion, Ford Hall, Hodson Hall, Nelson Hall, Reeves Hall, and Roberts Hall; Angst Hall, the Cardinal Center, and Lewis Hall are already being submetered under a current project.

In collaboration with SBCTC, the plan proposes executing the central-plant conversion in the 2037–2039 biennium at $56,487,577 to $141,218,943 — a Class 5 concept-screening estimate in 2025 dollars escalated at 5% annually, with an expected accuracy range of -20% to +100% or more. Interim progress reports and plan updates required by HB 1390 are budgeted at $92,862 to $139,293 in 2029–2031 (the 2030 report) and $118,518 to $177,778 in 2033–2035 (the 2035 report), bringing the plan's grand total to $56,698,957 to $141,536,014. The State Board is developing a strategic budget request to fund this and other decarbonization projects statewide; the project is not a Minor Works candidate and does not compete with the preservation requests in this report. Utility coordination with Puget Sound Energy and Cascade Natural Gas was conducted in February 2025 as part of plan development.

The plan excludes the Norwood Cole Library from the proposed decarbonized system because the building is slated for demolition and replacement under the LCAC major project, with the replacement carrying its own stand-alone heating and cooling — consistent with the master-plan priority and the D07 deferral logic in this

report (Sections 3.3 and 7); the college's expectation for new buildings generally is distributed systems rather than loop extensions. With the Library out, the revised nine-building target EUI is 95.8 kBTU/SF/yr, and the plan projects a post-implementation EUI of 82.5 — below target, which is the plan's compliance demonstration under the Standard. The energy-management plan and O&M program deliverables required by the Standard are being prepared separately for submission by the compliance deadline.

Four consequences for this report's planning horizons. First, the steam loop remains the Mount Vernon heating strategy through roughly 2037 — the boilers and the 1957-origin piping must be kept serviceable for another decade, so interim preservation (this cycle's D20 sump pumps, and tunnel envelope work of the type funded in 2023–2025) is justified as bridge investment, while wholesale renewal of components the 2037–2039 project will replace is not. Second, building-level heating loads are unchanged by the plan — it swaps plant capacity, not building systems — so deferred mechanical work in steam-served buildings (the Pavilion rooftop units, D12; the Cardinal Center furnace and fan-coil units, D25 and D27) proceeds on its own merits; the plan's utility correspondence notes that the DuVall Pavilion and Reeves Hall carry additional gas-fired heating equipment and will be removed from natural gas service along with the central plant, so those replacements should be specified electric or electric-ready rather than like-for-like gas. Third, the electrical service upgrade is a fixed future requirement that the 2029–2031 electrical-distribution scope flagged in Section 6 should anticipate. Fourth, the 2030 and 2035 progress reports are known, dated cost items the college should carry in its capital calendar now.

10. APPENDIX: BUILDING CONDITION DETAIL

Twenty-component condition breakdowns for each of the 27 surveyed buildings, ordered worst score first. Component ratings are per the 2025 CONDITION worksheet (lower is better); the weighted scores sum to the building condition score used throughout this report. Comments are reproduced from the worksheet.

Sprague Hall (A01220) — Whidbey · 6,048 GSF · built 1967

Component	Rating	Weight	Wt. score	Comment
Structure	3	8	25	Wood framed roof structure over six portables originally from Boeing
Exterior Closure	3	8	25	EIFS; portable metal cladding; large sheet metal columns and aluminum window wall on south
Floor Finishes	2	6	13	Vinyl tile; carpet-general surface wear
Wall Finishes	3	6	19	Gypsum board-marred/dinged; vinyl panels
Ceiling Finishes	5	6	31	Lay-in tiles - warped due to moisture above because of no roof insulation
Doors & Hardware	3	6	19	Interior wood doors/frames; exterior HM doors/frames; general surface wear
Elevators	0	6	0	
Plumbing	3	8	25	Copper, steel and ABS piping; porcelain fixtures
Electrical	3	8	25	800amp 208/120v
Lights/Power	3	8	25	Lay-in fluorescent lighting
Life/Safety	3	10	31	
Fire Safety	2	10	21	
Modifications	5	7	36	No real coherence to spaces
Maintenance	3	7	22	
Remaining Life	5	6	31	Structure is basically constructed of modular units; not cost-effective to maintain long-term
Appearance	3	6	19	
Insulation	4	6	25	No roof insulation
Glazing	4	6	25	

Component	Rating	Weight	Wt. score	Comment
Roofing	4	10	42	Standing seam metal
HVAC	4	8	33	Ceiling-mount electric furnaces 2015
Building condition score			**492**	***Replace or renovate***

Maintenance Bldg (A07870) — Mount Vernon · 4,800 GSF · built 1976

Component	Rating	Weight	Wt. score	Comment
Roofing	2	10	21	Deteriorating metal roof and gutters; new roof funded in 2007; will not be done
Structure	1	8	8	Steel frame
Exterior Closure	3	8	25	Metal panels-random damage
Floor Finishes	3	6	19	Concrete; carpet
Wall Finishes	3	6	19	Exposed structure and encapsulated insulation; gypsum board
Ceiling Finishes	3	6	19	Exposed structure and encapsulated insulation; gypsum board
Doors & Hardware	3	6	19	Interior/exterior HM doors/frames; OH metal doors-random dents
Elevators	0	6	0	
Plumbing	2	8	17	Copper and cast iron piping; porcelain fixtures
Electrical	3	8	25	200amp 208/120v
Lights/Power	3	8	25	Hanging and ceiling-mount fluorescent and high bay mercury vapor lighting;
Life/Safety	3	10	31	
Fire Safety	5	10	52	
Modifications	3	7	22	Many small interior modifications; generally haphazard
Maintenance	3	7	22	

