COMMUNITY AND TECHNICAL COLLEGES
Washington State Board

SOUTH PUGET SOUND COMMUNITY COLLEGE

2026 Capital Planning Facility Report

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

Portfolio	24 structures · 613,861 GSF; 23 surveyed — 603,915 GSF
Weighted-avg condition	189 (Adequate)
2027 preservation request	$471,000 (2 projects)
Total 2027–2029 Minor Works	$5,521,000
Deferred preservation backlog	$2,520,000 (10 projects)

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1. EXECUTIVE SUMMARY

This report covers South Puget Sound Community College for the 2025 SBCTC Facility Condition Survey cycle, which informs the college's Minor Works Preservation capital budget request for the 2027–2029 biennium. The 2025 survey identified 15 capital deficiencies. Of the 12 carrying capital cost estimates, $471,000 across 2 projects is included in the 2027 preservation request and $2,520,000 across 10 projects is deferred to future cycles; 3 further deficiencies were excluded as ineligible for capital funding this cycle. With infrastructure, program, and Unanticipated Repair Fund components added, the full 2027–2029 Minor Works request is $5,521,000.

Capital planning headlines

1. This is a modest preservation ask against a young, well-conditioned portfolio — the college is deferring most of what it found.

Only 2 of 15 deficiencies are funded this cycle: a main-entrance stair rebuild at the Administrative Services Building (D01, $349,000) and a failing tile-and-subfloor replacement in the Minnaert Center foyer (D02, $122,000). Together they are the entire $471,000 preservation request. Ten further deficiencies ($2,520,000) — including the largest single item this cycle, the Family Education Center chiller (D06, $740,000) — are deferred below the biennium's budget cutoff. The GSF-weighted average condition score is 189 (Adequate), and the large academic buildings that carry most of the campus area are in Superior or Adequate condition; the buildings scoring worst are small grounds-support outbuildings the master plan already flags for replacement.

2. HVAC end-of-life is the defining building theme, and it sits almost entirely in the deferred bucket.

Five of the 15 deficiencies are HVAC (D06 Family Education Center chiller, D07 Family Education Center boilers, D08 Automotive radiant-heat system, D09 Natural Sciences boilers, D12 Center for Business rooftop units), totaling $1,431,000 of the priced work — and every one is deferred or excluded, not funded. These are original-equipment boilers, chillers, and rooftop units in 2004–2010 buildings reaching end of service life as a cohort. The Natural Sciences boilers (D09) failed 18 times this past winter, and the Family Education Center chiller and boilers (D06, D07) are original to a 2004 childcare facility. This is the mid-term capital story: a distributed, building-by-building mechanical renewal program, not a single-building crisis.

3. The infrastructure backlog.

The 2027 infrastructure request is $3,211,000 across 4 primary-utility line segments (two Lacey water/sewer lines and two Main Campus sewer lines).

4. Thirteen buildings come under the Clean Buildings Performance Standard within this planning window.

Five buildings are Tier 1 (Center for Student Success, Minnaert, Allied Health, Center for Business, and Natural Sciences BLDG 35), each in the 50,001–90,000 GSF band with a June 1, 2028 compliance deadline; eight more are Tier 2, each due July 1, 2027. The deferred HVAC backlog — boilers, a chiller, and rooftop units — sits almost entirely inside these covered buildings, and the 2027 program request (a Building 34A heat-pump replacement) is itself an electrification-relevant mechanical renewal in a covered Tier 1 building. Section 9 develops how the deferred mechanical work and the compliance schedule can be sequenced as one effort.

Headline Numbers

Total structures (FPMT inventory)	**24**
Total portfolio GSF	**613,861**
Buildings surveyed (condition rating)	**23 (1 not surveyed)**
Weighted-average condition score (surveyed)	**189 (Adequate)**
Buildings rated below “Adequate”	**6 of 23**
Total deficiencies identified (2025 FCS)	**15**
2027 preservation request	**$471,000 (2 projects)**
Deferred preservation backlog	**$2,520,000 (10 projects)**
Excluded (ineligible) deficiencies	**3**
2027 infrastructure request	**$3,211,000 (4 projects)**
2027 program request	**$1,138,000**
2027 URF request	**$701,000**
Total 2027–2029 Minor Works request	**$5,521,000**
Prior biennium requested (2025–2027, all categories)	**$5,136,000**
Deferred infrastructure backlog (primary utilities)	**$35,696,000 (223 assets)**
Buildings under Clean Buildings Standard (within horizon)	**13 (5 Tier 1 by 2028; 8 Tier 2 by 2027)**

Capital Outlook

Immediate biennium (2027–2029). A Minor Works request of $5,521,000: a small preservation ask of $471,000 (two Facility projects — the Administrative Services stairs and the Minnaert foyer tile), infrastructure of $3,211,000 (four primary water and sewer line segments), program of $1,138,000 (the Building 34A heat-pump replacement), and URF of $701,000. Both funded preservation projects scored 81 in the survey.

Mid-term (4–6 years, 2029–2033). The $2,520,000 deferred preservation backlog defines the next ask and is led by end-of-life HVAC: the Family Education Center chiller (D06, $740,000) and boilers (D07), the Natural Sciences boilers (D09, $349,000), the Center for Business rooftop units (D12, $269,000), and the Automotive radiant-heat replacement (D08, $73,000). A campus fire-lane repair (D15, $437,000) and site-drainage items round out the list. This is fundamentally a distributed mechanical-renewal and site-repair program and should be sequenced into 2029–2031 rather than carried indefinitely.

Long-term (7–10+ years, 2033 and beyond). The master plan flags four small structures for replacement — the Lecture Hall (304), Grounds Shop (409), Potting Shed (510), and the 1988 Greenhouse (328) — which are exactly the worst-scored buildings in the portfolio. These call for disposition decisions rather than component-by-component repair. The two aging concrete and wooden vehicular bridges on the Main Campus (D13, D14, both excluded pending engineering evaluation) are the other long-horizon item, alongside the large multi-biennium campus utility-renewal program the infrastructure inventory implies.

Clean Buildings compliance. Eight Tier 2 deadlines (July 1, 2027) fall inside the immediate biennium and five Tier 1 deadlines (June 1, 2028) inside the mid-term. They overlap with the covered buildings carrying the deferred HVAC backlog. Specifying the deferred boilers, chiller, and rooftop units as high-efficiency or electric equipment at the point of replacement — rather than like-for-like — is the central capital-planning opportunity this cycle, and is developed in Section 9.

2. COLLEGE PORTFOLIO OVERVIEW

South Puget Sound Community College serves the greater Olympia area from three campuses. The Main Campus, on a 102-acre site on Mottman Road in Olympia, holds the great majority of the portfolio — the instructional core, student services, the library, the arts center, and a cluster of small grounds-support outbuildings. The Lacey campus (a seven-acre site of buildings the college purchased in 2012 and has since renovated) houses advanced-manufacturing instruction and a business and continuing-education center. The Heritage Court campus is a single building, the Doctor Angela J. Bowen Center for Health Education, home to the nursing program. The college was established in 1962 and moved to its present Main Campus in 1971.

The building stock is comparatively young and well maintained. The largest academic buildings — the Center for Student Success and Library (1976, renovated 2014), the Minnaert Center (2005), Allied Health (2001), the Lacey Center for Business (1981, renovated 2015), and the Natural Sciences building (BLDG 35, 2008) — all sit in Superior or Adequate condition, and none carries a large this-cycle deficiency. The weaker scores in the portfolio belong almost entirely to small grounds-support structures (the potting shed, hoop house, greenhouses, and grounds shop) and the storage-use Lecture Hall, all of which the master plan flags for replacement rather than preservation.

Building inventory

Building	Campus	GSF	Built	Reno.	Score	Rating	Predominant use
Gymnasium	Main	39,832	1992	2020	**146**	Superior	Health & wellness center
Social Sciences (32)	Main	27,470	2010	—	**158**	Superior	Classrooms; offices
Automotive, Welding & Central Svcs (16)	Main	34,851	2010	—	**161**	Superior	Auto & welding shops; classrooms
Ctr for Business & Innovation	Lacey	52,657	1981	2015	**171**	Superior	Classrooms; offices; event center
Ctr for Student Success / Library (22)	Main	89,308	1976	2014	**172**	Superior	Library; student services; classrooms
Natural Sciences (35)	Main	51,884	2008	—	**177**	Adequate	Science classrooms; labs; offices
Bowen Ctr for Health Ed.	Main	23,786	2008	2022	**178**	Adequate	Nursing program; classrooms; offices
Minnaert Ctr for the Arts (21)	Main	67,500	2005	—	**184**	Adequate	Performing arts; gallery; theater
Allied Health / Tech Ed / Dental (34)	Main	56,258	2001	—	**204**	Adequate	Dental clinic; IT programs; classrooms
Family Education Ctr & Childcare (20)	Main	29,885	2004	—	**204**	Adequate	Classrooms; early-childhood education
Advanced Manufacturing & AEC Tech	Lacey	20,431	1981	2019	**205**	Adequate	Machine-shop program; classrooms; offices
Ctr for Transition Studies (28)	Main	16,021	1989	2017	**213**	Adequate	Classrooms; offices
Natural Sciences (32)	Main	7,821	1992	—	**216**	Adequate	Leased to tenant

Building	Campus	GSF	Built	Reno.	Score	Rating	Predominant use
Administrative Svcs & Security (25)	Main	21,096	1989	—	**220**	Adequate	Business office; HR; IT hub; offices
Facilities Warehouse (15)	Main	3,000	2004	—	**220**	Adequate	Facilities storage
Facilities (14)	Main	5,900	1996	—	**225**	Adequate	Offices; wood shop
Student Union / Bookstore / Food (27)	Main	42,106	2001	—	**232**	Adequate	Culinary arts; student services; bookstore
Greenhouse (36)	Main	1,050	2009	—	**280**	Needs improvement — maintenance	Grounds support (greenhouse)
Lecture Hall (26)	Main	7,281	1989	—	**304**	Needs improvement — maintenance	Storage; IT
Greenhouse (30)	Main	1,450	1988	—	**328**	Needs improvement — maintenance	Grounds support (greenhouse)
Grounds Shop (13)	Main	2,400	1979	—	**409**	Needs improvement — renovation	Grounds; vehicle-repair shop
Hoop House (36A)	Main	728	2009	—	**478**	Replace or renovate	Grounds support
Potting Shed (29)	Main	1,200	1988	—	**510**	Replace or renovate	Grounds support
Portfolio (surveyed, GSF-weighted)		**603,915**			**189**	**Adequate (avg)**	

Score = 2025 canonical building condition score (BCS), computed from the CONDITION worksheet of the FCS workbook against FPMT gross-area values (lower is better). BLDG numbers shown in parentheses. Rating bands follow the SBCTC scale in Section 4.1.

Not surveyed and excluded structures

One building in the FPMT inventory was not condition-rated this cycle: the Veterans Services Hub on the Lacey campus (9,946 GSF, 1981), which the college reports as a leased building and therefore outside the FCS building-condition scope. This cycle carries no deficiency. All 23 remaining buildings were surveyed and are included in the GSF-weighted average above.

Age profile

The portfolio does not fall into a single aging cohort so much as two mechanical waves. The oldest large building, the Center for Student Success and Library, dates to 1976 but was renovated in 2014 and scores well. The consequential group for capital planning is the 2004–2010 building wave — the Family Education Center (2004), Automotive (2010), Natural Sciences BLDG 35 (2008), and the Student Union (2001) — whose original boilers, chillers, and rooftop HVAC are now reaching end of life together, which is why the deferred backlog is dominated by mechanical equipment in these buildings. At the weak end of the score distribution sit the small 1979–1988 grounds-support structures (grounds shop, potting shed, greenhouses, hoop house) and the 1989 Lecture Hall now used for storage; these are small, largely unconditioned, and

flagged for replacement rather than renewal. The newest and best-scored major building is the Gymnasium (1992, renovated 2020, score 146).

3. CAPITAL PLANNING ROADMAP

3.1 Immediate biennium (2027–2029 request)

The 2027 preservation ask is only $471,000 across 2 projects. The larger is a main-entrance stair rebuild at the Administrative Services Building (D01, $349,000), where the steel stair supports are heavily corroded — some sections rusted through — and the concrete is cracking; it is both a safety and an accessibility item at the campus's main administrative entrance. The second is replacement of roughly 2,500 SF of failing tile and its unsupported subfloor in the Minnaert Center foyer (D02, $122,000), a high-traffic entry and gathering space for the performing-arts center. Both scored 81. Beyond preservation, the full 2027–2029 Minor Works request carries infrastructure of $3,211,000 (four primary water and sewer line segments, described in Section 6), a program project of $1,138,000 (the Building 34A heat-pump replacement), and a $701,000 Unanticipated Repair Fund line, for a College Minor Works total of $5,521,000.

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

The $2,520,000 deferred backlog across 10 projects defines the mid-term ask, and it is concentrated in mechanical equipment and site work. The single largest item is the Family Education Center chiller (D06, $740,000), original to a 2004 childcare building; the associated boilers in the same building (D07) were excluded only because no capital estimate was carried this cycle, not because they are sound. Two more boiler and rooftop replacements follow — the Natural Sciences boilers (D09, $349,000), which failed 18 times this past winter, and the Center for Business rooftop units (D12, $269,000) — plus the Automotive radiant-heat conversion to mini-splits (D08, $73,000). On the site side, a campus fire-lane repair (D15, $437,000), a stormwater diversion to protect the campus IT vault (D05, $131,000), and stair-base trench drains at the Administrative Services Building (D10, $83,000) round out the list. By system, HVAC ($1,431,000) and site improvements ($651,000) dominate; the mid-term ask is a distributed mechanical-renewal and drainage program and should be sequenced into 2029–2031.

