COMMUNITY AND TECHNICAL COLLEGES
Washington State Board

SPOKANE COMMUNITY COLLEGE

2026 Capital Planning Facility Report

State Board for Community and Technical Colleges

Facility Condition Survey — 2025 Cycle

Minor Works Preservation — 2027–2029 Biennium Capital Request

Portfolio	28 structures · 1,117,414 GSF
Weighted-avg condition	288 (Needs improvement — maintenance)
2027 preservation request	$1,955,000 (11 projects)
Total 2027–2029 Minor Works	$5,767,000
Deferred preservation backlog	$14,039,000 (38 projects)

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1. EXECUTIVE SUMMARY

This report covers Spokane Community College for the 2025 SBCTC Facility Condition Survey cycle, which informs the college's Minor Works Preservation capital budget request for the 2027–2029 biennium. The 2025 survey identified **66 capital deficiencies**. Of the 47 carrying capital cost estimates (**$15,994,000 in total**), **$1,955,000 across 11 projects** is included in the 2027 preservation request and **$14,039,000 across 38 projects** is deferred to future cycles (two deferred projects carry no estimate); 17 further deficiencies were excluded as ineligible for capital funding. Spokane Community College's 2027–2029 Minor Works request is comprised of: preservation ($1,955,000), infrastructure ($247,000), program ($2,021,000), and Unanticipated Repair Fund ($1,544,000), together totaling **$5,767,000**.

Capital planning headlines

1. The 2027 preservation request is life-safety- and envelope-led, spread across nine buildings and two campuses.

A campus-wide fire-alarm-panel replacement ($702,000, 36% of the request) and an Automotive Building switchgear replacement ($503,000) anchor the ask; five storefront-entrance replacements across Health Science, Learning Resources, and Stannard ($526,000) and four site-accessibility projects ($224,000) complete it. Every included project scored 76 or above (average 85.7). At $1,955,000, the request is 31% below the 2027 system-wide college average of $2,840,941, with an average project cost of $177,727 against a system average of $427,398 — a request sized well below the college's documented need.

2. The deferred backlog is more than seven times the request — $14,039,000 across 38 projects, dominated by a 1970s roofing cohort and aging electrical distribution.

Roofing accounts for $4,318,000 across four 1972–1976 buildings (Johnson Sports Center, Student Center, Environmental Sciences, Learning Resources), $4,731,000 including the Johnson Sports roof-drain replacement. Deferred electrical work totals $3,189,000 — switchgear and transformers in Student Center, Health Science, and Student Services ($2,144,000) plus a campus-wide lighting and lighting-controls conversion ($1,045,000). Student Center alone carries $3,321,000, the largest single-building concentration. All but two deferred projects are designated Immediate in the survey; all were deferred as below the biennium's budget threshold cutoff.

3. Three of the four largest 1970s instructional buildings got worse this cycle — and the working data has not caught up.

Canonical 2025 condition scores from the FCS CONDITION worksheet show Main at 331 (from 307 in 2023), Health Science at 224 (from 208), and Heavy Equipment / Maintenance at 317 (from 309); the deficiency worksheet and the budget summary still carry the 2023 values. The GSF-weighted college condition score is now 288 — above the Adequate ceiling of 275 — and 16 of 30 rated structures sit below Adequate. Health Science's deterioration matters doubly: it is the college's stated replacement priority ("poor condition — several major systems failing") yet carries $374,000 of the 2027 storefront request and a $519,000 deferred transformer replacement.

4. Fourteen buildings — 92% of portfolio GSF — come under the Clean Buildings Performance Standard within this planning window, and the largest, Main, is already past its deadline.

Main (246,271 GSF, Tier 1) had a compliance date of June 1, 2026, now elapsed. Student Center follows on June 1, 2027, four Tier 2 buildings on July 1, 2027, and eight more Tier 1 buildings on June 1, 2028. $12,191,000 of the deferred backlog sits inside covered buildings, and the deferred campus lighting and lighting-controls conversion ($1,045,000) plus the Main Building HVAC-controls replacement ($480,000) are

precisely the first measures a compliance energy-management plan would identify. Section 9 develops how the deferred renewal and the compliance schedule can be funded as one coordinated effort.

Headline Numbers

Metric	Value
Total structures (FPMT inventory)	**28**
Total portfolio GSF (FPMT)	**1,117,414**
Structures condition-rated (2025 FCS)	**30 (1,151,248 GSF, incl. 3 structures not in FPMT)**
Weighted-average condition score (rated)	**288 (Needs improvement — maintenance)**
Structures rated below “Adequate”	**16 of 30**
Total deficiencies identified (2025 FCS)	**66**
2027 preservation request	**$1,955,000 (11 projects)**
Deferred preservation backlog	**$14,039,000 (38 projects; avg. score 60.5)**
Excluded (ineligible) deficiencies	**17**
2027 infrastructure request	**$247,000 (2 projects)**
2027 program request	**$2,021,000 (2 projects)**
2027 URF request	**$1,544,000**
Total 2027–2029 Minor Works request	**$5,767,000**
Buildings under Clean Buildings Standard (within horizon)	**14 (10 Tier 1; 4 Tier 2)**

Capital Outlook

Immediate biennium (2027–2029). A Minor Works request of $5,767,000: preservation of $1,955,000 across 11 projects (fire alarm panels, Automotive switchgear, five storefront replacements, and site accessibility work), infrastructure of $247,000 (a sewer line and a primary switchgear unit), program of $2,021,000 (the Building 27 Micro-Biology Lab conversion, $1,500,000, and the Building 19 Heavy Equipment classroom remodel, $521,000), and URF of $1,544,000. The preservation request is defensible on score — every included project scored 76 or higher — and modest against both the college’s own $14,039,000 deferred backlog and the system-wide average request.

Mid-term (4–6 years, 2029–2033). The $14,039,000 deferred backlog defines the next two asks. It is fundamentally a 1970s-cohort renewal program: roofing and roof drainage ($4,731,000 across Johnson Sports, Student Center, Environmental Sciences, and Learning Resources), electrical distribution ($2,144,000 of switchgear and transformers), a four-building skylight cohort ($1,371,000), distributed HVAC ($2,516,000, led by the Bigfoot Head Start units at $803,000), campus lighting and controls ($1,045,000),

and original single-pane window systems (roughly $900,000 priced). Nearly all of it is designated Immediate; the Student Center concentration ($3,321,000) is the single most consequential mid-term number.

Long-term (7–10+ years, 2033 and beyond). Three whole-building questions dominate. Health Science (1974, canonical score 224 and worsening) is the college's stated replacement priority; its repair-versus-replace decision should be resolved in the next master-plan update before further major-system investment.

Clean Buildings compliance. Main's Tier 1 deadline (June 1, 2026) has already passed, and 13 further deadlines arrive in 2027–2028. These overlap almost exactly with the buildings carrying the deferred lighting, controls, roofing, and mechanical backlog. Specifying the deferred lighting as LED-with-controls and the 1970s re-roofs with improved insulation — rather than like-for-like replacement — is the central capital-planning opportunity this cycle, developed in Section 9.

2. COLLEGE PORTFOLIO OVERVIEW

Spokane Community College operates five campuses. The **Main Campus** in Spokane (141 acres; 18 FPMT structures, 976,865 GSF — 87% of the portfolio) houses the college's instructional core, dominated by the **Main Building** (246,271 GSF — 22% of all portfolio area; built 1956, renovated 2020). The **Colville Center** (two buildings, 61,086 GSF) serves rural Stevens County from a 1954 main building. The **Apprenticeship Training Site**, about five miles from the main campus, comprises two circa-1960 instructional buildings and two small support structures (47,345 GSF). The **Early Head Start** campus is a single 1970 building (4,798 GSF), and **Geiger Field** holds three 1942–1958 structures (27,320 GSF) in the weakest condition band of the portfolio. Main-campus development began in 1955 with what is now the Environmental Sciences Annex; the majority of buildings were constructed in the 1960s and 1970s, with major additions in the 1990s and the newest facilities — Livingston Science and Mathematics (2005), Permanent Support (2010), and Stannard Technical Education (2011) — completing the modern core.

Building Inventory

Building	UFI	Campus	GSF	Built	Reno.	Score	Rating
Permanent Support	A10691	Main Campus	3,114	2010	—	146	Superior
Stannard Technical Education	A10892	Main Campus	72,433	2011	—	146	Superior
Jenkins Wellness Center	A06777	Main Campus	35,693	1972	2010	169	Superior
Livingston Science And Mathmatics	A09000	Main Campus	65,858	2005	—	180	Adequate
Student Services	A08828	Main Campus	48,819	1976	2013	208	Adequate
Learning Resources Center	A07767	Main Campus	58,979	1976	1992	212	Adequate
Health Science	A08699	Main Campus	70,751	1974	—	224	Adequate
Industrial Training CTR	A00002	Colville Center	6,600	1994	—	224	Adequate
Apprenticeship Training Modules	A21469	Apprenticeship Trng Site	1,505	2004	—	234	Adequate
Hazardous Material Stor.	A02286	Main Campus	928	1990	—	235	Adequate
Bigfoot Head Start Child Care	A00521	Main Campus	8,729	1984	—	236	Adequate
Student Center	A06460	Main Campus	99,298	1972	—	262	Adequate

Building	UFI	Campus	GSF	Built	Reno.	Score	Rating
Environmental Sciences	A09615	Main Campus	37,140	1973	—	264	Adequate
Colville Center, Owned	A06470	Colville Center	54,486	1954	—	285	Needs improvement — maintenance
Max M Snyder Bldg †	—	Main Campus	30,912	—	—	290	Needs improvement — maintenance
Johnson Sports Center	A03206	Main Campus	66,428	1972	—	313	Needs improvement — maintenance
Heavy Equipment / Maintenance	A02485	Main Campus	56,751	1976	—	317	Needs improvement — maintenance
Main	A08547	Main Campus	246,271	1956	2020	331	Needs improvement — maintenance
Automotive	A07575	Main Campus	89,976	1976	—	346	Needs improvement — maintenance
Greenhouse	A09082	Main Campus	10,038	1973	—	369	Needs improvement — renovation
Early Head Start	A09841	Early Head Start	4,798	1970	—	378	Needs improvement — renovation
Environmental Sci. Annex	A09497	Main Campus	5,209	1955	—	455	Needs improvement — renovation
Fire Drill Tower †	—	Main Campus	2,800	—	—	467	Needs improvement — renovation
Apprenticeship West	A00226	Apprenticeship Trng Site	19,758	1960	—	476	Replace or renovate
Apprenticeship East	A10412	Apprenticeship Trng Site	24,582	1960	—	492	Replace or renovate
Apprenticeship Training, Storage	A25178	Apprenticeship Trng Site	1,500	—	—	518	Replace or renovate

Building	UFI	Campus	GSF	Built	Reno.	Score	Rating
Readiness Center	A07738	Geiger Field	16,200	1958	—	600	Replace or renovate
Spokane Armory Annex	A07671	Geiger Field	4,720	1942	—	661	Replace or renovate
Spokane Armory Annex (Mi)	A07797	Geiger Field	6,400	1942	—	680	Replace or renovate
Portfolio (rated, GSF-weighted)			1,151,248			288	Needs improvement — maintenance (avg)

Score = 2025 canonical building condition score (BCS), drawn from the CONDITION worksheet of the FCS workbook (lower is better). UFI = OFM unique facility identifier. GSF from the FPMT inventory. Rating bands follow the SBCTC scale in Section 4.1. † Structure appears in the CONDITION worksheet but not in the FPMT inventory sheet; GSF shown from the 2023 FCS report.

Unscored Structures

One FPMT structure was not condition-rated this cycle. It carries no deficiency.

Structure	GSF	Built	FPMT class	Use / status
Clock Tower	450	1975	Support	Campus landmark structure

Age Profile

The portfolio falls into pronounced cohorts, and one dominates: **ten of the fourteen largest buildings were built between 1972 and 1976** — Jenkins Wellness Center, Johnson Sports Center, and Student Center (1972), Environmental Sciences and Greenhouse (1973), Health Science (1974), and Automotive, Heavy Equipment / Maintenance, Learning Resources Center, and Student Services (1976) — roughly 630,000 GSF now passing 50 years of age together. This cohort carries essentially all of the deferred roofing, skylight, electrical-distribution, and mechanical backlog identified this cycle: original roofs, switchgear, boilers, and glazing installed within a five-year window are reaching end of life within the same few biennia. A small 1950s group (Main 1956, renovated 2020; Environmental Sciences Annex 1955; Colville Center 1954) predates it, and the modern core — Livingston (2005), Permanent Support (2010), Stannard (2011) — holds the best scores (146–180). At the far end, the Geiger Field structures (1942–1958, scores 600–680) and the circa-1960 Apprenticeship buildings (476–518 for three of four) sit in the replace-or-renovate and renovation bands with no capital committed; their 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 **$1,955,000 across 11 projects** is spread across nine buildings and two campuses, led by life safety and building envelope. The campus-wide fire-alarm-panel replacement (D01, $702,000) is 36% of the request and continues a phased program — the survey record shows the same panels (Buildings 5, 7, 9, 15, 16, 27, and 28) flagged in 2023, with the three worst replaced first. The Automotive Building switchgear replacement (D11, $503,000) is the first funded piece of the campus's aging-electrical-distribution problem. Five storefront-entrance replacements — three at Health Science ($374,000), one each at Learning Resources ($126,000) and Stannard ($26,000) — total $526,000, and four site projects (campus flatwork $105,000, Bigfoot Head Start flatwork $67,000 and OCR-required entry accessibility $26,000, Livingston brick pavers $26,000) total $224,000. The average deficiency score of the included set is 85.7, well above the deferred set's 60.5.