Component	Rating	Weight	Wt. score	Comment
Remaining Life	3	6	19	Building and site may be taken over by a local school consortium in 3 to 5 years
Appearance	4	6	25	
Insulation	3	6	19	
Glazing	5	6	31	
HVAC	3	8	25	No ventilation; unit heaters only; no shop dust collection; window A/C
Building condition score			**442**	***Needs improvement — renovation***

Fire Station (A03657) — Mount Vernon · 2,400 GSF · built 1973

Component	Rating	Weight	Wt. score	Comment
Structure	2	8	18	Steel frame
Exterior Closure	2	8	18	Metal corrugated panels
Floor Finishes	1	6	7	Concrete
Wall Finishes	0	6	0	Exposed structure and encapsulated insulation
Ceiling Finishes	0	6	0	Exposed structure and encapsulated insulation
Doors & Hardware	3	6	21	Interior/exterior HM doors/frames; metal glazed OH doors
Elevators	0	6	0	
Plumbing	4	8	36	
Electrical	3	8	27	225amp 208/120v
Lights/Power	1	8	9	Hanging fluorescent fixtures; ESCO upgrades 2012
Life/Safety	4	10	46	
Fire Safety	5	10	57	
Modifications	1	7	8	Front modified for OH doors for fire trucks
Maintenance	3	7	24	

Component	Rating	Weight	Wt. score	Comment
Remaining Life	3	6	21	Depends on program needs and replacement opportunities
Appearance	3	6	21	
Insulation	3	6	21	
Glazing	5	6	34	In OH doors only
Roofing	1	10	11	Metal corrugated panels; replacement funded 2023-25
HVAC	5	8	46	Gas unit heater
Building condition score			**424**	***Needs improvement — renovation***

Reeves Hall (A05238) — Mount Vernon · 21,970 GSF · built 1959 / reno. 2013

Component	Rating	Weight	Wt. score	Comment
Structure	1	8	8	Steel columns & roof trusses; CMU
Exterior Closure	1	8	8	Brick veneer; stucco; CMU; fiberglass; metal panels; funded in 2011 for brick tuck-point
Floor Finishes	4	6	25	Vinyl asbestos tile, carpet, concrete; ceramic tile
Wall Finishes	3	6	19	Gypsum board; plaster; tectum panels; CMU; plywood; ceramic tile; brick
Ceiling Finishes	4	6	25	Lay-in tile; gypsum board; metal deck pan
Doors & Hardware	4	6	25	Interior wood doors w HM frames; exterior HM doors/frames; OH metal doors
Elevators	0	6	0	
Plumbing	3	8	25	Galvanized, cast iron and steel piping; porcelain fixtures
Electrical	4	8	33	600amp 480/277v
Lights/Power	3	8	25	Hanging, ceiling-mount and lay-in fluorescent fixtures
Life/Safety	3	10	31	
Fire Safety	2	10	21	

Component	Rating	Weight	Wt. score	Comment
Modifications	1	7	7	Few modifications to present
Maintenance	3	7	22	
Remaining Life	3	6	19	Many system upgrades in 2011-13
Appearance	3	6	19	
Insulation	3	6	19	
Glazing	3	6	19	Most windows replaced in 2011-13
Roofing	3	10	31	Single-ply 2013
HVAC	5	8	42	HW unit ventilators-fed from central plant, make-up air unit; unit heaters
Building condition score			**423**	***Needs improvement — renovation***

Whidbey Eceap (A08585) — Eceap Site · 8,000 GSF · built 1979 / reno. 2005

Component	Rating	Weight	Wt. score	Comment
Structure	1	8	8	Engineered metal building system; steel framing
Exterior Closure	3	8	25	Corrugated metal panels-random dents
Floor Finishes	3	6	19	Concrete; vinyl tile; wood parquet; carpet-surface wear
Wall Finishes	3	6	19	Gypsum board-dinged/marred
Ceiling Finishes	4	6	25	Lay-in tile; gypsum board; exposed structure; encapsulated insulation
Doors & Hardware	3	6	19	Interior wood/HM doors/frames-surface wear; exterior HM doors/frames-surface wear; OH metal doors/frames
Elevators	0	6	0	
Plumbing	3	8	25	Copper, ABS and steel piping; porcelain fixtures
Electrical	3	8	25	1200amp, 240/120v; six disconnect rule
Lights/Power	3	8	25	Ceiling mount, lay-in and recessed can fluorescent lights
Life/Safety	3	10	31	

Component	Rating	Weight	Wt. score	Comment
Fire Safety	3	10	31	
Modifications	2	7	15	Interior remodel for use by Early Childhood Education & Assistance Program
Maintenance	3	7	22	
Remaining Life	3	6	19	Not cost-effective for long-term use as an instructional/support facility
Appearance	4	6	25	
Insulation	3	6	19	
Glazing	1	6	6	
Roofing	3	10	31	Corrugated metal panels-2005
HVAC	4	8	33	Electric baseboard heat, no ventilation
Building condition score			**422**	***Needs improvement — renovation***