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

Two long-horizon themes warrant attention now. First, the master plan's replacement list — the Lecture Hall (BLDG 26, score 304), the Grounds Shop (BLDG 13, 409), the Potting Shed (BLDG 29, 510), and the 1988 Greenhouse (BLDG 30, 328) — is essentially the college's list of worst-scored buildings. None carries a 2025 preservation deficiency, and none should: they are candidates for disposition or whole-building decisions rather than component repair, and that determination belongs in the next master-plan cycle. Second, the two vehicular bridges on the Main Campus — a 1987 concrete traffic bridge showing settlement and heave (D13) and a wooden vehicular bridge with localized rot (D14) — were both excluded this cycle pending a Department of Transportation / licensed transportation-engineer evaluation. Both are on Dr. Nels Hanson Way and are central to campus circulation; the recommended engineering evaluations should be commissioned so a defensible repair or replacement scope exists before the next cycle.

3.4 Cross-cutting system themes

Distributed HVAC renewal. The dominant building theme this cycle. Five deficiencies — the Family Education Center chiller (D06) and boilers (D07), the Natural Sciences boilers (D09), the Automotive radiant-heat system (D08), and the Center for Business rooftop units (D12) — are all end-of-life mechanical equipment in 2004–2010 buildings, and all are deferred or excluded. There is no central plant to renew; the college's heating and cooling is building-by-building, so mechanical renewal will proceed unit-by-unit. The deferred list is the leading edge of a renewal wave that will continue as the rest of the 2004–2010 equipment ages out.

Boiler redundancy and gas equipment. Two of the HVAC deficiencies are natural-gas boiler plants (Natural Sciences D09, Family Education Center D07). The Natural Sciences pair (a primary and an undersized backup) failed 18 times last winter because the backup cannot carry the building alone; the survey recommends two equally sized units for full redundancy. Because these are gas plants, their replacement is also the natural point to evaluate high-efficiency or electric alternatives under the Clean Buildings Standard (Section 9).

Site drainage and stormwater. Several deficiencies share a water-management root cause: the IT-vault flooding between Buildings 20 and 25 (D05), the stormwater pooling at the Administrative Services stair bases (D10), and the campus-wide storm-conveyance backlog in the infrastructure inventory. Olympia's high rainfall and the Main Campus's sloped topography make drainage a recurring theme that spans the building-survey deficiencies and the far larger infrastructure program.

Roofing — notably absent from the 2025 building deficiencies. Unlike many SBCTC campuses, no roof appears among the 2025 building-survey deficiencies. The prior (2025–2027) cycle funded roof reconditioning at the Center for Student Success, a ridge-cap replacement at the Center for Transition Studies, and TPO repairs at the Student Union, and the 2023–2025 cycle funded envelope flashing across multiple buildings — so the college's roofs have been actively maintained through recent biennia and are not a current preservation pressure. The one envelope exception this cycle is the Bowen Center brise-soleil (D04, $376,000, deferred), a failed fiberglass sun-shade roof structure.

Vertical transportation. The Administrative Services Building stairs (D01, funded) are classified under vertical transportation in the survey; the college's oldest elevator, in the same building, was reconditioned under the prior (2025–2027) request rather than this cycle. No elevator modernization appears in the 2025 deficiencies.

Clean Buildings Performance Standard alignment. The deferred HVAC backlog sits almost entirely inside the 13 buildings coming under the standard, with deadlines in 2027 (Tier 2) and 2028 (Tier 1). Treating the deferred boilers, chiller, and rooftop units as qualifying high-efficiency or electric upgrades, rather than like-for-like swaps, is the central cross-cutting opportunity and is developed in Section 9.

4. DEFICIENCY INVENTORY AND FINDINGS

Section 4.1 is a ranked navigation index with a rating-band legend and distribution notes. Section 4.2 reproduces the problem and repair descriptions verbatim from the 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	Administrative Svcs & Security (25)	Main	D10 Vertical Transportation	Stairs	**81**	220	$349,000	**Included (2027)**
D02	Minnaert Ctr for the Arts (21)	Main	C10 Interior Construction	Tiles	**81**	184	$122,000	**Included (2027)**
D03	Student Union / Bookstore / Food (27)	Main	D20 Plumbing	Sewer drain	**62**	232	$50,000	Deferred
D04	Bowen Ctr for Health Ed.	Main	B20 Exterior Closure	Brise-soleil roof structure	**61**	178	$376,000	Deferred
D05	Site	Main	G20 Site Improvements	Stormwater system	**61**	185	$131,000	Deferred
D06	Family Education Ctr & Childcare (20)	Main	D30 HVAC	Chiller	**61**	204	$740,000	Deferred
D07	Family Education Ctr & Childcare (20)	Main	D30 HVAC	Boilers	**61**	204	—	Excluded
D08	Automotive, Welding & Central Svcs (16)	Main	D30 HVAC	Radiant heat system	**60**	161	$73,000	Deferred
D09	Natural Sciences (32)	Main	D30 HVAC	Boilers	**60**	177	$349,000	Deferred
D10	Administrative Svcs & Security (25)	Main	G20 Site Improvements	Stairs	**51**	220	$83,000	Deferred
D11	Minnaert Ctr for the Arts (21)	Main	D50 Electrical	Electrical reset	**51**	184	$12,000	Deferred
D12	Ctr for Business & Innovation	Lacey	D30 HVAC	Rooftop units	**38**	171	$269,000	Deferred
D13	Site	Main	G20 Site Improvements	Bridge	**21**	185	—	Excluded
D14	Site	Main	G20 Site Improvements	Bridge	**21**	185	—	Excluded
D15	Site	Main	G20 Site Improvements	Fire lane	**11**	185	$437,000	Deferred

DSc = deficiency score. BCS = 2025 canonical building condition score from the CONDITION worksheet; Site rows carry the survey sheet's campus-average value (185). Budget = MACC + soft costs. Status: "Included (2027)" = funded in the 2027 preservation request; "Deferred" = below this biennium's budget cutoff; "Excluded" = no capital estimate carried this cycle. All deferred items are nonetheless designated Immediate or Deferrable in the survey.

SBCTC condition-rating bands

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

Distribution Observations

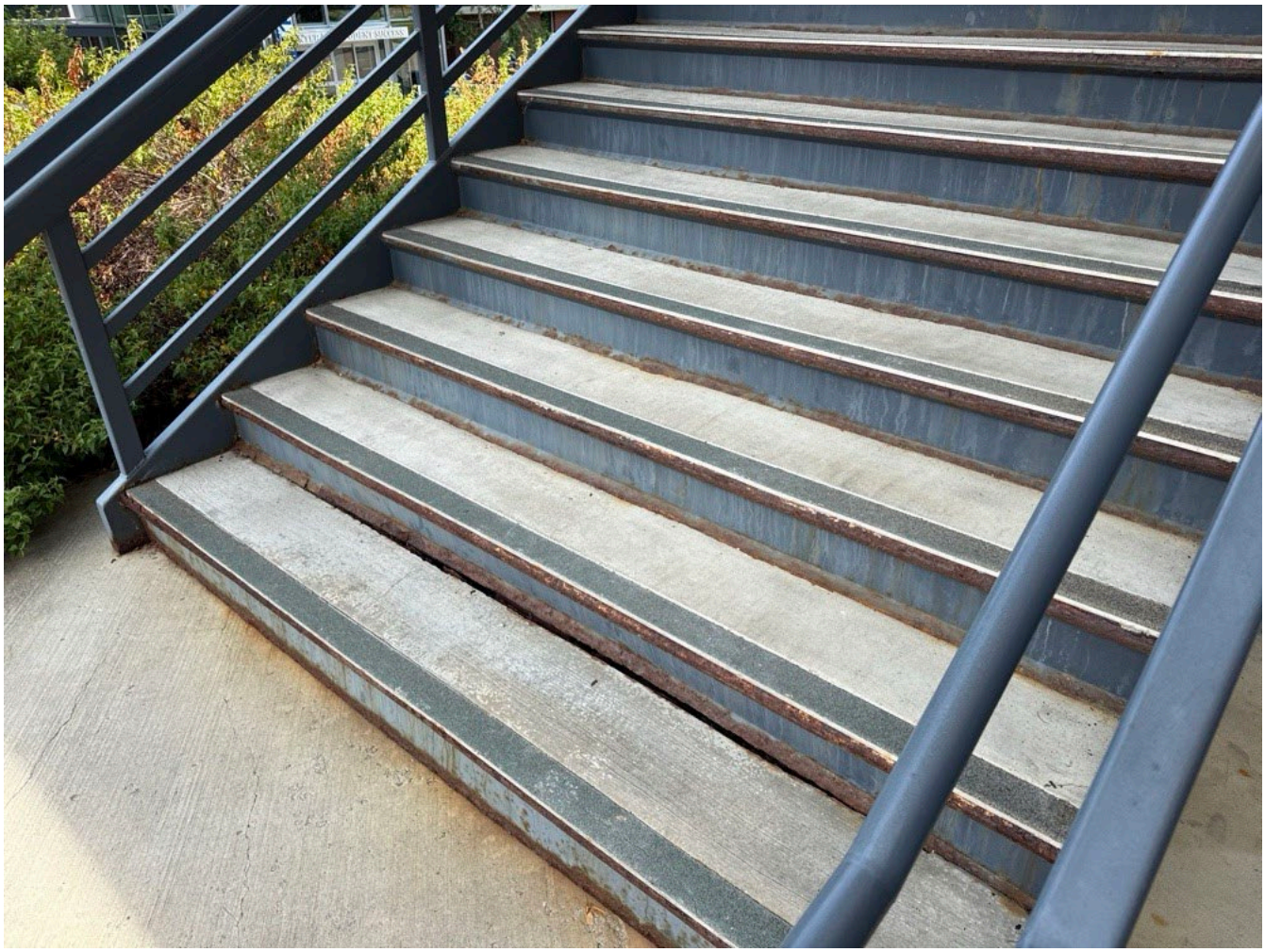
The deficiencies are heavily concentrated on the Main Campus — 13 of the 15, with only the Center for Business rooftop units (D12, Lacey) and the Bowen Center brise-soleil (D04, Heritage Court) located elsewhere. By Uniformat system, HVAC dominates: five deficiencies (D06, D07, D08, D09, D12) totaling $1,431,000 of priced work, every one deferred or excluded. Site improvements are the second-largest group by count — five deficiencies (the stormwater diversion D05, the two bridges D13/D14, the stair-base drainage D10, and the fire lane D15) — though the fire lane ($437,000) carries most of that dollar value. The Family Education Center concentrates the most deferred cost in one building ($740,000 for its chiller, plus its excluded boilers), and the Administrative Services Building is the only building with a funded project this cycle. Of the 15 deficiencies, 2 are funded, 10 are deferred, and 3 — the Family Education Center boilers (D07) and the two Main Campus vehicular bridges (D13, D14) — were excluded as ineligible or unscoped for capital funding this cycle.

4.2 Findings detail

For every deficiency in the summary table, the problem and repair descriptions below are reproduced verbatim from the 2025 FCS workbook, in the same ranked order. Original wording, punctuation, and spelling are retained.

D01 — Stairs, Administrative Svcs & Security (Main)

Deficiency score	81	**Budget estimate**	$349,000
Building condition	220	**Status**	Included in 2027 request
System	Facility / D10 Vertical Transportation	**Deferability**	Immediate
Location	Entrance	**Priorities**	P1: Facility Use (100%)



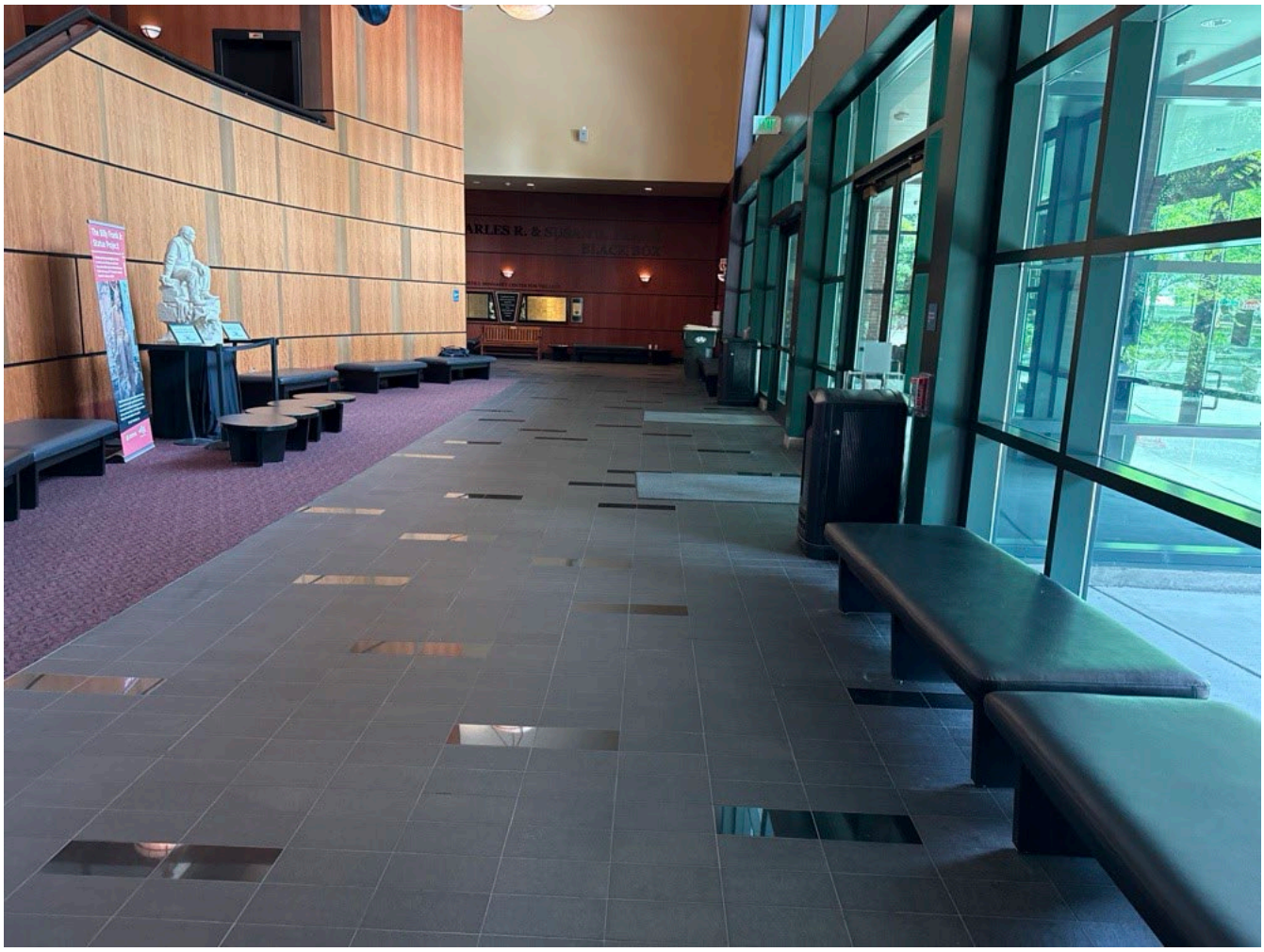
Problem Description:

The main entrance stairs at Building 25 (Admin Building) on the Main Campus have exceeded their service life. The steel supports are heavily corroded, with some sections completely rusted through. Water infiltration has contributed to the deterioration, causing cracks in the concrete and visible damage throughout the stair assembly. The condition is both visually concerning and potentially unsafe for regular use.