Beyond preservation, the 2027–2029 Minor Works request carries infrastructure of $247,000 (a sewer-line replacement at Heavy Equipment / Maintenance, asset 3886, $196,000, and a primary switchgear unit, asset 4016, $51,000), program of $2,021,000 (the Building 27 Micro-Biology Lab conversion, $1,500,000, and the Building 19 Heavy Equipment Program classroom remodel, $521,000), and a $1,544,000 Unanticipated Repair Fund line, for a College Minor Works total of **$5,767,000**.

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

The **$14,039,000 deferred backlog across 38 projects** defines the mid-term ask — all of it deferred as below this biennium's budget threshold cutoff, and 36 of the 38 designated Immediate in the survey. By system: **roofing** is largest at $4,318,000 (Johnson Sports Center D29/D30, $1,817,000; Student Center D34, $895,000; Environmental Sciences D32, $872,000; Learning Resources D33, $734,000), rising to $4,731,000 with the Johnson Sports roof-drain replacement (D36, $413,000). **Electrical** follows at $3,189,000: Student Center switchgear (D15, $1,520,000) is the single largest deferred project in the portfolio, joined by Health Science transformers (D12, $519,000), Student Services switchgear (D13, $105,000), and the campus lighting-controls and lighting conversions (D40/D41, $1,045,000). **HVAC** totals $2,516,000, led by the Bigfoot Head Start rooftop units (D26, $803,000) — a licensed childcare facility where equipment failure carries consequence beyond dollars — the Main Building HVAC controls (D23, $480,000), the Environmental Sciences penthouse unit (D25, $467,000), and the Heavy Equipment shop exhaust (D43, $401,000). **Exterior closure** adds $2,427,000, notably a four-building skylight cohort (D16 Main $515,000, D18 Student Center $668,000, D19 Stannard $126,000, D20 Jenkins $62,000) and original single-pane window systems at Main and Learning Resources (D47–D50, $656,000).

By building, Student Center concentrates $3,321,000 (switchgear, skylights, chiller, roof), Johnson Sports Center $2,230,000 (roof program), and Main $1,856,000 (skylights, HVAC controls, plumbing, windows, storefront). Two deferred projects carry no budget estimate yet — the Learning Resources northeast storefront windows (D28) and the Stannard shop air compressor (D46) — and should be priced before the 2029 request so they do not slip a further cycle. Several score-adjacent items sit just behind: the eight excluded end-of-life boiler, chiller, and air-handler findings (Section 3.4) are the likeliest candidates to escalate into the 2029–2031 deficiency list as monitored equipment fails.

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

Health Science is the portfolio's defining repair-versus-replace question. The college's pre-survey names it a replacement priority ("poor condition — several major systems failing"), and the 2025 data agrees with the trajectory: its canonical score worsened from 208 to 224, its boilers and a major air handler were excluded from capital funding as monitored end-of-life equipment, and its transformer replacement ($519,000) sits deferred. The 2027 request commits $374,000 of storefront work to the building — defensible as envelope integrity and entrance safety — but any larger mechanical or electrical investment should wait on a master-plan decision. The Main Campus plan dates to 2017 and does not resolve the question; a refresh is the prerequisite long-term planning act for this college.

The Main Building is the portfolio keystone in the opposite sense. At 246,271 GSF, it is 22% of the portfolio; a 2020 renovation notwithstanding, its canonical score worsened from 307 to 331 this cycle, and it carries $1,856,000 of deferred work plus four excluded findings. It is also the one building already past a Clean Buildings Tier 1 deadline. Its 1956 core, its deferred controls and envelope items, and its compliance obligation should be planned as one multi-biennium program rather than component-by-component.

3.4 Cross-cutting system themes

1970s roofing cohort. The dominant deferred theme: four large 1972–1976 buildings — Johnson Sports Center (D29 $1,803,000 and D30 $14,000, plus rotted interior roof drains, D36 $413,000), Student Center (D34, $895,000), Environmental Sciences (D32, $872,000), and Learning Resources (D33, $734,000) — carry $4,731,000 of roof and roof-drainage work with a shared failure mode: degraded sections that have leaked and saturated the rigid insulation. All are designated Immediate. Saturated insulation compounds with time — thermal performance loss now, deck and interior damage later — so this cohort is the leading escalation risk in the backlog and the natural anchor of the 2029–2031 request.

Aging electrical distribution. The survey documents original-vintage switchgear and transformers across the 1970s core: Automotive switchgear (D11, $503,000, included), Student Center switchgear (D15, $1,520,000, deferred — the largest deferred project), Student Services switchgear (D13, $105,000, deferred), Health Science transformers (D12, $519,000, deferred), and Student Services transformers (D14, excluded pending the switchgear replacement). The site-infrastructure record extends the same story beyond the buildings: a primary switchgear unit is in the 2027 infrastructure request, three 3-phase transformers were replaced with 2023–25 funds, and $10,676,000 of priced electrical-distribution assets sit in the future backlog. Building switchgear failure is a whole-building outage; this theme deserves a coordinated multi-biennium replacement sequence rather than one project per cycle.

Skylight cohort. Four buildings carry failing translucent-panel and skylight systems — Main (D16, $515,000), Student Center (D18, $668,000), Stannard (D19, $126,000), and Jenkins (D20, $62,000) — $1,371,000 in total, all deferred, all scored 70–72. These are leak-driven envelope items in the same score band immediately below the 2027 cutoff (the last included project scored 76), making them the most likely front of the 2029 request.

Original window and storefront glazing. Beyond the five funded storefront replacements, the survey records original non-thermally-broken aluminum window systems at Main (D47–D49, $399,000) and Learning Resources (D50, $257,000; D28, unpriced), a deferred Main storefront (D39, $130,000), and excluded window and panel findings at Stannard (D51) and Learning Resources (D65). The 2027 request addresses the worst entrances; the glazing fields behind them are a steady mid-term theme and a Clean Buildings envelope opportunity.

End-of-life heating-plant equipment, excluded but monitored. Eight of the seventeen excluded findings are boilers, chillers, and air handlers judged still functional — boilers at Johnson Sports (D55), Health Science

(D57), Student Services (D58), and Student Center (D60), chillers at Livingston (D59), the Health Science air handler (D56), the Automotive Co-Ray-Vac system (D54), and a corroded Main rooftop unit (D53). The survey's consistent recommendation is monitor-and-replace-on-failure. As a cohort, they are the pipeline of future deficiencies — and, because each is a fossil-fuel combustion asset in a Clean Buildings-covered building, each replacement is also an electrification decision point (Section 9).

Lighting and controls. The campus lighting-controls conversion (D40, $672,000) and fluorescent-to-LED lighting conversion (D41, $373,000) are deferred at $1,045,000 combined. Together with the Main Building HVAC-controls replacement (D23, $480,000) they are the lowest-cost, highest-certainty energy-use reductions available and the first measures a Clean Buildings energy-management plan would identify — $1.5 million of deferred work that doubles as compliance progress.

Fire and life safety, phased. The included fire-alarm-panel replacement (D01, $702,000) continues a program documented since at least 2023: panels in seven buildings are nearly obsolete, the three worst are replaced first, and salvaged parts extend the rest. A reviewer should expect the remaining panels to return in future cycles; the college's phasing approach is sound but leaves known-obsolete equipment in service between biennia.

4. DEFICIENCY INVENTORY AND FINDINGS

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

4.1 Summary table

ID	Building	Campus	System	Component	DSc	BCS	Budget	Status
D01	Multiple	Main Campus	D40 Fire Protection	Fire Alarm Panel	90	282	$702,000	Included (2027)
D02	Multiple	Main Campus	G20 Site Improvements	Exterior flatwork	88	282	$105,000	Included (2027)
D03	Health Science	Main Campus	B20 Exterior Closure	Storefront	87	224	$149,000	Included (2027)
D04	Health Science	Main Campus	B20 Exterior Closure	Storefront	87	224	$88,000	Included (2027)
D05	Health Science	Main Campus	B20 Exterior Closure	Storefront	87	224	$137,000	Included (2027)
D06	Learning Resources Center	Main Campus	B20 Exterior Closure	Storefront	87	212	$126,000	Included (2027)
D07	Bigfoot Head Start Child Care	Main Campus	G20 Site Improvements	Exterior flatwork	87	236	$67,000	Included (2027)
D08	Livingston Science And Mathmatics	Main Campus	G20 Site Improvements	Brick pavers	87	180	$26,000	Included (2027)
D09	Stannard Technical Education	Main Campus	B20 Exterior Closure	Storefront	86	146	$26,000	Included (2027)
D10	Bigfoot Head Start Child Care	Main Campus	G20 Site Improvements	Entry	81	236	$26,000	Included (2027)
D11	Automotive	Main Campus	D50 Electrical	Switchgear	76	346	$503,000	Included (2027)
D12	Health Science	Main Campus	D50 Electrical	Transformers	75	224	$519,000	Deferred

ID	Building	Campus	System	Component	DSc	BCS	Budget	Status
D13	Student Services	Main Campus	D50 Electrical	Switchgear	75	208	$105,000	Deferred
D14	Student Services	Main Campus	D50 Electrical	Transformers	75	208	—	Excluded
D15	Student Center	Main Campus	D50 Electrical	Switchgear	75	262	$1,520,000	Deferred
D16	Main	Main Campus	B20 Exterior Closure	Skylights	72	331	$515,000	Deferred
D17	Heavy Equipment / Maintenance	Main Campus	B20 Exterior Closure	Parapet cap	72	317	$29,000	Deferred
D18	Student Center	Main Campus	B20 Exterior Closure	Skylights	71	262	$668,000	Deferred
D19	Stannard Technical Education	Main Campus	B20 Exterior Closure	Skylights	70	146	$126,000	Deferred
D20	Jenkins Wellness Center	Main Campus	B20 Exterior Closure	Skylights	70	169	$62,000	Deferred
D21	Colville Center, Owned	Colville Center	G20 Site Improvements	Exterior flatwork	66	285	$13,000	Deferred
D22	Main	Main Campus	D20 Plumbing	Floor Drain	64	331	$18,000	Deferred
D23	Main	Main Campus	D30 HVAC	HVAC Controls	62	331	$480,000	Deferred
D24	Automotive	Main Campus	G20 Site Improvements	Guardrail	62	346	$106,000	Deferred
D25	Environmental Sciences	Main Campus	D30 HVAC	HVAC unit	61	264	$467,000	Deferred
D26	Bigfoot Head Start Child Care	Main Campus	D30 HVAC	HVAC units	61	236	$803,000	Deferred
D27	Student Center	Main Campus	D30 HVAC	Chiller	61	262	$238,000	Deferred
D28	Learning Resources Center	Main Campus	B20 Exterior Closure	Windows	61	212	—	Deferred

ID	Building	Campus	System	Component	DSc	BCS	Budget	Status
D29	Johnson Sports Center	Main Campus	B30 Roofing	Roof	60	313	$1,803,000	Deferred
D30	Johnson Sports Center	Main Campus	B30 Roofing	Roof	60	313	$14,000	Deferred
D31	Jenkins Wellness Center	Main Campus	D30 HVAC	Ventilation	60	169	$127,000	Deferred
D32	Environmental Sciences	Main Campus	B30 Roofing	Roof	59	264	$872,000	Deferred
D33	Learning Resources Center	Main Campus	B30 Roofing	Roof	59	212	$734,000	Deferred
D34	Student Center	Main Campus	B30 Roofing	Roof	59	262	$895,000	Deferred
D35	Automotive	Main Campus	G20 Site Improvements	Foundation walls	58	346	$18,000	Deferred
D36	Johnson Sports Center	Main Campus	D20 Plumbing	Roof drains	58	313	$413,000	Deferred
D37	Colville Center, Owned	Colville Center	B20 Exterior Closure	Fascia	58	285	$192,000	Deferred
D38	Health Science	Main Campus	D20 Plumbing	Expansion tank	57	224	$4,000	Deferred
D39	Main	Main Campus	B20 Exterior Closure	Storefront	56	331	$130,000	Deferred
D40	Multiple	Main Campus	D50 Electrical	Lighting controls	56	282	$672,000	Deferred
D41	Multiple	Main Campus	D50 Electrical	Lighting	56	282	$373,000	Deferred
D42	Colville Center, Owned	Colville Center	B20 Exterior Closure	Exterior wall	56	285	$49,000	Deferred
D43	Heavy Equipment / Maintenance	Main Campus	D30 HVAC	Exhaust	55	317	$401,000	Deferred
D44	Main	Main Campus	D20 Plumbing	Restroom plumbing	52	331	$314,000	Deferred