Hodson Exterior Restroom (A03904) — Mount Vernon · 473 GSF · built 1980

Component	Rating	Weight	Wt. score	Comment
Structure	1	8	9	Brick w wood roof framing
Exterior Closure	4	8	35	Brick
Floor Finishes	1	6	7	Concrete floor w epoxy coating
Wall Finishes	1	6	7	Brick and tile
Ceiling Finishes	5	6	33	Lay-in tile
Doors & Hardware	3	6	20	Wood doors and frames
Elevators	0	6	0	
Plumbing	2	8	17	Copper, cast iron and ABS piping; porcelain fixtures
Electrical	1	8	9	200amp 480/277v
Lights/Power	3	8	26	Lay-in fluorescent lights
Life/Safety	3	10	33	

Component	Rating	Weight	Wt. score	Comment
Fire Safety	5	10	54	
Modifications	1	7	8	Adjacent electrical distribution room
Maintenance	3	7	23	
Remaining Life	3	6	20	Should have 10 to 15 year life left. Renovation occuring 2017.
Appearance	5	6	33	
Insulation	3	6	20	
Glazing	0	6	0	
Roofing	4	10	44	PVC single-ply roof
HVAC	3	8	26	Baseboard electric heat; exhaust fans
Building condition score			**421**	***Needs improvement — renovation***

Roberts Hall (A09398) — Mount Vernon · 33,281 GSF · built 1971

Component	Rating	Weight	Wt. score	Comment
Roofing	5	10	52	Ballasted PVC single-ply membrane-2003
Structure	2	8	17	Structural brick; concrete
Exterior Closure	1	8	8	Brick; concrete
Floor Finishes	3	6	19	Concrete; sheet vinyl; carpet; epoxy flooring
Wall Finishes	3	6	19	Exposed brick walls; gypsum board; ceramic tile
Ceiling Finishes	3	6	19	Concrete; lay-in tile; direct-adhered tile
Doors & Hardware	3	6	19	Interior HM doors/frames; exterior HM doors/frames; glazed metal OH doors
Elevators	0	6	0	
Plumbing	3	8	25	Copper, cast iron, steel and PVC piping; porcelain fixtures
Electrical	1	8	8	1600amp 480/277v; 150kw emergency generator

Component	Rating	Weight	Wt. score	Comment
Lights/Power	1	8	8	Lay-in, wall-mount, ceiling-mount and hanging strip fluorescent fixtures; 2012 ESCO upgrades
Life/Safety	3	10	31	
Fire Safety	1	10	10	Sprinklers in all shop areas
Modifications	3	7	22	Office addition 2005
Maintenance	1	7	7	
Remaining Life	3	6	19	
Appearance	3	6	19	Exterior is very spartan; not attractive
Insulation	3	6	19	
Glazing	5	6	31	
HVAC	3	8	25	Constant volume AHU w/reheat; air-cooled chiller; unit heaters in shops; (2) CRAC units
Building condition score			**378**	***Needs improvement — renovation***

Whidbey Old Main (A06127) — Whidbey · 27,342 GSF · built 1941 / reno. 2005

Component	Rating	Weight	Wt. score	Comment
Structure	3	8	24	Wood frame, CMU boiler house; possible seismic issues
Exterior Closure	3	8	24	Hardboard beveled siding-2003
Floor Finishes	3	6	18	Vinyl composition and vinyl asbestos tile; carpet-surface wear; Ceramic tile
Wall Finishes	2	6	12	Gypsum board and ceramic tile
Ceiling Finishes	2	6	12	Lay-in tile and painted plywood
Doors & Hardware	2	6	12	Interior wood doors/frames; exterior wood/aluminum doors/frames-surface wear
Elevators	1	6	6	3 stop-2005
Plumbing	3	8	24	Cast iron, galvanized, steel, copper and ABS piping; porcelain fixtures

Component	Rating	Weight	Wt. score	Comment
Electrical	1	8	8	800amp 208/120v-2003 ; new service and distribution in 2003
Lights/Power	3	8	24	Recessed can, lay-in, hanging and ceiling-mount fluorescent fixtures
Life/Safety	3	10	30	
Fire Safety	1	10	10	Dry sprinkler system
Modifications	3	7	21	Average modification of original spaces
Maintenance	3	7	21	High maintenance heating system
Remaining Life	4	6	24	Building is 70 years old; not cost-effective to maintain long-term
Appearance	3	6	18	Exterior is average; interior has some areas not very bright or attractive
Insulation	5	6	30	
Glazing	3	6	18	Operable units; minor glazing seal failures
Roofing	1	10	10	Hypalon single-ply 2017-2019
HVAC	3	8	24	HW boiler and radiators (40% replaced 2019; remaining in 2023-25); electric baseboard heat; no A/C
Building condition score			**370**	***Needs improvement — renovation***

East Campus Building (A06954) — Mount Vernon · 10,250 GSF · built 1984

Component	Rating	Weight	Wt. score	Comment
Roofing	1	10	10	New composition asphalt shingle roof 2011-13
Structure	1	8	8	Wood frame
Exterior Closure	2	8	16	Vertical wood siding; cedar shingles
Floor Finishes	2	6	12	Carpet; vinyl tile
Wall Finishes	1	6	6	Gypsum board
Ceiling Finishes	1	6	6	Gypsum board; lay-in tile