Repair Description:

Repair the main entrance stairs, including all rusted steel supports and damaged concrete.

D02 — Tiles, Minnaert Ctr for the Arts (Main)



Deficiency score	81	**Budget estimate**	$122,000
Building condition	184	**Status**	Included in 2027 request
System	Facility / C10 Interior Construction	**Deferability**	Immediate
Location	Foyer	**Priorities**	P1: Facility Use (100%)

Problem Description:

The tile system in the foyer of Building 21, the Minnaert Center for the Arts, is failing due to an underlying subfloor issue. Large areas—approximately 2,500 square feet—have hollow voids beneath the tile surface, causing audible popping sounds and frequent breakage. The subfloor does not adequately support the tile, leading to ongoing maintenance and safety concerns. This area serves as a main entry point and gathering space for the performing arts center, making the degradation especially noticeable and disruptive.

Repair Description:

Replace approximately 2,500 square feet of failing tile and subfloor in the foyer of Building 21. Rebuild subfloor to provide proper tile support.

D03 — Sewer drain, Student Union / Bookstore / Food (Main)



Deficiency score	62	**Budget estimate**	$50,000
Building condition	232	**Status**	Deferred
System	Facility / D20 Plumbing	**Deferability**	Immediate
Location	Multiple	**Priorities**	P1: Health/Safety (25%) P2: Increased Repair/Replacement Cost (75%)

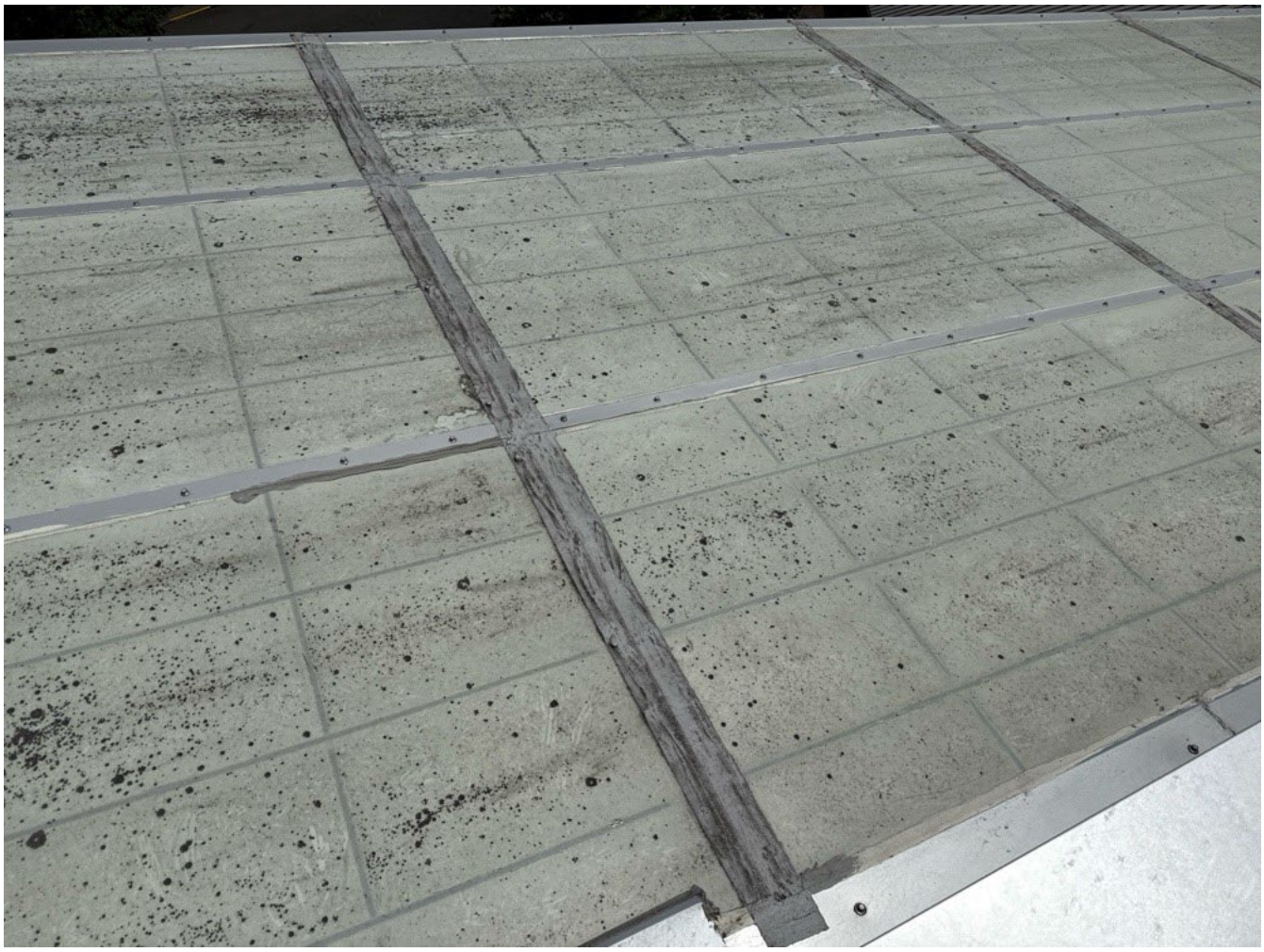
Problem Description:

The sewer drain system serving Building 27, constructed in 1989, backs up during heavy occupancy due to a long, flat pipe segment that lacks proper slope for drainage. This section of pipe runs west from the building and shows significant interior corrosion. The system's flat alignment hinders flow and has led to repeated maintenance issues. Redirecting the flow to the south sewer inlet would eliminate the problematic segment. The western segment may remain in place for potential future connection but should be bypassed to restore reliable drainage.

Repair Description:

Abandon the flat western sewer line and redirect the drain to the south sewer inlet. Replace corroded interior piping as needed.

D04 — Brise-soleil roof structure, Bowen Ctr for Health Ed. (Main)



Deficiency score	61	**Budget estimate**	$376,000
Building condition	178	**Status**	Deferred
System	Facility / B20 Exterior Closure	**Deferability**	Immediate
Location	Roof	**Priorities**	P1: Health/Safety (25%) P2: Increased Repair/Replacement Cost (75%)

Problem Description:

The brise-soleil roof structure at the Bowen Center for Health Education (originally constructed in 2006 and renovated in 2022) is severely degraded. The fiberglass material has developed stress cracks throughout, and the seams are leaking despite repeated repair efforts. The structure was designed to allow filtered daylight into the adjacent spaces, but it is now so dirty and compromised that it no longer functions as intended. Water is infiltrating the underside of the roof and moving toward the building via capillary action, causing interior moisture intrusion.

Repair Description:

Replace the fiberglass brise-soleil roof with a standing seam metal roof. If funding is not available, coat the entire roof with acrylic as a temporary measure.

D05 — Stormwater system, Site (Main)



Deficiency score	61	**Budget estimate**	$131,000
Building condition	185	**Status**	Deferred
System	Facility / G20 Site Improvements	**Deferability**	Immediate
Location	Site between bldg 20 and bldg 25	**Priorities**	P1: System Use (100%)

Problem Description:

The IT vault located between Building 25 (Administrative Services & Security, constructed in 1989) and Building 20 (Family Education Center & Childcare, constructed in 2004) on the main campus of South Puget Sound Community College regularly floods. According to staff, the flooding began after the construction of Building 25. This persistent flooding puts essential network infrastructure at risk of water damage and service disruption. The source appears to be stormwater runoff from the roof and surrounding paved areas of Building 20, which flows downhill toward the IT vault area. The issue highlights a lack of sufficient stormwater control measures between the two buildings, and drainage does not adequately redirect water to the campus catchment system.

Repair Description:

Install a stormwater diversion system between Buildings 20 and 25 to intercept and redirect runoff into the existing stormwater catchment system.

D06 — Chiller, Family Education Ctr & Childcare (Main)


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BaltimoreAircoil.com
Baltimore Aircoil Company
P.O. BOX 960
MADERA, CA 93639
(559) 673-9231
B.A.C.
MOD. #VFL-036-22KIHYX
SER. #U037208501MAD
BELT # B 117
B 130
270047 REV. L
BALL BEARING
LUBRICATING INSTRUCTIONS
1. FAN SHAFT BALL BEARINGS
Do not grease bearings on initial startup since bearings are fully greased at the factory.
Under normal operating conditions, ball bearings should be greased every six months. (AVOID THE USE OF A HIGH PRESSURE GUN.)
Use any of the following inhibited, water resistant greases:
Rycon Premium #3
Keystone 84 Light
Beacon #325 (Exxon)
Mobil #28
Aeroshell #7
Chevron SRI #2
When greasing fan shaft bearings, purge bearing until new grease appears at grease seals.
Important– In addition to normal greasing schedule, fan bearings should be purged whenever unit is shut down for any prolonged period.
2. MOTOR BALL BEARINGS
Motor bearing lubricating requirements vary with manufacturer, type and size of motor. Refer to specific recommendations enclose with the instructions attached to the fan section of the unit.
27-76 PA Rev G
MANUFACTURED UNDER ONE OR MORE PATENTS ISSUED IN THE USA, CANADA, AND MANY OTHER COUNTRIES
U.S. PATENTS
4,361,426 4,966,007 5,431,858
4,518,544 5,038,574 5,435,382
4,568,022 5,150,581 5,480,564
4,601,684 5,170,633 5,596,877
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4,737,321 5,273,687 5,904,864
4,749,307 5,328,600 6,138,746
4,831,831 5,383,339 6,142,219
4,891,169 5,386,709 6,206,350
4,957,276 5,390,505 6,213,200
4,964,279 5,405,541
ADD'L PATENTS PENDING
CANADIAN PATENTS
1,177,386 2,085,278
1,185,841 2,174,564
1,193,298 2,124,361
1,205,004 2,127,772
1,218,357 2,176,528
1,230,991
1,241,268
1,244,318
1,253,850
1,289,460
1,332,386
2,060,999
2,073,472
ADD'L PATENTS PENDING
270678MAPA REV. G
CIRCULATED WATER QUALITY GUIDELINES
For Units Constructed with G210 Galvanized Steel.
• A water treatment program to control biological contamination is recommended for all installations. Additional treatment to control scale and corrosion may be necessary, depending upon site conditions.
• CONCENTRATION OF DISSOLVED SOLIDS MUST BE CONTROLLED BY BLEEDING A SMALL PORTION OF THE CIRCULATING WATER FROM THE SYSTEM.
• Maintain pH between 7.0 and 9.0. If the pH is maintained at or above 8.3, periodically passivate the galvanized steel to prevent formation of "white rust" zinc corrosion products.
• Batch-feeding of treatment chemicals is NOT recommended.
• Refer to B.A.C. "Operating and Maintenance Instructions" for further details.
• Consult a competent water treatment specialist for specific program recommendations.
270159M5PA Rev. C.
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COIL FREEZE PRO
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supplementary heat, or draining.
Draining the coil is NOT an accep
protection for serpentine steel coils, b
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CORROSION. If draining is required, an ai
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coil connection(s) for use when the fluid c
point of the system.
Internally circuited coils must be
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designated by the letter "I" following
number.
Please refer to the Operation and
unit for further details on coil freeze prot
Representative.
DO NOT REMOVE OR DETACH THIS LABEL
ISO 90
COMP

Deficiency score	61	**Budget estimate**	$740,000
Building condition	204	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Mechanical courtyard	**Priorities**	P1: Facility Use (50%) P2: Increased Operating Cost (50%)

Problem Description:

The chiller serving Building 20 is original to the facility and has exceeded its expected useful life. Although it is still operating as designed, it requires regular maintenance and is nearing the end of its serviceable lifespan. Built in 2004, Building 20 houses the Family Education Center and Childcare programs and is expected to remain in use for the foreseeable future.

Repair Description:

Replace the original chiller serving Building 20 in the 27-29 biennium.