ID	Building	Campus	System	Component	DSc	BCS	Budget	Status
D45	Automotive	Main Campus	G20 Site Improvements	Asphalt service yard	52	346	$703,000	Deferred
D46	Stannard Technical Education	Main Campus	D30 HVAC	Compressor	52	146	—	Deferred
D47	Main	Main Campus	B20 Exterior Closure	Windows	50	331	$40,000	Deferred
D48	Main	Main Campus	B20 Exterior Closure	Windows	50	331	$166,000	Deferred
D49	Main	Main Campus	B20 Exterior Closure	Windows	50	331	$193,000	Deferred
D50	Learning Resources Center	Main Campus	B20 Exterior Closure	Windows	49	212	$257,000	Deferred
D51	Stannard Technical Education	Main Campus	B20 Exterior Closure	Windows	48	146	—	Excluded
D52	Environmental Sciences	Main Campus	D10 Vertical Transportation	Elevator	47	264	—	Excluded
D53	Main	Main Campus	D30 HVAC	Roof	40	331	—	Excluded
D54	Automotive	Main Campus	D30 HVAC	Co-Ray-Vac heating system	40	346	—	Excluded
D55	Johnson Sports Center	Main Campus	D30 HVAC	Boiler	40	313	—	Excluded
D56	Health Science	Main Campus	D30 HVAC	Air Handler	39	224	—	Excluded
D57	Health Science	Main Campus	D30 HVAC	Boiler	39	224	—	Excluded
D58	Student Services	Main Campus	D30 HVAC	Boiler	39	208	—	Excluded
D59	Livingston Science And Mathmatics	Main Campus	D30 HVAC	Chiller	39	180	—	Excluded
D60	Student Center	Main Campus	D30 HVAC	Boiler	39	262	—	Excluded

ID	Building	Campus	System	Component	DSc	BCS	Budget	Status
D61	Main	Main Campus	C30 Interior Finishes	Interior finishes	30	331	—	Excluded
D62	Greenhouse	Main Campus	B20 Exterior Closure	Exterior siding	30	369	—	Excluded
D63	Main	Main Campus	B20 Exterior Closure	Canopy	26	331	—	Excluded
D64	Johnson Sports Center	Main Campus	B20 Exterior Closure	Canopy	26	313	—	Excluded
D65	Learning Resources Center	Main Campus	B20 Exterior Closure	Exterior panels	22	212	—	Excluded
D66	Main	Main Campus	C30 Interior Finishes	Skylights	15	331	—	Excluded

DSc = deficiency score. BCS = 2025 canonical building condition score; campus-wide "Multiple" rows show the survey-sheet value (282). Budget = MACC + soft costs; "—" = no estimate in the workbook. Status: "Included (2027)" = funded in the 2027 preservation request; "Deferred" = below this biennium's budget threshold cutoff; "Excluded" = ineligible for capital funding. Campus shown from the FPMT inventory.

SBCTC condition-rating bands

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

Distribution Observations

The Main Campus dominates the count — 63 of 66 deficiencies, with three at the Colville Center (D21, D37, D42; $254,000, all deferred) and none at the Apprenticeship Training Site, Early Head Start, or Geiger Field, whose weak-scored buildings carry no capital requests consistent with their disposition status. By Uniformat system, B20 Exterior Closure has the most findings (23, roughly $3.0 million priced), B30 Roofing the most deferred dollars ($4,318,000 across 5 findings), and D30 HVAC the most excluded findings (8 of 17). By building, Student Center concentrates the deferred backlog ($3,321,000), followed by Johnson Sports Center ($2,230,000) and Main ($1,856,000); Main has the most findings of any building (12). The included set (11 projects, average score 85.7) cuts off at a score of 76; the deferred set begins at 75, meaning three switchgear and transformer projects (D12–D15 band) missed inclusion by a single point. Of the 66 deficiencies, 11 are included, 38 deferred, and 17 excluded as ineligible for capital funding — the excluded

set dominated by still-functioning end-of-life mechanical equipment on a monitor-and-replace-on-failure basis.

4.2 Findings detail

For each deficiency, the Problem Description and Repair Description are reproduced verbatim from the 2025 FCS. Building condition scores shown are the canonical 2025 values; campus assignments follow the FPMT inventory.

D01 — Fire Alarm Panel, Multiple (Main Campus)

Image*:* Link

Deficiency score	90	**Budget estimate**	$702,000
Bldg condition score	282	**Status**	Included in 2027 request
System	D40 Fire Protection	**Deferability**	Immediate
Location	Multiple	**Priorities**	Health/Safety (70%), System Use (30%)

Problem Description

The fire alarm panels in multiple buildings on campus, are obsolete. The manufacturer has discontinued production, and replacement parts are difficult or impossible to obtain. This poses a significant risk to fire safety and system reliability. The college has obtained documentation from the manufacturer confirming the obsolescence.

Repair Description

Replace the obsolete fire alarm panels all affected buildings as outlined in the college's documentation. Procure and install a new fire alarm system that meets current safety codes and ensures long-term maintainability. Coordinate with the vendor to finalize costs and schedule phased replacements to minimize disruption.

D02 — Exterior flatwork, Multiple (Main Campus)

Image: Link

Deficiency score	88	**Budget estimate**	$105,000
Bldg condition score	282	**Status**	Included in 2027 request
System	G20 Site Improvements	**Deferability**	Immediate
Location	Multiple	**Priorities**	Health/Safety (30%), Facility Use (70%)

Problem Description

Sidewalks across campus, particularly in front of the tennis courts, have settled and developed cracks, creating unsafe conditions. The uneven surfaces pose a significant tripping hazard for pedestrians and may worsen over time if not addressed.

Repair Description

Repair exterior flatwork, including leveling, patching, or replacing damaged sections, to restore a safe and accessible walking surface.

D03 — Storefront, Health Science (Main Campus)

Image: Link

Deficiency score	87	**Budget estimate**	$149,000
Bldg condition score	224	**Status**	Included in 2027 request
System	B20 Exterior Closure	**Deferability**	Immediate
Location	West entrance	**Priorities**	Health/Safety (30%), Facility Use (70%)

Problem Description

The storefront frame at the west entrance of Building Nine is heavily corroded and no longer functioning properly. The corrosion has compromised the structural integrity and weather resistance of the frame, making it a security and maintenance concern. If left unaddressed, further deterioration could lead to failure of the entrance system.

Repair Description

Replace the corroded storefront frame with a new, durable, and weather-resistant system. Ensure proper installation to prevent future corrosion and maintain functionality. Verify that the new frame meets accessibility and security requirements.

D04 — Storefront, Health Science (Main Campus)

Image: Link

Deficiency score	87	**Budget estimate**	$88,000
Bldg condition score	224	**Status**	Included in 2027 request
System	B20 Exterior Closure	**Deferability**	Immediate
Location	Southwest entrance	**Priorities**	Health/Safety (30%), Facility Use (70%)

Problem Description

The metal storefront frame at the southwest entrance of Building Nine is heavily corroded. While it remains functional, the corrosion is progressing and will eventually compromise the integrity of the entrance. This issue is less urgent than the west entrance but still requires attention to prevent further deterioration.

Repair Description

Plan for the replacement of the corroded storefront frame at the southwest entrance as a lower priority than the west entrance. Monitor for worsening corrosion and address structural or security concerns as needed. When replacing, install a weather-resistant frame to prevent future deterioration.

D05 — Storefront, Health Science (Main Campus)

Image: Link

Deficiency score	87	**Budget estimate**	$137,000
Bldg condition score	224	**Status**	Included in 2027 request
System	B20 Exterior Closure	**Deferability**	Immediate
Location	South entrance	**Priorities**	Health/Safety (30%), Facility Use (70%)

Problem Description

The metal framing along the main storefront at the south entrance of Building Nine has deteriorated beyond repair. The storefront doors can no longer be adjusted, affecting functionality and security. Water infiltration has also damaged the glazing, further compromising the entrance. An estimate for repairs was provided in the 2023 survey, indicating the need for replacement.

Repair Description

Replace the damaged storefront system, including the metal framing, doors, and glazing, to restore functionality and prevent further water intrusion. Ensure the new system is weather-resistant, durable, and properly sealed to prevent future deterioration. Reference the 2023 survey estimate to plan for funding and implementation.

D06 — Storefront, Learning Resources Center (Main Campus)

Image: Link

Deficiency score	87	**Budget estimate**	$126,000
Bldg condition score	212	**Status**	Included in 2027 request
System	B20 Exterior Closure	**Deferability**	Immediate
Location	West entrance	**Priorities**	Health/Safety (30%), Facility Use (70%)

Problem Description

The aluminum storefront system at the west entrance of Building 16 is failing. Both the east and west storefronts have deteriorated to the point where adjustments and repairs are no longer possible. Temporary metal plates have been installed to mitigate sagging, but this is not a long-term solution. The structural instability poses a security risk and compromises the functionality of the entrance.

Repair Description

Replace the failing aluminum storefront system at both the east and west entrances. Ensure the new system is structurally sound, secure, and properly installed to prevent sagging and deterioration. Verify that the replacement meets accessibility and energy efficiency requirements while enhancing overall building security.

D07 — Exterior flatwork, Bigfoot Head Start Child Care (Main Campus)

Image: Link

Deficiency score	87	**Budget estimate**	$67,000
Bldg condition score	236	**Status**	Included in 2027 request
System	Site / G20 Site Improvements	**Deferability**	Immediate
Location	Entrance	**Priorities**	Health/Safety (30%), Facility Use (70%)

Problem Description

The entrance stairs and ramp at Building 20 are sinking, creating uneven surfaces and a tripping hazard, particularly at the top step and along the ramp. Continued settling could worsen the issue, making the entrance unsafe for pedestrians and those with mobility impairments.

Repair Description

Stabilize and relevel the entrance stairs and ramp to eliminate trip hazards. Assess the underlying soil conditions to determine if additional foundation support is needed. Repair or replace damaged sections as necessary to ensure long-term stability and accessibility compliance.

D08 — Brick pavers, Livingston Science And Mathematics (Main Campus)

Image: Link

Deficiency score	87	**Budget estimate**	$26,000
Bldg condition score	180	**Status**	Included in 2027 request
System	Site / G20 Site Improvements	**Deferability**	Immediate
Location	North entrance	**Priorities**	Health/Safety (30%), Facility Use (70%)

Problem Description

The brick pavers outside the north entrance of Building 27 have settled and heaved in multiple areas, creating an uneven surface. This poses a tripping hazard for pedestrians and may lead to further displacement if not addressed.

Repair Description

Perform spot repairs to the affected brick pavers. Remove and reset displaced pavers to ensure a level surface. Address any underlying base material issues to prevent future settling or heaving. Verify proper drainage to maintain long-term stability.

D09 — Storefront, Stannard Technical Education (Main Campus)

Image: Link

Deficiency score	86	**Budget estimate**	$26,000
Bldg condition score	146	**Status**	Included in 2027 request
System	B20 Exterior Closure	**Deferability**	Immediate
Location	Second-floor storefronts	**Priorities**	Health/Safety (30%), Facility Use (70%)

Problem Description

The second-floor storefronts in Building 28 show signs of water intrusion, indicating seal failure around the glass. If not addressed, continued moisture infiltration could lead to interior damage, mold growth, and further deterioration of the storefront system.

Repair Description

Reseal the glass panels in the second-floor storefronts to restore a watertight barrier. Coordinate this work with other storefront repairs across campus to improve efficiency and consistency. Inspect the surrounding framing and structural components for any additional deficiencies and address as needed.

D10 — Entry, Bigfoot Head Start Child Care (Main Campus)

Image: Link

Deficiency score	81	**Budget estimate**	$26,000
Bldg condition score	236	**Status**	Included in 2027 request
System	G20 Site Improvements	**Deferability**	Immediate
Location	Entrance	**Priorities**	Facility Use (100%)

Problem Description

The main entrance of Building 20 has accessibility deficiencies identified in the OCR report. These issues include missing or inadequate curb cuts outside the entrance, impacting mobility for wheelchair users and others with disabilities. Addressing these deficiencies aligns with the college's commitment to accessibility improvements.

Repair Description

Reference the OCR report to determine the precise scope of accessibility upgrades and associated costs. Implement necessary modifications, including installing or correcting curb cuts, to ensure compliance with ADA standards and improve accessibility at the main entrance. Coordinate with the Bigfoot Head Start program to address any related concerns.

D11 — Switchgear, Automotive (Main Campus)

Image: Link

Deficiency score	76	**Budget estimate**	$503,000
Bldg condition score	346	**Status**	Included in 2027 request
System	D50 Electrical	**Deferability**	Immediate
Location	Bldg 18	**Priorities**	Facility Use (70%), System Use (30%)

Problem Description

The switchgear in Building 18 has reached the end of its useful life, and replacement parts are no longer available. This makes maintenance increasingly difficult and raises the risk of electrical failures. Without replacement, the system's reliability will continue to decline, potentially leading to operational disruptions and safety hazards.

Repair Description

Replace outdated switchgear to ensure long-term electrical reliability and compliance with current standards.

D12 — Transformers, Health Science (Main Campus)

Image: Link

Deficiency score	75	**Budget estimate**	$519,000
Bldg condition score	224	**Status**	Deferred
System	D50 Electrical	**Deferability**	Immediate
Location	Room 140	**Priorities**	Facility Use (70%), System Use (30%)

Problem Description

The two transformers in Room 140 of Building Nine have become excessively loud, indicating potential internal wear or electrical issues. While they are still operational, the increased noise level suggests that they may be approaching the end of their service life. If left unaddressed, they could fail, leading to power disruptions and costly emergency replacements.

