COMMUNITY AND TECHNICAL COLLEGES
Washington State Board

SOUTH SEATTLE 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	35 structures · 646,784 GSF; 30 surveyed — 627,319 GSF
Weighted-avg condition	266 (Adequate)
2027 preservation request	$465,000
Total 2027–2029 Minor Works	$4,852,000
Deferred preservation backlog	$3,353,000

CONTENTS

1. Executive Summary 4
Capital planning headlines 4
Headline Numbers 4
Capital Outlook 5
2. College Portfolio Overview 6
Building inventory 6
Unscored Structures 8
3. Capital Planning Roadmap 9
3.1 Immediate biennium (2027–2029 request) 9
3.2 Mid-term (next biennium plus one, 2029–2033) 9
3.3 Long-term (7–10+ years, 2033 and beyond) 9
3.4 Cross-cutting system themes 10
4. Deficiency Inventory and Findings 12
4.1 Summary table 12
Distribution Observations 12
4.2 Findings detail 13
D01 — Rooftop HVAC units, Heavy Duty Diesel (Main Campus) 13
D02 — HVAC Units, Olympic Hall (Main Campus) 13
D03 — Ramp, Childcare/Preschool (Main Campus) 14
D04 — Exterior cladding, Landscape/Horticulture (Main Campus) 14
D05 — Roof, Landscape/Horticulture (Main Campus) 14
D06 — Switchgear and Transformer, Culinary Arts Bldg (Main Campus) 15
D07 — Rooftop HVAC units, Robert Smith (Main Campus) 15
D08 — HVAC Controls, Multiple (Main Campus) 16
D09 — Concrete beam, Wine & Welding Bldg (Main Campus) 17
D10 — Exterior columns, Heavy Duty Diesel (Main Campus) 17
D11 — Exterior columns, Multiple (Main Campus) 17
5. Building Profiles 19
Aviation — condition score 400 19
Wine & Welding Bldg — condition score 368 19
Bldg B — condition score 364 20
Heavy Duty Diesel — condition score 356 20
Rainier Hall — condition score 348 20

Robert Smith — condition score 330 21
Culinary Arts Bldg — condition score 328 21
Multi-Purpose — condition score 321 22
Childcare/Preschool — condition score 267 22
Landscape/Horticulture — condition score 243 22
Olympic Hall — condition score 218 23
6. Infrastructure Systems 24
7. Master Plan Alignment 25
Master planning currency 25
Reported capital priorities 25
8. Maintenance Capacity Snapshot 26
9. Decarbonization and Clean Buildings Compliance 28
9.1 The Clean Buildings Performance Standard 28
9.2 South Seattle's Included Buildings 28
9.3 Aligning capital renewal with compliance 29
9.4 Compliance pathway 29
10. Appendix: Building Condition Detail 31

1. EXECUTIVE SUMMARY

This report covers South Seattle 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 identified **11 capital deficiencies**. Of the 10 carrying capital cost estimates ($3,834,000 in total per the FCS workbook), **$465,000 across 3 projects** is included in the 2027 preservation request and **$3,353,000 across 7 projects** is deferred to future cycles; 1 further deficiency — a campus-wide HVAC-controls replacement — was excluded with cost to be determined. South Seattle's 2027–2029 Minor Works request is comprised of: preservation ($465,000), infrastructure ($2,116,000), program ($1,453,000), and Unanticipated Repair Fund ($818,000), together totaling **$4,852,000**.

Capital planning headlines

1. The deferred backlog is effectively one project: the Culinary Arts Building switchgear.

The original-1975 main electrical switchgear and transformer in the Culinary Arts Building (D06, $2,373,000) is 71% of the $3,353,000 deferred backlog on its own. It is designated Immediate in the survey, it is the largest single item in the portfolio, and it sits in a building the master plan flags for modernization — making it the most important number in this report for mid-term planning: fund it as a stand-alone preservation ask in 2029–2031, or fold it into a Culinary Arts modernization proposal.

2. The 2027 preservation request is small, HVAC-led, and anchored by a life-safety failure in Olympic Hall.

At $465,000 across 3 projects, preservation is the smallest category in the college's $4,852,000 request — 3 projects against a system-wide college average of 6.5, and $465,000 against an average of $2,830,676. The largest included project is the failed laboratory ventilation system in Olympic Hall (D02, $292,000), a design-flaw failure causing chemical-fume backflow into occupied lab spaces. The other two are the Heavy Duty Diesel Building's 1995-vintage rooftop units (D01, $164,000) and the Childcare/Preschool ADA ramp (D03). Every included project scored 81 or above (average 86).

3. Underground utilities — not buildings — are the largest 2027 ask.

Four sewer-line replacements totaling $2,116,000 make up 44% of the total Minor Works request, continuing the phased underground-utility renewal documented in the college's 2019 Infrastructure Survey. The prior biennium funded $965,000 of gas-meter, potable-water, primary-switchgear, swale, and underground-storage replacements; the 2023 FCS flagged the campus sanitary sewer — an aging 8-inch concrete main, roughly 360 LF of it running beneath a building — as a known concern. The 2027 sewer request is the logical next phase of that program.

4. Twelve buildings come under the Clean Buildings Performance Standard within this planning window — and the one excluded deficiency is the compliance workscope.

Robert Smith (Tier 1, 95,488 GSF, compliance date June 1, 2027), Rainier Hall and Cascade Hall (Tier 1, June 1, 2028), and nine Tier 2 buildings (due July 1, 2027) are covered — 499,534 GSF, 77% of the portfolio. The excluded deficiency (D08) is a campus-wide replacement of legacy, manufacturer-unsupported building automation systems whose problem statement cites Clean Buildings Performance Standard compliance directly. Its cost is listed as TBD; it will return with a number, and Section 9 develops how it and the deferred mechanical work can be scoped as compliance measures rather than like-for-like swaps.

Headline Numbers

Metric	Value
Total structures (FPMT inventory)	**35**
Total portfolio GSF	646,784
Buildings surveyed (condition rating)	30 (5 unscored)
Weighted-average condition score (surveyed)	**266 (Adequate)**
Buildings rated below “Adequate”	13 of 30
Total deficiencies identified (2025 FCS)	11
2027 preservation request	**$465,000 (3 projects)**
Deferred preservation backlog	**$3,353,000 (7 projects)**
Excluded deficiencies	1 (cost TBD)
2027 infrastructure request	$2,116,000 (4 projects)
2027 program request	$1,453,000
2027 URF request	$818,000
Total 2027–2029 Minor Works request	**$4,852,000**
Prior biennium funded (2025–2027, all categories)	$4,964,000
Buildings under Clean Buildings Standard (within horizon)	12 (3 Tier 1; 9 Tier 2)

Capital Outlook

Immediate biennium (2027–2029). A $4,852,000 Minor Works request weighted toward site utilities: infrastructure of $2,116,000 (four sewer lines), program of $1,453,000 (renovation of the Autobody Building for an arts program), URF of $818,000, and a compact preservation ask of $465,000 across 3 projects led by the Olympic Hall laboratory-ventilation failure. The preservation request is defensible on score — every included project scored 81 or higher.

Mid-term (4–6 years, 2029–2033). The $3,353,000 deferred backlog defines the next ask and is dominated by the $2,373,000 Culinary Arts switchgear and transformer. The balance is the Robert Smith original rooftop units ($343,000), the Landscape/Horticulture envelope-and-roof pair ($315,000), and a set of concrete and coating repairs (Wine & Welding beam, Heavy Duty Diesel columns, Olympic Hall/Library columns — $322,000 combined). Every deferred item except the two column repairs is designated Immediate; deferral reflects the budget threshold, not low urgency. The excluded controls deficiency (D08) should also be expected to return costed.

Long-term (7–10+ years, 2033 and beyond). The 1970s cohort defines the long horizon: 11 of the 30 rated buildings predate 1980, and they hold 9 of the 13 below-Adequate scores. The master plan’s renovation priorities — Rainier Hall (348), Bldg B (364), Aviation (400), and the Culinary Arts Building (329) — are all in this cohort, and Aviation is the worst-scored major building in the portfolio. Both campus master plans date to 2007 with no update; a refresh is the prerequisite for sequencing these renovations against continued component-level repair. Plant Operations Storage (501, replace-or-renovate band, no deficiencies) is a disposition question rather than a repair one.

Clean Buildings compliance. Robert Smith’s Tier 1 deadline (June 1, 2027) and nine Tier 2 deadlines (July 1, 2027) fall inside the immediate biennium; Rainier Hall and Cascade Hall follow June 1, 2028. The excluded legacy-controls deficiency (D08) and the deferred Robert Smith HVAC replacement sit inside covered buildings — specifying them as energy-efficiency measures rather than like-for-like replacements is the central capital-planning opportunity this cycle, developed in Section 9.

2. COLLEGE PORTFOLIO OVERVIEW

South Seattle College operates two campuses. The Main Campus (064A), on an 87-acre site in West Seattle in operation since 1970, holds 31 of the college's 35 structures and the full range of its programs — vocational and technical instruction (automotive, aviation, diesel, welding, culinary, horticulture), general classroom buildings, administration in the Robert Smith Building, and student services in the Jmbrockey Campus Center. The Duwamish Campus (064B), an 11.35-acre satellite in the Georgetown area, holds four instructional buildings serving apprenticeship and technical programs. The college also operates the small NewHolly Learning Center on Beacon Hill. Of the 35 structures in the FPMT inventory (646,784 GSF), 30 were condition-rated this cycle (627,319 GSF).

Building inventory

Building	Campus	ID	GSF	Built	Reno.	Score	Rating	Predominant use
Automotive Technology	Main	064-AUT	34,120	1970	—	**146**	Superior	Vocational arts
Cascade Hall	Main	064-CAH	57,333	2017	—	**146**	Superior	General classroom
Bldg C	Duwamish	064-DWC	23,814	2008	—	**171**	Superior	General classroom
University Center	Main	064-UNI	15,828	2005	—	**182**	Adequate	General classroom
Pastry & Baking Arts	Main	064-PBA	6,850	2005	—	**186**	Adequate	Vocational arts
Technology Center	Main	064-TEC	36,449	1989	—	**197**	Adequate	Vocational arts
Bldg D	Duwamish	064-DWD	19,750	2008	—	**205**	Adequate	General classroom
Chan Education Center	Main	064-CEC	4,220	2007	—	**206**	Adequate	General classroom
Autobody	Main	064-ABR	9,655	1970	2007	**213**	Adequate	Vocational arts
Duw Building A	Duwamish	064-DWA	21,700	2004	—	**218**	Adequate	Vocational arts
Olympic Hall	Main	064-OLY	43,586	2004	—	**218**	Adequate	General classroom
Jmbrockey Campus Center	Main	064-JMB	36,692	1995	—	**222**	Adequate	Student center
Machine Shop Aka Nw Wine Academy	Main	064-NWA	9,263	1980	2013	**225**	Adequate	Vocational arts
Landscape/Horticulture	Main	064-LHO	4,408	1995	—	**243**	Adequate	General classroom
Weld Fab Storage	Main	064-WFS	1,600	—	—	**261**	Adequate	Storage
Composite Lab	Main	064-AVT	3,060	1993	—	**261**	Adequate	Vocational arts

Building	Campus	ID	GSF	Built	Reno.	Score	Rating	Predominant use
Childcare/Preschool	Main	064-CCC	4,368	1992	—	267	Adequate	Childcare
Instructional Greenhouse	Main	064-IGH	1,567	1999	—	289	Needs improvement — maintenance	Greenhouse
Amt Battery Room	Main	064-ABB	1,300	—	—	318	Needs improvement — maintenance	Storage
Multi-Purpose	Main	064-CED	15,915	1983	1989	321	Needs improvement — maintenance	Multi-use / office
Culinary Arts Bldg	Duwamish	064-CAB	23,814	2008	—	328	Needs improvement — maintenance	Vocational arts
Robert Smith	Main	064-RSB	95,488	1978	—	330	Needs improvement — maintenance	Office / administration
Aviation Storage	Main	064-AVS	1,378	1970	—	347	Needs improvement — maintenance	Vocational arts / storage
Rainier Hall	Main	064-SCI	58,305	1975	—	348	Needs improvement — maintenance	Multi-use
Heavy Duty Diesel	Main	064-HDM	13,208	1970	—	356	Needs improvement — renovation	Vocational arts
Bldg B	Duwamish	064-DWB	32,712	1981	—	364	Needs improvement — renovation	Vocational arts
Wine & Welding Bldg	Main	064-WWB	10,615	1976	2014	368	Needs improvement — renovation	Vocational arts
Horticulture Storage	Main	064-HST	2,400	1976	—	377	Needs improvement — renovation	Storage
Aviation	Main	064-AMT	36,900	1970	1989	400	Needs improvement — renovation	Vocational arts
Plant Operations Storage	Main	064-POS	2,400	1977	—	501	Replace or renovate	Storage
Portfolio (surveyed, GSF-weighted)			628,698			266	Adequate (avg)	

Score = 2025 canonical building condition score (BCS), drawn from the CONDITION worksheet of the FCS workbook (lower is better). ID = state building identifier. Rating bands follow the SBCTC scale in Section 4.1. Ordered best to worst score.