D07 — Boilers, Family Education Ctr & Childcare (Main)



Deficiency score	61	**Budget estimate**	—
Building condition	204	**Status**	Excluded
System	D30 HVAC	**Deferability**	Immediate
Location	Mechanical space	**Priorities**	P1: Facility Use (50%) P2: Increased Operating Cost (50%)

Problem Description:

The two Lochinvar boilers serving Building 20—the Family Education Center & Childcare, constructed in 2004—are original to the building and have exceeded their expected service life. While the boilers are still

operating as designed and have not required increased maintenance, they are outdated and inefficient. The associated pump units are also original and near the end of their useful life.

Repair Description:

Replace both boilers and associated pump units in Building 20.

D08 — Radiant heat system, Automotive, Welding & Central Svcs (Main)



Deficiency score	60	**Budget estimate**	$73,000
Building condition	161	**Status**	Deferred
System	Facility / D30 HVAC	**Deferability**	Immediate
Location	Multiple	**Priorities**	P1: Facility Use (50%) P2: Increased Operating Cost (50%)

Problem Description:

Building 16, constructed in 2010, houses automotive, welding, and central services programs. The radiant heat system embedded in the structural slab has multiple points of failure and is increasingly difficult to repair. The embedded nature of the system prevents straightforward replacement. Classrooms 1, 2, and 3 are particularly affected. The automotive repair bay is currently served by the same system but remains

functional. Continued use of the radiant system in instructional areas is not viable due to ongoing failures and limited access to embedded components.

Repair Description:

Install new mini-split systems in classrooms 1, 2, and 3. Abandon the radiant heating in those spaces and reroute piping from classroom 1 to maintain radiant heating in the automotive bay.

D09 — Boilers, Natural Sciences (Main)



Deficiency score	60	**Budget estimate**	$349,000
Building condition	177	**Status**	Deferred
System	Facility / D30 HVAC	**Deferability**	Immediate
Location	Mechanical space	**Priorities**	P1: Facility Use (50%) P2: Increased Operating Cost (50%)

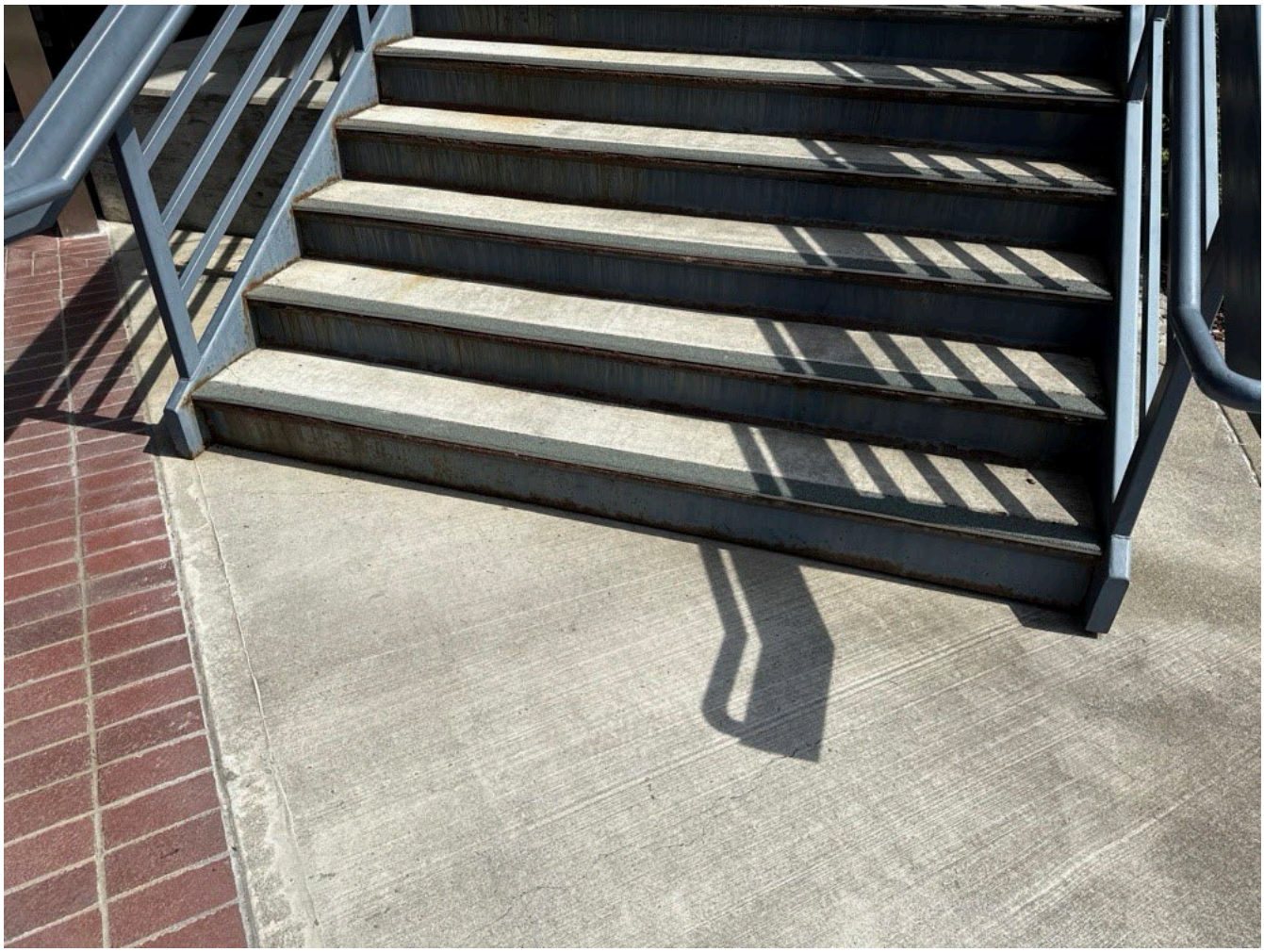
Problem Description:

Building 35, the Natural Sciences building, was constructed in 2008. It houses two boilers—KN-20 and KN-10—which have exceeded their useful life and are failing. The KN-10 boiler is undersized and intended only as a backup but can no longer support building operations when the primary unit fails. The system failed 18 times during the past winter. The lack of a properly sized redundant boiler poses a risk to consistent heating and building functionality.

Repair Description:

Replace both boilers with two equally sized units to ensure full redundancy and operational reliability.

D10 — Stairs, Administrative Svcs & Security (Main)



Deficiency score	51	**Budget estimate**	$83,000
Building condition	220	**Status**	Deferred
System	Facility / G20 Site Improvements	**Deferability**	Immediate
Location	Entrance	**Priorities**	P1: Facility Use (50%) P2: Quality of Use (50%)

Problem Description:

During periods of heavy rain, water collects at the base of each staircase at the main entrance of Building 25. This persistent drainage issue poses a safety concern and contributes to premature wear of adjacent materials. The absence of an effective drainage path allows stormwater to pool on walking surfaces rather than being diverted away from the building.

Repair Description:

Install trench drains in front of each main staircase and connect to a drainage path that daylights into adjacent planting areas.

D11 — Electrical reset, Minnaert Ctr for the Arts (Main)


HP48 M2-25.27.29
OFF
LED
EATON
Cutler-Hammer
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ELECTRIC ARC FLASH HAZARD
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AIRGUARD
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Deficiency score	51	**Budget estimate**	$12,000
Building condition	184	**Status**	Deferred
System	Facility / D50 Electrical	**Deferability**	Immediate
Location	Custodial mezzanine	**Priorities**	P1: System Use (50%) P2: Increased Operating Cost (50%)

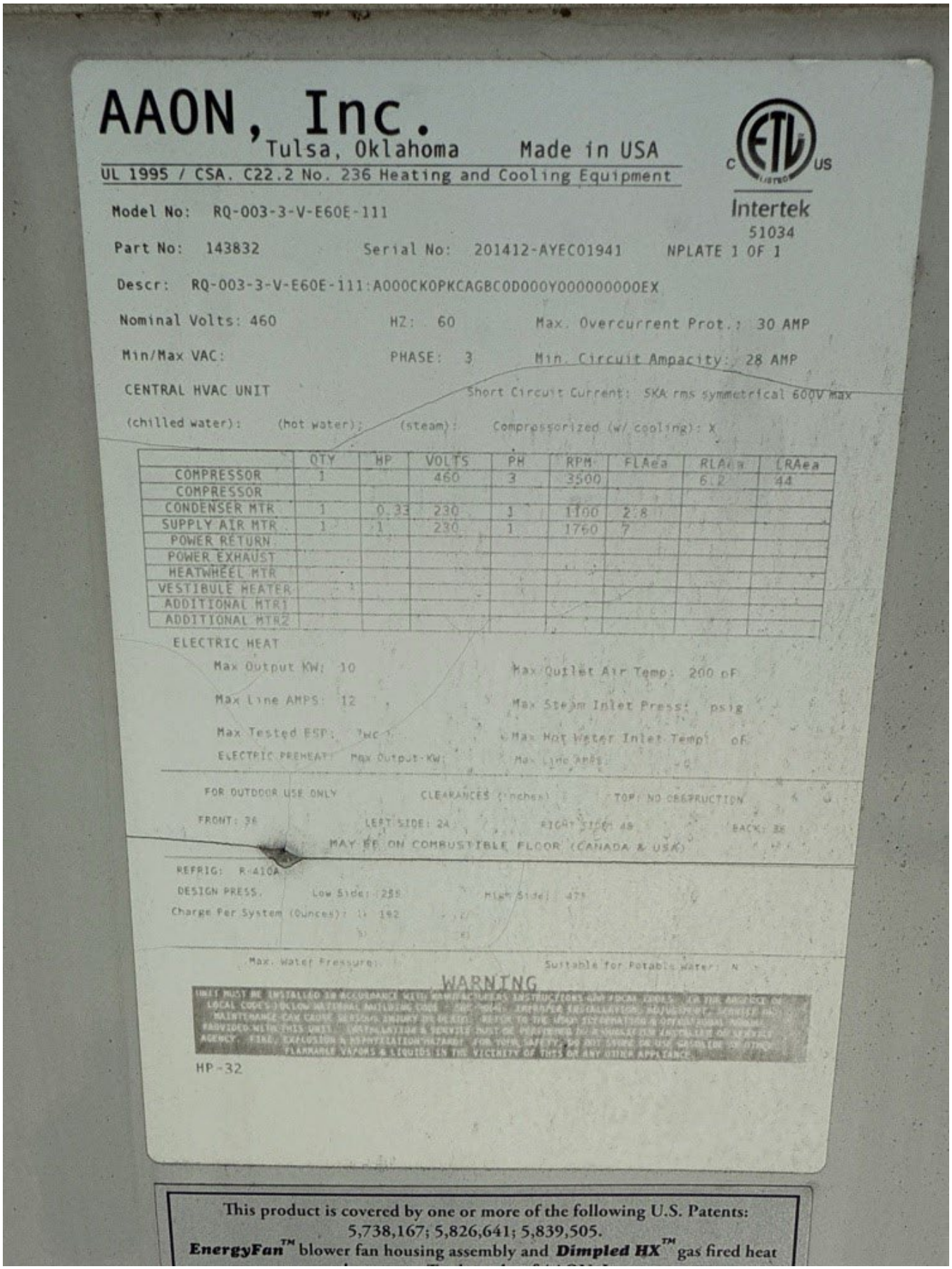
Problem Description:

The electrical reset for one of the mechanical units in Building 21 on the Main Campus fails frequently. The reset is overly sensitive and trips without cause, unlike other nearby units, which function normally. This issue appears isolated to the unit shown in the photo and requires repeated attention from maintenance staff.

Repair Description:

Replace the malfunctioning electrical reset unit serving the affected mechanical system in Building 21.

D12 — Rooftop units, Ctr for Business & Innovation (Lacey)



AAON, Inc.

Tulsa, Oklahoma Made in USA

UL 1995 / CSA. C22.2 No. 236 Heating and Cooling Equipment

Intertek 51034

Model No: RQ-003-3-V-E60E-111

Part No: 143832 Serial No: 201412-AYEC01941 NPLATE 1 OF 1

Descr: RQ-003-3-V-E60E-111:A000CK0PKCAGBC0D000Y000000000EX

Nominal Volts: 460 HZ: 60 Max. Overcurrent Prot.: 30 AMP

Min/Max VAC: PHASE: 3 Min. Circuit Ampacity: 28 AMP

CENTRAL HVAC UNIT Short Circuit Current: 5KA rms symmetrical 600V max

(chilled water): (hot water): (steam): Compressorized (w/ cooling): X

	QTY	HP	VOLTS	PH	RPM	FLAea	RLAea	LRAea
COMPRESSOR	1		460	3	3500		6.2	44
COMPRESSOR								
CONDENSER MTR	1	0.33	230	1	1100	2.8		
SUPPLY AIR MTR	1	1	230	1	1760	7		
POWER RETURN								
POWER EXHAUST								
HEATWHEEL MTR								
VESTIBULE HEATER								
ADDITIONAL MTR1								
ADDITIONAL MTR2								

ELECTRIC HEAT

Max Output KW: 10 Max Outlet Air Temp: 200 oF

Max Line AMPS: 12 Max Steam Inlet Press: psig

Max Tested ESP: "WC Max Hot Water Inlet Temp: oF

ELECTRIC PREHEAT: Max Output-KW: Max Line AMPS:

FOR OUTDOOR USE ONLY CLEARANCES (inches): TOP: NO OBSTRUCTION

FRONT: 36 LEFT SIDE: 24 RIGHT SIDE: 48 BACK: 36

MAY BE ON COMBUSTIBLE FLOOR (CANADA & USA)

REFRIG: R-410A

DESIGN PRESS. Low Side: 285 High Side: 475

Charge Per System (Ounces): 1: 102

Max. Water Pressure: Suitable for Potable Water: N

WARNING

UNIT MUST BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND LOCAL CODES. IN THE ABSENCE OF LOCAL CODES FOLLOW NATIONAL BUILDING CODE. IMPROPER INSTALLATION, ADJUSTMENT, SERVICE OR MAINTENANCE CAN CAUSE PERSONAL INJURY OR DEATH. REFER TO THE USER INFORMATION & OPERATING MANUAL PROVIDED WITH THIS UNIT. INSTALLATION & SERVICE MUST BE PERFORMED BY A QUALIFIED INSTALLER OR SERVICE AGENCY. FIRE, EXPLOSION & ASPHYXIATION HAZARD. FOR YOUR SAFETY, DO NOT STORE OR USE GASOLINE OR OTHER FLAMMABLE VAPORS & LIQUIDS IN THE VICINITY OF THIS OR ANY OTHER APPLIANCE.