Component	Rating	Weight	Wt. score	Comment
Doors & Hardware	3	6	18	Interior wood doors/frames; exterior wood doors/frames and aluminum doors/frames
Elevators	5	6	30	
Plumbing	3	8	24	Copper, cast iron, steel and PVC piping; porcelain fixtures
Electrical	1	8	8	200amp 208/120v - 2 ea.
Lights/Power	3	8	24	Ceiling mount, hanging and lay-in fluorescent fixtures
Life/Safety	3	10	30	
Fire Safety	4	10	40	
Modifications	2	7	14	Minor improvement 2019
Maintenance	3	7	21	
Remaining Life	4	6	24	
Appearance	3	6	18	
Insulation	2	6	12	
Glazing	3	6	18	
HVAC	3	8	24	Gas forced air furnaces; some baseboard electric heat
Building condition score			**363**	***Needs improvement — renovation***

Fire Training Tower (A08310) — Mount Vernon · 5,100 GSF · built 1998

Component	Rating	Weight	Wt. score	Comment
HVAC	0	8	0	
Roofing	4	10	82	Concrete; plywood for training area
Structure	1	8	16	CMU, concrete; steel exterior staircase
Exterior Closure	3	8	49	CMU
Floor Finishes	0	6	0	Concrete
Wall Finishes	0	6	0	CMU

Component	Rating	Weight	Wt. score	Comment
Ceiling Finishes	0	6	0	Concrete
Doors & Hardware	3	6	37	Exterior HM door/frame
Elevators	0	6	0	Not required for training facility
Plumbing	0	8	0	
Electrical	0	8	0	
Lights/Power	0	8	0	
Life/Safety	1	10	21	
Fire Safety	1	10	21	Sprinklers on ground floor (for training)
Modifications	0	7	0	No modifications to present
Maintenance	3	7	43	
Remaining Life	1	6	12	
Appearance	5	6	62	Special purpose training facility
Insulation	0	6	0	None needed
Glazing	0	6	0	
Building condition score			**343**	***Needs improvement — maintenance***

Ford Hall (A05075) — Mount Vernon · 23,600 GSF · built 1988

Component	Rating	Weight	Wt. score	Comment
HVAC	2	8	17	Air-cooled chiller (funded 2021) and fan coil units; 4-pipe univents; 2 CRAC units; controls 2019
Roofing	3	10	32	Cement tile; corrugated lexan panels; skylight over light well/atrium
Structure	1	8	8	Wood frame and trusses; concrete; glu-lam framed breezeway between buildings
Exterior Closure	1	8	8	Brick veneer; stucco
Floor Finishes	3	6	19	Vinyl tile-older and worn; carpet; ceramic tile; rubber; raised floor in server room. New floor 2nd floor 2014

Component	Rating	Weight	Wt. score	Comment
Wall Finishes	1	6	6	Gypsum board and ceramic tile
Ceiling Finishes	3	6	19	Lay-in tiles; gypsum board
Doors & Hardware	3	6	19	Exterior & interior wood doors w HM frames-general wear
Elevators	5	6	32	2 story
Plumbing	1	8	8	Copper, cast iron, steel and PVC piping; porcelain fixtures
Electrical	2	8	17	800amp 480/277v
Lights/Power	1	8	8	Lay-in, hanging, wall-mount and surface-mount fluorescent lighting
Life/Safety	3	10	32	
Fire Safety	2	10	21	
Modifications	0	7	0	No modifications to present
Maintenance	1	7	7	
Remaining Life	3	6	19	Low first cost building
Appearance	3	6	19	
Insulation	3	6	19	
Glazing	3	6	19	
Building condition score			**329**	***Needs improvement — maintenance***

Diesel Building (A08595) — Mount Vernon · 10,900 GSF · built 1982

Component	Rating	Weight	Wt. score	Comment
HVAC	2	8	18	Vehicle exhaust system; gas unit heaters
Roofing	1	10	11	Metal roof-2008
Structure	1	8	9	Steel frame
Exterior Closure	3	8	26	Metal corrugated panels
Floor Finishes	1	6	7	Concrete; epoxy

Component	Rating	Weight	Wt. score	Comment
Wall Finishes	3	6	20	Exposed structure and encapsulated insulation- random damage; gypsum board
Ceiling Finishes	3	6	20	Exposed structure and encapsulated insulation- random damage; gypsum board
Doors & Hardware	2	6	13	Interior wood doors w HM frames; exterior HM doors/frames and OH metal doors
Elevators	0	6	0	
Plumbing	1	8	9	Copper, cast iron and steel piping; porcelain fixtures
Electrical	3	8	26	225amp 480/277v
Lights/Power	1	8	9	Ceiling-mount and hanging fluorescent fixtures; ESCO upgrades 2011-13
Life/Safety	3	10	33	Mezzanines may not meet current code requirements
Fire Safety	2	10	22	
Modifications	0	7	0	
Maintenance	1	7	8	
Remaining Life	2	6	13	New bay added around 2000; basic construction adequate for vocational use
Appearance	3	6	20	
Insulation	3	6	20	
Glazing	5	6	33	
Building condition score			**315**	***Needs improvement — maintenance***

Pavilion (A08558) — Mount Vernon · 27,252 GSF · built 1956 / reno. 2001

Component	Rating	Weight	Wt. score	Comment
HVAC	1	8	8	Steam/hot water heat w fan coil units and steam radiators- fed from central plant; DX cooling; rooftop gas packs
Structure	1	8	8	Steel-frame; brick; concrete; glu-lam beams