Unscored Structures

Five structures appear in the FPMT inventory but were not condition-rated this cycle. The Student Wellness Center is new construction (2022) that does not yet warrant a condition survey; the other four are minor support or satellite structures. None carries a deficiency this cycle.

Structure	GSF	Built	FPMT class	Use / status
Student Wellness Center	17,760	2022	Special Use	Student wellness / recreation
Head House	900	1996	Residential	Horticulture support
New Holly Learning Center	803	—	Educational	Satellite learning center
Cell Tower Bldg	1	—	Support	Communications
Landscape Horticulture Greenhouse	1	—	Special Use	Greenhouse

Age Profile

The portfolio falls into distinct cohorts, and the oldest is the largest. Eleven rated buildings predate 1980 — a 1970 vocational core (Automotive Technology, Aviation, Aviation Storage, Autobody, Heavy Duty Diesel) and a 1975–78 wave (Rainier Hall, Culinary Arts, Wine & Welding, Horticulture Storage, Plant Operations Storage, Robert Smith) — totaling roughly 313,000 GSF, half the rated area. This cohort holds 9 of the 13 below-Adequate scores and every structural, electrical, and envelope deficiency in this cycle's deferred backlog except the Landscape/Horticulture items. A 1980s–90s band (Machine Shop 1980, Bldg B 1981, Multi-Purpose 1983, Technology Center 1989, then six 1992–99 buildings) is mixed, with Bldg B (364) the outlier. The 2004–08 cohort (Olympic Hall, Duwamish A/C/D, University Center, Pastry & Baking Arts, Chan Education Center) and the 2017 Cascade Hall score well — though Olympic Hall's failed laboratory ventilation (D02) shows that a 2004 building can still carry the survey's top life-safety item. Because the 1970 and 1975–78 groups age as cohorts, their mechanical and electrical plant will continue arriving at end of life together; that dynamic, not any single building, is the portfolio's defining capital pattern.

Plant Operations Storage (501, the worst score in the portfolio) is a 2,400 GSF support structure in the replace-or-renovate band; no capital is committed to it this cycle, and its disposition is a master-plan question rather than a preservation one.

3. CAPITAL PLANNING ROADMAP

3.1 Immediate biennium (2027–2029 request)

The 2027 preservation ask of **$465,000 across 3 projects** is the smallest component of the request and is HVAC-led: the failed Olympic Hall laboratory ventilation system (D02, $292,000) and the Heavy Duty Diesel 1995-vintage rooftop units (D01, $164,000) are both D30 HVAC, joined by the Childcare/Preschool ADA ramp (D03). The included set averages a deficiency score of 86 and every project is designated Immediate with a Health/Safety or Facility Use priority. Against the system, South Seattle's ask is modest — 3 projects and $465,000 versus a college average of 6.5 projects and $2,830,676 (median project cost $164,000 for the college versus $188,000 system-wide).

Beyond preservation, the 2027–2029 Minor Works request carries infrastructure of **$2,116,000** (four sewer-line replacements — the largest single category in the request), program of **$1,453,000** (renovation of the Autobody Building for an arts program), and a **$818,000** Unanticipated Repair Fund line, for a College Minor Works total of **$4,852,000**. The prior biennium (2025–2027) funded $4,964,000 across all categories, including $1,314,000 of building HVAC replacements in six buildings — context that matters for the roadmap because this cycle's included and deferred HVAC items are the continuation of that rolling renewal.

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

The **$3,353,000 deferred backlog across 7 projects** defines the mid-term ask, and it is concentrated to an unusual degree: the **Culinary Arts Building switchgear and transformer (D06, $2,373,000)** is 71% of the backlog on its own. The equipment is original to the 1975 building, past its service life, and carries arc-flash and single-point-of-failure risk for the college's commercial-kitchen instruction; it was deferred solely on the budget threshold. The decision it forces is whether to fund it as a stand-alone 2029–2031 preservation project or fold it into the Culinary Arts modernization the master plan already contemplates — either way, it is the anchor of the next ask.

The remainder groups into two themes. First, HVAC: the Robert Smith original 1978 AAON rooftop units (D07, $343,000), undersized and at end of life, are the next unit in the rolling HVAC renewal and the largest deferred mechanical item. Second, envelope and structure: the Landscape/Horticulture Building needs its rotted plywood envelope replaced and its small flat roof section re-roofed as one coordinated project (D04 + D05, $315,000 — the finding text itself calls for coordinating the two); the Wine & Welding concrete beam with exposed rebar (D09, $120,000), the Heavy Duty Diesel spalled columns (D10, $92,000), and the corroding Olympic Hall/Library steel columns (D11, $110,000) are all moisture-driven concrete and coating repairs that escalate if left open. Five of the seven deferred items are designated Immediate; deferral reflects the 2027 budget threshold, not low urgency. The excluded controls deficiency (D08, cost TBD) should be assumed to return costed in the 2029 cycle — its scope (campus-wide building-automation replacement) is a compliance obligation, not an option.

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

The long horizon belongs to the 1970s cohort and the master plan. The college's stated renovation priorities — Rainier Hall (348, modernize instructional infrastructure), Bldg B (364, modernize), Aviation (400, new

programs in building), and the Culinary Arts Building (329, modernize) — are four of the six worst-scored major buildings, and Aviation is the worst major building in the portfolio. None has a deficiency in this cycle's request; their scores are driven by across-the-board component aging (life-safety, fire-safety, glazing, and finishes ratings dominate all four), which is the signature of buildings needing renovation rather than component repair. Both campus master plans date to 2007 with no update; refreshing them is the prerequisite for deciding which of these buildings gets a major-project request and in what order — and for resolving whether the $2,373,000 Culinary Arts switchgear precedes or rides with that building's modernization.

Two further long-term items: Plant Operations Storage (501) sits in the replace-or-renovate band with no capital committed and should get a disposition decision in the master-plan refresh; and the 2004–08 cohort (Olympic Hall, the Duwamish buildings, University Center) is now crossing 20 years — its original HVAC and roofing will begin surfacing in the 2030s, as Olympic Hall's ventilation failure and Duwamish Bldg B's make-up air units already suggest.

3.4 Cross-cutting system themes

Distributed HVAC renewal, unit by unit. The dominant multi-biennium theme. The 2025–27 biennium funded $1,314,000 of HVAC replacements across six buildings (Culinary Arts heat pumps and kitchen hood/make-up air, Technology Center units, University Center boiler, Robert Smith administrative-area units, Jmbrockey unit, Machine Shop units). The 2027 request continues it (Heavy Duty Diesel D01; Olympic Hall D02), and the deferred list carries the next tranche (Robert Smith's original 1978 AAON units, D07). The college's mechanical plant is largely building-by-building — packaged rooftop units, split systems, and hydronic boilers — with a central plant serving hot and chilled water to parts of the 1970 core (Heavy Duty Diesel, Automotive Technology). There is no single central fix; renewal will proceed unit by unit through the 1970s–90s stock for at least the next three biennia.

Original-vintage electrical equipment. The Culinary Arts switchgear and transformer (D06, $2,373,000, original 1975) dominates the deferred backlog, and the prior biennium's infrastructure line included $373,000 of primary-switchgear replacements across eight campus assets. Together they mark a transition of the campus electrical plant — primary distribution and building service equipment installed in the 1970s — into its replacement window. Any Clean Buildings-driven electrification (Section 9) raises the stakes on getting service capacity decisions right at the point of replacement.

Legacy building-automation controls. The excluded deficiency (D08) describes campus building-automation systems — legacy Siebe Environmental, KMC BACnet, Allerton, and LonWorks-based devices — that are manufacturer-unsupported and incompatible with current HVAC equipment and Clean Buildings Performance Standard requirements, and calls for a unified Niagara N4 platform with energy monitoring and reporting. Cost is TBD and the item is excluded this cycle, but it is the single scope that most directly serves the CBPS obligations arriving in 2027–28, and every HVAC replacement funded in the meantime should specify controls compatible with that target platform.

Moisture-driven concrete and envelope distress. Four deferred items share one mechanism — water getting past failed sealants and coatings into structure: the Wine & Welding cracked beam with exposed rebar and 270 LF of blistered perimeter sealant (D09), the Heavy Duty Diesel spalled columns at the expansion joint (D10), the corroding steel columns at Olympic Hall and the Library (D11), and the Landscape/Horticulture rotted plywood envelope with its failed flat-roof section (D04/D05). Roughly $637,000 combined —

individually small, collectively a campus sealant-and-coating program that is cheaper executed together and before the next freeze-thaw cycles enlarge the repairs.

Roofing is largely current. Unusually for a portfolio this age, roofing is a minor theme this cycle: the only roof deficiency is the 700 SF Landscape/Horticulture flat section (D05, $26,000). The 2025–27 biennium funded the Pastry & Baking Arts roof reconditioning ($234,000) and the Culinary Arts mansard replacement ($180,000), and the condition worksheet records recent membranes across the major buildings (Robert Smith lower roof 2016, Aviation 2014, Technology Center 2007, Bldg B high roof 2011). The roofing program's next wave is a 2030s question.

Sewer and underground utilities. The largest 2027 category ($2,116,000, four sewer lines) and a continuing program: the 2019 Infrastructure Survey underpins a phased renewal that in 2025–27 funded potable-water lines ($393,000), primary switchgear ($373,000), an underground storage tank ($149,000), gas meters ($25,000), and a swale ($25,000). The 2023 FCS documented the underlying condition concerns — an aging 8-inch concrete sanitary main (including roughly 360 LF beneath the Technology Center), an older north water loop without backflow preventers, and gas-service capacity limits on cold days. An infrastructure-specific scope for 2029–2031 — completing sewer/storm/water renewal and confirming electrical capacity for electrification — would benefit the next request.

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	System	Component	DSc	BCS	Budget	Status
D01	Heavy Duty Diesel	D30 HVAC	Rooftop HVAC units	**90**	356	$164,000	Included (2027)
D02	Olympic Hall	D30 HVAC	HVAC Units	**86**	218	$292,000	Included (2027)
D03	Childcare/Preschool	G20 Site Improvements	Ramp	**81**	267	$25,000	Included (2027)
D04	Landscape/Horticulture	B20 Exterior Closure	Exterior cladding	**75**	243	$289,000	Deferred
D05	Landscape/Horticulture	B30 Roofing	Roof	**75**	264	$26,000	Deferred
D06	Culinary Arts Bldg	D50 Electrical	Switchgear and Transformer	**72**	329	$2,373,000	Deferred
D07	Robert Smith	D30 HVAC	Rooftop HVAC units	**72**	330	$343,000	Deferred
D08	Multiple	D30 HVAC	HVAC Controls	**66**	264	—	Excluded
D09	Wine & Welding Bldg	B10 Superstructure	Concrete beam	**61**	368	$120,000	Deferred
D10	Heavy Duty Diesel	B10 Superstructure	Exterior columns	**35**	356	$92,000	Deferred
D11	Multiple	B20 Exterior Closure	Exterior columns	**27**	264	$110,000	Deferred

DSc = deficiency score. BCS = 2025 canonical building condition score. Budget = MACC + soft costs, per the FCS workbook. Status: "Included (2027)" = funded in the 2027 preservation request; "Deferred" = below this biennium's budget threshold cutoff; "Excluded" = not carried into the capital request (cost TBD). All deficiencies are on the Main Campus per the survey record. Nine of the 11 are designated Immediate; only D10 and D11 are Deferrable.

SBCTC condition-rating bands

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

Distribution Observations

One building concentrates the dollars: the Culinary Arts Building carries $2,373,000 — 62% of all costed deficiencies — in a single switchgear item (D06). By Uniformat system, D30 HVAC leads by count (four deficiencies: D01, D02, D07, D08) and B10/B20 structure-and-envelope work leads the small-project set (D04, D09, D10, D11). Two deficiencies are multi-building rather than building-specific: the campus controls replacement (D08) and the Olympic Hall/Library columns (D11). The Heavy Duty Diesel and Landscape/Horticulture buildings each carry two deficiencies. Of the 11 deficiencies, 3 are included in the 2027 request, 7 are deferred — all seven cited as below the budget threshold cutoff — and 1 (D08) is excluded pending a cost estimate. The included set's average deficiency score of 86 sits well above the deferred set's average of 60.