HP-32

This product is covered by one or more of the following U.S. Patents:
5,738,167; 5,826,641; 5,839,505.
EnergyFan™ blower fan housing assembly and ***Dimpled HX***™ gas fired heat

Deficiency score	38	**Budget estimate**	$269,000
Building condition	171	**Status**	Deferred
System	Facility / D30 HVAC	**Deferability**	Deferrable
Location	Roof	**Priorities**	P1: Facility Use (50%) P2: Increased Operating Cost (50%)

Problem Description:

Building 1 on the Lacey Campus has eight rooftop Aaon HVAC units. All units are at the end of their design life. Seven are 3-ton units. Unit 12 is a 7-ton unit and is the highest replacement priority, along with Unit 13. While addressing the rooftop units, the HVAC controls should also be relocated from the server room in Room 198 to the adjacent storage room, Room 199, to improve access and reduce risk to critical IT infrastructure.

Repair Description:

Replace rooftop HVAC units 12 and 13. Relocate HVAC controls from Room 198 to Room 199.

D13 — Bridge, Site (Main)



Deficiency score	21	**Budget estimate**	—
Building condition	185	**Status**	Excluded

System	Site / G20 Site Improvements	**Deferability**	Future
Location	Site	**Priorities**	P1: Facility Use (100%)

Problem Description:

The concrete traffic bridge on the Main Campus was installed in 1987. There is visible settling and separation between the bridge structure and the adjacent roadway. The concrete has also heaved in places. While there is no current evidence of structural failure or material deterioration, these signs of movement indicate potential subgrade instability or drainage issues. A professional engineering evaluation is recommended to assess long-term stability and risk.

Repair Description:

Request a Department of Transportation engineering evaluation to assess the concrete traffic bridge's condition and identify necessary repairs.

D14 — Bridge, Site (Main)



Deficiency score	21	**Budget estimate**	—
Building condition	185	**Status**	Excluded
System	Site / G20 Site Improvements	**Deferability**	Future
Location	Site	**Priorities**	P1: Facility Use (100%)

Problem Description:

The wooden vehicular bridge on the main campus shows early signs of deterioration. There is some evidence of wood rot in localized areas, although the wooden cross members do not show deflection or other signs of structural failure. None of the structural members appear compromised at this time. While the bridge remains functional, its condition should be monitored. Document the current state for consideration in the 2029–2031 biennium. Given the bridge's role in campus circulation and potential safety implications, a structural evaluation by a licensed transportation engineer is recommended.

Repair Description:

Document current conditions and request a transportation engineering evaluation to assess long-term structural integrity.

D15 — Fire lane, Site (Main)



Deficiency score	11	**Budget estimate**	$437,000
Building condition	185	**Status**	Deferred
System	Site / G20 Site Improvements	**Deferability**	Future
Location	Multiple	**Priorities**	P1: Increased Operating Cost (100%)

Problem Description:

The asphalt fire access lanes on the main campus are exhibiting some deterioration, including alligator cracking. While the damage is not uniform across all fire lanes, localized degradation poses potential access and safety concerns for emergency response vehicles.

Repair Description:

Repair the deteriorated sections of asphalt adjacent to emergency vehicle access lanes through targeted spot repairs.

5. BUILDING PROFILES

Profiles cover only the eight buildings with a deficiency in the 2025 survey. Each is a building with either a funded 2027 project or a deferred item likely to reach a future request. They are ordered worst condition score first. The small grounds-support and storage structures the survey scored below Adequate are handled through the master plan's replacement track (Section 7), not as repair candidates, and are not profiled here.

Student Union / Bookstore / Food (Main)

Campus	Main	**Predominant use**	Culinary arts; student services; bookstore
Gross area	42,106 GSF	**Year built**	2001
Renovated	—	**Rating**	Adequate
Condition score (2025)	**232**	**Prior score (2023)**	232

Condition. HVAC and roofing are the two largest drags on the score, with glazing and structure next; wall finishes, the elevator, electrical service, and life-safety systems all rate well. The score has held flat at 232 since 2023.

Current biennium. None funded this cycle.

Deferred and emerging. D03 — reroute the flat western sewer segment to the south inlet ($50,000), which backs up under heavy occupancy. As the building's 2001-vintage rooftop HVAC and glazing keep aging, expect mechanical and envelope items to surface here over the next one to two biennia.

Long-term outlook. Continued use. The building is not on the master plan's renovation or replacement list.

Administrative Svcs & Security (Main)

Campus	Main	**Predominant use**	Business office; HR; IT hub; offices
Gross area	21,096 GSF	**Year built**	1989
Renovated	—	**Rating**	Adequate
Condition score (2025)	**220**	**Prior score (2023)**	211

Condition. Roofing and interior and exterior finishes (ceilings, doors, glazing) carry the score; structure, the elevator, plumbing, and electrical service all rate superior. The score drifted up from 211 in 2023 to 220.

Current biennium. D01 — rebuild the corroded main-entrance stairs ($349,000). This is one of only two funded preservation projects in the portfolio.

Deferred and emerging. D10 — trench drains at the stair bases ($83,000), a companion drainage fix to D01. The building holds the portfolio's oldest elevator, but it was reconditioned in the prior (2025–2027) cycle, so no elevator work is outstanding.

Long-term outlook. Continued use. The upward score drift is worth monitoring but is well short of a renovation threshold.

Family Education Ctr & Childcare (Main)

Campus	Main	**Predominant use**	Classrooms; early-childhood education
Gross area	29,885 GSF	**Year built**	2004
Renovated	—	**Rating**	Adequate
Condition score (2025)	**204**	**Prior score (2023)**	204

Condition. HVAC is the single largest drag on the score, followed by roofing and glazing; structure and the interior systems rate well. The score has held at 204 since 2023.

Current biennium. None funded this cycle.

Deferred and emerging. D06 — replace the original 2004 chiller ($740,000), the largest single deferred item in the portfolio; and D07 — the two original Lochinvar boilers and pumps, excluded only because no capital estimate was carried, not because they are sound. This is the clearest near-term mechanical-renewal candidate in the portfolio.

Long-term outlook. Continued use. A coordinated boiler-and-chiller replacement — ideally scoped together in 2029–2031 and evaluated against Clean Buildings electrification (Section 9) — is the defining future need.

Minnaert Ctr for the Arts (Main)

Campus	Main	**Predominant use**	Performing arts; gallery; theater
Gross area	67,500 GSF	**Year built**	2005
Renovated	—	**Rating**	Adequate
Condition score (2025)	**184**	**Prior score (2023)**	184

Condition. Roofing and HVAC lead the score; structure, envelope, plumbing, and electrical all rate well. The score has held at 184 since 2023.

Current biennium. D02 — replace roughly 2,500 SF of failing foyer floor tile and its unsupported subfloor ($122,000). This is the second of the two funded preservation projects.

Deferred and emerging. D11 — replace a chronically tripping electrical reset on one mechanical unit ($12,000), the smallest item in the survey. The building's boiler replacement was funded in the prior cycle, so its largest mechanical item is already addressed.

Long-term outlook. Continued use. A well-scored, high-use performing-arts building with no renovation flag.

Bowen Ctr for Health Ed. (Main)

Campus	Main	**Predominant use**	Nursing program; classrooms; offices
Gross area	23,786 GSF	**Year built**	2008
Renovated	2022	**Rating**	Adequate
Condition score (2025)	**178**	**Prior score (2023)**	169

Condition. Roofing — specifically the failed fiberglass brise-soleil — and HVAC are the largest drags; the building is otherwise young (2008, renovated 2022) and rates well. The score rose from 169 in 2023 to 178.

Current biennium. None funded this cycle.

Deferred and emerging. D04 — replace the failed fiberglass brise-soleil with a standing-seam metal roof ($376,000), the largest single envelope item this cycle; an acrylic coating is offered as a stopgap if replacement cannot be funded. Water is already migrating into the building, so the item is likely to escalate.

Long-term outlook. Continued use. The single-building Heritage Court campus houses the nursing program and is expected to remain in service.

Natural Sciences (Main)

Campus	Main	**Predominant use**	Science classrooms; labs; offices
Gross area	51,884 GSF	**Year built**	2008
Renovated	—	**Rating**	Adequate
Condition score (2025)	**177**	**Prior score (2023)**	165

Condition. Interior finishes (floors, doors) and insulation carry the score; notably, the building's overall HVAC still rates superior, so the boiler problem below is a specific redundancy gap rather than a whole-system condition failure. The score rose from 165 in 2023 to 177.

Current biennium. None funded this cycle.

Deferred and emerging. D09 — replace the two mismatched boilers (the KN-20 primary and the undersized KN-10 backup) with two equally sized units ($349,000). The plant failed 18 times last winter because the backup cannot carry the building; this is a reliability priority likely to move up quickly.

Long-term outlook. Continued use. The boiler replacement is the natural point to evaluate high-efficiency or electric alternatives under Clean Buildings (Section 9).

Ctr for Business & Innovation (Lacey)

Campus	Lacey	**Predominant use**	Classrooms; offices; event center
Gross area	52,657 GSF	**Year built**	1981
Renovated	2015	**Rating**	Superior
Condition score (2025)	**171**	**Prior score (2023)**	163

Condition. Roofing and HVAC lead the score; the 1981 building was renovated in 2015 and rates in the Superior band overall. The score rose from 163 in 2023 to 171.

Current biennium. None funded this cycle.

Deferred and emerging. D12 — replace two of eight end-of-life Aaon rooftop units (the 7-ton Unit 12 and Unit 13) and relocate HVAC controls out of the server room ($269,000). The remaining six rooftop units are on the same end-of-life path and will drive further requests over the next one to two biennia.

Long-term outlook. Continued use. The Lacey business and continuing-education center is a Superior-band building with a staged rooftop-HVAC renewal ahead.

Automotive, Welding & Central Svcs (Main)

Campus	Main	**Predominant use**	Auto & welding shops; classrooms
Gross area	34,851 GSF	**Year built**	2010
Renovated	—	**Rating**	Superior
Condition score (2025)	**161**	**Prior score (2023)**	152

Condition. HVAC is the largest single drag — specifically the slab-embedded radiant-heat system — with wall finishes and roofing next; the 2010 building otherwise rates in the Superior band. The score rose from 152 in 2023 to 161.

Current biennium. None funded this cycle.

Deferred and emerging. D08 — install mini-splits in Classrooms 1–3 and abandon the failing embedded radiant heat there while preserving radiant heat in the repair bay ($73,000). Because the radiant loops are cast into the structural slab, further failures cannot be repaired in place and will push toward the mini-split conversion.

Long-term outlook. Continued use. A young, Superior-band shops building whose only material issue is the embedded heating system.

Buildings not profiled

Fifteen of the 23 surveyed buildings are not profiled. Nine are in Superior or Adequate condition with no material capital need identified this cycle: the Gymnasium (146), Social Sciences (158), the Center for Student Success and Library (172), Allied Health (204), Advanced Manufacturing (205), the Center for Transition Studies (213), the smaller Natural Sciences building, BLDG 32 (216), the Facilities Warehouse (220), and the Facilities building (225). Allied Health is nonetheless the site of this biennium's program request — the Building 34A heat-pump replacement — which is discussed in Sections 3 and 7. The remaining six are the small grounds-support and storage structures the survey scored below Adequate: the 2009 Greenhouse (280), the Lecture Hall (304), the 1988 Greenhouse (328), the Grounds Shop (409), the Hoop House (478), and the Potting Shed (510). None carries a 2025 repair deficiency; all six sit on the master plan's replacement track (Section 7), and consistent with SBCTC practice, capital-repair funds are not recommended for buildings flagged for replacement.

6. INFRASTRUCTURE SYSTEMS

Site infrastructure — buried water, sewer, storm, gas, electrical, communication, and emergency-access assets — is tracked separately from building condition in the FCS primary-infrastructure inventory.

There is no central heating or cooling plant on any campus — the college heats and cools building-by-building — so there is no central-plant renewal line; the infrastructure story here is conveyance and site systems.

Funded in the 2027 request

Asset	System	Campus	Location	Budget
388	Sewer	Lacey	South of Building One to NE of Building Two	$1,491,000
392	Potable Water	Lacey	SW of Building One to NE of Building Two	$1,015,000
19	Sewer	Main	East of Anthropology/CAD/Geomatics to NE quadrant	$198,000
20	Sewer	Main	North of Center for Student Success to NE	$507,000
Total				**$3,211,000**

The four funded segments attack the highest-priority conveyance first: a paired sewer-and-potable-water renewal serving the Lacey campus loop (assets 388 and 392, $2,506,000 together) and two Main Campus sewer segments running toward the northeast quadrant (assets 19 and 20, $705,000). Water and sewer, not storm, lead the funded list because line failures there carry the most direct service risk.

Deferred infrastructure backlog by system

System	Deferred assets	Deferred estimate
Storm	107	$16,620,000
Emergency Access	11	$6,588,000
Communication	49	$5,662,000
Sewer	21	$4,820,000
Fire System	13	$963,000
Potable Water	15	$692,000
Electrical	5	$337,000
Gas	2	$14,000
Total deferred	**223**	**$35,696,000**

Source: FCS primary-infrastructure inventory (2025 workbook, INFRA LIST). Figures are deferred estimates only and exclude the four funded segments above.