Component	Rating	Weight	Wt. score	Comment
Exterior Closure	3	8	24	Brick, stucco; west wall stucco cracked and water damage
Roofing	1	10	10	Single ply PVC membrane
Floor Finishes	2	6	12	Hardwood; carpet; concrete; epoxy; linoleum; ceramic tile
Wall Finishes	1	6	6	Ceramic tile; wood panels; gypsum board; brick; CMU; carpet
Ceiling Finishes	2	6	12	Gypsum board; exposed concrete structure; metal deck pan; direct-adhered tile
Doors & Hardware	3	6	18	Interior wood doors w HM frames; exterior HM doors/frames-extensive surface wear; some dents
Elevators	5	6	30	1 story w/ gym mezzanine
Plumbing	3	8	24	Galvanized, cast iron, steel, copper and PVC pipe; porcelain fixtures
Electrical	3	8	24	800amp 480/277v
Lights/Power	1	8	8	Hanging, ceiling-mount and recessed can fluorescent fixtures; 2013 ESCO replacement
Life/Safety	1	10	10	
Fire Safety	3	10	30	
Modifications	1	7	7	Fitness center addition appears to be in compliance with codes and sound construction
Maintenance	1	7	7	
Remaining Life	3	6	18	Reasonably well-constructed building; should have 20+ yr. life
Appearance	3	6	18	
Insulation	3	6	18	
Glazing	3	6	18	Kalwall panels; glass block
Building condition score			**310**	***Needs improvement — maintenance***

Norwood Cole Library (A05680) — Mount Vernon · 26,730 GSF · built 1963 / reno. 1995

Component	Rating	Weight	Wt. score	Comment
Structure	3	8	25	Steel columns and joists; concrete columns; steel beams; exterior wood trellis
Exterior Closure	1	8	8	Brick veneer; stucco; concrete; brick cracks in multiple areas; stucco deterioration at some corners
Floor Finishes	3	6	19	Vinyl tile; carpet; ceramic tile
Wall Finishes	1	6	6	Gypsum board; concrete; ceramic tile
Ceiling Finishes	3	6	19	Gypsum board; lay-in tile; vent wood; direct-adhered tile
Doors & Hardware	1	6	6	Interior wood doors w HM frames; exterior HM and aluminum doors/frames
Elevators	0	6	0	
Plumbing	3	8	25	Copper, cast iron, steel and ABS piping; porcelain fixtures
Electrical	1	8	8	450amp 208/120v; 400amp 408/277v
Lights/Power	1	8	8	Lay-in, recessed can and hanging circular fluorescent lighting
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	3	7	22	A/C upgrade not provided during last remodel
Maintenance	2	7	15	
Remaining Life	3	6	19	Building construction is average
Appearance	2	6	13	Exterior is very average
Insulation	2	6	13	
Glazing	3	6	19	Leaks at north windows
Roofing	3	10	31	TPO single-ply membrane; cap sheet BUR-edges at gutters need sealing; standing seam metal cap
HVAC	3	8	25	AHUs-steam from central plant (exchanger); air cooled chiller; rooftop packaged A/C units; no A/C in central stack area

Component	Rating	Weight	Wt. score	Comment
Building condition score			301	*Needs improvement — maintenance*

Boiler (A01655) — Mount Vernon · 1,443 GSF · built 1959 / reno. 2004

Component	Rating	Weight	Wt. score	Comment
HVAC	2	8	18	Two low-pressure steam boilers-2003
Structure	1	8	9	CMU walls, concrete roof
Exterior Closure	2	8	18	CMU
Roofing	3	10	34	Single ply hypalon membrane, late 1990s
Floor Finishes	1	6	7	Concrete
Wall Finishes	2	6	14	CMU
Ceiling Finishes	0	6	0	Concrete
Doors & Hardware	3	6	21	Interior wood door w HM frame; exterior HM doors/frames
Elevators	0	6	0	
Plumbing	2	8	18	Copper and cast iron piping; porcelain fixtures
Electrical	1	8	9	1600amp 480/277v
Lights/Power	3	8	27	Hanging fluorescent and incandescent lights
Life/Safety	1	10	11	
Fire Safety	2	10	23	
Modifications	1	7	8	Modifications to north side to allow new boiler installation
Maintenance	1	7	8	
Remaining Life	1	6	7	Structurally a very sound building for use
Appearance	3	6	21	
Insulation	0	6	0	
Glazing	5	6	34	

Component	Rating	Weight	Wt. score	Comment
Building condition score			**287**	*Needs improvement — maintenance*

Child & Family Learning Center (A03753) — Mount Vernon · 4,792 GSF · built 1986

Component	Rating	Weight	Wt. score	Comment
HVAC	1	8	8	
Roofing	2	10	21	comp shingles 2001
Structure	2	8	17	
Exterior Closure	3	8	25	
Floor Finishes	3	6	19	
Wall Finishes	3	6	19	
Ceiling Finishes	3	6	19	
Doors & Hardware	2	6	13	
Elevators	0	6	0	
Plumbing	2	8	17	
Electrical	1	8	8	
Lights/Power	1	8	8	
Life/Safety	1	10	10	
Fire Safety	2	10	21	
Modifications	2	7	15	
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	3	6	19	
Insulation	3	6	19	
Glazing	2	6	13	
Building condition score			**283**	*Needs improvement — maintenance*