Repair Description

Replace transformers to prevent failure and ensure continued electrical reliability.

D13 — Switchgear, Student Services (Main Campus)

Image: Link

Deficiency score	75	**Budget estimate**	$105,000
Bldg condition score	208	**Status**	Deferred
System	D50 Electrical	**Deferability**	Immediate
Location	Room 110	**Priorities**	Facility Use (70%), System Use (30%)

Problem Description

The switchgear in Room 110 of Building 15 is original to the building and is becoming increasingly difficult to maintain. Replacement parts and circuit breakers are hard to source and expensive to acquire. As the system ages, reliability decreases, increasing the risk of electrical failures and operational disruptions.

Repair Description

Plan for the replacement of the aging switchgear with a modern, code-compliant system. Ensure compatibility with the building's electrical infrastructure and improved reliability for long-term operation. Schedule replacement proactively to prevent unexpected failures.

D14 — Transformers, Student Services (Main Campus)

Image: Link

Deficiency score	75	**Budget estimate**	—
Bldg condition score	208	**Status**	Excluded
System	D50 Electrical	**Deferability**	Immediate
Location	Room 110	**Priorities**	Facility Use (70%), System Use (30%)

Problem Description

The transformers in Room 110 of Building 15 are aging and may no longer operate efficiently. While currently functional, their continued operation poses reliability concerns, especially as replacement components become harder to find.

Repair Description

Replace transformers. Ensure new units are energy-efficient and compatible with the upgraded switchgear. Monitor performance and document any signs of deterioration for prioritization in future maintenance planning.

D15 — Switchgear, Student Center (Main Campus)

Image: Link

Deficiency score	75	**Budget estimate**	$1,520,000
Bldg condition score	262	**Status**	Deferred
System	D50 Electrical	**Deferability**	Immediate
Location	Basement	**Priorities**	Facility Use (70%), System Use (30%)

Problem Description

The switchgear in Building Six, located in the exterior basement, was not included in the 2019 infrastructure survey. The unit is outdated, and replacement parts are no longer available, making repairs difficult and increasing the risk of system failure. Aging electrical infrastructure can lead to operational disruptions, safety hazards, and non-compliance with current electrical standards.

Repair Description

Replace the outdated switchgear with a modern, code-compliant system. Ensure proper integration with the building's electrical infrastructure and conduct necessary upgrades to improve reliability and safety. Verify that the new system meets current capacity and efficiency requirements.

D16 — Skylights, Main (Main Campus)

Image: Link

Deficiency score	72	**Budget estimate**	$515,000
Bldg condition score	331	**Status**	Deferred
System	B20 Exterior Closure	**Deferability**	Immediate
Location	G Wing	**Priorities**	Health/Safety (50%), Increased Operating Cost (50%)

Problem Description

The skylights in Building One, specifically in G Wing, show evidence of water intrusion. The interior paint beneath the skylights is peeling and bubbling, indicating persistent leaks. If left unaddressed, ongoing moisture infiltration can lead to further damage to finishes, potential mold growth, and structural deterioration. The likely cause is failed skylight seals, which are no longer providing an adequate weatherproof barrier.

Repair Description

Inspect the skylight seals for deterioration and replace them with new, weather-resistant materials. Ensure proper sealing to prevent further water intrusion. Evaluate the surrounding roofing and flashing for additional deficiencies and address any related issues to maintain a watertight envelope. Restore damaged interior finishes once repairs are complete.

D17 — Parapet cap, Heavy Equipment / Maintenance (Main Campus)

Image: Link

Deficiency score	72	**Budget estimate**	$29,000
Bldg condition score	317	**Status**	Deferred
System	B20 Exterior Closure	**Deferability**	Immediate
Location	Roof	**Priorities**	Facility Use (70%), Increased Repair/Replacement Cost (30%)

Problem Description

The south side of Building 19 has continuous leaking from the upper level to the lower floor, requiring frequent repairs and maintenance. The issue is likely caused by failing components of the parapet roof cap and scuppers, which are no longer effectively directing water away from the building. If left unaddressed, ongoing water infiltration could lead to further structural deterioration and increased repair costs.

Repair Description

Replace the parapet roof cap and scuppers to improve drainage and prevent further leaks. Inspect surrounding roofing materials for additional deficiencies and repair as needed. Monitor the building for continued water intrusion after the repairs, and reevaluate the scope if further deterioration is identified.

D18 — Skylights, Student Center (Main Campus)

Image: Link

Deficiency score	71	**Budget estimate**	$668,000
Bldg condition score	262	**Status**	Deferred
System	B20 Exterior Closure	**Deferability**	Immediate

Location	East-end corridor	**Priorities**	Health/Safety (50%), Increased Operating Cost (50%)

Problem Description

The skylights in the east-end corridor of Building Six are damaged, and temporary sealant applications have failed to provide a lasting solution. The compromised skylights allow water intrusion, which can lead to interior damage, increased maintenance needs, and potential safety hazards. Without proper repairs, the deterioration will continue, impacting both building integrity and energy efficiency.

Repair Description

Replace the damaged skylight panels and apply new, durable sealant to ensure a watertight seal. Inspect the surrounding framework for any additional deficiencies and address any structural concerns. Ensure proper installation to prevent future leaks and reduce maintenance requirements.

D19 — Skylights, Stannard Technical Education (Main Campus)

Image: Link

Deficiency score	70	**Budget estimate**	$126,000
Bldg condition score	146	**Status**	Deferred
System	B20 Exterior Closure	**Deferability**	Immediate
Location	Roof	**Priorities**	Health/Safety (50%), Increased Operating Cost (50%)

Problem Description

The skylights in Building 28, Roof Section B, are actively leaking, causing interior damage. Water intrusion is likely occurring through channels and gaps between the polycarbonate panels due to failing sealant. While some skylights may require minor resealing, at least two units need complete replacement. There are approximately nine skylights on this rooftop that require assessment.

Repair Description

Re-gasket and reseal the skylights as needed to prevent further water intrusion. Replace at least two skylights that are beyond repair. Inspect all nine skylights to determine the full extent of necessary repairs. Prioritize work based on the severity of leaks and potential interior damage, with final prioritization determined by the college.

D20 — Skylights, Jenkins Wellness Center (Main Campus)

Image: Link

Deficiency score	70	**Budget estimate**	$62,000

Bldg condition score	169	**Status**	Deferred
System	B20 Exterior Closure	**Deferability**	Immediate
Location	Skylights above Room 149	**Priorities**	Health/Safety (50%), Increased Operating Cost (50%)

Problem Description

The skylights above Room 149 in Building Seven are leaking, indicating seal failure. If left unaddressed, continued water infiltration can lead to interior damage, mold growth, and deterioration of surrounding building materials.

Repair Description

Replace the failed skylight seals to restore a watertight barrier. Inspect the surrounding skylight framework for any additional damage and repair as needed. Ensure proper installation to prevent future leaks and extend the lifespan of the skylights.

D21 — Exterior flatwork, Colville Center, Owned (Colville Center)

Image: Link

Deficiency score	66	**Budget estimate**	$13,000
Bldg condition score	285	**Status**	Deferred
System	G20 Site Improvements	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (50%), Increased Repair/Replacement Cost (50%)

Problem Description

The concrete around the perimeter of Building 617 is deteriorating, with significant damage concentrated at the landing on the south side and the main entry steps. Corrosion has progressed to the point where rebar is exposed, leading to rust staining on the concrete. The deterioration poses a safety risk and could lead to further structural compromise if not addressed.

Repair Description

Remove all deteriorated concrete around the perimeter, particularly at the south landing and main entry steps. Patch and resurface affected areas using high-strength repair mortar. Treat and protect exposed rebar to prevent further corrosion. Apply a protective sealant to prevent future water infiltration and extend the lifespan of the repaired surfaces.

D22 — Floor Drain, Main (Main Campus)

Image: Link

Deficiency score	64	**Budget estimate**	$18,000
Bldg condition score	331	**Status**	Deferred
System	D20 Plumbing	**Deferability**	Immediate
Location	Culinary Department	**Priorities**	Facility Use (70%), Quality of Use (30%)

Problem Description

The existing floor drains in Room 22R 122 of the Culinary Department are not sufficient to handle the increased water flow resulting from the department's expansion. When multiple sinks are in use simultaneously, the drains back up, indicating inadequate drainage capacity or possible blockages. This issue can lead to sanitation concerns, operational disruptions, and potential water damage.

Repair Description

Replace floor drains and piping to accommodate the increased water flow from expanded operations.

D23 — HVAC Controls, Main (Main Campus)

Image: Link

Deficiency score	62	**Budget estimate**	$480,000
Bldg condition score	331	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	West Wing B	**Priorities**	Facility Use (50%), Increased Operating Cost (50%)

Problem Description

The HVAC system in Building One, West Wing B, is controlled by legacy Robert Shaw controls. These controls are no longer supported by the manufacturer, and replacement parts are unavailable. As a result, the system is obsolete and increasingly difficult to maintain. Without a functioning control system, the HVAC system cannot operate efficiently, leading to potential failures, inconsistent temperature regulation, and increased energy costs.

Repair Description

Replace the obsolete Robertshaw controls with a modern, manufacturer-supported HVAC control system. Integrate the new system with the building's existing HVAC infrastructure to ensure reliable operation, improved energy efficiency, and long-term maintainability.

D24 — Guardrail, Automotive (Main Campus)

Image: Link

Deficiency score	62	**Budget estimate**	$106,000
Bldg condition score	346	**Status**	Deferred
System	G20 Site Improvements	**Deferability**	Immediate
Location	Next to Mission Street, Building 18	**Priorities**	System Use (100%)

Problem Description

The guardrail next to Mission Street, Building 18 has sustained significant damage due to repeated snow and debris accumulation from city plowing operations. The foundation is heavily deteriorated with multiple cracks, and the metal guardrail itself is corroded and nearing failure. The compromised condition poses a safety risk for pedestrians and vehicles. The affected length is approximately 250 feet.

Repair Description

Replace the entire 250-foot section of the deteriorated guardrail, including the foundation. Install a durable, weather-resistant guardrail system designed to withstand repeated exposure to snow and debris accumulation. Ensure proper anchoring and reinforcement to prevent future damage.

D25 — HVAC unit, Environmental Sciences (Main Campus)

Image: Link

Deficiency score	61	**Budget estimate**	$467,000
Bldg condition score	264	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Room 124	**Priorities**	Facility Use (50%), Increased Operating Cost (50%)

Problem Description

The HVAC unit serving Room 124 in Building Eight is no longer functioning as designed. The system requires an increasing level of maintenance, leading to higher operational costs. The gas valve actuator has failed, and other components are unreliable, making the unit difficult to maintain. Although funding was allocated in a previous biennium, the replacement was deferred to the 2027-2029 cycle. The college has provided a cost estimate of $296,000 for the replacement.

Repair Description

Replace the HVAC unit. In the interim, continue necessary maintenance to sustain functionality as long as feasible. Monitor system performance and document any further deterioration to support prioritization of replacement if needed.

D26 — HVAC units, Bigfoot Head Start Child Care (Main Campus)

Image: Link

Deficiency score	61	**Budget estimate**	$803,000
Bldg condition score	236	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Roof	**Priorities**	Facility Use (50%), Increased Operating Cost (50%)

Problem Description

The six Carrier rooftop HVAC units on Building 20 are still operational but cannot be repaired due to the phase-out of R-22 refrigerant. The units have also exceeded their expected service life, making them increasingly inefficient and unreliable. Previous surveys have identified the need for replacement, but funding has not yet been allocated, with a request made for the 2025-2027 cycle.

Repair Description

Plan for the future replacement of the six rooftop HVAC units. Monitor their performance and document any increasing maintenance issues. Ensure that the replacement units use modern, environmentally compliant refrigerants and are energy-efficient to reduce long-term operational costs. Advocate for funding to be prioritized in the 2025-2027 cycle.

D27 — Chiller, Student Center (Main Campus)

Image: Link

Deficiency score	61	**Budget estimate**	$238,000
Bldg condition score	262	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Mechanical room B226	**Priorities**	Facility Use (50%), Increased Operating Cost (50%)

Problem Description

The auditorium chiller in Building Six, Mechanical Room B226, is scheduled for replacement. Although funding was initially allocated in a previous biennium, the project was deferred to the 2027-2029 funding cycle. The college has provided a cost estimate of $148,000, adjusted from the 2023-2025 funding cycle and escalated to account for projected costs in Q3 of 2027. The original funding for this chiller was reallocated to a higher-priority project, delaying the replacement.

Repair Description

Monitor the condition of the existing auditorium chiller and document any performance or maintenance concerns leading up to the scheduled replacement. Ensure updated cost estimates and project planning are aligned with the 2027-2029 funding cycle. If the system deteriorates significantly before replacement, evaluate interim maintenance solutions to sustain functionality.