4.2 Findings detail

D01 — Rooftop HVAC units, Heavy Duty Diesel (Main Campus)

Image: Link

Deficiency score	90	**Budget estimate**	$164,000
Bldg condition score	356	**Status**	Included in 2027 request
System	D30 HVAC	**Deferability**	Immediate
Location	Roof	**Priorities**	Health/Safety (25%), Facility Use (75%)

Problem Description

Heavy Duty Diesel Building (HDM), constructed in 1970, has two Trane rooftop HVAC units installed in 1995. Both units have reached the end of their service life and show age-related deterioration. These aging units no longer provide reliable conditioning for instructional spaces and present increased risk of failure and maintenance cost.

Repair Description

Replace both Trane rooftop HVAC units with new, code-compliant equipment sized for the served zones. Reconnect to existing distribution, test, and commission.

D02 — HVAC Units, Olympic Hall (Main Campus)

Image: Link

Deficiency score	86	**Budget estimate**	$292,000
Bldg condition score	218	**Status**	Included in 2027 request
System	D30 HVAC	**Deferability**	Immediate
Location	Labs 300, 301, 302, 303, and 304	**Priorities**	Health/Safety (25%), Facility Use (75%)

Problem Description

The HVAC system serving the science laboratories in Olympic Hall (OLY, constructed in 2004) has failed. The affected rooms include Labs 300, 301, 302, 303, and 304. Multiple HVAC technicians have inspected the system and determined that the failure stems from a design flaw rather than mechanical wear. The system cannot maintain required air changes or negative pressure within the lab spaces, posing a life-safety risk. Improper exhaust and pressure imbalance cause chemical fumes to backflow from laboratory hoods into occupied spaces. In addition, temperature control is unreliable, with extreme swings that affect both occupant comfort and safe chemical storage. A complete redesign of the laboratory ventilation system - including new air handling units,

fume hood exhaust, and digital temperature and pressure controls—is required to restore safe, code-compliant operation.

Repair Description

Replace the failed HVAC system serving Labs 300–304 with a redesigned laboratory ventilation and control system to restore safe air balance and temperature regulation.

D03 — Ramp, Childcare/Preschool (Main Campus)

Image: Link

Deficiency score	81	**Budget estimate**	$25,000
Bldg condition score	267	**Status**	Included in 2027 request
System	G20 Site Improvements	**Deferability**	Immediate
Location	Ramp at entry	**Priorities**	Facility Use (100%)

Problem Description

The ADA ramp serving the Childcare/Preschool (Building CCC, constructed in 1992) has experienced significant structural settlement. The second run of the ramp, constructed from wood, is deteriorating and showing signs of rot. The concrete portion has settled unevenly, creating potential tripping hazards and improper slopes. The existing guardrail does not meet ADA compliance standards for height or configuration. The ramp is approximately 20 feet long with a single switchback, composed of both concrete and wood elements. The condition of the ramp presents accessibility and safety concerns for children, staff, and visitors.

Repair Description

Replace the existing ADA ramp with a fully compliant concrete ramp and metal guardrail system. Ensure proper slope, landings, and handrail configurations to meet current ADA standards.

D04 — Exterior cladding, Landscape/Horticulture (Main Campus)

Image: Link

Deficiency score	75	**Budget estimate**	$289,000
Bldg condition score	243	**Status**	Deferred
System	B20 Exterior Closure	**Deferability**	Immediate
Location	Building envelope	**Priorities**	Health/Safety (50%), Increased Repair/Replacement Cost (50%)

Problem Description

The Landscape/Horticulture Building (LHO), constructed in 1995, has a severely deteriorated exterior envelope. The original plywood siding is rotten and degraded across all elevations. The paint has peeled and bubbled from trapped moisture beneath the surface. The soffits are rotted, loose, and can separate with minimal pressure, indicating structural failure of the substrate and ongoing moisture intrusion. The entire envelope has exceeded its service life and no longer provides weather protection or integrity for the building.

Repair Description

Replace the existing plywood building envelope with new fiber cement panel siding and soffit assemblies to restore a durable, weather-tight exterior.

D05 — Roof, Landscape/Horticulture (Main Campus)

Image: Link

Deficiency score	75	**Budget estimate**	$26,000
Bldg condition score	264	**Status**	Deferred
System	B30 Roofing	**Deferability**	Immediate
Location	Flat roof area in the elbow of the building	**Priorities**	Health/Safety (50%), Increased Repair/Replacement Cost (50%)

Problem Description

The Landscape/Horticulture Building (LHO), constructed in 1995, has a flat built-up roof section of approximately 700 square feet located at the interior elbow of the structure. This roof supports mechanical equipment and has exceeded its design life. The roofing membrane shows visible deterioration, ponding, and evidence of vegetation growth, indicating prolonged moisture retention and failure of drainage pathways. Standing water and organic material are accelerating membrane decay and may compromise the underlying insulation and decking. The condition presents a risk of leaks and structural degradation if not addressed. Roof replacement should be coordinated with the planned building envelope repairs to ensure consistent waterproofing and integration of flashing and drainage systems.

Repair Description

Replace the 700-square-foot built-up roof section supporting mechanical equipment. Coordinate new roofing installation and flashing details with envelope replacement work to restore a watertight assembly and proper drainage.

D06 — Switchgear and Transformer, Culinary Arts Bldg (Main Campus)

Image: Link

Deficiency score	72	**Budget estimate**	$2,373,000
Bldg condition score	329	**Status**	Deferred
System	D50 Electrical	**Deferability**	Immediate
Location	Mechanical space	**Priorities**	Facility Use (50%), System Use (50%)

Problem Description

The main electrical switchgear and transformer in the Culinary Arts Building (CAB), constructed in 1975, are original to the building and have exceeded their expected service life. The aged components show signs of wear consistent with prolonged thermal cycling and exposure to minor moisture intrusion typical in food preparation facilities. The transformer insulation and connections are at risk of failure, and the switchgear no longer meets current electrical safety and reliability standards. Continued use increases the risk of electrical faults or power interruptions that could impact food service operations and instructional spaces.

Repair Description

Replace the original transformer and switchgear with new, code-compliant electrical equipment sized for current load demands. Upgrade grounding, conduit, and protective devices as needed.

D07 — Rooftop HVAC units, Robert Smith (Main Campus)

Image: Link

Deficiency score	72	**Budget estimate**	$343,000
Bldg condition score	330	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Roof	**Priorities**	Health/Safety (50%), Increased Operating Cost (50%)

Problem Description

The Robert Smith Building was constructed in 1978. Two rooftop AAON packaged units—one 50-ton and one 30-ton (model reference 21762)—are original to the building and at end of life. The units are undersized for current loads. Supply air distribution is out of balance in the administrative areas, with chronic hot and cold spots. The 2023 survey also noted frequent repairs and declining performance of the office-area units. Contributing factors likely include aged ductwork and terminal devices, failed or obsolete controls, and a lack of recent testing, adjusting, and balancing. To restore proper ventilation, temperature control, and pressurization, the airside system will need re-zoning and control upgrades along with right-sized equipment replacement.

Repair Description

Replace the two rooftop AAON units (50-ton and 30-ton) with properly sized equipment for current loads. Upgrade and rebalance the air distribution and controls serving administrative spaces to correct temperature and airflow issues.

D08 — HVAC Controls, Multiple (Main Campus)

Image: Link

Deficiency score	66	**Budget estimate**	Excluded (TBD)
Bldg condition score	264	**Status**	Excluded
System	D30 HVAC	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (25%), System Use (75%)

Problem Description

The building automation and control systems in Rainier Hall, the Aviation Building, and the Automotive Technology Building are outdated and incompatible with current HVAC equipment and Clean Buildings Performance Standard (CBPS) requirements. The existing systems include legacy Siebe Environmental and KMC BACnet components, as well as Allerton and LonWorks-based devices, which are no longer supported by the manufacturers. These systems rely on a mix of outdated Niagara R2, AX, and early N4 JACE controllers with Workplace AX and Pro PC front ends.

Because of the system age and limited interoperability, newer HVAC units cannot integrate properly with the building automation network. Operators are unable to trend energy data, schedule equipment, or verify system performance for CBPS reporting. Many controllers have failed or are operating in manual mode, leading to inefficiencies in heating, ventilation, and cooling sequences. The absence of unified monitoring and control reduces the college's ability to maintain comfort standards and energy targets across these buildings.

Repair Description

Replace all legacy building automation and control systems in Rainier Hall, the Aviation Building, and the Automotive Technology Building. Integrate new BACnet-compatible direct digital controls with a unified Niagara N4 platform to support energy monitoring, reporting, and compliance with Clean Buildings Performance Standard requirements.

D09 — Concrete beam, Wine & Welding Bldg (Main Campus)

Image: Link

Deficiency score	61	**Budget estimate**	$120,000
Bldg condition score	368	**Status**	Deferred
System	B10 Superstructure	**Deferability**	Immediate
Location	East end of building, double-height space,	**Priorities**	Facility Use (25%), Increased Repair/Replacement Cost (75%)

Problem Description

The Wine and Welding Building (constructed in 1976) has a cracked concrete beam supporting the upper roof structure. The beam shows exposed reinforcing steel and evidence of persistent water infiltration, suggesting that moisture is entering through failed sealant joints above and below the beam. Blistering is visible along the entire 270 linear feet of the welding lab perimeter, concentrated around roof and wall penetrations. One active leak is present near an acetylene line penetration, confirming that the source is not plumbing-related. The roof membrane appears intact, indicating that the moisture intrusion is likely occurring through deteriorated mastic or failed parapet flashing assemblies that are allowing water into the building envelope.

Repair Description

Repair the cracked concrete beam, patch and encapsulate exposed rebar, and replace all failed sealants and mastic along the beam and parapet. Reseal and flash all penetrations along the 270-foot perimeter of the welding lab to restore a watertight envelope.

D10 — Exterior columns, Heavy Duty Diesel (Main Campus)

Image: Link

Deficiency score	35	**Budget estimate**	$92,000
Bldg condition score	356	**Status**	Deferred
System	B10 Superstructure	**Deferability**	Deferrable
Location	East elevation of building	**Priorities**	Increased Repair/Replacement Cost (100%)

Problem Description

The exterior concrete columns on the Heavy Duty Diesel Building (Building HDM, constructed in 1970) show significant deterioration at the expansion joint above the garage doors. The concrete in the upper sections of five columns is heavily spalled, exposing rebar and suggesting ongoing water infiltration or freeze–thaw damage. The lower sections remain largely intact. The consistent pattern of degradation across multiple columns indicates a systemic issue, possibly related to water penetration at the expansion joint or inadequate drainage around the façade. A detailed structural investigation is needed to determine the extent of corrosion and to confirm load-bearing integrity.

Repair Description

Repair deteriorated sections of concrete columns by removing loose material, cleaning and treating exposed rebar, and patching with structural-grade repair mortar. Seal the expansion joint to prevent further water intrusion.

D11 — Exterior columns, Multiple (Main Campus)

Image: Link

Deficiency score	27	**Budget estimate**	$110,000
Bldg condition score	264	**Status**	Deferred
System	B20 Exterior Closure	**Deferability**	Deferrable
Location	Exterior columns at Olympic Hall and Library	**Priorities**	Increased Repair/Replacement Cost (75%), Quality of Use (25%)

Problem Description

Olympic Hall (2004). Three exterior steel pillars at Olympic Hall show corrosion at the connection points and damage to the protective coating. Coating failures at base plates and welds have exposed bare steel, allowing oxidation. Rust staining is present at anchor bolts and along drip lines, suggesting repeated wetting. Adjacent sealants at column bases appear failed in spots, which can allow water to enter the connection pocket and remain trapped.

Library – Robert Smith Building (1978). Multiple exterior columns show heavy corrosion with extensive efflorescence on adjacent masonry, indicating chronic moisture intrusion. Corrosion is visible at column bases and lower flanges; loss of section may be present. Efflorescence at plinths and spandrels suggests water is entering through failed sealant joints, compromised flashing, or cracks in protective coatings and migrating through the assembly.

Both buildings. Moisture exposure and degraded coatings reduce steel cross-section and compromise connection capacity over time. If unaddressed, advancing corrosion can affect structural performance and accelerate deterioration of adjacent masonry and sealants.