Whidbey Child Care Center (A03782) — Whidbey · 3,207 GSF · built 1991

Component	Rating	Weight	Wt. score	Comment
HVAC	2	8	16	Gas forced-air furnaces, one with cooling coil
Structure	1	8	8	Wood frame
Exterior Closure	2	8	16	Plywood and wood battens
Floor Finishes	3	6	18	Carpet-surface wear, sheet vinyl
Wall Finishes	1	6	6	Gypsum board
Ceiling Finishes	1	6	6	Gypsum board
Doors & Hardware	3	6	18	Interior wood doors/frames-surface wear; exterior wood/HM doors/frames
Elevators	5	6	30	2 story with no elevator
Plumbing	1	8	8	Copper, ABS and steel piping
Electrical	1	8	8	2 ea. 200amp 208/120v
Lights/Power	1	8	8	Hanging, recessed can and ceiling mount fluorescent lights
Life/Safety	3	10	30	
Fire Safety	3	10	30	Addressable FA, no sprinklers
Modifications	1	7	7	2010 addition appears well constructed
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	1	6	6	
Insulation	2	6	12	
Glazing	3	6	18	
Roofing	1	10	10	Corrugated metal
Building condition score			**268**	***Adequate***

Hodson Hall (A09436) — Mount Vernon · 31,312 GSF · built 1959 / reno. 2009

Component	Rating	Weight	Wt. score	Comment
Roofing	4	10	40	Metal standing seam roof; hypalon single-ply roof
Structure	2	8	16	Steel framed original building and second story addition; steel columns; wood framing
Exterior Closure	1	8	8	Brick; stucco; metal fascia; corrugated metal siding - good condition
Floor Finishes	3	6	18	Vinyl tile; carpet; concrete; ceramic tile
Wall Finishes	2	6	12	Gypsum board; concrete; ceramic tile
Ceiling Finishes	2	6	12	Lay-in tiles; wood slat accents; metal deck pan
Doors & Hardware	1	6	6	Interior wood doors w HM frames; exterior HM doors/frames; aluminum doors/frames
Elevators	1	6	6	2 stop
Plumbing	1	8	8	Copper, cast iron, steel and PVC piping; porcelain fixtures
Electrical	1	8	8	600amp 480/277v
Lights/Power	1	8	8	Lay-in, recessed can, wall-mount, surface mount and hanging fluorescent fixtures
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	1	7	7	2005 and 2009 theater wing remodels and modifications are well constructed and good quality
Maintenance	1	7	7	
Remaining Life	1	6	6	Soundly constructed building; second story addition in 2005
Appearance	2	6	12	
Insulation	3	6	18	
Glazing	4	6	24	Some single-glazed windows in small area-being replaced in 2011
HVAC	3	8	24	4-pipe fan coil units; air-cooled chiller; hydronic heat from central plant; DX cooling; unit heaters; original AHU in theater

Component	Rating	Weight	Wt. score	Comment
Building condition score			260	*Adequate*

San Juan Center (A04979) — San Juan Center · 7,710 GSF · built 1996

Component	Rating	Weight	Wt. score	Comment
HVAC	2	8	16	Unit ventilator HVAC units; funded 2023-25
Structure	2	8	16	Stepped foundation; Wood frame
Exterior Closure	1	8	8	Wood panels & battens; vertical cedar siding; standing seam metal panels; concrete
Floor Finishes	2	6	12	Carpet-surface wear; vinyl tile
Wall Finishes	1	6	6	Gypsum board
Ceiling Finishes	1	6	6	Lay-in tile; gypsum board
Doors & Hardware	2	6	12	Interior wood doors w HM frames-surface wear; exterior HM doors/frames
Elevators	5	6	30	No elevator access between floors; ADA access via upper and lower parking areas
Plumbing	1	8	8	Copper, cast iron steel and PVC piping; porcelain fixtures
Electrical	3	8	24	1000amp 240/120v
Lights/Power	1	8	8	Lay-in and recessed can fluorescent lighting
Life/Safety	3	10	30	
Fire Safety	2	10	20	Some exits do not have illuminated signs
Modifications	1	7	7	None apparent
Maintenance	2	7	14	Common area window wall replacement funded 2005 but not done
Remaining Life	1	6	6	
Appearance	1	6	6	
Insulation	2	6	12	

Component	Rating	Weight	Wt. score	Comment
Glazing	1	6	6	Storefront at main building hub; vinyl at classrooms and offices (most of windows)
Roofing	1	10	10	Standing seam metal panels; hypalon single ply-2015
Building condition score			**257**	***Adequate***

Nelson Hall (A07932) — Mount Vernon · 13,055 GSF · built 1996

Component	Rating	Weight	Wt. score	Comment
Roofing	3	10	32	Hypalon single ply membrane
Structure	2	8	17	Wood frame and concrete
Exterior Closure	1	8	8	Brick veneer; corrugated metal siding; stucco
Floor Finishes	2	6	13	Ceramic tile; rubber; carpet-random wear; vinyl tile
Wall Finishes	1	6	6	Gypsum board; concrete; ceramic tile
Ceiling Finishes	1	6	6	Gypsum board; lay-in tile
Doors & Hardware	3	6	19	Interior wood doors w HM frames; exterior HM doors/frames-worn
Elevators	2	6	13	3 stop (2 story split level building)
Plumbing	1	8	8	Copper, cast iron, steel and ABS piping; porcelain fixtures
Electrical	1	8	8	400amp 480/277v
Lights/Power	1	8	8	Lay-in, hanging, and wall mount fluorescent fixtures
Life/Safety	1	10	11	
Fire Safety	3	10	32	
Modifications	0	7	0	No modifications to present
Maintenance	1	7	7	
Remaining Life	1	6	6	Relatively new facility
Appearance	1	6	6	