Two systems dominate the deferred backlog. Storm conveyance alone is $16,620,000 across 107 assets — nearly half of the entire deferred total — and emergency-access paving adds $6,588,000 more; together they are almost two-thirds of the backlog. Communication infrastructure ($5,662,000, 49 assets) and the remaining sewer network ($4,820,000, 21 assets) follow. By contrast, the electrical primary distribution ($337,000, 5 assets) and gas distribution ($14,000, 2 assets) are modest, which confirms that the campus utility backbone is not a near-term electrical or gas pressure — the pressure is water management and site circulation.

This pattern lines up with the building-survey site deficiencies. The stormwater diversion at the IT vault (D05), the stair-base drainage at the Administrative Services Building (D10), the fire-lane repair (D15), and the two vehicular bridges (D13, D14) are the building-scale expression of the same storm-and-access

backlog that dominates the infrastructure inventory. Read together, they point to a decade-scale campus stormwater and site-circulation program that the four funded 2027 segments only begin to address. Sequencing a dedicated stormwater package into the 2029–2031 and 2031–2033 infrastructure requests, rather than funding storm assets one deficiency at a time, is the clear long-term infrastructure priority.

7. MASTER PLAN ALIGNMENT

Both campuses with multiple buildings — the Main Campus (240A) and Lacey (240B) — carry full facility master plans dated 2024, with no update since. Heritage Court is a single building and is planned with the Main Campus. The plan lists one building for programmatic renovation and four for replacement, and no demolitions.

Plan status

Campus	Plan date	Last update
Main Campus (240A)	2024	—
Lacey (240B)	2024	—

Renovation and replacement priorities

Renovation. One building.

Building	Master-plan rationale
Technical Education Ctr — BLDG 34 (240-34)	Change — new program(s) in building

Replacement. Four buildings, all small grounds-support or storage structures.

Building	Master-plan rationale
Lecture Hall — BLDG 26 (240-26)	Poor condition — several major systems failing
Grounds Shop / Maintenance Stores — BLDG 13 (240-13)	Poor condition — several major systems failing
Potting Shed — BLDG 29 (240-29)	Poor condition — several major systems failing
Greenhouse — BLDG 30 (240-30)	Poor condition — several major systems failing

The master plan lists no buildings for demolition.

Alignment Assessment

The alignment between the capital-repair recommendations and the master plan is clean. The four replacement-flagged buildings — the Lecture Hall (score 304), the Grounds Shop (409), the Potting Shed (510), and the 1988 Greenhouse, BLDG 30 (328) — are, with one exception, exactly the worst-scored buildings in the portfolio. None of the four receives a dollar of 2027 preservation funding, and none carries a 2025 repair deficiency. Capital-repair funds are not being spent on buildings the college intends to replace, which is the outcome SBCTC looks for.

The one renovation priority, the Technical Education Center (BLDG 34, “change — new program(s) in building”), is also where this biennium’s program request lands: the Building 34A heat-pump replacement ($1,138,000) renews the water-supplied heat pumps in that same building. The program investment therefore reinforces, rather than conflicts with, the master plan. The one caution is sequencing — the heat-pump replacement scope should be coordinated with the planned program change so the new mechanical equipment is not disturbed by a later interior remodel.

8. MAINTENANCE CAPACITY SNAPSHOT

In-house position	Hrs/wk	Annual cost
Maintenance Supervisor 3	40	$134,582
Buildings & Grounds Supervisor C	40	$128,174
Buildings & Grounds Supervisor C	40	$128,174
Utility Worker 2	40	$64,462
Maintenance Mechanic 3	40	$95,446
Maintenance Mechanic 4	40	$105,948
Maintenance Mechanic 2	40	$88,643
Maintenance Mechanic 2	40	$88,643
Maintenance Mechanic 2	40	$88,643
In-house total (9.0 FTE)	**360**	**$922,715**

Capacity ratios

Measure	South Puget Sound	Benchmark
Combined maintenance FTE (in-house + equiv. contract)	10.2	—
GSF per combined FTE	59,208	74,279 (state avg)
Maintenance cost per GSF	$1.86	$1.48 (state avg)
GSF per FTE — external references		IFMA 57,471 · ASU 79,293
APPA maintenance self-rating		Managed Care (level 3 of 5)

In-house staffing from the 2025 pre-survey. Equivalent contract FTE and the $100,000 contract and $100,000 material lines are carried forward from the 2023 FCS report. Combined maintenance cost is $1,122,715.

South Puget Sound staffs its buildings more densely than the state average: 59,208 gross square feet per combined maintenance FTE against a state average of 74,279, at $1.86 per GSF against $1.48. That is consistent with a young but mechanically complex portfolio of building-by-building HVAC systems, and it sits close to the IFMA reference (57,471 GSF per FTE) while carrying more staff than the ASU reference (79,293). The college rates itself at APPA “Managed Care” (level 3 of 5). On these numbers, maintenance capacity appears adequate to sustain the buildings the capital plan is preserving. The relevant reinvestment context is that APPA and NACUBO guidance calls for annual capital reinvestment of roughly 2 to 4 percent of current replacement value to hold a portfolio’s condition steady — a scale the recurring Minor Works preservation request only partly meets, which is why the deferred backlog persists across cycles.

9. DECARBONIZATION AND CLEAN BUILDINGS COMPLIANCE

Washington's Clean Buildings Performance Standard (CBPS), administered by the Department of Commerce under RCW 19.27A, is a binding constraint on how South Puget Sound's larger buildings are operated and re-equipped. For a community college it is not an abstract sustainability goal — it is a compliance deadline attached to specific buildings, backed by penalties, and overlapping the mechanical work already in this report's deferred backlog. This section maps which buildings are covered, when each must comply, and how the deferred renewal can be sequenced so required repairs and required decarbonization are funded as one effort.

9.1 The Clean Buildings Performance Standard

The standard applies in two tiers by gross floor area. Tier 1 covers nonresidential buildings of 50,000 GSF and larger and imposes a measured energy-use-intensity (EUI) target plus benchmarking, an energy-management plan, and an operations-and-maintenance program. Tier 2 covers buildings between 20,001 and 50,000 GSF and, in its first phase, requires benchmarking, an energy-management plan, and an operations-and-maintenance program, with an enforceable EUI target expected later in the rollout. Compliance dates are staggered by building size:

Tier	Building size (GSF)	First compliance date	First-phase obligation
1	Over 220,000	June 1, 2026	EUI target + benchmarking + EMP + O&M
1	90,001 – 220,000	June 1, 2027	EUI target + benchmarking + EMP + O&M
1	**50,001 – 90,000**	**June 1, 2028**	**EUI target + benchmarking + EMP + O&M**
2	**20,001 – 50,000**	**July 1, 2027**	**Benchmarking + EMP + O&M (EUI target later)**

Highlighted rows are the two size bands that fall on South Puget Sound. No college building exceeds 90,000 GSF (the largest, the Center for Student Success and Library, is 89,308), so the two upper Tier 1 bands do not apply. Non-compliance penalties run up to $5,000 plus $1.50 per square foot of floor area, assessed annually until the building conforms. Commerce has offered early-adopter incentives on the order of $0.85 per square foot (Tier 1) and $0.30 per square foot (Tier 2) for early compliance.

9.2 South Puget Sound's included buildings

Thirteen of the college's surveyed buildings exceed the 20,000 GSF coverage floor — five Tier 1 and eight Tier 2. All five Tier 1 buildings fall in the 50,001–90,000 band with a June 1, 2028 deadline; all eight Tier 2 buildings carry the July 1, 2027 deadline. The table pairs each with the deferred capital backlog already identified for it in Section 4 — the figure that turns this from a compliance exercise into a capital-planning one.

Building	Campus	GSF	Tier	Compliance date	Deferred in building
Center for Student Success / Library	Main	89,308	1	June 1, 2028	—
Minnaert Center for the Arts	Main	67,500	1	June 1, 2028	$12,000
Allied Health / Technical Ed	Main	56,258	1	June 1, 2028	—
Center for Business & Innovation	Lacey	52,657	1	June 1, 2028	$269,000
Natural Sciences (BLDG 35)	Main	51,884	1	June 1, 2028	$349,000

Building	Campus	GSF	Tier	Compliance date	Deferred in building
Student Union	Main	42,106	2	July 1, 2027	$50,000
Gymnasium	Main	39,832	2	July 1, 2027	—
Automotive & Welding	Main	34,851	2	July 1, 2027	$73,000
Family Education Center	Main	29,885	2	July 1, 2027	$740,000
Social Sciences	Main	27,470	2	July 1, 2027	—
Bowen Center for Health Ed.	Heritage	23,786	2	July 1, 2027	$376,000
Administrative Services	Main	21,096	2	July 1, 2027	$83,000
Advanced Manufacturing	Lacey	20,431	2	July 1, 2027	—
Covered total (13 buildings)		**557,064**			**$1,952,000**

Deferred figures are the Section 4 deferred backlog located in each building. Buildings showing "—" have no deferred deficiency this cycle (their only items were funded or excluded). The Minnaert Center's foyer-tile project and the Administrative Services stair rebuild are funded in the 2027 request and are not counted here; the deferred figures shown for those two buildings are their remaining items (D11 and D10).

9.3 Aligning capital renewal with compliance

The central planning observation is that South Puget Sound's deferred backlog and its Clean Buildings obligations are largely the same scope of work seen from two directions. The 13 covered buildings carry $1,952,000 of deferred deficiencies, and the items that most directly move the EUI needle are the deferred mechanical ones. Because the college has no central plant, decarbonization here proceeds building-by-building rather than through a single plant conversion.

Deferred HVAC as the EUI lever. The four deferred HVAC items in covered buildings — the Family Education Center chiller (D06, $740,000), the Natural Sciences boilers (D09, $349,000), the Center for Business rooftop units (D12, $269,000), and the Automotive radiant-heat conversion (D08, $73,000) — total $1,431,000 and are the highest-value EUI reductions available. Two of them are natural-gas boiler and chiller plants whose replacement is the natural decision point to evaluate electric (heat-pump) alternatives rather than like-for-like gas equipment.

Program request already on the electrification path. This biennium's funded program project — the Building 34A heat-pump replacement ($1,138,000) in Allied Health, a Tier 1 covered building — renews 19 water-supplied heat pumps and is itself an electrification-relevant EUI measure. It is the model for how the deferred gas plants should be approached as they come up for replacement.

Envelope. The Bowen Center brise-soleil replacement (D04, $376,000, deferred), though driven by water intrusion rather than energy, is an envelope project in a Tier 2 covered building; specifying it to improve the roof assembly contributes modestly to the EUI target at no capital event beyond the re-roof already required.

Because equipment age forces these projects within the same window as the 2027 and 2028 compliance deadlines, the efficient path is to specify each deferred boiler, chiller, and rooftop replacement as a high-efficiency or electric upgrade at the point of replacement rather than a like-for-like swap. This converts spending the college must make anyway into Clean Buildings progress and positions the covered buildings to capture the early-adopter incentive instead of penalty exposure.

9.4 Compliance pathway

Washington offers a distinct route for campuses that heat and cool their buildings from a central plant through a shared thermal loop — a district energy system — under HB 1390 and RCW 19.27A.260,

substituting a phased central-plant decarbonization plan for building-by-building EUI compliance. That pathway is not available to South Puget Sound: the college operates no central heating or cooling plant and no campus thermal loop. Every building is conditioned by its own packaged units, split-systems, boilers, chillers, and heat pumps, and the deficiency record confirms a fully distributed configuration. The college's covered buildings will therefore comply individually on the Tier 1 and Tier 2 schedule in Section 9.2. That makes per-building energy-management planning and the unit-by-unit electrification framing in Section 9.3 the only compliance route — there is no plant-level shortcut — and it is why the deferred mechanical backlog and the compliance program should be planned as a single, sequenced effort rather than as separate tracks.

10. APPENDIX: BUILDING CONDITION DETAIL

The component condition-score breakdown for each of the 23 surveyed buildings, ordered worst to best overall score. Each table is reference data with no narrative. The Weighted Score column reflects the survey's component weighting, so an individual row's rounded weighted score may not sum exactly to the building's canonical condition score shown in the total row.