Repair Description

Repair the three Olympic Hall pillars and the affected Library columns: have a structural engineer assess section loss, then clean, treat rust, and restore with a high-build epoxy/polyurethane coating system; replace failed base-joint sealants, repair localized flashing, and regrade or add drip details to divert water. Replace any connection components found with significant section loss.

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. Nineteen buildings are not profiled individually: five small support structures above the Adequate band with no deficiencies this cycle (Plant Operations Storage 501, Horticulture Storage 377, Aviation Storage 347, Amt Battery Room 318, Instructional Greenhouse 289 — their component detail is in the Appendix) and the fourteen buildings in adequate or superior condition with no material capital needs identified. ID references cite deficiency text; the verbatim descriptions are in Section 4.2.

Aviation — condition score 400

Building	GSF	Built	Reno.	Predominant use
Aviation (064-AMT)	36,900	1970	1989	Vocational arts

Condition. 2025 condition score 400 (Needs improvement — renovation), (unchanged from 2023). Top weighted contributors: Elevators (30), Life/Safety (30), Fire Safety (30). Across-the-board component aging in a 1970 building whose last renovation was 1989; the roof membrane itself is recent (unballasted EPDM, 2014).

Current biennium (2027 request). None.

Deferred and emerging. None. No deficiencies were recorded this cycle; the score reflects whole-building aging rather than discrete component failures.

Long-term outlook. The worst-scored major building in the portfolio and a master-plan renovation priority ("Change — new program(s) in building"). At 36,900 GSF and a 400 score, this is a renovation-or-replacement candidate, not a component-repair one; capital repair investment here should be limited to what keeps programs running until a major-project decision is made in the master-plan refresh. Tier 2 Clean Buildings coverage applies (deadline July 1, 2027).

Wine & Welding Bldg — condition score 368

Building	GSF	Built	Reno.	Predominant use
Wine & Welding Bldg (064-WWB)	10,615	1976	2014	Vocational arts

Condition. 2025 condition score 368 (Needs improvement — renovation), (unchanged from 2023). Top weighted contributors: Glazing (31), Fire Safety (31), Structure (25). Glazing, fire safety, and structure lead; the 2014 multizone rooftop unit and 2002/2014 EPDM roofs are sound.

Current biennium (2027 request). None.

Deferred and emerging. Deferred: D09 ($120,000) — the cracked concrete beam with exposed rebar over the welding lab, with failed sealant along 270 LF of perimeter. Designated Immediate; exposed reinforcing steel under persistent water infiltration escalates in cost the longer it stays open.

Long-term outlook. A 1976 vocational building (renovated 2014) in the renovation band. The beam repair is warranted regardless of the building's longer-term path because it protects the structure itself. Below Clean Buildings coverage at 10,615 GSF.

Bldg B — condition score 364

Building	GSF	Built	Reno.	Predominant use
Bldg B (064-DWB)	32,712	1981	—	Vocational arts

Condition. 2025 condition score 364 (Needs improvement — renovation), (unchanged from 2023). Top weighted contributors: Roofing (30), Elevators (30), Life/Safety (30). Roofing, elevators, and life-safety lead in the oldest Duwamish building (1981); rooftop packaged units date to 2009 and the make-up air units are deteriorating per the condition worksheet.

Current biennium (2027 request). None.

Deferred and emerging. None recorded this cycle, but the condition worksheet flags the deteriorating make-up air units — a likely 2029-cycle deficiency.

Long-term outlook. A master-plan renovation priority ("Modernize — improve instructional infrastructure") and the weakest building on the Duwamish Campus by a wide margin (364 versus 171–218 for its 2004–08 neighbors). Tier 2 Clean Buildings coverage applies (July 1, 2027), and the excluded controls deficiency (D08) may include this building — the workbook's notes name the Georgetown buildings. Renovation scoping should fold in the make-up air and controls scope.

Heavy Duty Diesel — condition score 356

Building	GSF	Built	Reno.	Predominant use
Heavy Duty Diesel (064-HDM)	13,208	1970	—	Vocational arts

Condition. 2025 condition score 356 (Needs improvement — renovation), up from 340 in 2023. Top weighted contributors: Life/Safety (40), Roofing (30), Elevators (30). Life-safety, roofing, and elevator components lead; the building draws hot and chilled water from the campus central plant and supplements with gas unit heaters.

Current biennium (2027 request). D01 — rooftop HVAC units, $164,000. Replacement of both 1995 Trane units at end of service life.

Deferred and emerging. Deferred: D10 ($92,000) — spalled concrete at five column tops along the east elevation expansion joint, one of the two items in the survey designated Deferrable.

Long-term outlook. A 1970 vocational building whose score moved from 340 to 356 this cycle — one of only two buildings that worsened. The 2027 HVAC replacement addresses the driving mechanical failure; the column repair belongs in the campus concrete-and-sealant program (Section 3.4). Not covered by Clean Buildings at 13,208 GSF.

Rainier Hall — condition score 348

Building	GSF	Built	Reno.	Predominant use
Rainier Hall (064-SCI)	58,305	1975	—	Multi-use

Condition. 2025 condition score 348 (Needs improvement — maintenance), (unchanged from 2023). Top weighted contributors: Life/Safety (30), Fire Safety (30), Glazing (30). Life-safety, fire-safety, and glazing lead; ground-mounted packaged HVAC with deteriorating fiberglass ducting is flagged in the condition worksheet, and the repair text of the excluded controls deficiency (D08) names this building.

Current biennium (2027 request). None.

Deferred and emerging. None costed this cycle. The controls scope (D08, excluded, TBD) names Rainier Hall in its repair description.

Long-term outlook. The largest master-plan renovation priority (58,305 GSF, "Modernize — improve instructional infrastructure") and a Tier 1 Clean Buildings building (deadline June 1, 2028). Its 348 score is classic renovation-band aging. The modernization decision should precede any major component investment here, and its controls and mechanical scope should be specified against the CBPS target platform.

Robert Smith — condition score 330

Building	GSF	Built	Reno.	Predominant use
Robert Smith (064-RSB)	95,488	1978	—	Office / administration

Condition. 2025 condition score 330 (Needs improvement — maintenance), (unchanged from 2023). Top weighted contributors: Life/Safety (30), Fire Safety (30), Glazing (30). Life-safety, fire-safety, and glazing lead; the condition worksheet notes half the air-handler VAV plant is deteriorated. Two rooftop packaged units were funded in 2021–23 and the administrative-area units were funded in 2025–27 (F06, $124,000).

Current biennium (2027 request). None.

Deferred and emerging. Deferred: D07 ($343,000) — the two original 1978 AAON rooftop units (50-ton and 30-ton), undersized for current loads with chronic hot and cold spots in administrative areas. The largest deferred mechanical item.

Long-term outlook. The college's largest building (95,488 GSF, administration and library) and its only Tier 1 Clean Buildings building with a 2027 deadline (June 1, 2027 — inside the immediate biennium). The AAON replacement is the building's next mechanical event and, given the compliance date, should be specified as a high-efficiency, properly sized system with CBPS-compatible controls rather than like-for-like. The D11 column repairs reference the Library.

Culinary Arts Bldg — condition score 328

Building	GSF	Built	Reno.	Predominant use
Culinary Arts Bldg (064-CAB)	23,814	2008	—	Vocational arts

Condition. 2025 condition score 328 (Needs improvement — maintenance), down from 329 in 2023. Top weighted contributors: Glazing (31), Fire Safety (31), Lights/Power (25). Glazing, fire-safety, and lighting lead. The 2025–27 biennium funded three projects here — split-system heat pumps ($299,000), the kitchen hood and make-up air replacement ($362,000), and the mansard roof ($180,000) — so the building's mechanical periphery is being renewed even as its electrical core ages.

Current biennium (2027 request). None.

Deferred and emerging. Deferred: D06 ($2,373,000) — the original 1975 main switchgear and transformer, 71% of the college's entire deferred backlog. Designated Immediate; deferred solely on the budget threshold.

Long-term outlook. A master-plan renovation priority ("Modernize — improve instructional infrastructure") and a Tier 2 Clean Buildings building (July 1, 2027). The switchgear is the pivotal sequencing question of this

report: as a stand-alone 2029–2031 preservation project it is fundable but large; folded into the modernization, it risks waiting on a major-project appropriation while carrying single-point-of-failure risk for the college's commercial-kitchen instruction. The master-plan refresh should settle this explicitly.

Multi-Purpose — condition score 321

Building	GSF	Built	Reno.	Predominant use
Multi-Purpose (064-CED)	15,915	1983	1989	Multi-use / office

Condition. 2025 condition score 321 (Needs improvement — maintenance), (unchanged from 2023). Top weighted contributors: Glazing (31), Life/Safety (31), Fire Safety (31). Glazing, life-safety, and fire-safety lead; the office HVAC was replaced in 2013, the rooftop VVT unit in 2015, and the metal roof in 2016, but the worksheet notes the building has no ventilation and random damage to the metal siding.

Current biennium (2027 request). None.

Deferred and emerging. None recorded this cycle.

Long-term outlook. A 1983 engineered-metal building at 321 — in the maintenance band with recent mechanical and roof investment already made. Continued use with routine maintenance is the trajectory; the absence of ventilation is worth a look in the 2027 survey cycle. Not covered by Clean Buildings at 15,915 GSF.

Childcare/Preschool — condition score 267

Building	GSF	Built	Reno.	Predominant use
Childcare/Preschool (064-CCC)	4,368	1992	—	Childcare

Condition. 2025 condition score 267 (Adequate), (unchanged from 2023). Top weighted contributors: Fire Safety (33), Roofing (22), Doors & Hardware (20). Fire-safety, roofing, and door hardware lead in a 1992 childcare building whose score is otherwise mid-Adequate.

Current biennium (2027 request). D03 — ADA ramp replacement. The settled, partially rotted entry ramp with non-compliant guardrail is the request's accessibility item (workbook estimate $25,000; see reviewer note in Section 4.2).

Deferred and emerging. None.

Long-term outlook. Continued use. As a licensed childcare facility, accessibility and life-safety items here carry consequence beyond their dollar size, which is reflected in the ramp's 81 score despite its small cost.

Landscape/Horticulture — condition score 243

Building	GSF	Built	Reno.	Predominant use
Landscape/Horticulture (064-LHO)	4,408	1995	—	General classroom

Condition. 2025 condition score 243 (Adequate), (unchanged from 2023). Top weighted contributors: Fire Safety (31), Roofing (21), Doors & Hardware (19). Fire-safety, roofing, and door hardware lead; the 2019 rooftop heating/ventilating units are recent.

Current biennium (2027 request). None.

Deferred and emerging. Deferred: D04 ($289,000) envelope replacement and D05 ($26,000) flat-roof section — $315,000 combined. The rotted plywood siding and soffits and the failed 700 SF built-up roof at the building's elbow are one moisture problem; the survey's repair text directs the roof work to be coordinated with the envelope replacement.

Long-term outlook. A 1995 classroom building otherwise in adequate condition. The envelope pair is the classic escalating deferral — the soffits are already separating under minimal pressure — and should be treated as a single project in the 2029 ask. Not covered by Clean Buildings at 4,408 GSF.

Olympic Hall — condition score 218

Building	GSF	Built	Reno.	Predominant use
Olympic Hall (064-OLY)	43,586	2004	—	General classroom

Condition. 2025 condition score 218 (Adequate), up from 202 in 2023. Top weighted contributors: HVAC (32), Roofing (20), Glazing (18). HVAC is the top weighted contributor — driven by the failed laboratory ventilation — followed by roofing and glazing; the score moved from 202 to 218 this cycle.

Current biennium (2027 request). D02 — laboratory ventilation replacement for Labs 300–304, $292,000. The survey's top-priority life-safety project: a design-flaw failure causing fume backflow and loss of negative pressure in occupied science labs.

Deferred and emerging. Deferred: D11 in part ($110,000 across Olympic Hall and the Library) — corroding exterior steel pillars with failed base sealants.

Long-term outlook. A 2004 general-classroom building whose ventilation failure shows design-flaw risk is independent of building age. The lab redesign restores code-compliant operation; the column coating repair belongs in the campus sealant program. Tier 2 Clean Buildings coverage applies (July 1, 2027).

6. INFRASTRUCTURE SYSTEMS

Infrastructure requests (campus utilities, distribution, and site systems) are budgeted separately from building preservation. For the 2027–2029 cycle, South Seattle's infrastructure request is **$2,116,000** — the largest category in the college's Minor Works request — comprising four sanitary sewer-line replacements on the Main Campus, all drawn from the college's 2019 Infrastructure Survey asset inventory.