Component	Rating	Weight	Wt. score	Comment
Insulation	1	6	6	
Glazing	3	6	19	
HVAC	3	8	25	AHUs w VAVs; DX cooling (AC units funded 2021, but not completed); hydronic and steam heat from central plant
Building condition score			**251**	***Adequate***

Whidbey Hayes Hall (A09219) — Whidbey · 15,562 GSF · built 1993

Component	Rating	Weight	Wt. score	Comment
Structure	1	8	9	Wood frame, roof trusses
Exterior Closure	1	8	9	EIFS
Floor Finishes	2	6	13	Strip vinyl; carpet-surface wear; ceramic tile
Wall Finishes	2	6	13	Gypsum board, ceramic tile
Ceiling Finishes	1	6	7	Gypsum board; lay-in tile
Doors & Hardware	3	6	20	Interior wood doors/frames-surface wear; exterior aluminum/wood entry doors/frames
Elevators	0	6	0	
Plumbing	1	8	9	Copper, cast iron and steel piping, porcelain fixtures
Electrical	1	8	9	1200amp 480/277v
Lights/Power	1	8	9	Surface mount, pendant and recessed can fluorescent fixtures
Life/Safety	1	10	11	
Fire Safety	1	10	11	
Modifications	0	7	0	None apparent
Maintenance	1	7	8	
Remaining Life	1	6	7	
Appearance	1	6	7	Attractive interior spaces

Component	Rating	Weight	Wt. score	Comment
Insulation	2	6	13	
Glazing	3	6	20	
Roofing	3	10	33	Standing seam metal
HVAC	3	8	26	Rooftop packaged HVAC units
Building condition score			**232**	***Adequate***

Oak Hall (A03072) — Whidbey · 40,725 GSF · built 2001

Component	Rating	Weight	Wt. score	Comment
HVAC	2	8	17	Rooftop air-cooled chiller; 2 HW boilers; AHUs w fan-powered VAVs
Structure	1	8	8	Concrete; steel frame
Exterior Closure	1	8	8	Concrete; brick veneer; aluminum curtain wall
Floor Finishes	2	6	13	Concrete; carpet; ceramic tile; slate; rubber mats
Wall Finishes	1	6	6	Concrete; gypsum board; plaster veneer; ceramic tile; vent wood
Ceiling Finishes	1	6	6	Gypsum board; lay-in tile; vent wood
Doors & Hardware	2	6	13	Interior wood doors w HM frames; exterior HM doors/frames
Elevators	1	6	6	3 stop
Plumbing	2	8	17	Copper, steel, PVC and cast iron piping; porcelain fixtures
Electrical	1	8	8	1200amp 208/120v
Lights/Power	1	8	8	Lay-in, hanging strip and circular, recessed can and wall-mount fluorescent fixtures
Life/Safety	1	10	11	
Fire Safety	1	10	11	
Modifications	0	7	0	None apparent
Maintenance	1	7	7	

Component	Rating	Weight	Wt. score	Comment
Remaining Life	1	6	6	
Appearance	1	6	6	Very attractive building with very nice landscaping
Insulation	2	6	13	
Glazing	3	6	19	Operable units
Roofing	4	10	42	Standing seam metal; EPDM at mechanical wells
Building condition score			**226**	***Adequate***

Administrative Annex (A00766) — Mount Vernon · 10,224 GSF · built 1986 / reno. 2008

Component	Rating	Weight	Wt. score	Comment
HVAC	2	8	17	Variable-flow refrigerant system installed in 2010; rooftop packaged units
Structure	1	8	8	Wood frame & trusses; glu-lam beans
Exterior Closure	2	8	17	Brick veneer; EIFS; stucco; corrugated metal panels; concrete
Roofing	1	10	10	TPO single-ply membrane; replaced in 2013
Floor Finishes	1	6	6	Vinyl tile; carpet; ceramic tile
Wall Finishes	1	6	6	Brick; gypsum board; ceramic tile
Ceiling Finishes	1	6	6	Lay-in tile; gypsum board; wood decking
Doors & Hardware	2	6	13	Interior wood doors/frames; Exterior aluminum doors/frames; HM doors/frames
Elevators	0	6	0	
Plumbing	1	8	8	Copper, cast iron, steel and ABS piping; porcelain fixtures
Electrical	1	8	8	400amp 480/277v; 325amp 208/120v
Lights/Power	1	8	8	Lay-in, hanging and ceiling-mount fluorescent fixtures
Life/Safety	1	10	10	
Fire Safety	2	10	21	

Component	Rating	Weight	Wt. score	Comment
Modifications	2	7	15	2008 remodel was well constructed
Maintenance	1	7	7	
Remaining Life	1	6	6	Significant interior and major system upgrades in 08; 25+ years of life
Appearance	1	6	6	
Insulation	2	6	13	
Glazing	3	6	19	
Building condition score			**205**	***Adequate***