Potting Shed (29) — Main · 1,200 GSF · condition score 510 (Replace or renovate)

Component	Rating	Wt.	Wt. Score	Comment
Structure	3	8	27	Wood framing; concrete foundation
Exterior Closure	3	8	27	T1-11
Roofing	3	10	34	Standing seam metal
Floor Finishes	5	6	34	Dirt; concrete; many level changes due to various small concrete pours
Wall Finishes	4	6	27	Plywood
Ceiling Finishes	0	6	0	Wood roof deck
Doors & Hardware	4	6	27	Exterior wood doors/frames
Elevators	0	6	0	None
Plumbing	4	8	37	PVC and steel piping; galvanized fixtures
Electrical	3	8	27	10amp 208/120v
Lights/Power	3	8	27	Ceiling mount fluorescent lighting
Life/Safety	4	10	46	
Fire Safety	3	10	34	
Modifications	3	7	24	Uneven floor
Maintenance	4	7	32	
Remaining Life	3	6	21	Small building supporting greenhouses; not cost-effective for long-term use
Appearance	4	6	27	
Insulation	3	6	21	
Glazing	0	6	0	No glazing
HVAC	4	8	37	Gas unit heater
Total weighted score			**510**	**Replace or renovate**

Hoop House (36A) — Main · 728 GSF · condition score 478 (Replace or renovate)

Component	Rating	Wt.	Wt. Score	Comment
Structure	2	8	27	Concrete footing at perimeter only
Exterior Closure	3	8	40	Lexan panel
Roofing	3	10	50	Lexan panel
Floor Finishes	0	6	0	Gravel
Wall Finishes	null	6	0	None
Ceiling Finishes	null	6	0	None
Doors & Hardware	3	6	30	

Component	Rating	Wt.	Wt. Score	Comment
Elevators	null	6	0	None
Plumbing	null	8	0	None
Electrical	3	8	40	
Lights/Power	null	8	0	None
Life/Safety	4	10	67	
Fire Safety	3	10	50	
Modifications	0	7	0	None
Maintenance	3	7	35	
Remaining Life	3	6	30	
Appearance	4	6	40	
Insulation	0	6	0	None required
Glazing	null	6	0	None
HVAC	5	8	67	None
Total weighted score			**478**	**Replace or renovate**

Grounds Shop (13) — Main · 2,400 GSF · condition score 409 (Needs improvement — renovation)

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Steel frame; wood frame
Exterior Closure	3	8	25	Metal walls-good, but aging
Roofing	1	10	10	Metal roof
Floor Finishes	3	6	19	Concrete floor; carpet-stained
Wall Finishes	3	6	19	Plywood
Ceiling Finishes	3	6	19	No ceilings; insulated structure
Doors & Hardware	3	6	19	Interior wood doors w HM frames; exterior HM door/frame; aluminum OH doors
Elevators	0	6	0	One story w storage mezzanine
Plumbing	3	8	25	Utility fixture significantly aged
Electrical	3	8	25	200amp 208/120v
Lights/Power	3	8	25	Hanging and ceiling-mount fluorescent lighting - aged fixtures
Life/Safety	3	10	31	
Fire Safety	3	10	31	
Modifications	1	7	7	None evident
Maintenance	3	7	22	
Remaining Life	1	6	6	Well constructed for storage use
Appearance	4	6	25	
Insulation	3	6	19	
Glazing	5	6	31	
HVAC	5	8	42	Unit heaters; paddle fan
Total weighted score			**409**	**Needs improvement — renovation**

Greenhouse (30) — Main · 1,450 GSF · condition score 328 (Needs improvement — maintenance)

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	11	Unit heaters and fans
Structure	1	8	11	Aluminum framing
Exterior Closure	2	8	22	Lexan panels
Roofing	2	10	28	Lexan panels
Floor Finishes	0	6	0	Dirt with gravel
Wall Finishes	0	6	0	Fiberglass panels
Ceiling Finishes	0	6	0	Fiberglass panels ; Shade netting
Doors & Hardware	3	6	25	Exterior HM doors/frames; surface wear
Elevators	0	6	0	None
Plumbing	3	8	33	PVC and steel piping
Electrical	1	8	11	150amp 208/120v
Lights/Power	3	8	33	Hanging fluorescent lighting
Life/Safety	4	10	55	Water line condensate dripping on electrical conduit/ switch
Fire Safety	3	10	41	
Modifications	0	7	0	None evident
Maintenance	2	7	19	
Remaining Life	3	6	25	
Appearance	3	6	25	Average to poor
Insulation	0	6	0	None required
Glazing	0	6	0	None
Total weighted score			**328**	**Needs improvement — maintenance**

Lecture Hall (26) — Main · 7,281 GSF · condition score 304 (Needs improvement — maintenance)

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	9	Split system heat pumps 2022
Structure	1	8	9	Brick; concrete
Exterior Closure	2	8	18	Brick; metal soffits and trim-surface wear
Roofing	2	10	22	Standing seam metal; Some snow guards failed
Floor Finishes	3	6	20	Carpet tile; ceramic tile; vinyl tile-surface wear
Wall Finishes	2	6	13	Gypsum board-marred surfaces; ceramic tile
Ceiling Finishes	3	6	20	Lay-in tile
Doors & Hardware	3	6	20	Exterior HM doors/frames w sidelites-general finish wear
Elevators	0	6	0	None
Plumbing	2	8	18	Copper, cast iron and steel piping; porcelain fixtures-2008

Component	Rating	Wt.	Wt. Score	Comment
Electrical	1	8	9	800amp 208/120v
Lights/Power	1	8	9	Lay-in and round hanging can fluorescent lighting
Life/Safety	3	10	33	
Fire Safety	1	10	11	
Modifications	0	7	0	No modifications evident
Maintenance	3	7	23	
Remaining Life	3	6	20	Building is very small (4 classrooms) with exterior entry to rooms
Appearance	3	6	20	
Insulation	2	6	13	
Glazing	3	6	20	
Total weighted score			**304**	**Needs improvement — maintenance**

Greenhouse (36) — Main · 1,050 GSF · condition score 280 (Needs improvement — maintenance)

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	11	Gas fired unit heaters
Structure	1	8	11	Aluminum framing
Exterior Closure	2	8	22	Plastic panels
Roofing	2	10	28	Operable plastic panels
Floor Finishes	1	6	8	Concrete
Wall Finishes	0	6	0	Plastic panels
Ceiling Finishes	0	6	0	Operable plastic panels
Doors & Hardware	3	6	25	Exterior HM doors/frames
Elevators	0	6	0	None
Plumbing	1	8	11	PVC and steel piping
Electrical	1	8	11	100amp 208/120v
Lights/Power	1	8	11	Hanging fluorescent lighting; good condition
Life/Safety	4	10	55	
Fire Safety	3	10	41	
Modifications	0	7	0	None evident
Maintenance	1	7	10	
Remaining Life	1	6	8	
Appearance	2	6	17	Very nice interior and exterior for greenhouse
Insulation	0	6	0	
Glazing	0	6	0	
Total weighted score			**280**	**Needs improvement — maintenance**

Student Union / Bookstore / Food (27) — Main · 42,106 GSF · condition score 232 (Adequate)

Component	Rating	Wt.	Wt. Score	Comment
Structure	2	8	16	Brick; split-faced CMU; steel framing;
Exterior Closure	2	8	16	Brick; split-faced CMU; metal panels
Roofing	2	10	20	Standing seam metal
Floor Finishes	2	6	12	Carpet-surface wear; concrete; sheet vinyl; vinyl tile-surface wear; ceramic tile; carpet tile; quarry tile
Wall Finishes	1	6	6	Gypsum board; vinyl wall panels; aluminum window walls; vinyl wall cover
Ceiling Finishes	2	6	12	Lay-in tile; gypsum board; metal deck pan
Doors & Hardware	2	6	12	Interior wood/HM doors w HM frames-surface wear; exterior aluminum/HM doors/frames
Elevators	1	6	6	2 stop
Plumbing	2	8	16	Copper, cast iron, steel and PVC piping; porcelain fixtures
Electrical	1	8	8	1600amp w 6 disconnect rule 208/120v
Lights/Power	1	8	8	Lay-in, recessed can and ceiling-mount fluorescent lights
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	1	7	7	Culinary Arts classroom remodeled in 2006; well constructed
Maintenance	1	7	7	
Remaining Life	1	6	6	29,262 GSF 2001 student center addition significantly enhanced building
Appearance	1	6	6	
Insulation	2	6	12	
Glazing	3	6	18	Operable units
HVAC	3	8	24	2 HW pulse boilers; closed loop heat pumps w cooling tower-poor maintenance access; split system heat pumps; compressors in main ext. units failed
Total weighted score			**232**	**Adequate**

Facilities (14) — Main · 5,900 GSF · condition score 225 (Adequate)

Component	Rating	Wt.	Wt. Score	Comment
HVAC	2	8	17	Forced air electric furnaces w cooling coils; paddle fan
Structure	1	8	8	Wood frame; concrete
Exterior Closure	2	8	17	Metal walls
Roofing	2	10	21	Metal roof

Component	Rating	Wt.	Wt. Score	Comment
Floor Finishes	2	6	13	Concrete; carpet; sheet vinyl
Wall Finishes	1	6	6	Gypsum board
Ceiling Finishes	1	6	6	Gypsum board; insulated structure
Doors & Hardware	2	6	13	Interior wood doors w HM frames; exterior HM doors/frames-surface wear; metal OH doors
Elevators	0	6	0	
Plumbing	1	8	8	Copper, cast iron and ABS piping; porcelain fixtures
Electrical	1	8	8	200amp 208/120v
Lights/Power	1	8	8	Hanging and ceiling-mount fluorescent lighting
Life/Safety	1	10	10	
Fire Safety	3	10	31	
Modifications	1	7	7	Minor modifications done well
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	3	6	19	
Insulation	2	6	13	
Glazing	1	6	6	
Total weighted score			**225**	**Adequate**

Administrative Svcs & Security (25) — Main · 21,096 GSF · condition score 220 (Adequate)

Component	Rating	Wt.	Wt. Score	Comment
HVAC	2	8	17	Split system heat pumps-2011
Structure	2	8	17	
Exterior Closure	2	8	17	Brick with metal fascia and trim; Downspouts and gutters deteriorating quickly
Roofing	2	10	21	Standing seam metal roof; skylights
Floor Finishes	1	6	6	Carpet; ceramic tile; vinyl tile
Wall Finishes	1	6	6	Gypsum board; ceramic tile
Ceiling Finishes	3	6	19	Lay-in tile; gypsum board
Doors & Hardware	3	6	19	Interior wood doors w HM frames-surface wear; exterior aluminum doors/frames
Elevators	1	6	6	2 stop
Plumbing	1	8	8	Copper, cast iron, steel piping and PVC piping; porcelain fixtures
Electrical	1	8	8	2000amp 208/120v
Lights/Power	1	8	8	Lay-in, ceiling-mount and recessed can fluorescent lighting
Life/Safety	1	10	11	

Component	Rating	Wt.	Wt. Score	Comment
Fire Safety	1	10	11	
Modifications	0	7	0	No modifications evident
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	1	6	6	
Insulation	1	6	6	
Glazing	3	6	19	
Total weighted score			**220**	**Adequate**

Facilities Warehouse (15) — Main · 3,000 GSF · condition score 220 (Adequate)

Component	Rating	Wt.	Wt. Score	Comment
HVAC	2	8	20	Ceiling unit heater
Structure	1	8	10	Steel framed; concrete slab
Exterior Closure	1	8	10	Metal wall panels
Roofing	1	10	12	Metal roof on steel studs
Floor Finishes	1	6	7	Bare concrete
Wall Finishes	1	6	7	Plywood
Ceiling Finishes	0	6	0	Insulation
Doors & Hardware	1	6	7	Exterior HM doors/frames; metal OH doors
Elevators	0	6	0	
Plumbing	0	8	0	Rough in for future rest room
Electrical	1	8	10	200amp 208/120v
Lights/Power	2	8	20	LED lights
Life/Safety	1	10	12	
Fire Safety	3	10	37	
Modifications	0	7	0	None
Maintenance	1	7	9	
Remaining Life	1	6	7	
Appearance	3	6	22	
Insulation	3	6	22	
Glazing	1	6	7	
Total weighted score			**220**	**Adequate**

Natural Sciences (32) — Main · 7,821 GSF · condition score 216 (Adequate)

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	9	Closed loop heat pumps and electric duct heaters-2008; served by hot water boiler and cooling tower in bldg. 31
Structure	1	8	9	Brick; steel framing; wood framing
Exterior Closure	1	8	9	Brick; metal fascia; wood soffits

Component	Rating	Wt.	Wt. Score	Comment
Roofing	2	10	22	Standing seam metal
Floor Finishes	2	6	13	Carpet; vinyl tile and vinyl sheet-surface wear; epoxy
Wall Finishes	2	6	13	Gypsum board-lots of surface wear
Ceiling Finishes	2	6	13	Lay-in tile; gypsum board
Doors & Hardware	3	6	19	Interior wood doors w HM frames-surface wear; exterior aluminum doors/frames
Elevators	0	6	0	None
Plumbing	1	8	9	Copper, cast iron, PVC and steel piping; porcelain fixtures
Electrical	1	8	9	600amp 480/277v
Lights/Power	1	8	9	Recessed can, lay-in and hanging pendant fluorescent lighting
Life/Safety	1	10	11	
Fire Safety	1	10	11	
Modifications	0	7	0	No modifications evident
Maintenance	1	7	8	Interior walls require high maintenance
Remaining Life	1	6	6	
Appearance	3	6	19	
Insulation	3	6	19	
Glazing	3	6	19	Some glass block
Total weighted score			**216**	**Adequate**

Ctr for Transition Studies (28) — Main · 16,021 GSF · condition score 213 (Adequate)

Component	Rating	Wt.	Wt. Score	Comment
HVAC	2	8	17	Split system heat pumps 2017
Structure	2	8	17	Brick; metal framing
Exterior Closure	2	8	17	Brick; metal fascia
Roofing	2	10	21	Standing seam metal; Gutter leaks into soffits
Floor Finishes	1	6	6	Carpet-surface wear; ceramic tile; vinyl tile
Wall Finishes	1	6	6	Gypsum board-marred/dinged walls; ceramic tile; vinyl wall covering
Ceiling Finishes	1	6	6	Lay-in tile; metal deck pan
Doors & Hardware	1	6	6	Interior wood doors w HM frames-surface wear; exterior aluminum doors/frames
Elevators	0	6	0	
Plumbing	1	8	8	Copper, cast iron and steel piping; porcelain fixtures-2008
Electrical	1	8	8	1600amp 208/120v
Lights/Power	1	8	8	Lay-in fluorescent lighting

Component	Rating	Wt.	Wt. Score	Comment
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	1	7	7	Renovation well done 2017
Maintenance	1	7	7	
Remaining Life	1	6	6	Library scheduled to move to Bldg. 22 once renovation is completed
Appearance	3	6	19	
Insulation	2	6	13	
Glazing	3	6	19	
Total weighted score			**213**	**Adequate**