System	Asset	Budget estimate	Segment
Sewer	2633	$506,000	West of Automotive Technology to west of Cascade Hall
Sewer	2635	$698,000	West of Automotive Technology to east of Automotive Technology
Sewer	2637	$457,000	East of Automotive Technology to west of Aviation
Sewer	2643	$455,000	Northwest of Autobody to southeast of Technology Center
Total — 4 projects		**$2,116,000**	

Segment descriptions summarized from the 2027 budget-request summary; the sewer-line locations are fully described in the college's 2019 Infrastructure Survey.

The request continues a multi-biennium underground-utility renewal. The 2025–27 biennium funded $965,000 of infrastructure: potable water lines (assets 2599, 2600, 2601 & 2614; $393,000), primary switchgear (eight assets; $373,000), an underground storage tank (asset 2684; $149,000), gas meters (assets 2625, 2626 & 2630; $25,000), and a swale (asset 2735; $25,000). The underlying condition record supports the sewer emphasis: the 2023 FCS documented an aging 8-inch concrete sanitary main flowing east-west to the city system, with roughly 360 LF located beneath the Technology Center where maintenance or replacement would be difficult, alongside an older north water loop lacking backflow preventers, an east-perimeter storm system in poor condition causing erosion, and gas-service capacity shortfalls on cold days attributed to a utility-side bottleneck.

For upcoming biennia, the radar items are: the remaining sewer and storm segments (particularly the under-building sewer run and the east-perimeter storm drainage), completion of the primary electrical switchgear renewal begun in 2025–27, the north water-loop age and backflow-prevention gap, and — if Clean Buildings compliance drives any electrification of the 1970s mechanical plant — confirmation that campus electrical service capacity can carry it (Section 9).

7. MASTER PLAN ALIGNMENT

Both campus master plans date to 2007 with no recorded update — now 19 years old. The 2025 pre-survey reported the following capital priorities; there are no replacement or demolition priorities on either campus this cycle.

Master planning currency

Campus	Most recent full plan	Most recent update
Main Campus (064A)	2007	N/A
Duwamish Campus (064B)	2007	N/A

Reported capital priorities

Category	Building	Master plan note
Renovation	Rainier Hall (Rah) (064-SCI)	Modernize — improve instructional infrastructure
	Bldg B (064-DWB)	Modernize — improve instructional infrastructure
	Aviation (064-AMT)	Change — new program(s) in building
	Culinary Arts Bldg (Cab) (064-CAB)	Modernize — improve instructional infrastructure
Replacement	None	—
Demolition	None	—

The 2027 capital-repair recommendations align with these priorities. None of the three included preservation projects invests in a building flagged for renovation — the request concentrates on Heavy Duty Diesel, Olympic Hall, and the Childcare/Preschool, none of which carries a master-plan flag, and no building is slated for replacement or demolition. The prior biennium's funded work in the Culinary Arts Building (heat pumps, kitchen hood, mansard roof) does sit in a renovation-priority building, but each item maintains basic program function, which is the recognized exception.

The alignment question to settle before the 2029 cycle is the Culinary Arts switchgear (D06, $2,373,000): it is the deferred backlog, and it sits in a building the master plan flags for modernization. Funding it as capital repair only makes sense if the modernization is more than roughly a biennium away; folding it into the modernization only makes sense if that project is real and near. A 19-year-old master plan cannot answer that. A master-plan refresh — which would also set the Aviation, Rainier Hall, and Bldg B renovation sequence and the Plant Operations Storage disposition — is the single highest-leverage planning action available to the college this biennium.

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 (627,319 GSF).

In-house maintenance staffing (2025 pre-survey)

Position	Hours per week	Estimated annual cost
Maintenance Mechanic 4	20	$52,723
Maintenance Custodian	5	$7,504
Electrician	25	$55,379
Refrigeration Mechanic	30	$66,452
Maintenance Mechanic 3	40	$66,452
Electrician	20	$44,294
Maintenance Mechanic 1	15	$30,125
Total (7 positions)	**155**	**$322,929**

Derived metrics

In-house maintenance FTEs (155 hrs/wk ÷ 40)	**3.9**
Estimated equivalent contract FTEs (2023 cycle)	1.2
Combined total FTEs	**5.1**
GSF per combined FTE (627,319 GSF surveyed)	**123,004**
State average (weighted, 2023 cycle)	74,279 GSF / FTE
Total maintenance cost (staff + contract + material)	$592,929
Maintenance cost per GSF	**$0.95**
State average (weighted, 2023 cycle)	$1.48 / GSF
APPA self-rating (2023 cycle)	**Managed Care (level 3 of 5)**

Contract cost ($100,000) and materials ($170,000) carried forward from the 2023 FCS; contract FTE equivalence per the 2023 statewide method. Benchmark references: IFMA 57,471 GSF/FTE; ASU 79,293 GSF/FTE.

South Seattle runs one of the leanest maintenance operations in the system. At 123,004 GSF per combined FTE it covers 66% more area per person than the state weighted average (74,279) and more than double the IFMA benchmark (57,471), while spending $0.95 per GSF against a state average of $1.48. That capacity has to sustain a portfolio in which 13 of 30 rated buildings sit below Adequate and nine deferred-or-included deficiencies are designated Immediate. The pattern in this cycle's findings — end-of-life equipment running to failure, sealant and coating deterioration progressing into structure — is consistent with a staffing level that can react but not get ahead. The Clean Buildings benchmarking, energy-management-plan, and operations-and-maintenance obligations arriving in 2027–28 across twelve covered buildings (Section 9) are unlikely to be absorbable at this staffing level without additional staff or contract support.

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. The FPMT inventory records estimated replacement cost as "Unknown" for every South Seattle structure, so a portfolio-level reinvestment rate

cannot be computed this cycle; populating CRV in FPMT would let future reports judge whether reinvestment is keeping pace with deterioration. (For scale, the 2023 FCS carried partial CRV data — e.g., Robert Smith at $40,582,400 — suggesting a portfolio CRV well above $200 million against a combined 2027 identified preservation need of $3,834,000.)

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 Seattle's larger buildings are operated and re-equipped. It is not an abstract sustainability goal — it is a compliance deadline attached to specific buildings, backed by penalties, and it overlaps directly with this cycle's deficiency record: the survey's one excluded deficiency is a campus-wide controls replacement whose problem statement cites CBPS compliance by name. This section maps which buildings are covered, when each must comply, and how the deferred and excluded work can be sequenced so required repairs and required compliance are funded as one effort. No college-specific decarbonization plan was provided for this report.

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 (an enforceable EUI target is expected later in the rollout). Compliance dates are staggered by building size:

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

Bolded dates are the deadlines that fall on South Seattle: Robert Smith (Tier 1, 90,001–220,000 GSF) on June 1, 2027; Rainier Hall and Cascade Hall (Tier 1, 50,001–90,000 GSF) on June 1, 2028; and nine Tier 2 buildings on July 1, 2027. Non-compliance penalties run up to $5,000 plus $1.50 per square foot of floor area, assessed annually until the building conforms. Commerce has offered early-adopter incentives on the order of $0.85 per square foot (Tier 1) and $0.30 per square foot (Tier 2) for early compliance.

9.2 South Seattle's Included Buildings

Twelve of South Seattle's buildings exceed the 20,000 GSF coverage floor — three Tier 1 and nine Tier 2, totaling 499,534 GSF, 77% of the portfolio. The table pairs each with the deferred capital backlog already identified for it in Section 4.

Building	GSF	Tier	Compliance date	Deferred backlog in building
Robert Smith	95,488	1	**June 1, 2027**	**$343,000**
Rainier Hall	58,305	1	June 1, 2028	—
Cascade Hall	57,333	1	June 1, 2028	—
Olympic Hall	43,586	2	July 1, 2027	part of D11 ($110,000)

Aviation	36,900	2	July 1, 2027	—
Jmbrockey Campus Center	36,692	2	July 1, 2027	—
Technology Center	36,449	2	July 1, 2027	—
Automotive Technology	34,120	2	July 1, 2027	—
Bldg B (Duwamish)	32,712	2	July 1, 2027	—
Bldg C (Duwamish)	23,814	2	July 1, 2027	—
Culinary Arts Bldg	22,435	2	July 1, 2027	**$2,373,000**
Duw Building A	21,700	2	July 1, 2027	—
Covered total (12 buildings)	**499,534**			**$2,826,000**

The Culinary Arts figure is its switchgear (D06); electrical service equipment is not itself an EUI measure, but its replacement sets the building's electrification capacity. The Robert Smith figure is its original rooftop HVAC (D07). The campus-wide controls deficiency (D08, excluded, cost TBD) is not attributable to single buildings and is additional to the total shown.

9.3 Aligning capital renewal with compliance

South Seattle's compliance workscope and its deficiency record are largely the same work seen from two directions:

Controls and energy management — the excluded D08 scope (replacing unsupported Siebe, KMC, Allerton, and LonWorks systems with a unified Niagara N4 BACnet platform including energy monitoring and reporting) is, nearly verbatim, the benchmarking and energy-management infrastructure the standard requires across the covered buildings from 2027. It should be costed, scoped against the confirmed building list (see the D08 reviewer note), and treated as the compliance backbone — and every interim HVAC replacement should specify controls compatible with that platform.

HVAC replacement at the point of failure — the Robert Smith AAON replacement (D07, deferred) sits in the college's first-deadline Tier 1 building. Specifying it as a high-efficiency, correctly sized system rather than like-for-like converts a repair the college must make anyway into EUI progress. The same logic applies to the funded 2027 projects (Heavy Duty Diesel and Olympic Hall are below the coverage floor, but platform-compatible controls still pay off) and to the rolling HVAC renewal generally.

Electrical capacity at the point of replacement — the Culinary Arts switchgear (D06) and the campus primary-switchgear renewal are one-time opportunities to size electrical service for eventual electrification of gas-fired heating in the covered buildings; a like-for-like replacement would lock in current capacity for another 40 years.

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. South Seattle's configuration is mixed: the condition record shows a central plant supplying hot and chilled water to parts of the 1970 core (Heavy Duty Diesel, Automotive Technology), but the covered buildings largely run on their own packaged units and boilers (Olympic Hall, University Center, Duwamish A, Chan, and Culinary Arts all show building-level boilers), and no campus-wide thermal loop appears in the record. On that evidence the covered buildings most likely comply individually on the Tier 1 / Tier 2 schedule in Section 9.2 rather

than as a district energy system, though the central plant's actual service extent should be confirmed when the compliance pathway is selected. Preparing a college-specific decarbonization plan — as a number of peer colleges have done under DES contracts — would give the 2029 capital request a phasing framework this report cannot supply from the survey record alone.

10. APPENDIX: BUILDING CONDITION DETAIL

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

Plant Operations Storage — condition score 501

Component	Rating	Wt.	Wt. Score	Comment
Structure	5	8	49	Wood frame and wood roof trusses; part CMU un-reinforced walls
Exterior Closure	5	8	49	Metal siding; CMU; general deterioration
Roofing	1	10	12	Metal roof-2019
Floor Finishes	3	6	22	Concrete slab
Wall Finishes	4	6	29	Exposed wood frame & exterior siding
Ceiling Finishes	0	6	0	Exposed truss structure w/exposed plywood ceiling
Doors & Hardware	5	6	36	Exterior HM doors/frames-extensive wear; metal OH door-deteriorated
Elevators	0	6	0	1 story w/storage mezzanine
Plumbing	0	8	0	
Electrical	1	8	10	100amp 480/277v
Lights/Power	2	8	19	Hanging fluorescent fixtures
Life/Safety	3	10	36	
Fire Safety	4	10	49	
Modifications	3	7	26	Mezzanine at rear of space may not meet code
Maintenance	3	7	26	
Remaining Life	5	6	36	
Appearance	5	6	36	
Insulation	5	6	36	
Glazing	0	6	0	
HVAC	3	8	29	Electric unit heaters
Total			**501**	**Replace or renovate**

Aviation — condition score 400

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Concrete frame and tilt-up panels; double tee roof;
Exterior Closure	2	8	16	Exposed marble aggregate panels; aluminum curtain wall; metal siding
Roofing	2	10	20	Unballasted EPDM 2014
Floor Finishes	3	6	18	Vinyl tile; exposed concrete; carpet; ceramic tile
Wall Finishes	3	6	18	Gypsum board; exposed concrete; ceramic tile