Greenhouse (A10392) — Mount Vernon · 2,628 GSF · built 2010

Component	Rating	Weight	Wt. score	Comment
HVAC	1	8	10	Gas unit heaters; evaporative coolers
Roofing	1	10	12	Glass
Structure	1	8	10	Steel framing
Exterior Closure	1	8	10	Glass; brick
Floor Finishes	1	6	7	Concrete
Wall Finishes	1	6	7	Glass; vinyl panels; CMU; corrugated metal panels
Ceiling Finishes	0	6	0	Glass; plywood deck
Doors & Hardware	1	6	7	Interior/exterior HM doors/frames
Elevators	0	6	0	
Plumbing	1	8	10	Copper and steel piping
Electrical	1	8	10	225amp 208/120v
Lights/Power	1	8	10	High pressure sodium; ceiling-mount fluorescent lighting
Life/Safety	1	10	12	Generally meets codes for use
Fire Safety	3	10	36	

Component	Rating	Weight	Wt. score	Comment
Modifications	0	7	0	none
Maintenance	1	7	8	
Remaining Life	1	6	7	Brand new building, well constructed; should last at least 35+ years
Appearance	1	6	7	
Insulation	0	6	0	
Glazing	5	6	36	Glass wall and ceiling panels
Building condition score			**199**	***Adequate***

Gary Knutzen Cardinal Center (A09143) — Mount Vernon · 37,005 GSF · built 1959 / reno. 2005

Component	Rating	Weight	Wt. score	Comment
HVAC	1	8	8	Air cooled chiller; HW heat from central plant; fan-coil units; packaged rooftop HVAC units; split system A/C units
Roofing	2	10	21	Main roof single-ply 2005
Structure	1	8	8	Steel; wood framing
Exterior Closure	1	8	8	Brick; stucco; concrete
Floor Finishes	1	6	6	Carpet; vinyl asbestos and composition tile; concrete; ceramic tile; sheet vinyl-some wear
Wall Finishes	1	6	6	Gypsum board, brick, ceramic tile; moveable partition walls
Ceiling Finishes	2	6	13	Gypsum board; lay-in tile; wood decking; metal deck pan
Doors & Hardware	2	6	13	Interior wood doors w HM frames-significant surface wear; exterior HM doors/frames; aluminum doors/frames; window wall
Elevators	0	6	0	
Plumbing	1	8	8	Copper, cast iron, steel and ABS piping; porcelain fixtures

Component	Rating	Weight	Wt. score	Comment
Electrical	1	8	8	800amp 480/277v
Lights/Power	1	8	8	Recessed, can, lay-in, ceiling-mount and hanging strip fluorescent fixtures; gallery spot lights
Life/Safety	2	10	21	
Fire Safety	1	10	10	
Modifications	1	7	7	Major renovation in 2008 was well done; good integration of previous additions
Maintenance	1	7	7	
Remaining Life	1	6	6	Major renovation completed in 2008; 25+ year expected life
Appearance	1	6	6	
Insulation	2	6	13	
Glazing	3	6	19	Single glazed windows remain in one small area
Building condition score			**198**	***Adequate***

Angst Hall (A06053) — Mount Vernon · 67,942 GSF · built 2009

Component	Rating	Weight	Wt. score	Comment
HVAC	1	8	8	Steam/hot water heating from central plant; air cooled chiller; AHUs and fan coil units; heat recovery
Roofing	3	10	30	Single-ply TPO membrane; skylights
Structure	1	8	8	Structural steel; concrete; brick
Exterior Closure	1	8	8	Brick; steel sun shades; aluminum window walls; plexiglass panels
Floor Finishes	2	6	12	Terrazzo; marmoleum tiles; carpet tile; ceramic tile; sheet vinyl
Wall Finishes	1	6	6	Gypsum board; brick; glass window walls; ceramic tile
Ceiling Finishes	1	6	6	Lay-in tile; gypsum board

Component	Rating	Weight	Wt. score	Comment
Doors & Hardware	1	6	6	Interior wood doors w HM frames and HM doors/frames; exterior HM doors/frames and aluminum doors/frames
Elevators	1	6	6	2 stop
Plumbing	1	8	8	Copper, cast iron, steel, ABS and PVC piping; stainless and porcelain plumbing fixtures; air blade dryers
Electrical	1	8	8	2000amp 480/277v; photovoltaic array to offset building power use
Lights/Power	1	8	8	Lay-in, recessed can and hanging strip fluorescent fixtures
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	1	7	7	None
Maintenance	1	7	7	
Remaining Life	1	6	6	LEED Platinum building
Appearance	1	6	6	Lots of interior light
Insulation	1	6	6	
Glazing	1	6	6	Operable units
Building condition score			**172**	***Superior***

Lewis Hall (A21241) — Mount Vernon · 72,858 GSF · built 2014

Component	Rating	Weight	Wt. score	Comment
HVAC	1	8	8	
Roofing	1	10	11	Single -ply
Structure	1	8	8	
Exterior Closure	1	8	8	Metal siding
Floor Finishes	1	6	6	
Wall Finishes	1	6	6	

Component	Rating	Weight	Wt. score	Comment
Ceiling Finishes	1	6	6	
Doors & Hardware	1	6	6	
Elevators	1	6	6	
Plumbing	1	8	8	
Electrical	1	8	8	
Lights/Power	1	8	8	
Life/Safety	1	10	11	
Fire Safety	1	10	11	
Modifications	0	7	0	
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	1	6	6	
Insulation	1	6	6	
Glazing	1	6	6	
Building condition score			**146**	***Superior***