D28 — Windows, Learning Resources Center (Main Campus)

Image: NA

Deficiency score	61	**Budget estimate**	—
Bldg condition score	212	**Status**	Deferred
System	B20 Exterior Closure	**Deferability**	Immediate
Location	Exterior Bldg 16, northeast	**Priorities**	System Use (70%), System Use (30%)

Problem Description

Storefront windows on the east elevation of the north wing - Seals have been broken and condensation within windows has caused permanent damage. Original aluminum frames do not have thermal break and years of condensation has caused deteriorated interior conditions.

Repair Description

Replace damaged storefront window with new system to include thermally broken frames and modern seals.

D29 — Roof, Johnson Sports Center (Main Campus)

Image: Link

Deficiency score	60	**Budget estimate**	$1,803,000
Bldg condition score	313	**Status**	Deferred
System	B30 Roofing	**Deferability**	Immediate
Location	Roof	**Priorities**	System Use (80%), Increased Repair/Replacement Cost (20%)

Problem Description

The roofing material on Building Five has been extensively patched, but significant issues remain. There are visible areas of bubbling, indicating trapped moisture or poor adhesion. Additionally, sections of the roofing material are not properly secured to the underlayment, increasing the risk of further deterioration, leaks, and potential structural damage. If left unaddressed, ongoing exposure to the elements could lead to more extensive repairs and increased maintenance costs.

Repair Description

Assess the full extent of roofing deficiencies, including moisture intrusion beneath the material. Repair or replace sections where bubbling and detachment are present. Ensure proper adhesion to the underlayment and apply a durable, weather-resistant finish to prevent future issues. Consider a long-term roofing solution if widespread failure is evident.

D30 — Roof, Johnson Sports Center (Main Campus)

Image: Link

Deficiency score	60	**Budget estimate**	$14,000
Bldg condition score	313	**Status**	Deferred
System	Roof / B30 Roofing	**Deferability**	Immediate
Location	Roof - NW Corner	**Priorities**	System Use (80%), Increased Repair/Replacement Cost (20%)

Problem Description

The roofing material at the northwest corner of Building Five is extensively cracked and separating at the seams. The existing TPO (thermoplastic polyolefin) membrane has been heavily patched, but the deterioration continues, suggesting that patching alone is no longer an effective solution. If left unaddressed, further cracking and seam failure could lead to leaks, insulation damage, and increased maintenance costs.

Repair Description

Replace the deteriorated TPO roofing material at the northwest corner of Building Five. Remove failing patches and inspect the underlying substrate for damage. Install a new, properly sealed TPO membrane to ensure long-term durability and weather resistance. Verify that seams are fully adhered to prevent future separation.

D31 — Ventilation, Jenkins Wellness Center (Main Campus)

Image: Link

Deficiency score	60	**Budget estimate**	$127,000

Bldg condition score	169	**Status**	Deferred
System	Facility / D30 HVAC	**Deferability**	Immediate
Location	Room 152	**Priorities**	Facility Use (50%), Increased Operating Cost (50%)

Problem Description

The server room (Room 152) in Building Seven lacks an exhaust system, creating a safety risk in the event of a Freon leak from the air conditioning system. Without proper ventilation, leaked refrigerant can accumulate, posing a potential life safety hazard. In past incidents, the fire department has had to break the glazing to address the issue, resulting in a $3,000 replacement cost each time. This situation is both a safety concern and a recurring operational expense.

Repair Description

Install an exhaust system in the server room to safely vent Freon in the event of a leak. Ensure the system is compliant with fire and building codes, providing adequate ventilation to mitigate safety risks. Implementing this solution will enhance safety, reduce emergency response costs, and improve overall system reliability.

D32 — Roof, Environmental Sciences (Main Campus)

Image: Link

Deficiency score	59	**Budget estimate**	$872,000
Bldg condition score	264	**Status**	Deferred
System	B30 Roofing	**Deferability**	Immediate
Location	Section C	**Priorities**	System Use (80%), Increased Repair/Replacement Cost (20%)

Problem Description

The built-up roofing on Section C of Building Eight has exceeded its design life. There is visible bubbling, indicating trapped moisture or adhesion failure. If left unaddressed, further deterioration could lead to leaks, insulation damage, and increased maintenance costs.

Repair Description

Recondition the roof by addressing underlying moisture issues and repairing or replacing damaged sections. Ensure proper surface preparation and install a durable, weather-resistant roofing system to extend the roof’s lifespan and prevent future failures.

D33 — Roof, Learning Resources Center (Main Campus)

Image: Link

Deficiency score	59	**Budget estimate**	$734,000
Bldg condition score	212	**Status**	Deferred
System	B30 Roofing	**Deferability**	Immediate
Location	Roof	**Priorities**	System Use (80%), Increased Repair/Replacement Cost (20%)

Problem Description

Multiple sections of the roof on Building 16 require restoration due to ongoing leaks that have caused wet insulation. Sections G, N, and H were previously funded for repairs but were deferred, and the deterioration has now made them a priority. The compromised insulation reduces energy efficiency and increases the risk of structural damage if not addressed. The estimated repair area is 27,000 square feet.

Repair Description

Repair identified roof sections to prevent further leaks and insulation damage. Remove and replace wet insulation, repair affected roofing materials, and ensure proper sealing to restore the roof's integrity.

D34 — Roof, Student Center (Main Campus)

Image: Link

Deficiency score	59	**Budget estimate**	$895,000
Bldg condition score	262	**Status**	Deferred
System	B30 Roofing	**Deferability**	Immediate
Location	Roof Section B	**Priorities**	System Use (80%), Increased Repair/Replacement Cost (20%)

Problem Description

Roof Section B of Building Six has significant bubbling and visible interior leaks in the room below. The underlying cause appears to be improper surface preparation during installation, leading to water buildup beneath the roofing material. The issue is widespread, and warranty replacement is not an option. If left unaddressed, ongoing water intrusion could cause further structural damage, mold growth, and insulation deterioration.

Repair Description

Recondition the roof by removing failed sections, addressing underlying moisture issues, and properly preparing the substrate. Install a new roofing system with improved drainage and waterproofing to prevent future bubbling and leaks. Ensure proper adhesion and sealing to extend the lifespan of the repaired roof.

D35 — Foundation walls, Automotive (Main Campus)

Image: Link

Deficiency score	58	**Budget estimate**	$18,000
Bldg condition score	346	**Status**	Deferred
System	G20 Site Improvements	**Deferability**	Immediate
Location	Exterior	**Priorities**	System Use (70%), Increased Repair/Replacement Cost (30%)

Problem Description

The exterior perimeter of Building 18 is experiencing erosion of the dirt berms, leading to water runoff that is affecting the sidewalk and potentially causing leaks into the building. The failure of these site elements compromises drainage and increases the risk of structural damage and safety hazards.

Repair Description

Develop a site design solution to stabilize the berms and improve drainage. Implement erosion control measures and regrade as necessary to prevent further water infiltration and protect the building's foundation.

D36 — Roof drains, Johnson Sports Center (Main Campus)

Image: Link

Deficiency score	58	**Budget estimate**	$413,000
Bldg condition score	313	**Status**	Deferred
System	D20 Plumbing	**Deferability**	Immediate
Location	Roof	**Priorities**	System Use (70%), Increased Repair/Replacement Cost (30%)

Problem Description

The roof drains have failed, leading to water infiltration into the athletic space below. Evidence of leaks is visible on the interior, and prior repair attempts by the college have not fully resolved the issue. However, in other areas where roof drains have been repaired or replaced, the problem has been successfully mitigated. The failure of these drains is likely contributing to ongoing moisture damage, which could worsen over time if not addressed.

Repair Description

Replace the failed roof drains with new, properly installed drainage components. Inspect adjacent roofing materials and connections to ensure proper sealing and water flow. Based on successful repairs in other areas, implement the same approach to ensure long-term drainage performance and prevent further interior water damage.

D37 — Fascia, Colville Center, Owned (Colville Center)

Image: Link

Deficiency score	58	**Budget estimate**	$192,000
Bldg condition score	285	**Status**	Deferred
System	Facility / B20 Exterior Closure	**Deferability**	Immediate
Location	Multiple	**Priorities**	System Use (70%), Increased Repair/Replacement Cost (30%)

Problem Description

The fascia and soffits in multiple locations on building 617 has dry rot and mold, indicating prolonged exposure to moisture and deterioration. The compromised fascia weakens the building's exterior, potentially allowing further water infiltration and damage to underlying structural components.

Repair Description

Remove and replace all sections of fascia and soffit affected by dry rot and mold. Inspect the underlying structure for additional moisture damage and repair as needed. Install new, weather-resistant fascia materials and apply a protective sealant or paint to prevent future deterioration.

D38 — Expansion tank, Health Science (Main Campus)

Image: Link

Deficiency score	57	**Budget estimate**	$4,000
Bldg condition score	224	**Status**	Deferred
System	Facility / D20 Plumbing	**Deferability**	Immediate

Location	Room 300	**Priorities**	System Use (70%), Increased Repair/Replacement Cost (30%)

Problem Description

In Room 300 of Building Nine, components related to the expansion tank are leaking, causing deterioration of the surrounding infrastructure. The leaking fluids have degraded the concrete and completely corroded the metal decking below. If left unaddressed, continued leakage could lead to structural damage, safety concerns, and costly repairs.

Repair Description

Investigate the source of the leaks and replace all failing expansion tank components. Repair and patch the degraded concrete to restore structural integrity. Replace the corroded metal decking below to ensure stability and prevent further deterioration. Implement proper sealing and maintenance measures to prevent future leaks.

D39 — Storefront, Main (Main Campus)

Image: Link

Deficiency score	56	**Budget estimate**	$130,000
Bldg condition score	331	**Status**	Deferred
System	Facility / B20 Exterior Closure	**Deferability**	Deferrable
Location	Northeast entry	**Priorities**	Health/Safety (30%), Facility Use (70%)

Problem Description

The aluminum storefront on the northeast side is warped, leading to alignment issues that affect door operation. Temperature fluctuations likely exacerbate the problem, causing the door to fail to latch properly. A temporary metal plate has been installed to secure the door, but this does not address the underlying structural issue. The warped frame compromises security, energy efficiency, and functionality.

Repair Description

Replace the warped aluminum storefront frame to restore proper alignment and door function. Ensure the new frame is installed with appropriate reinforcement to prevent future warping. Verify that the door latches securely under all temperature conditions. Remove any temporary fixes once permanent repairs are complete.

D40 — Lighting controls, Multiple (Main Campus)

Image: None

Deficiency score	56	**Budget estimate**	$672,000
Bldg condition score	282	**Status**	Deferred
System	Facility / D50 Electrical	**Deferability**	Immediate
Location	Multiple	**Priorities**	System Use (70%), Increased Operating Cost (30%)

Problem Description

The Green Gate lighting control systems in multiple buildings are becoming increasingly difficult to maintain. The manufacturer has discontinued production, making replacement parts expensive and difficult to source. As components begin to fail, repairs are no longer feasible, leading to inconsistent lighting performance and potential operational disruptions.

Repair Description

Develop a phased replacement plan to upgrade the outdated systems with modern, manufacturer-supported lighting controls. Ensure the new system is energy-efficient, easily maintainable, and compatible with existing electrical infrastructure.

D41 — Lighting, Multiple (Main Campus)

Image: Link

Deficiency score	56	**Budget estimate**	$373,000
Bldg condition score	282	**Status**	Deferred
System	Facility / D50 Electrical	**Deferability**	Immediate
Location	Multiple	**Priorities**	System Use (70%), Increased Operating Cost (30%)

Problem Description

Multiple campus buildings still rely on fluorescent lighting fixtures that are functionally obsolete relative to current LED systems. These fixtures draw higher wattage for the delivered illumination, generate more waste heat, and are increasingly maintenance-intensive as lamps, ballasts, and drivers age. As components degrade, lighting output drops and failures become more frequent, creating recurring labor costs, inconsistent illumination, and operational disruption in classrooms, offices, and support spaces.

The legacy system also constrains sustainability and operating-cost goals. Higher lighting energy use directly increases utility spend and indirectly increases cooling demand due to added internal heat gains. Continued

dependence on fluorescents also increases procurement risk as parts availability and product support declines, forcing reactive, piecemeal repairs instead of predictable lifecycle replacement planning.

Repair Description

Replace aged fluorescent fixtures campus-wide with LED luminaires or listed retrofit kits (including drivers, lamps/modules, and any required wiring or emergency/egress interfaces) and commission to achieve appropriate illuminance, glare control, and control functionality. Implement the work as a phased program prioritized by hours-of-use, failure history, and maintenance burden to reduce energy consumption, improve lighting quality, and lower long-term operating costs.

D42 — Exterior wall, Colville Center, Owned (Colville Center)

Image: Link

Deficiency score	56	**Budget estimate**	$49,000
Bldg condition score	285	**Status**	Deferred
System	B20 Exterior Closure	**Deferability**	Immediate
Location	NW Corner	**Priorities**	System Use (50%), Increased Repair/Replacement Cost (50%)

Problem Description

The exterior bricks on Building 617, particularly in the northwest corner, have cracked completely through. The damage appears to be related to building settlement, but a larger structural issue cannot be ruled out. If left unaddressed, the cracking could lead to further degradation of the exterior envelope and potential structural concerns.