Component	Rating	Wt.	Wt. Score	Comment
Ceiling Finishes	3	6	18	Exposed concrete; direct-adhered and lay-in tiles
Doors & Hardware	2	6	12	Interior wood doors w HM frames; exterior HM doors/frames; metal sliding hangar door; OH coiling doors
Elevators	5	6	30	1 story w walk-up mezzanines with classrooms, storage, restrooms and offices
Plumbing	3	8	24	Galvanized, cast iron, copper and steel piping; porcelain fixtures
Electrical	3	8	24	1600amp 480/277v
Lights/Power	3	8	24	Hanging, surface mount and lay-in fluorescent fixtures
Life/Safety	3	10	30	
Fire Safety	3	10	30	Zoned FA (pull stations only); no sprinklers
Modifications	1	7	7	Modifications appear to have been adequately done
Maintenance	1	7	7	
Remaining Life	3	6	18	Facility could greatly benefit from comprehensive interior renovation; building is sound
Appearance	4	6	24	
Insulation	3	6	18	
Glazing	5	6	30	
HVAC	3	8	24	Ventilators with hot/chilled water coils; fan coil units
Total			**400**	**Needs improvement — renovation**

Horticulture Storage — condition score 377

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	10	Wood pole building
Exterior Closure	3	8	31	Metal siding
Roofing	1	10	13	Metal roof
Floor Finishes	1	6	8	Concrete slab
Wall Finishes	4	6	31	Gypsum board, plywood
Ceiling Finishes	0	6	0	Wood roof trusses and plywood deck
Doors & Hardware	3	6	23	Exterior HM doors/frame; OH sectional doors-dented
Elevators	0	6	0	
Plumbing	0	8	0	None
Electrical	1	8	10	200amp 480/277v
Lights/Power	1	8	10	Hanging strip fluorescent lighting
Life/Safety	3	10	38	
Fire Safety	5	10	64	
Modifications	3	7	27	Mezzanine at rear of space may not meet code
Maintenance	3	7	27	
Remaining Life	4	6	31	

Component	Rating	Wt.	Wt. Score	Comment
Appearance	3	6	23	
Insulation	0	6	0	
Glazing	0	6	0	
HVAC	3	8	31	Gas unit heaters
Total			**377**	**Needs improvement — renovation**

Wine & Welding Bldg — condition score 368

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	8	Rooftop multizone packaged HVAC unit 2014
Structure	3	8	25	Concrete frame & tilt-up panels, double tee roof; steel beam & joist;
Exterior Closure	3	8	25	Exposed marble aggregate panels; metal-framed display windows; aluminum window walls
Roofing	2	10	21	EPDM single-ply membrane-2002. Upper section EPDM 2014
Floor Finishes	3	6	19	Vinyl tile; quarry tile; concrete
Wall Finishes	2	6	13	Plaster veneer over gypsum board; painted concrete; ceramic tile
Ceiling Finishes	2	6	13	Lay-in and direct-adhered tile
Doors & Hardware	3	6	19	Interior wood doors w HM frames; exterior aluminum/HM doors/frames; OH metal doors
Elevators	0	6	0	
Plumbing	3	8	25	Copper, galvanized, cast iron and steel piping; porcelain fixtures
Electrical	1	8	8	2000amp 480/277v
Lights/Power	3	8	25	Lay-in and ceiling-mount fluorescent fixtures
Life/Safety	2	10	21	
Fire Safety	3	10	31	
Modifications	1	7	7	International student area well thought out and separate from the Welding program.
Maintenance	2	7	15	
Remaining Life	3	6	19	Building appears very unsuitable for continued use as a welding shop
Appearance	4	6	25	
Insulation	3	6	19	
Glazing	5	6	31	
Total			**368**	**Needs improvement — renovation**

Bldg B — condition score 364

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Steel columns with glu-lam beam & wood roof trusses; wood stud wall framing
Exterior Closure	2	8	16	Stucco
Roofing	3	10	30	BUR with mineral-surfaced capsheet; high roof new in 2011; low roof in 2000 (funded for resurface 21-23); Kalwall skylight
Floor Finishes	4	6	24	Vinyl tile-blisters and surface wear; carpet-surface wear; ceramic tile; sheet vinyl; concrete
Wall Finishes	3	6	18	Gypsum board-marred/dinged; movable partition walls w some damage
Ceiling Finishes	3	6	18	Gypsum board; lay-in tile-stained; wood roof deck
Doors & Hardware	3	6	18	Interior wood doors w HM frames-surface wear; exterior aluminum/HM doors/frames
Elevators	5	6	30	1 story w/ loft classrooms and storage areas of various sizes in labs
Plumbing	1	8	8	Copper, steel and cast iron piping; porcelain and ss fixtures
Electrical	1	8	8	1200amp 480/277v; six disconnect rule
Lights/Power	1	8	8	Lay-in, ceiling mount and hanging fluorescent fixtures; high pressure sodium
Life/Safety	3	10	30	
Fire Safety	1	10	10	
Modifications	3	7	21	Wood framed mezzanines with classrooms & storage may not meet code
Maintenance	3	7	21	
Remaining Life	3	6	18	
Appearance	3	6	18	Building is not very attractive
Insulation	3	6	18	
Glazing	3	6	18	Some operable units
HVAC	3	8	24	Rooftop packaged HVAC units-2009; deteriorating make-up air units
Total			**364**	**Needs improvement — renovation**

Heavy Duty Diesel — condition score 356

Component	Rating	Wt.	Wt. Score	Comment
HVAC	3	8	24	Gas unit heaters; AHUs w fan coil units w heating/cooling coils; hot/chilled water from central plant
Structure	3	8	24	Conc. frame and tilt-up panels, double tee roof-spalling at east end of roof beams
Exterior Closure	1	8	8	Exposed marble aggregate panels; concrete
Roofing	3	10	30	Built-up roof-blisters
Floor Finishes	3	6	18	Concrete slab; ceramic tile; vinyl tile-surface wear

Component	Rating	Wt.	Wt. Score	Comment
Wall Finishes	3	6	18	Gypsum board; marblecrete; CMU; concrete; ceramic tile
Ceiling Finishes	3	6	18	Exposed concrete with direct-adhered tile
Doors & Hardware	3	6	18	Interior wood/HM doors w HM frames-surface wear; exterior HM doors/frames; OH aluminum doors
Elevators	5	6	30	1 story w/mezzanine
Plumbing	1	8	8	Copper, cast iron and steel piping; porcelain fixtures
Electrical	1	8	8	1800amp, 480/277v
Lights/Power	1	8	8	Hanging and ceiling-mount fluorescent, and high-bay metal-halide fixtures
Life/Safety	4	10	40	
Fire Safety	3	10	30	
Modifications	1	7	7	Infilled bay has expanded building area; appears adequately constructed
Maintenance	1	7	7	
Remaining Life	3	6	18	
Appearance	3	6	18	Functional and well-maintained spaces but not very attractive interior or exterior
Insulation	3	6	18	
Glazing	1	6	6	No windows except for double glazed panels in OH doors and skylights
Total			**356**	**Needs improvement — renovation**

Rainier Hall — condition score 348

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Concrete frame and tilt-up panels
Exterior Closure	2	8	16	Concrete; exposed marble aggregate panels; stucco
Roofing	1	10	10	Modified bitumen torch-down-exposed fibers on surface layer; re-seal 2018
Floor Finishes	2	6	12	Carpet; vinyl tile; ceramic tile; general wear
Wall Finishes	2	6	12	Gypsum board; CMU; concrete; ceramic tile; cement asbestos board
Ceiling Finishes	2	6	12	Lay-in tile; direct-adhered tile
Doors & Hardware	3	6	18	Interior wood doors w wood/HM frames-surface wear; exterior HM doors/frames
Elevators	3	6	18	3 stop
Plumbing	3	8	24	Copper, steel, cast iron and galvanized piping; porcelain fixtures
Electrical	1	8	8	300amp 480/277v; six disconnect rule
Lights/Power	1	8	8	Lay-in, wall-mount and ceiling-mount fluorescent fixtures
Life/Safety	3	10	30	
Fire Safety	3	10	30	

Component	Rating	Wt.	Wt. Score	Comment
Modifications	1	7	7	Recent classroom remodels; new glass panels in guardrails; all well constructed
Maintenance	3	7	21	
Remaining Life	4	6	24	Building has design limitations; cost-effective long-term use is very questionable
Appearance	3	6	18	
Insulation	3	6	18	
Glazing	5	6	30	
HVAC	3	8	24	Ground-mount packaged HVAC units; duct re-heat units; deteriorating fiberglass ducting
Total			**348**	**Needs improvement — maintenance**

Aviation Storage — condition score 347

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	10	Concrete shell; CMU
Exterior Closure	2	8	20	Concrete: CMU
Roofing	1	10	12	Neoguard coating
Floor Finishes	1	6	7	Concrete slab
Wall Finishes	1	6	7	Exposed concrete
Ceiling Finishes	3	6	22	Concrete deck; direct-adhered tile-water damage
Doors & Hardware	3	6	22	Interior wood doors/frames; exterior HM doors/frames
Elevators	0	6	0	
Plumbing	0	8	0	
Electrical	1	8	10	150amp 208/120v
Lights/Power	1	8	10	Ceiling mount and hanging fluorescent lighting
Life/Safety	5	10	61	
Fire Safety	3	10	37	
Modifications	0	7	0	No major modifications to date
Maintenance	3	7	26	
Remaining Life	3	6	22	
Appearance	4	6	29	
Insulation	0	6	0	
Glazing	3	6	22	
HVAC	3	8	29	Electric unit heater
Total			**347**	**Needs improvement — maintenance**

Robert Smith — condition score 330

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Concrete structure with tilt-up concrete panels; steel framed roof
Exterior Closure	1	8	8	Exposed marble aggregate panels; plaster soffits
Roofing	2	10	20	BUR with mineral-surfaced cap sheet on upper roof. EPDP lower roof 2016
Floor Finishes	2	6	12	Carpet-surface wear/stains; vinyl tile, ceramic tile
Wall Finishes	2	6	12	Gypsum board-marred/dinged; ceramic tile; glass walls
Ceiling Finishes	3	6	18	Gypsum board and lay-in tile; worst areas funded for replacement 21-24
Doors & Hardware	3	6	18	Interior wood doors w HM frames; sidelites; exterior wood/HM doors/frames-surface wear
Elevators	2	6	12	Two stop
Plumbing	3	8	24	Copper, galvanized, steel, cast iron and PVC piping; porcelain fixtures
Electrical	1	8	8	2500amp 480/277v
Lights/Power	1	8	8	Lay-in, hanging, wall-mount and recessed can fluorescent lighting
Life/Safety	3	10	30	
Fire Safety	3	10	30	
Modifications	1	7	7	History of minor projects which have been generally well done; MW program project funded 21-23.
Maintenance	1	7	7	
Remaining Life	3	6	18	
Appearance	3	6	18	Functional and well-maintained spaces but very average exterior
Insulation	3	6	18	
Glazing	5	6	30	
HVAC	3	8	24	Rooftop packaged HVAC units (two funded 21-23); perimeter radiant heat; AHU w VAVs-one-half are deteriorated
Total			**330**	**Needs improvement — maintenance**

Culinary Arts Bldg — condition score 328

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Concrete arch frame with cast concrete panel infill; wood frame
Exterior Closure	1	8	8	Exposed marble aggregate panels; aluminum window wall; metal building panels; concrete; stucco; CMU
Roofing	2	10	21	BUR membrane-portion new in 2011; metal panels; metal mansard; re-conditioning funded 21-23
Floor Finishes	2	6	13	Quarry tile-random cracking; vinyl tile; carpet; epoxy flooring-surface wear; ceramic tile

Component	Rating	Wt.	Wt. Score	Comment
Wall Finishes	2	6	13	Gypsum board-surface wear; exposed concrete; CMU; ceramic tile; wood paneling-marred; marble aggregate
Ceiling Finishes	2	6	13	Gypsum board; lay-in tile; exposed beams
Doors & Hardware	3	6	19	Interior wood/HM doors w HM frames-surface wear; exterior aluminum/HM doors/frames
Elevators	0	6	0	
Plumbing	2	8	17	Copper, steel, cast iron and PVC piping; porcelain fixtures
Electrical	1	8	8	1600amp 480/277v
Lights/Power	3	8	25	Recessed, can, surface mount, lay-in and hanging fluorescent lights
Life/Safety	1	10	10	
Fire Safety	3	10	31	
Modifications	2	7	15	Modifications are well thought out and in compliance with codes
Maintenance	3	7	22	
Remaining Life	2	6	13	
Appearance	3	6	19	Mix of attractive and just average interior spaces; very average exterior
Insulation	3	6	19	
Glazing	5	6	31	
HVAC	3	8	25	HW boiler; split system heat pumps
Total			**328**	**Needs improvement — maintenance**