Advanced Manufacturing & AEC Tech — Lacey · 20,431 GSF · condition score 205 (Adequate)

Component	Rating	Wt.	Wt. Score	Comment
HVAC	2	8	16	Daikin split system
Structure	1	8	8	
Exterior Closure	1	8	8	
Roofing	1	10	10	
Floor Finishes	1	6	6	Concrete, carpet
Wall Finishes	1	6	6	Gypsum
Ceiling Finishes	1	6	6	ACT, GWB
Doors & Hardware	1	6	6	Hollow metal, solid core
Elevators	1	6	6	Cab deteriorated
Plumbing	1	8	8	PEX
Electrical	1	8	8	600A 277/480V
Lights/Power	1	8	8	LED
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	1	7	7	total renovation 2018
Maintenance	4	7	28	
Remaining Life	1	6	6	
Appearance	2	6	12	
Insulation	3	6	18	
Glazing	3	6	18	
Total weighted score			**205**	**Adequate**

Allied Health / Tech Ed / Dental (34) — Main · 56,258 GSF · condition score 204 (Adequate)

Component	Rating	Wt.	Wt. Score	Comment
HVAC	2	8	16	2 HW boilers; closed loop heat pumps; cooling tower
Structure	1	8	8	Brick; CMU; metal framing

Component	Rating	Wt.	Wt. Score	Comment
Exterior Closure	2	8	16	Brick; CMU; Some leaks at soffit; stone coping joint leaks
Roofing	2	10	20	Standing seam metal; skylights; Leaks at roof transitions; Flashing leak in dental lab (rm 234B)
Floor Finishes	1	6	6	Carpet and vinyl tile-surface wear; sheet vinyl; ceramic tile; carpet tile; folding wall panels; vinyl wall cover
Wall Finishes	1	6	6	Gypsum board; laminate panels
Ceiling Finishes	1	6	6	Lay-in tile; gypsum board
Doors & Hardware	2	6	12	Interior wood doors w HM frames-surface wear; exterior aluminum doors/frames
Elevators	1	6	6	2 stop
Plumbing	1	8	8	Copper, cast iron steel and PVC piping; porcelain fixtures
Electrical	2	8	16	800amp 480/277v; neutral feeder appears to be at capacity
Lights/Power	1	8	8	Recessed can, lay-in, wall-mount; ceiling-mount and strip fluorescent lighting
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	1	7	7	2001 addition was well constructed
Maintenance	1	7	7	
Remaining Life	1	6	6	18,000 GSF 2001 building addition has significantly enhanced building for long-term use
Appearance	1	6	6	
Insulation	2	6	12	
Glazing	3	6	18	Some frames with air gaps
Total weighted score			**204**	**Adequate**

Family Education Ctr & Childcare (20) — Main · 29,885 GSF · condition score 204 (Adequate)

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Brick; CMU; metal/steel framing; concrete slab; wood framing
Exterior Closure	2	8	16	Brick; CMU; metal panels; plaster soffits; Some flashing leaks, sealant failures
Roofing	2	10	20	Standing seam metal; metal deck; PVC single-ply; Flashing and coping leaks
Floor Finishes	2	6	12	carpet-surface wear; vinyl tile; sheet vinyl; ceramic tile
Wall Finishes	1	6	6	Gypsum board-scuffed/dinged; Formica; laminate strip

Component	Rating	Wt.	Wt. Score	Comment
Ceiling Finishes	1	6	6	Lay-in tile; gypsum board
Doors & Hardware	2	6	12	Interior wood doors/HM doors w HM frames-frame wear; exterior aluminum doors/frames
Elevators	1	6	6	2 stop
Plumbing	1	8	8	Copper, cast iron, steel and PVC piping; porcelain fixtures
Electrical	1	8	8	1000amp 480/277v
Lights/Power	1	8	8	Recessed can, lay-in and ceiling-mount fluorescent lighting; halogen wall sconces
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	1	7	7	None evident
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	1	6	6	
Insulation	1	6	6	
Glazing	3	6	18	
HVAC	3	8	24	2 HW boilers; fluid chiller w heat pumps; cooling tower
Total weighted score			**204**	**Adequate**

Minnaert Ctr for the Arts (21) — Main · 67,500 GSF · condition score 184 (Adequate)

Component	Rating	Wt.	Wt. Score	Comment
HVAC	2	8	17	2 HW boilers-leaking; heat pumps w closed loop cooling tower
Structure	1	8	8	
Exterior Closure	1	8	8	Concrete; brick; Masonry sealant failure
Roofing	2	10	21	PVC Single-ply; standing seam metal; Leaks at dormer transitions
Floor Finishes	2	6	13	Concrete; carpet-staining; vinyl tile; clay tile; ceramic tile
Wall Finishes	1	6	6	Gypsum board; CMU; clay tile; wood veneer-peeling/chipped/fading; plastic panels; interior glass walls
Ceiling Finishes	1	6	6	Metal deck pan; lay-in tile; gypsum board
Doors & Hardware	2	6	13	Interior wood doors w HM frames-surface wear in one wing; exterior glazed aluminum doors/frames
Elevators	1	6	6	2 stop + handicap access for upper theater areas

Component	Rating	Wt.	Wt. Score	Comment
Plumbing	1	8	8	Copper, cast iron, PVC, steel and galvanized piping; porcelain fixtures
Electrical	1	8	8	2000amp 480/277v
Lights/Power	1	8	8	Recessed can, lay-in, hanging and ceiling mount fluorescent lighting
Life/Safety	1	10	11	
Fire Safety	1	10	11	
Modifications	0	7	0	Newer building
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	1	6	6	Very nice design; good choice of interior finishes
Insulation	2	6	13	
Glazing	1	6	6	Operable units
Total weighted score			**184**	**Adequate**

Bowen Ctr for Health Ed. — Main · 23,786 GSF · condition score 178 (Adequate)

Component	Rating	Wt.	Wt. Score	Comment
HVAC	2	8	17	
Structure	1	8	8	
Exterior Closure	1	8	8	
Roofing	2	10	21	
Floor Finishes	2	6	13	
Wall Finishes	1	6	6	
Ceiling Finishes	1	6	6	
Doors & Hardware	1	6	6	
Elevators	1	6	6	
Plumbing	1	8	8	
Electrical	1	8	8	
Lights/Power	1	8	8	
Life/Safety	1	10	11	
Fire Safety	1	10	11	
Modifications	0	7	0	
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	1	6	6	
Insulation	2	6	13	
Glazing	1	6	6	
Total weighted score			**178**	**Adequate**

Natural Sciences (35) — Main · 51,884 GSF · condition score 177 (Adequate)

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	9	2 HW boilers; DX refrigeration; hot water reheat coils; AHUs with fan coils; heat recovery ventilation; classroom hydronic floor heat
Structure	1	8	9	Concrete; steel frame; CMU
Exterior Closure	1	8	9	Concrete; brick; metal panels; aluminum window walls
Roofing	1	10	11	PVC single-ply; standing seam metal; skylights
Floor Finishes	2	6	13	Polished aggregate and bare concrete; carpet tile; vinyl tile
Wall Finishes	1	6	6	Gypsum board; concrete; brick; metal panels; CMU
Ceiling Finishes	1	6	6	Exposed concrete structure; tectum panels; lay-in tile; wood strips
Doors & Hardware	2	6	13	Interior wood doors w HM frames; exterior aluminum doors/frames
Elevators	1	6	6	3 stop
Plumbing	1	8	9	Copper, cast iron, PVC and steel piping; porcelain fixtures
Electrical	1	8	9	2000amp 480/277v; solar panels
Lights/Power	1	8	9	Hanging strip, hanging circular, wall mount and recessed can fluorescent lighting
Life/Safety	1	10	11	
Fire Safety	1	10	11	
Modifications	0	7	0	None
Maintenance	1	7	8	
Remaining Life	1	6	6	
Appearance	1	6	6	Well designed multi-story building; good balance
Insulation	2	6	13	
Glazing	1	6	6	Operable units
Total weighted score			**177**	**Adequate**

Ctr for Student Success / Library (22) — Main · 89,308 GSF · condition score 172 (Superior)

Component	Rating	Wt.	Wt. Score	Comment
HVAC	2	8	16	Major renovation
Structure	1	8	8	
Exterior Closure	2	8	16	Major renovation. Leaking windows
Roofing	2	10	20	Major renovation. Some leaks need repairs
Floor Finishes	1	6	6	Major renovation
Wall Finishes	1	6	6	Major renovation

Component	Rating	Wt.	Wt. Score	Comment
Ceiling Finishes	1	6	6	Major renovation
Doors & Hardware	1	6	6	Major renovation
Elevators	1	6	6	Major renovation
Plumbing	1	8	8	Major renovation
Electrical	1	8	8	Major renovation
Lights/Power	1	8	8	Major renovation
Life/Safety	1	10	10	Major renovation
Fire Safety	1	10	10	Major renovation
Modifications	1	7	7	Major renovation
Maintenance	1	7	7	Major renovation
Remaining Life	1	6	6	Major renovation
Appearance	1	6	6	Major renovation
Insulation	1	6	6	Major renovation
Glazing	1	6	6	Major renovation
Total weighted score			**172**	**Superior**

Ctr for Business & Innovation — Lacey · 52,657 GSF · condition score 171 (Superior)

Component	Rating	Wt.	Wt. Score	Comment
HVAC	2	8	17	
Structure	1	8	8	
Exterior Closure	1	8	8	
Roofing	2	10	21	Single-ply
Floor Finishes	1	6	6	
Wall Finishes	1	6	6	
Ceiling Finishes	1	6	6	
Doors & Hardware	1	6	6	
Elevators	1	6	6	
Plumbing	1	8	8	
Electrical	1	8	8	800A 480/277V 3ph
Lights/Power	1	8	8	LED fixtures
Life/Safety	1	10	11	
Fire Safety	1	10	11	
Modifications	0	7	0	
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	2	6	13	
Insulation	1	6	6	
Glazing	1	6	6	
Total weighted score			**171**	**Superior**

Automotive, Welding & Central Svcs (16) — Main · 34,851 GSF · condition score 161 (Superior)

Component	Rating	Wt.	Wt. Score	Comment
HVAC	2	8	17	5 wall-mount condensing HW boilers; paddle fans; welding exhaust w heat recovery for hydronic slab heat; split system HVAC
Structure	1	8	8	Steel frame
Exterior Closure	1	8	8	Concrete; corrugated metal panels
Roofing	1	10	11	Standing seam metal
Floor Finishes	1	6	6	Concrete; sheet vinyl; ceramic tile; vinyl tile
Wall Finishes	2	6	13	Gypsum boars; interior glass walls; plastic panels; concrete
Ceiling Finishes	1	6	6	Lay-in tile; insulation
Doors & Hardware	1	6	6	Interior HM doors/frames; exterior HM doors/frames; metal solid and glazed OH doors
Elevators	1	6	6	2 stop
Plumbing	1	8	8	Copper, cast iron, steel and PVC piping; vitreous fixtures
Electrical	1	8	8	1600amp 480/277v
Lights/Power	1	8	8	Hanging, wall-mount and lay-in fluorescent lighting
Life/Safety	1	10	11	
Fire Safety	1	10	11	
Modifications	0	7	0	None
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	1	6	6	A very attractive vocational training facility
Insulation	1	6	6	
Glazing	1	6	6	
Total weighted score			**161**	**Superior**

Social Sciences (32) — Main · 27,470 GSF · condition score 158 (Superior)

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	8	Rooftop reversible manifold heat pump system; heat recovery unit
Structure	1	8	8	Wood frame
Exterior Closure	1	8	8	Brick; corrugated and flat metal panels
Roofing	1	10	10	PVC single-ply; skylights
Floor Finishes	1	6	6	Concrete; cork tile; carpet tile
Wall Finishes	1	6	6	Gypsum board; wood strip; brick
Ceiling Finishes	1	6	6	Lay-in tile; wood strip

Component	Rating	Wt.	Wt. Score	Comment
Doors & Hardware	1	6	6	Interior wood glazed doors w HM frames; exterior aluminum doors/frames
Elevators	1	6	6	2 stop
Plumbing	1	8	8	Copper, cast iron, steel and PVC piping; vitreous fixtures
Electrical	1	8	8	800amp 480/277v
Lights/Power	1	8	8	Recessed can, lay-in and hanging strip fluorescent lighting
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	1	7	7	Brand new building
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	3	6	18	Exterior is very utilitarian for a new building
Insulation	1	6	6	
Glazing	1	6	6	Operable casements
Total weighted score			**158**	**Superior**

Gymnasium — Main · 39,832 GSF · condition score 146 (Superior)

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	8	
Structure	1	8	8	Single-ply membrane-2019; standing seam metal
Exterior Closure	1	8	8	Brick; CMU; metal fascia; Stress cracks in CMU
Roofing	1	10	10	Single-ply membrane-2008; standing seam metal
Floor Finishes	1	6	6	Hardwood; vinyl tile-some wear; carpet-surface wear; sheet vinyl; concrete-cracks; ceramic tile; rubber mats
Wall Finishes	1	6	6	CMU; gypsum board-marring and gouging throughout; ceramic tile; acoustic panels
Ceiling Finishes	1	6	6	Lay-in tile; gypsum board; metal deck pan
Doors & Hardware	1	6	6	Interior HM doors/frames-surface wear; exterior HM doors/frames
Elevators	0	6	0	
Plumbing	1	8	8	Copper, galvanized, steel and cast iron piping; porcelain fixtures
Electrical	1	8	8	2500amp 480/277v
Lights/Power	1	8	8	Lay-in and hung LED lighting

Component	Rating	Wt.	Wt. Score	Comment
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	1	7	7	Major renovation 2020
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	1	6	6	
Insulation	1	6	6	
Glazing	1	6	6	
Total weighted score			**146**	**Superior**