Repair Description

Remove and replace the damaged bricks in the northwest corner of Building 617. Tuckpoint the surrounding mortar joints to restore structural integrity and prevent water intrusion. Conduct a structural assessment behind the brick to determine if additional reinforcement or repairs are necessary. Implement corrective measures if further structural issues are identified.

D43 — Exhaust, Heavy Equipment / Maintenance (Main Campus)

Image: Link

Deficiency score	55	**Budget estimate**	$401,000
Bldg condition score	317	**Status**	Deferred
System	Facility / D30 HVAC	**Deferability**	Deferrable
Location	Shop	**Priorities**	Health/Safety (25%), Facility Use (75%)

Problem Description

The existing exhaust system in Building 19 is inadequate for effectively removing fumes from the shop space. Insufficient ventilation poses a risk to indoor air quality, potentially impacting occupant health and safety. Without an upgrade, fumes will continue to accumulate, leading to discomfort and possible regulatory compliance issues.

Repair Description

Repair exhaust ventilation to improve air quality in the shop space. Ensure the system is properly sized to handle the volume of fumes generated. Integrate with existing mechanical systems for optimal performance and compliance with ventilation standards.

D44 — Restroom plumbing, Main (Main Campus)

Image: Link

Deficiency score	52	**Budget estimate**	$314,000
Bldg condition score	331	**Status**	Deferred
System	Facility / D20 Plumbing	**Deferability**	Immediate
Location	Men's Restroom B227	**Priorities**	Quality of Use (50%), Facility Use (50%)

Problem Description

The water supply pipes inside the wall of Men's Restroom B227, which feed the urinal system, are aging and deteriorating. The system is producing gurgling noises, indicating potential blockages, air pockets, or failing pipe infrastructure. Given the age of the pipes, they are likely corroded or partially obstructed, leading to reduced water flow and potential leaks. Without replacement, the system may become increasingly unreliable and difficult to maintain.

Repair Description

Replace the existing water supply pipes for the urinal system with a modern, maintainable plumbing system. Ensure proper sizing and material selection to improve water flow, reduce maintenance issues, and prevent future failures. Inspect and address any related drainage or venting issues contributing to the gurgling sounds.

D45 — Asphalt service yard, Automotive (Main Campus)

Image: Link

Deficiency score	52	**Budget estimate**	$703,000
Bldg condition score	346	**Status**	Deferred
System	G20 Site Improvements	**Deferability**	Immediate

Location	Exterior	**Priorities**	Facility Use (50%), Quality of Use (50%)

Problem Description

The asphalt in the exterior service yards of Building 18 is significantly cracked and deteriorated. This area is not a parking lot but functions as an exterior classroom, making the damaged surface a safety and usability concern. The uneven and failing asphalt can create trip hazards and impact the effectiveness of instructional activities conducted in the space.

Repair Description

Grind down the existing asphalt surface and refinish it to restore a smooth, durable surface suitable for an exterior classroom environment. Ensure proper leveling and sealing to prevent future cracking and deterioration. Implement long-term maintenance strategies to preserve the surface quality.

D46 — Compressor, Stannard Technical Education (Main Campus)

Image: None

Deficiency score	52	**Budget estimate**	—
Bldg condition score	146	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Room 121	**Priorities**	Increased Repair/Replacement Cost (70%), System Use (30%)

Problem Description

The air compressor serving the welding, pneumatics, and machining shops—original to the building's construction—has experienced numerous failures and requires ongoing maintenance to remain operational. These premature failures are believed to be caused by the lack of properly filtered outside air, as noted in the operations manual. The compressor is mounted above the welding shop and serves the entire building. The welding shop inherently produces particulates which, if not adequately filtered or prevented from entering the system, can contribute to equipment malfunction and reduced service life.

Repair Description

Replace compressor motors, repair compressor parts, and provide for a dedicated outside air source to prevent overheating and consistent failures.

D47 — Windows, Main (Main Campus)

Image: Link

Deficiency score	50	**Budget estimate**	$40,000

Bldg condition score	331	**Status**	Deferred
System	B20 Exterior Closure	**Deferability**	Immediate
Location	North Side of B Wing	**Priorities**	System Use (70%), Quality of Use (30%)

Problem Description

The window seals on the north side of B Wing's second floor have failed. There are visible gaps between the window panes, compromising the building's insulation and weather resistance. This failure allows air and moisture infiltration, which can lead to increased energy costs, occupant discomfort, and potential water damage to interior finishes.

Repair Description

Repair the affected windows, reseal them with appropriate weatherproofing materials, and reinstall them to restore an airtight and watertight seal. Ensure proper alignment and insulation to prevent future failures.

D48 — Windows, Main (Main Campus)

Image: Link

Deficiency score	50	**Budget estimate**	$166,000
Bldg condition score	331	**Status**	Deferred
System	B20 Exterior Closure	**Deferability**	Immediate
Location	Conference Room B224	**Priorities**	System Use (70%), Quality of Use (30%)

Problem Description

The windows in Conference Room B224 are allowing water infiltration, with visible residue between the panes of glass. This indicates a failure of the window seals, likely related to a broader issue affecting the east-side windows of Building One. If left unaddressed, continued moisture intrusion can lead to damage to interior finishes, compromised thermal performance, and potential mold growth.

Repair Description

Inspect the affected windows and assess the extent of seal failure. Determine if resealing or full replacement is necessary. Address any related deficiencies in the east-side windows to prevent further water intrusion. Restore the windows to ensure a weather-tight seal and maintain the building's energy efficiency.

D49 — Windows, Main (Main Campus)

Image: Link

Deficiency score	50	**Budget estimate**	$193,000

Bldg condition score	331	**Status**	Deferred
System	B20 Exterior Closure	**Deferability**	Immediate
Location	East side	**Priorities**	System Use (70%), Quality of Use (30%)

Problem Description

The east-side windows are allowing water intrusion, with visible water stains on the mullions and the storefront system. Water has also infiltrated between the panes of glass, indicating seal failure. This ongoing moisture infiltration can lead to interior damage, reduced thermal performance, and potential mold growth. The existing window system is no longer providing adequate weather protection and requires replacement.

Repair Description

Replace compromised windows and storefront system components to restore a watertight seal. Ensure proper installation with modern, weather-resistant materials to prevent future leaks and improve energy efficiency.

D50 — Windows, Learning Resources Center (Main Campus)

Image: Link

Deficiency score	49	**Budget estimate**	$257,000
Bldg condition score	212	**Status**	Deferred
System	B20 Exterior Closure	**Deferability**	Immediate
Location	Second floor windows	**Priorities**	System Use (70%), Quality of Use (30%)

Problem Description

The glass seals on approximately 50 windows in the Building 16 Library have failed, leading to moisture intrusion. This failure compromises thermal efficiency increases the risk of condensation-related damage, and reduces visibility through the affected windows. If left unaddressed, ongoing moisture infiltration could lead to further deterioration of window frames and interior finishes.

Repair Description

Replace the affected window units or reseal them as appropriate to restore weather resistance and energy efficiency. Ensure proper installation to prevent future seal failures and moisture issues.

D51 — Windows, Stannard Technical Education (Main Campus)

Image: Link

Deficiency score	48	**Budget estimate**	—

Bldg condition score	146	**Status**	Excluded (ineligible for capital funding)
System	B20 Exterior Closure	**Deferability**	Immediate
Location	South elevation	**Priorities**	System Use (70%), Quality of Use (30%)

Problem Description

The glazing on the south elevation windows of Building 28 is separating from the gaskets in multiple areas. This separation compromises the window seals, increasing the risk of water infiltration, air leaks, and reduced energy efficiency. If left unaddressed, continued deterioration could lead to further damage and higher maintenance costs.

Repair Description

Remove loose glazing panels and replace deteriorated gaskets as needed to restore a secure seal. Inspect surrounding window components for any additional deficiencies and address them to prevent future failures. Ensure proper installation to maintain weather resistance and energy efficiency.

D52 — Elevator, Environmental Sciences (Main Campus)

Image: Link

Deficiency score	47	**Budget estimate**	—
Bldg condition score	264	**Status**	Excluded (ineligible for capital funding)
System	D10 Vertical Transportation	**Deferability**	Deferrable
Location	Elevator control room	**Priorities**	Facility Use (70%), System Use (30%)

Problem Description

The elevator controls in Building Eight have been identified by the service provider as the worst-performing on campus. However, maintenance staff has differing opinions on its condition. While the elevator remains operational, ongoing performance concerns indicate potential reliability issues that could worsen over time.

Repair Description

Monitor the elevator’s performance and document any recurring issues. Conduct a thorough assessment to determine if control system upgrades or a full replacement are needed. Plan for a review in the next biennium to evaluate whether replacement or major repairs should be prioritized.

D53 — Roof, Main (Main Campus)

Image: Link

Deficiency score	40	**Budget estimate**	—

Bldg condition score	331	**Status**	Excluded (ineligible for capital funding)
System	D30 HVAC	**Deferability**	Deferrable
Location	Rooftop	**Priorities**	Facility Use (50%), Increased Operating Cost (50%)

Problem Description

The exterior rooftop HVAC unit on Building One is heavily corroded. While it remains operational, the corrosion suggests long-term exposure to the elements and potential structural or functional deterioration. If left unaddressed, the unit's efficiency and lifespan could be compromised, leading to higher maintenance costs and eventual failure.

Repair Description

Document the current condition for future surveys and monitor for further deterioration. Assess the unit's structural integrity and performance. If corrosion worsens or begins affecting functionality, plan for refurbishment or replacement to ensure continued reliability and efficiency.

D54 — Co-Ray-Vac heating system, Automotive (Main Campus)

Image: Link

Deficiency score	40	**Budget estimate**	—
Bldg condition score	346	**Status**	Excluded (ineligible for capital funding)
System	D30 HVAC	**Deferability**	Deferrable
Location	Shops	**Priorities**	Facility Use (50%), Increased Operating Cost (50%)

Problem Description

The Co-Ray-Vac heating system in all shops within Building 18 requires frequent repairs and is increasingly difficult to maintain. Replacement parts are hard to find, resulting in high operational costs and a significant maintenance burden. The aging system is no longer a reliable or cost-effective heating solution.

Repair Description

Replace the Co-Ray-Vac system with directional electric heaters to improve efficiency, reduce maintenance demands, and lower long-term operational costs. Ensure the new heating system is appropriately sized for the shop spaces and provides adequate heating coverage.

D55 — Boiler, Johnson Sports Center (Main Campus)

Image: Link

Deficiency score	40	**Budget estimate**	—
Bldg condition score	313	**Status**	Excluded (ineligible for capital funding)
System	D30 HVAC	**Deferability**	Deferrable
Location	Boiler room	**Priorities**	Facility Use (50%), Increased Operating Cost (50%)

Problem Description

The steam boiler in Building Five is aging but remains operational and continues to function as designed. Recent repairs have been completed, and the contractor has confirmed that the unit is still functional. However, due to its age, the system should be monitored for signs of deterioration, efficiency loss, or potential failures over time.

Repair Description

Document the current condition of the steam boiler for future reference. Schedule regular inspections to track any signs of wear, corrosion, or performance decline. Plan for eventual replacement if deterioration accelerates or if the unit becomes inefficient or costly to maintain.

D56 — Air Handler, Health Science (Main Campus)

Image: Link

Deficiency score	39	**Budget estimate**	—
Bldg condition score	224	**Status**	Excluded (ineligible for capital funding)
System	Facility / D30 HVAC	**Deferability**	Deferrable
Location	Mechanical space	**Priorities**	Facility Use (50%), Increased Operating Cost (50%)

Problem Description

The air handling unit in Building Nine is producing excessive noise, including rattling and other unusual sounds. This may indicate loose components, failing bearings, or other mechanical issues that could lead to further deterioration if not addressed. While not currently listed on the college's deficiency report, the condition warrants further investigation to prevent system failure.

Repair Description

Mark the air handling unit for follow-up inspection. Have maintenance personnel or a contractor assess the source of the noise and determine if repairs or component replacements are needed. Monitor performance and document any worsening conditions for potential inclusion in future maintenance planning.

D57 — Boiler, Health Science (Main Campus)

Image: Link

Deficiency score	39	**Budget estimate**	—
Bldg condition score	224	**Status**	Excluded (ineligible for capital funding)
System	D30 HVAC	**Deferability**	Deferrable
Location	Room 300	**Priorities**	Facility Use (50%), Increased Operating Cost (50%)

Problem Description

The boiler in Room 300 of Building Nine is a Bryan boiler installed in 2000. While it is currently functioning as designed, it is nearing the end of its expected service life. The adjacent Bryan boiler has already been replaced, suggesting that this unit will likely require replacement soon. Aging boilers become less efficient, more difficult to maintain, and at higher risk of failure.

Repair Description

Plan for the replacement of the aging Bryan boiler in Room 300. Monitor its performance and document any signs of deterioration or inefficiency. Ensure that the replacement unit matches current operational needs and integrates with the existing system. Consider proactive replacement to avoid unexpected failure and costly emergency repairs.

D58 — Boiler, Student Services (Main Campus)

Image: Link

Deficiency score	39	**Budget estimate**	—
Bldg condition score	208	**Status**	Excluded (ineligible for capital funding)
System	Facility / D30 HVAC	**Deferability**	Deferrable
Location	Mechanical Room 110A	**Priorities**	Facility Use (50%), Increased Operating Cost (50%)

Problem Description

The boilers in Mechanical Room 110A of Building 15 are nearing the end of their expected service life. While they are still functioning as designed and have not required significant maintenance or repairs, their aging condition suggests that reliability may decline over time. Funding for replacement was allocated but deferred to the 2027-2029 cycle. The college has provided a cost estimate for future planning.