Multi-Purpose — condition score 321

Component	Rating	Wt.	Wt. Score	Comment
HVAC	2	8	17	Rooftop packaged HVAC unit with VVT 2015; no ventilation; New office HVAC 2013
Structure	1	8	8	Engineered metal building system; steel framing
Exterior Closure	3	8	25	Vertical corrugated metal siding-random damage
Roofing	1	10	10	Corrugated metal roof 2016
Floor Finishes	3	6	19	Concrete slab; carpet-surface wear; plywood
Wall Finishes	2	6	13	Gypsum board
Ceiling Finishes	1	6	6	Exposed metal roof structure w encapsulated insulation; lay-in tiles
Doors & Hardware	3	6	19	Interior wood/HM doors w HM frames; exterior H doors/frames-surface wear; metal coiling door
Elevators	0	6	0	1 story with mezzanine for storage
Plumbing	1	8	8	
Electrical	1	8	8	800amp 480/277v
Lights/Power	1	8	8	Hanging and recessed fluorescent lighting

Component	Rating	Wt.	Wt. Score	Comment
Life/Safety	3	10	31	
Fire Safety	3	10	31	
Modifications	3	7	22	Wood framed mezzanine with offices & storage may not meet code
Maintenance	1	7	7	
Remaining Life	3	6	19	
Appearance	3	6	19	
Insulation	3	6	19	
Glazing	5	6	31	
Total			**321**	**Needs improvement — maintenance**

Amt Battery Room — condition score 318

Component	Rating	Wt.	Wt. Score	Comment
HVAC	0	8	0	
Structure	1	8	11	
Exterior Closure	2	8	22	
Roofing	1	10	14	BUR 2013
Floor Finishes	1	6	8	
Wall Finishes	1	6	8	
Ceiling Finishes	0	6	0	
Doors & Hardware	3	6	25	
Elevators	0	6	0	
Plumbing	0	8	0	
Electrical	1	8	11	
Lights/Power	3	8	33	
Life/Safety	3	10	42	
Fire Safety	3	10	42	
Modifications	0	7	0	
Maintenance	1	7	10	
Remaining Life	1	6	8	
Appearance	5	6	42	
Insulation	5	6	42	
Glazing	0	6	0	
Total			**318**	**Needs improvement — maintenance**

Instructional Greenhouse — condition score 289

Component	Rating	Wt.	Wt. Score	Comment
HVAC	2	8	20	Gas unit heaters; evaporative coolers
Structure	1	8	10	Pre-fabricated galvanized metal greenhouse and head house structures
Exterior Closure	1	8	10	Structural polycarbonate panels
Roofing	1	10	13	Structural polycarbonate panels
Floor Finishes	1	6	8	Concrete slab-cracked and ponds water; rubber mats
Wall Finishes	0	6	0	Structural polycarbonate panels
Ceiling Finishes	0	6	0	Structural polycarbonate panels
Doors & Hardware	1	6	8	Metal doors/frames; OH metal doors
Elevators	0	6	0	
Plumbing	1	8	10	Copper and PVC piping; no fixtures
Electrical	1	8	10	50amp 208/120v
Lights/Power	2	8	20	Hanging fluorescent lighting
Life/Safety	5	10	63	
Fire Safety	5	10	63	
Modifications	1	7	9	900 sq. ft. Head House addition, 2002
Maintenance	1	7	9	
Remaining Life	3	6	23	
Appearance	2	6	15	Functional standard greenhouse
Insulation	0	6	0	
Glazing	0	6	0	
Total			**289**	**Needs improvement — maintenance**

Childcare/Preschool — condition score 267

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	9	Gas pack roof top packaged HVAC units 2013
Structure	1	8	9	Wood frame; modular manufactured structure
Exterior Closure	2	8	18	Wood T1-11 siding & sloped wood fascia; metal panels
Roofing	2	10	22	EPDM single-ply membrane-2003; standing seam metal
Floor Finishes	2	6	13	carpet-stained and wear; sheet vinyl; vinyl tile
Wall Finishes	1	6	7	Vinyl wall panels over gypsum board
Ceiling Finishes	2	6	13	Lay-in vinyl-faced tile
Doors & Hardware	3	6	20	Interior wood doors w HM frames-surface wear; exterior HM doors/frames
Elevators	0	6	0	1 story
Plumbing	1	8	9	Copper, steel and ABS piping; porcelain fixtures
Electrical	1	8	9	400amp 240/120v
Lights/Power	1	8	9	Lay-in fluorescent lights
Life/Safety	1	10	11	

Component	Rating	Wt.	Wt. Score	Comment
Fire Safety	3	10	33	
Modifications	0	7	0	None apparent
Maintenance	1	7	8	
Remaining Life	3	6	20	Major systems relatively new or well-maintained; but building is modular
Appearance	3	6	20	Functional and well-maintained spaces but not very attractive
Insulation	3	6	20	
Glazing	3	6	20	
Total			**267**	**Adequate**

Weld Fab Storage — condition score 261

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	11	Electric unit heaters
Structure	1	8	11	Concrete columns and tilt-up panels; steel open web roof joists & deck
Exterior Closure	2	8	22	Concrete panels and fascia
Roofing	1	10	14	PVC single-ply membrane
Floor Finishes	1	6	8	Concrete
Wall Finishes	0	6	0	Concrete panels, CMU
Ceiling Finishes	0	6	0	Exposed deck pan
Doors & Hardware	3	6	25	HM service door/frame
Elevators	0	6	0	
Plumbing	0	8	0	
Electrical	1	8	11	225amp 480/277v
Lights/Power	1	8	11	Hanging fluorescent fixtures
Life/Safety	2	10	27	
Fire Safety	4	10	55	
Modifications	0	7	0	No modifications to date
Maintenance	1	7	10	
Remaining Life	1	6	8	
Appearance	3	6	25	
Insulation	3	6	25	
Glazing	0	6	0	
Total			**261**	**Adequate**

Composite Lab — condition score 261

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	9	Engineered metal building system; steel frame
Exterior Closure	3	8	26	Corrugated metal siding-random dents and damage
Roofing	1	10	11	Corrugated metal roof
Floor Finishes	1	6	7	Concrete slab; ceramic tile
Wall Finishes	2	6	13	Gypsum board; ceramic tile
Ceiling Finishes	0	6	0	Exposed roof structure w/ encapsulated insulation infill
Doors & Hardware	3	6	20	Interior and exterior HM doors/frames-surface wear; metal coiling door
Elevators	0	6	0	
Plumbing	1	8	9	Copper, cast iron and steel piping; porcelain fixtures
Electrical	1	8	9	200amp 480/277v
Lights/Power	1	8	9	Hanging and ceiling-mount fluorescent lights
Life/Safety	1	10	11	
Fire Safety	3	10	33	
Modifications	1	7	8	None apparent
Maintenance	1	7	8	
Remaining Life	1	6	7	
Appearance	3	6	20	Functional and well-maintained spaces but not very attractive
Insulation	3	6	20	
Glazing	3	6	20	
HVAC	3	8	26	Gas fired unit heater with outside air
Total			**261**	**Adequate**

Landscape/Horticulture — condition score 243

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	8	Packaged rooftop heating and ventilating units - 2019; no A/C
Structure	1	8	8	Wood frame and CMU
Exterior Closure	2	8	17	Wood panels and battens; metal siding-some damage
Roofing	2	10	21	Corrugated metal roof; built-up at roof top HVAC unit; wood lath house
Floor Finishes	2	6	13	Vinyl tile; carpet; sheet vinyl-worn and open seams
Wall Finishes	2	6	13	Gypsum board
Ceiling Finishes	1	6	6	Gypsum board and lay-in tile
Doors & Hardware	3	6	19	Exterior wood doors/frames-surface wear
Elevators	0	6	0	
Plumbing	1	8	8	Copper and ABS piping; porcelain fixtures
Electrical	1	8	8	200amp 480/277v

Component	Rating	Wt.	Wt. Score	Comment
Lights/Power	1	8	8	Hanging fluorescent fixtures
Life/Safety	1	10	10	
Fire Safety	3	10	31	
Modifications	1	7	7	Minor remodel of office
Maintenance	2	7	15	
Remaining Life	1	6	6	
Appearance	3	6	19	Spaces are not very functional or attractive
Insulation	3	6	19	
Glazing	1	6	6	
Total			**243**	**Adequate**

Machine Shop Aka Nw Wine Academy — condition score 225

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	8	Rooftop packaged HVAC units; electric unit heaters
Structure	1	8	8	Engineered metal building system; galvanized and steel framing
Exterior Closure	1	8	8	Corrugated metal siding-random damage
Roofing	1	10	10	EPDM with copper and ribs 2016
Floor Finishes	1	6	6	Concrete slab; vinyl tile-surface wear, ceramic tile
Wall Finishes	1	6	6	Exposed steel structure with encapsulated insulation infill; gypsum board-surface wear; ceramic tile; plywood 1/2 walls; plastic panels
Ceiling Finishes	1	6	6	Exposed steel structure w encapsulated insulation infill; gypsum board; lay-in tile
Doors & Hardware	1	6	6	Interior laminated doors w HM frames; exterior HM doors/frames-surface wear
Elevators	0	6	0	1 story w storage mezzanine
Plumbing	1	8	8	Copper, cast iron and steel piping; porcelain fixtures
Electrical	1	8	8	800amp 480/277v
Lights/Power	1	8	8	Ceiling mount, lay-in and hanging fluorescent fixtures
Life/Safety	3	10	31	
Fire Safety	3	10	31	
Modifications	1	7	7	Renovations appear well done.
Maintenance	1	7	7	
Remaining Life	1	6	6	Building was constructed in three sections in 1980, 1990 and 1999; extensive renovation planned to allow use for Enology program
Appearance	3	6	19	Functional and well-maintained spaces but not very attractive
Insulation	3	6	19	

Component	Rating	Wt.	Wt. Score	Comment
Glazing	3	6	19	
Total			**225**	**Adequate**

Jmbrockey Campus Center — condition score 222

Component	Rating	Wt.	Wt. Score	Comment
HVAC	2	8	17	Gas rooftop packaged HVAC units; AHU w fan powered VAVs
Structure	1	8	8	Concrete columns; structural steel framing; steel joists
Exterior Closure	1	8	8	EIFS-re-coated and new flashing in 2010; aluminum window walls
Roofing	2	10	21	BUR with mineral-surfaced capsheet
Floor Finishes	2	6	13	Linoleum; vinyl tile-surface wear; carpet-stained; hardwood; carpet tile; sheet vinyl; ceramic tile; concrete
Wall Finishes	2	6	13	Gypsum board-marred/dinged; folding partition wall; plastic panels; ceramic tile
Ceiling Finishes	2	6	13	Gypsum board; lay-in tile; metal deck pan
Doors & Hardware	2	6	13	Interior wood/HM doors w HM frames-surface wear ; exterior HM doors/frames; OH coiling door
Elevators	1	6	6	1 story with basement
Plumbing	1	8	8	Copper, steel and cast iron piping; porcelain fixtures
Electrical	1	8	8	1200amp 480/277v
Lights/Power	1	8	8	Half barrel; hanging, recessed can and lay-in fluorescent lighting
Life/Safety	1	10	11	
Fire Safety	1	10	11	
Modifications	0	7	0	None apparent
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	3	6	19	Functional spaces, attractive mix of interior finishes; building not very attractive
Insulation	2	6	13	
Glazing	3	6	19	
Total			**222**	**Adequate**

Duw Building A — condition score 218

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	9	Gas fired ceiling heaters w make-up air; rooftop AHUs with terminal units; HW boiler
Structure	4	8	35	Concrete tilt-up panels; steel columns & roof structure; pilings
Exterior Closure	2	8	18	Concrete panels; metal corrugated and flat panels

Component	Rating	Wt.	Wt. Score	Comment
Roofing	2	10	22	Carlisle EPDM membrane; standing seam metal; skylights
Floor Finishes	2	6	13	Concrete; ceramic tile; vinyl tile-joint problems; carpet
Wall Finishes	1	6	7	Concrete; gypsum board; stained OSB panels, ceramic tile; interior windows
Ceiling Finishes	1	6	7	Gypsum board; exposed metal roof deck; lay-in tile; metal lath tiles
Doors & Hardware	1	6	7	Interior HM doors/frames; sidelites; exterior aluminum doors/frames; metal OH doors
Elevators	0	6	0	
Plumbing	1	8	9	Copper, steel and cast iron piping; porcelain and ss fixtures
Electrical	1	8	9	600amp 480/277v
Lights/Power	1	8	9	Recessed can and hanging strip fluorescent lighting, vapor proof wall lighting
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	Architecturally attractive bldg. with interesting use of materials
Insulation	2	6	13	
Glazing	3	6	20	
Total			**218**	**Adequate**