Repair Description

Continue monitoring the boilers and pumps for any signs of performance decline, increased maintenance needs, or inefficiency. Document any issues that arise to support prioritization for replacement in the 2027-2029 funding cycle. Ensure that the planned replacement aligns with operational needs and long-term energy efficiency goals.

D59 — Chiller, Livingston Science And Mathematics (Main Campus)

Image: Link

Deficiency score	39	**Budget estimate**	—
Bldg condition score	180	**Status**	Excluded
System	Facility / D30 HVAC	**Deferability**	Deferrable
Location	Mechanical yard	**Priorities**	Facility Use (50%), Increased Operating Cost (50%)

Problem Description

The chiller for Building 27 has been non-operational for several years and is leaking. The college has raised concerns about the increasing maintenance demands required to sustain the system. While replacement was initially considered, repairing the existing chiller is now the preferred approach to restore functionality and manage costs.

Repair Description

Assess the condition of the chiller and perform necessary repairs to restore its operation. Address leaks, replace failing components, and conduct system testing to ensure efficiency and reliability. Implement a maintenance plan to extend the chiller's service life and prevent future failures.

D60 — Boiler, Student Center (Main Campus)

Deficiency score	39	**Budget estimate**	—
Bldg condition score	262	**Status**	Excluded (ineligible for capital funding)
System	D30 HVAC	**Deferability**	Deferrable
Location	Boiler room	**Priorities**	Facility Use (50%), Increased Operating Cost (50%)

Problem Description

The thermal solution boilers are becoming increasingly problematic due to aging components and limited availability of replacement parts. As parts become harder to find, maintenance and repairs will become more

challenging, potentially leading to operational failures and inefficiencies. If the boilers are not replaced, system reliability will continue to decline, impacting heating performance and energy efficiency.

Repair Description

Plan for the replacement of the thermal solution boilers with modern, energy-efficient units. Ensure the new system meets current heating demands and integrates with the existing mechanical infrastructure. Schedule the replacement proactively to avoid unexpected failures and costly emergency repairs.

D61 — Interior finishes, Main (Main Campus)

Image: Link

Deficiency score	30	**Budget estimate**	—
Bldg condition score	331	**Status**	Excluded (ineligible for capital funding)
System	Facility / C30 Interior Finishes	**Deferability**	Deferrable
Location	Room B204 in Building One	**Priorities**	Quality of Use (70%), Health/Safety (30%)

Problem Description

Room B204 in Building One, located on the second floor, has moisture issues affecting the interior finishes. The studs and drywall mud are visibly telegraphing through the wall surfaces, suggesting underlying moisture intrusion. Both affected walls are either exterior-facing or adjacent to an exterior wall, indicating potential water infiltration from the building envelope. Left unaddressed, this condition could lead to further deterioration of finishes, mold growth, and structural damage.

Repair Description

Replace compromised insulation and drywall. Restore interior finishes after ensuring the underlying issue is resolved.

D62 — Exterior siding, Greenhouse (Main Campus)

Image: Link

Deficiency score	30	**Budget estimate**	—
Bldg condition score	369	**Status**	Excluded (ineligible for capital funding)
System	B20 Exterior Closure	**Deferability**	Deferrable
Location	Exterior bldg 10	**Priorities**	Increased Repair/Replacement Cost (70%), Quality of Use (30%)

Problem Description

The T1-11 siding on the exterior of Building 10 has deteriorated beyond repair. Sections of the siding are experiencing dry rot, leading to structural weakness and water infiltration into the facility. Continued deterioration will increase the risk of further interior damage, mold growth, and higher maintenance costs.

Repair Description

Replace the deteriorated T1-11 siding with a durable, weather-resistant material. Ensure proper installation with appropriate sealing and moisture barriers to prevent future water infiltration. Reference the college-provided estimate for budgeting and project planning.

D63 — Canopy, Main (Main Campus)

Image: Link

Deficiency score	26	**Budget estimate**	—
Bldg condition score	331	**Status**	Excluded (ineligible for capital funding)
System	Facility / B20 Exterior Closure	**Deferability**	Deferrable
Location	East main entrance	**Priorities**	Quality of Use (70%), Facility Use (30%)

Problem Description

The soffit at the East Main Entrance has sustained water damage due to previous roof leaks. While the roof above has been repaired, the soffit material remains compromised. There is a possibility of additional hidden water damage to the structure behind the soffit, which could lead to further deterioration if not addressed.

Repair Description

Remove the damaged soffit material and inspect the underlying structure for any additional water damage. If further deterioration is found, repair or replace affected components. Install new soffit material with proper sealing and ventilation to ensure durability and prevent future moisture issues.

D64 — Canopy, Johnson Sports Center (Main Campus)

Image: Link

Deficiency score	26	**Budget estimate**	—
Bldg condition score	313	**Status**	Excluded (ineligible for capital funding)
System	B20 Exterior Closure	**Deferability**	Deferrable
Location	Northwest entry	**Priorities**	Quality of Use (70%), Facility Use (30%)

Problem Description

The northwest soffit of Building Five has sustained damage due to ongoing water intrusion. Investigation reveals that the roofing material above has completely eroded, exposing a mesh-like surface that is allowing water to penetrate the soffit. This likely contributes to leaks spreading through the structure and causing visible damage to the underside of the canopy. While the tiebacks and steel frame appear to be structurally sound, further assessment is needed to confirm the extent of water damage.

Repair Description

Replace the deteriorated roofing material above the soffit to prevent further water infiltration. Remove and replace the damaged soffit material on the canopy. Investigate the structure for hidden water damage or corrosion, and address any compromised areas as needed. Ensure proper sealing and drainage to prevent future issues.

D65 — Exterior panels, Learning Resources Center (Main Campus)

Image: Link

Deficiency score	22	**Budget estimate**	—
Bldg condition score	212	**Status**	Excluded (ineligible for capital funding)
System	B20 Exterior Closure	**Deferability**	Deferrable
Location	Exterior	**Priorities**	Increased Operating Cost (70%), Quality of Use (30%)

Problem Description

The original stucco panels from 1988 on the clear story area of Building 16 are deteriorating, with visible ripping and multiple cracks. From underneath, a wavy line is apparent, indicating structural movement or material failure. If left unaddressed, further deterioration could lead to water intrusion, insulation damage, and potential safety hazards.

Repair Description

Replace the failing stucco panels with a more durable, panelized system to be determined. During removal, assess the underlying structure for additional damage. If further issues are discovered, reevaluate the repair scope to address any necessary structural or moisture-related repairs before installing the new panel system.

D66 — Skylights, Main (Main Campus)

Image: Link

Deficiency score	15	**Budget estimate**	—
Bldg condition score	331	**Status**	Excluded (ineligible for capital funding)
System	C30 Interior Finishes	**Deferability**	Deferrable
Location	G Wing	**Priorities**	Quality of Use (100%)

Problem Description

The wall mounted carpeting below the skylights in G Wing, Building One, is difficult to maintain and clean. Its placement in this area makes it prone to dirt accumulation, staining, and potential moisture retention, especially given the nearby skylight leaks. This creates both an appearance issue and an ongoing maintenance challenge. The carpeted surface is not an appropriate material for this application and should be replaced with a more durable and easily maintainable finish.

Repair Description

Remove the existing carpeting and replace it with drywall extending up to the skylights. Ensure proper sealing and finishing for a clean, durable surface. If necessary, address any underlying moisture concerns before installation to prevent future deterioration.

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. Sixteen rated structures are not profiled individually: ten weak-scored structures with no funded or deferred capital this cycle — the Greenhouse (369, one excluded siding finding), Early Head Start (378), Environmental Sci. Annex (455), Fire Drill Tower (467), Apprenticeship West (476), Apprenticeship East (492), Apprenticeship Training, Storage (518), Readiness Center (600), and the two Spokane Armory Annex structures (661 and 680) — whose disposition is addressed in Sections 3.3 and 7, and six structures in adequate-or-better condition with no material capital needs identified (Permanent Support, Apprenticeship Training Modules, Hazardous Material Stor., Dumpster Enclosure, Industrial Training CTR, and the Max M Snyder Bldg). Component detail for all rated structures is in the Appendix. Deficiency IDs reference Section 4.2; the verbatim descriptions are not repeated here.

CRV is shown as dollars per gross square foot. The basis is the CRV/SF rate stated for each building in the 2023 Facility Condition Survey, escalated 10.4% to 2026 per the ENR Building Cost Index (2024 +1.6%, 2025 +4.2%, 2026 +4.3% annual rate, compounded). The 2023 survey states no rate for Livingston Science and Mathematics; its rate is derived from the FPMT estimated replacement cost, adjusted to the 2023 basis before escalation. The Clock Tower has no stated replacement value in either source.

Automotive — condition score 346

Building	GSF	CRV	Built	Reno.	Predominant use
Automotive	89,976	$436/GSF	1976	—	Instructional shops (automotive trades)

Condition. 2025 condition score 346 (Needs improvement — maintenance, five points below the renovation band; unchanged from 2023). Top weighted contributors: Roofing (33), Life/Safety (33), Fire Safety (33).

Current biennium (2027 request). D11 — switchgear replacement, $503,000: the largest single-building project in the 2027 request and the first funded piece of the campus electrical-distribution theme.

Deferred and emerging. Deferred: D45 asphalt service yard ($703,000), D24 guardrail ($106,000), D35 foundation walls ($18,000) — $827,000, all site-and-envelope items supporting heavy shop use. Excluded: D54 Co-Ray-Vac heating system (monitored).

Long-term outlook. The worst-scored major instructional building on campus. Interior transformer, chiller, and roofing scope appears in both the 2023–25 funded list and the 2025–27 request, and 2023–25 program funds remodeled its classroom, shop, and computer lab — sustained investment that has held the score at 346 rather than improved it. A Tier 1 Clean Buildings building (June 1, 2028). The next master-plan update should decide whether Automotive is a renovation candidate before the 2029 cycle commits further major-system money.

Main — condition score 331

Building	GSF	CRV	Built	Reno.	Predominant use
Main	246,271	$436/GSF	1956	2020	Classroom / Office (instructional and administrative core)

Condition. 2025 condition score 331 (Needs improvement — maintenance), up from 307 in 2023 — the largest deterioration in the portfolio. Top weighted contributors: Exterior Closure (32), Roofing (30), Plumbing (24).

Current biennium (2027 request). None.

Deferred and emerging. Deferred: D16 skylights ($515,000), D23 HVAC controls ($480,000), D44 restroom plumbing ($314,000), D47–D49 original window systems ($399,000), D39 storefront ($130,000), D22 floor drain ($18,000) — $1,856,000, the third-largest concentration. Excluded: D53 corroded rooftop HVAC unit, D61 interior finishes, D63 canopy, D66 skylight-area finishes (all monitored).

Long-term outlook. The portfolio keystone — 246,271 GSF, 22% of the college — and the one building already past a Clean Buildings Tier 1 deadline (June 1, 2026). Elevator controls, unit ventilators, fire doors, and roof reconditioning were funded in 2023–25 and re-scoped in the 2025–27 request, yet the score worsened 24 points this cycle. Its 1956 core, $1,856,000 deferred list, and compliance obligation should be planned as one coordinated multi-biennium program — with the HVAC-controls replacement (D23) sequenced first, since it is both the enabling step for an energy-management plan and the highest-certainty energy-use reduction in the building.

Heavy Equipment / Maintenance — condition score 317

Building	GSF	CRV	Built	Reno.	Predominant use
Heavy Equipment / Maintenance	56,751	$436/GSF	1976	—	Instructional shops (heavy equipment) / maintenance

Condition. 2025 condition score 317 (Needs improvement — maintenance), up from 309 in 2023. Top weighted contributors: HVAC (33), Fire Safety (31), Plumbing (25).

Current biennium (2027 request). None in preservation. The 2027 program request funds the Building 19 Heavy Equipment Program classroom remodel (Rooms 104/108, $521,000), and the 2027 infrastructure request replaces the sewer line running north–south past the building (asset 3886, $196,000).

Deferred and emerging. Deferred: D43 shop exhaust ($401,000), D17 parapet cap ($29,000) — $430,000. The survey record also carries hard-to-access attic make-up air units on a repair-to-extend basis.

Long-term outlook. A trades building trending worse, with ten of its worst fan coils funded in 2023–25 and the remainder still in service. Shop exhaust (D43) is ventilation-critical for welding and equipment bays and is the building's binding deferred item. A Tier 1 Clean Buildings building (June 1, 2028); the program-funded classroom remodel should specify LED lighting and modern controls so program money contributes to compliance.

Johnson Sports Center — condition score 313

Building	GSF	CRV	Built	Reno.	Predominant use
Johnson Sports Center	66,428	$385/GSF	1972	—	Athletics / physical education

Condition. 2025 condition score 313 (Needs improvement — maintenance; unchanged from 2023). Top weighted contributors: Life/Safety (31), Plumbing (25), Electrical (25).