Olympic Hall — condition score 218

Component	Rating	Wt.	Wt. Score	Comment
HVAC	4	8	32	Packaged rooftop HVAC units; 2 HW boilers; AHUs w fan powered VAVs; split system HVAC units w DX coils
Structure	1	8	8	Steel frame
Exterior Closure	2	8	16	Metal panels; corrugated metal siding; concrete; stucco; aluminum window walls
Roofing	2	10	20	BUR w/silver coat, BUR with mineral-surfaced cap sheet; Kalwall skylight
Floor Finishes	2	6	12	Terrazzo; recycled rubber flooring; linoleum; concrete; ceramic tile; carpet
Wall Finishes	2	6	12	Gypsum board-scuffed/dinged; corrugated metal siding; concrete; ceramic tile; wood panels
Ceiling Finishes	1	6	6	Gypsum board; lay-in tile; metal deck pan; perforated wood tile; wood panels
Doors & Hardware	1	6	6	Interior wood doors w HM frames; sidelites; exterior aluminum doors/frames

Component	Rating	Wt.	Wt. Score	Comment
Elevators	1	6	6	4 stop, includes partial basement
Plumbing	1	8	8	Copper, steel, cast iron and ABS piping; porcelain and polycarbonate laboratory fixtures
Electrical	1	8	8	1600amp 480/277v
Lights/Power	1	8	8	Theater lights; recessed can. lay-in and hanging circular fluorescent fixtures
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	1	7	7	None apparent
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	1	6	6	
Insulation	2	6	12	
Glazing	3	6	18	
Total			**218**	**Adequate**

Autobody — condition score 213

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	8	Gas radiant ceiling heat; forced air gas furnace w A/C coil
Structure	1	8	8	Concrete frame and infill panels; CMU and wood frame addition
Exterior Closure	2	8	17	Exposed marble aggregate; concrete; aluminum window wall
Roofing	1	10	10	EPDM membrane over main roof 2009 and addition; BUR over covered area 2013
Floor Finishes	1	6	6	Vinyl tile; concrete; carpet-surface wear
Wall Finishes	1	6	6	Gypsum board and concrete
Ceiling Finishes	1	6	6	Exposed structure; direct adhered tile; lay-in tile
Doors & Hardware	1	6	6	Interior HM doors/frames; exterior aluminum/HM doors/frames; metal OH doors
Elevators	0	6	0	
Plumbing	1	8	8	Copper, cast iron and steel piping; porcelain fixtures
Electrical	1	8	8	800amp; 480/277v
Lights/Power	1	8	8	Pendant & surface mount fluorescent fixtures
Life/Safety	1	10	10	
Fire Safety	3	10	31	
Modifications	1	7	7	Renovated in 2007
Maintenance	1	7	7	
Remaining Life	1	6	6	Major renovation of building and small addition completed in 2007

Component	Rating	Wt.	Wt. Score	Comment
Appearance	3	6	19	
Insulation	3	6	19	
Glazing	3	6	19	
Total			**213**	**Adequate**

Chan Education Center — condition score 206

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	9	Wood frame w wood/metal trusses
Exterior Closure	2	8	18	Masonite hardboard horizontal siding; CMU
Roofing	1	10	11	Built-up roof w waterfall feature for runoff
Floor Finishes	2	6	14	Vinyl tile; concrete
Wall Finishes	1	6	7	Gypsum board; ceramic tile; folding partitions
Ceiling Finishes	0	6	0	Exposed wood roof deck
Doors & Hardware	1	6	7	Aluminum glazed entry doors; aluminum glazed OH doors
Elevators	0	6	0	
Plumbing	1	8	9	Copper and cast iron piping; PEX for hydronic heating; porcelain fixtures
Electrical	1	8	9	250amp 208/120v
Lights/Power	1	8	9	Hanging and pendant strip fluorescent fixtures
Life/Safety	1	10	11	
Fire Safety	2	10	23	
Modifications	0	7	0	None apparent
Maintenance	1	7	8	
Remaining Life	1	6	7	
Appearance	1	6	7	
Insulation	3	6	21	
Glazing	1	6	7	Operable high efficiency units
HVAC	3	8	28	HW boiler; hydronic floor heat; no A/C; exhaust fans
Total			**206**	**Adequate**

Bldg D — condition score 205

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	9	Packaged rooftop heat pumps; radiant ceiling heat
Structure	1	8	9	Steel frame; concrete
Exterior Closure	4	8	35	Metal corrugated and sectional panels; aluminum window walls; concrete
Roofing	1	10	11	BUR with mineral-surfaced capsheet; skylights
Floor Finishes	2	6	13	Concrete; ceramic tile; terrazzo

Component	Rating	Wt.	Wt. Score	Comment
Wall Finishes	2	6	13	Gypsum board and ceramic tile; concrete; CMU
Ceiling Finishes	1	6	7	Metal deck pan; lay-in tile; gypsum board
Doors & Hardware	2	6	13	Interior HM doors/frames-surface wear; sidelites; exterior aluminum doors/frames; metal coiling doors
Elevators	0	6	0	
Plumbing	1	8	9	Copper, ABS and steel piping; porcelain and stainless steel fixtures
Electrical	1	8	9	1200amp 208/120v
Lights/Power	1	8	9	Hanging strip, hanging circular, lay-in and wall mount fluorescent lighting; high pressure sodium
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	Very nice spaces and mix of finishes; very modern exterior
Insulation	1	6	7	
Glazing	3	6	20	Operable awning units
Total			**205**	**Adequate**

Technology Center — condition score 197

Component	Rating	Wt.	Wt. Score	Comment
HVAC	2	8	18	Packaged rooftop HVAC units-2008; ceiling radiant heat 2011;rooftop heat exchanger funded 21-23
Structure	1	8	9	Structural steel frame
Exterior Closure	1	8	9	Metal siding-2007; CMU
Roofing	1	10	11	EPDM single-ply membrane-2007
Floor Finishes	2	6	14	Concrete; vinyl tile; ceramic tile; carpet; general wear
Wall Finishes	2	6	14	Gypsum board-marred/dinged; corrugated painted metal panels; CMU; ceramic tile; plastic panels
Ceiling Finishes	2	6	14	Metal deck pan and lay-in tile
Doors & Hardware	0	6	0	Interior laminate doors w HM frames- 2018; exterior HM doors/frames; OH folding metal door
Elevators	0	6	0	
Plumbing	1	8	9	Copper, cast iron and steel piping; porcelain fixtures
Electrical	1	8	9	3000amp 480/277v
Lights/Power	1	8	9	Hanging, ceiling-mount and lay-in fluorescent lighting; metal halide lighting
Life/Safety	1	10	11	
Fire Safety	1	10	11	

Component	Rating	Wt.	Wt. Score	Comment
Modifications	0	7	0	No major interior modifications to date
Maintenance	1	7	8	
Remaining Life	1	6	7	
Appearance	1	6	7	New attractive exterior
Insulation	2	6	14	
Glazing	3	6	21	
Total			**197**	**Adequate**

Pastry & Baking Arts — condition score 186

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	8	Packaged rooftop HVAC units
Structure	1	8	8	Concrete frame and tilt-up panels; concrete double tee; steel truss roof framing
Exterior Closure	1	8	8	Stucco; metal panels; aluminum window walls
Roofing	3	10	31	BUR with mineral-surfaced cap sheet
Floor Finishes	1	6	6	Concrete; carpet tile; poured epoxy; ceramic tile;
Wall Finishes	1	6	6	Gypsum board; ceramic tile; wood trim; interior windows; plastic panels
Ceiling Finishes	1	6	6	Gypsum board; lay-in tile; metal deck pan
Doors & Hardware	1	6	6	Interior wood doors w HM frames; exterior aluminum/HM doors/frames
Elevators	0	6	0	
Plumbing	1	8	8	Copper, cast iron, steel and ABS piping; porcelain fixtures
Electrical	1	8	8	225amp 480/277v
Lights/Power	1	8	8	Lay-in, wall-mount and recessed can fluorescent fixtures
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	1	7	7	Remodel appears well thought out and in compliance with codes
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	1	6	6	Architecturally attractive, functional, open and light
Insulation	2	6	13	
Glazing	3	6	19	
Total			**186**	**Adequate**

University Center — condition score 182

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	8	HW boiler; split system DX cooling; AHU w VAVs

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Concrete tilt-up panels; steel columns and roof framing
Exterior Closure	1	8	8	Concrete panels; metal panels; aluminum window wall; rough concrete
Roofing	2	10	20	PVC single-ply
Floor Finishes	1	6	6	Concrete; ceramic tile; carpet
Wall Finishes	2	6	12	Gypsum board-marred/dinged; wood panels; ceramic tile
Ceiling Finishes	1	6	6	Gypsum board; lay-in tile; metal deck pan
Doors & Hardware	1	6	6	Interior wood doors w HM frames; sidelites; 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	400amp 480/277v
Lights/Power	1	8	8	Recessed, can, pendant and wall-mount fluorescent fixtures
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	1	7	7	No modifications to date
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	1	6	6	Overall attractive building; very nice interiors
Insulation	3	6	18	
Glazing	1	6	6	Operable units
Total			**182**	**Adequate**

Bldg C — condition score 171

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	8	Rooftop packaged HVAC units with gas heat and DX cooling; AHU w fan-powered terminal units
Structure	1	8	8	Steel frame
Exterior Closure	1	8	8	Metal sectional panels; aluminum window walls
Roofing	1	10	11	BUR with mineral-surfaced capsheet
Floor Finishes	1	6	6	Stained concrete; carpet tile; ceramic tile; sheet vinyl
Wall Finishes	2	6	13	Gypsum board; ceramic tile; folding partition walls
Ceiling Finishes	1	6	6	Metal deck pan and lay-in tile
Doors & Hardware	1	6	6	Interior wood doors w HM frames; exterior aluminum doors/frames
Elevators	1	6	6	
Plumbing	1	8	8	Copper, cast iron and steel piping; porcelain fixtures; waterless urinals
Electrical	1	8	8	1200amp 208/120v

Component	Rating	Wt.	Wt. Score	Comment
Lights/Power	1	8	8	Hanging strip, recessed can, lay-in and wall-mount fluorescent lighting
Life/Safety	1	10	11	
Fire Safety	1	10	11	
Modifications	0	7	0	None apparent
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	1	6	6	Very nice spaces and mix of finishes; very modern exterior
Insulation	2	6	13	
Glazing	3	6	19	Some operable units
Total			**171**	**Superior**

Automotive Technology — condition score 146

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	8	AHUs w fan-coil units w heat/cooling coils-heating/cooling from central plant; packaged HVAC units
Structure	1	8	8	Concrete frame and tilt-up panels; double tee roof
Exterior Closure	1	8	8	Masonry; EIFS
Roofing	1	10	10	Single-ply 2021
Floor Finishes	1	6	6	
Wall Finishes	1	6	6	
Ceiling Finishes	1	6	6	
Doors & Hardware	1	6	6	HM doors w HM frames; exterior aluminum/HM doors/frames; metal OH doors
Elevators	0	6	0	
Plumbing	1	8	8	
Electrical	1	8	8	
Lights/Power	1	8	8	LED fixtures
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	1	7	7	Major renovation to all systems 2021
Maintenance	1	7	7	
Remaining Life	1	6	6	Building could greatly benefit from comprehensive renovation; private funding currently being raised
Appearance	1	6	6	
Insulation	1	6	6	
Glazing	1	6	6	
Total			**146**	**Superior**

Cascade Hall — condition score 146

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	8	
Structure	1	8	8	
Exterior Closure	1	8	8	Masonry, poured in place concrete, storefront
Roofing	1	10	11	Single-ply 2017
Floor Finishes	1	6	6	Concrete, carpet
Wall Finishes	1	6	6	Wood panel, GWB, masonry
Ceiling Finishes	1	6	6	Wood slats, GWB, exposed structure
Doors & Hardware	1	6	6	Storefront frames, plastic laminate finished wood doors
Elevators	1	6	6	3-stop
Plumbing	1	8	8	
Electrical	1	8	8	2000A 480v/ 277v
Lights/Power	1	8	8	LED
Life/Safety	1	10	11	
Fire Safety	1	10	11	
Modifications	0	7	0	
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	1	6	6	
Insulation	1	6	6	
Glazing	1	6	6	
Total			**146**	**Superior**