Current biennium (2027 request). None. (Its southwest storefront replacement appears in the 2023–25 funded list and the 2025–27 request; its obsolete fire-alarm panel is among those addressed by D01.)

Deferred and emerging. Deferred: D29 roof ($1,803,000), D36 roof drains ($413,000), D30 roof section ($14,000) — $2,230,000, the second-largest concentration and the single largest roof program in the backlog. Excluded: D55 boiler, D64 canopy (monitored).

Long-term outlook. The anchor of the 2029–2031 preservation ask. The roof has leaked and saturated rigid insulation, and the interior roof drains have rotted through — the two failures compound each other and will not wait a further cycle without interior damage. The re-roof is also a Clean Buildings envelope opportunity (Tier 1, June 1, 2028): improved insulation at replacement, and the excluded end-of-life boiler (D55) makes the building an early electrification decision point.

Colville Center, Owned — condition score 285

Building	GSF	CRV	Built	Reno.	Predominant use
Colville Center, Owned	54,486	$436/GSF	1954	—	Classroom (rural instruction center)

Condition. 2025 condition score 285 (Needs improvement — maintenance; unchanged from 2023). Top weighted contributors: Plumbing (25), Roofing (21), Life/Safety (21).

Current biennium (2027 request). None.

Deferred and emerging. Deferred: D37 fascia ($192,000), D42 exterior wall ($49,000), D21 entrance flatwork ($13,000) — $254,000, all envelope-and-site stewardship on a 1954 building.

Long-term outlook. The college's rural center and its second-largest campus. The 2023–25 cycle funded its fire-prone Federal Pacific distribution panels, masonry repair, and dry-system fire-suppression trunk — the urgent items — leaving weathering-driven envelope work as the current backlog. A Tier 1 Clean Buildings building (June 1, 2028), and the only covered building outside the Main Campus; its master planning is recorded only as "part of other plan" and deserves explicit coverage in the next update.

Environmental Sciences — condition score 264

Building	GSF	CRV	Built	Reno.	Predominant use
Environmental Sciences	37,140	$415/GSF	1973	—	Classroom / laboratory

Condition. 2025 condition score 264 (Adequate; unchanged from 2023, after the 2023 cycle's major improvement from 418). Top weighted contributors: Plumbing (24), Electrical (24), HVAC (24).

Current biennium (2027 request). None.

Deferred and emerging. Deferred: D32 roof ($872,000), D25 penthouse HVAC unit ($467,000) — $1,339,000. Excluded: D52 elevator controls (maintainable; monitored).

Long-term outlook. The 2023–25 cycle replaced its failed air handler; the remaining penthouse unit (D25) and the leaking roof (D32) are the same vintage and should be sequenced together in 2029–2031 so the roof is not opened twice. A Tier 2 Clean Buildings building (July 1, 2027).

Student Center — condition score 262

Building	GSF	CRV	Built	Reno.	Predominant use
Student Center	99,298	$432/GSF	1972	—	Student services / dining / auditorium

Condition. 2025 condition score 262 (Adequate; unchanged from 2023). Top weighted contributors: Glazing (30), Plumbing (24), Roofing (20).

Current biennium (2027 request). None. (Its elevator-controls concern appears in the 2025–27 request; its fire-alarm panel is among those addressed by D01.)

Deferred and emerging. Deferred: D15 switchgear ($1,520,000 — the largest deferred project in the portfolio), D34 roof ($895,000), D18 skylights ($668,000), D27 auditorium chiller ($238,000) — $3,321,000, the largest single-building concentration. Excluded: D60 boiler (monitored).

Long-term outlook. An Adequate score masking the oldest major systems in the portfolio's second-largest building. Switchgear failure here is a whole-building outage for dining and student services; the roof and skylights share the 1972 envelope vintage. Its Clean Buildings deadline (Tier 1, June 1, 2027) is the earliest after Main's. The efficient path is a single coordinated renewal — switchgear, roof with improved insulation, skylights — as the centerpiece of the 2029–2031 request, with the excluded boiler (D60) treated as an electrification decision at that point.

Bigfoot Head Start Child Care — condition score 236

Building	GSF	CRV	Built	Reno.	Predominant use
Bigfoot Head Start Child Care	8,729	$385/GSF	1984	—	Licensed childcare

Condition. 2025 condition score 236 (Adequate; unchanged from 2023). Top weighted contributors: HVAC (26), Roofing (22), Ceiling Finishes (20).

Current biennium (2027 request). D07 — exterior flatwork and stair/ramp stabilization, $67,000; D10 — OCR-required entry accessibility upgrades, $26,000.

Deferred and emerging. Deferred: D26 rooftop HVAC units ($803,000) — six aging units plus the long-flagged make-up air and cooling units, in a building where the make-up air unit's burner parts were already hard to acquire in 2023.

Long-term outlook. A licensed childcare facility, so HVAC failure carries consequence well beyond its dollar value — loss of heating or cooling can close the program. The make-up air unit was funded in 2023–25 and the concern re-documented in 2025–27; the deferred unit-replacement package (D26) should be sequenced into 2029–2031 rather than carried, specified as high-efficiency electric equipment. Below the Clean Buildings coverage floor.

Health Science — condition score 224

Building	GSF	CRV	Built	Reno.	Predominant use
Health Science	70,751	$415/GSF	1974	—	Classroom / laboratory (health programs)

Condition. 2025 condition score 224 (Adequate), up from 208 in 2023. Top weighted contributors: Exterior Closure (24), HVAC (24), Roofing (20).

Current biennium (2027 request). D03, D05, D04 — three storefront-entrance replacements, $374,000 combined: the largest building share of the 2027 envelope request.

Deferred and emerging. Deferred: D12 transformers ($519,000), D38 expansion tank ($4,000). Excluded: D56 air handler, D57 boilers (both monitored end-of-life equipment).

Long-term outlook. The sharpest preservation-versus-replacement tension in the portfolio. The college names Health Science its replacement priority ("poor condition — several major systems failing"), and the survey record supports the characterization: HVAC controls, elevator controls, and roofing scope ran through the 2023–25 and 2025–27 cycles, the score still worsened 16 points, and its heating plant is on a monitor-to-failure basis. The 2027 storefront work is defensible as entrance safety and envelope integrity, but the deferred transformer replacement — and any subsequent major-system project — should be weighed against a replacement timeline the 2017 master plan does not yet provide. Resolving this building's trajectory is the single most valuable outcome the next master-plan update could deliver. Tier 1 Clean Buildings (June 1, 2028).

Learning Resources Center — condition score 212

Building	GSF	CRV	Built	Reno.	Predominant use
Learning Resources Center	58,979	$415/GSF	1976	1992	Library / study

Condition. 2025 condition score 212 (Adequate; unchanged from 2023). Top weighted contributors: Roofing (30), HVAC (24), Insulation (18).

Current biennium (2027 request). D06 — east and west entrance storefront replacement, $126,000.

Deferred and emerging. Deferred: D33 roof ($734,000), D50 windows ($257,000), D28 northeast storefront windows (unpriced). Excluded: D65 exterior panels (monitored).

Long-term outlook. The library's roof has degraded sections with saturated insulation — part of the 1976 roofing cohort — and its original non-thermally-broken glazing is failing unit by unit. The 2023–25 cycle funded its fire curtain; its 33-year-old elevator controls remain on a maintain-and-monitor basis. Pricing D28 and packaging the roof and glazing into the 2029–2031 cohort request would clear the building's envelope exposure. Tier 1 Clean Buildings (June 1, 2028).

Student Services — condition score 208

Building	GSF	CRV	Built	Reno.	Predominant use
Student Services	48,819	$371/GSF	1976	2013	Office / student services

Condition. 2025 condition score 208 (Adequate; unchanged from 2023). Top weighted contributors: Roofing (20), HVAC (16), Exterior Closure (16).

Current biennium (2027 request). None.

Deferred and emerging. Deferred: D13 switchgear ($105,000). Excluded: D14 transformers (referred to the switchgear project), D58 boilers (monitored).

Long-term outlook. A 2013-renovated building whose remaining exposure is original electrical distribution and heating plant. The switchgear (D13) and transformer (D14) replacements occupy the same electrical room and should be executed as one project; the boilers are quietly aging on a monitor basis and are an electrification decision when they fail. Tier 2 Clean Buildings (July 1, 2027).

Livingston Science And Mathematics — condition score 180

Building	GSF	CRV	Built	Reno.	Predominant use
Livingston Science And Mathematics	65,858	$535/GSF	2005	—	Classroom / laboratory (science and mathematics)

Condition. 2025 condition score 180 (Superior; unchanged from 2023). Top weighted contributors: Maintenance (21), Wall Finishes (18), HVAC (16).

Current biennium (2027 request). D08 — brick paver spot repairs and resetting, $26,000. The 2027 program request also converts its Room 205 research lab into a microbiology instructional lab ($1,500,000) — the largest program project in the request.

Deferred and emerging. None. Excluded: D59 chiller (leak repaired-and-monitored basis).

Long-term outlook. The strongest large building on campus and the focus of the college's program investment. Its leaking chiller was funded for repair in 2023–25; the remaining excluded chiller finding is a watch item. Preservation needs are minimal; protecting the 2005 asset is a maintenance question, not a capital one. Tier 1 Clean Buildings (June 1, 2028).

Jenkins Wellness Center — condition score 169

Building	GSF	CRV	Built	Reno.	Predominant use
Jenkins Wellness Center	35,693	$540/GSF	1972	2010	Wellness / physical education / allied health

Condition. 2025 condition score 169 (Superior; unchanged from 2023). Top weighted contributors: Roofing (21), Floor Finishes (13), Wall Finishes (13).

Current biennium (2027 request). None. (Its fire-alarm panel is among those addressed by D01.)

Deferred and emerging. Deferred: D31 ventilation ($127,000), D20 skylights ($62,000) — $189,000.

Long-term outlook. The 2010 whole-building renovation is holding: a Superior score fifteen years on, with two modest deferred items. Both fit naturally into the 2029 skylight-cohort and mechanical packages. Tier 2 Clean Buildings (July 1, 2027).

Stannard Technical Education — condition score 146

Building	GSF	CRV	Built	Reno.	Predominant use
Stannard Technical Education	72,433	$436/GSF	2011	—	Instructional shops / technical education

Condition. 2025 condition score 146 (Superior; unchanged from 2023) — the best score in the portfolio, tied with Permanent Support. Top weighted contributors: Roofing (10), Life/Safety (10), Fire Safety (10).

Current biennium (2027 request). D09 — reseal second-floor storefront glazing, $26,000.

Deferred and emerging. Deferred: D19 skylights ($126,000), D46 shop air compressor (unpriced). Excluded: D51 windows (monitored).

Long-term outlook. The newest major building, already showing water-management defects — leaking second-floor storefront seals (funded) and skylights (deferred) — plus an original-equipment air compressor failing prematurely for lack of filtered outside air. These are early-life defects in a 2011 asset: correcting them promptly (and pricing D46) is the cheapest preservation money in the portfolio. Its fire-alarm panel is among those addressed by D01. Tier 1 Clean Buildings (June 1, 2028).

6. INFRASTRUCTURE SYSTEMS

Infrastructure requests (campus utilities, distribution, and site systems) are budgeted separately from building preservation. For the 2027–2029 cycle, Spokane Community College's infrastructure request is **$247,000**: a sewer-line replacement running north to south past the Heavy Equipment / Maintenance building (asset 3886, $196,000) and a primary switchgear unit (asset 4016, $51,000). Both continue the phased renewal of assets documented in the college's 2019 Infrastructure Survey. The 2023–25 cycle funded three 3-phase transformers (assets 3961, 4005, and 4009) and two multi-asset sewer-line groups (fourteen line segments in total), and the 2025–27 request continued the transformer, switchgear, and sewer-line program; a substantial set of the sewer and primary-switchgear assets carried in earlier cycles is now marked verified and excluded from the active list.

Behind these increments stands a large priced backlog. The infrastructure asset list carries **$45,909,000 across 281 future assets** at the Main Campus — electrical distribution (lines, vaults, transformers, switchgear, and emergency generators) at $10,676,000, potable water lines at $9,810,000, gas lines at $7,522,000, communication lines and vaults at $7,520,000, sewer at $4,379,000, emergency-access roads at $3,512,000, storm systems at $1,636,000, and fire-system water lines at $854,000. On a campus whose utility networks were largely installed with the 1960s–70s building stock, a $247,000-per-biennium request against a $46 million inventory is a widening gap. Two categories warrant specific 2029–2031 attention: continued primary-electrical renewal — which is also the capacity prerequisite for any Clean Buildings-driven electrification of the boiler cohort identified in Section 3.4 — and the potable-water and gas mains serving the 1970s instructional core. An infrastructure-specific scope for the next biennium, sized well above the current increment, would benefit the college's capital position.

7. MASTER PLAN ALIGNMENT

Master planning currency

Campus	Most recent full plan	Most recent update
Main Campus (171A)	2017	—
Colville Center (171D)	Part of other plan	—
Apprenticeship Trng Site (171C)	Need Data (per pre-survey)	—
Early Head Start (171F)	None	—
Geiger Field (171B)	2005	2013

Reported capital priorities

Category	Building	Master plan note
Renovation	None	—
Replacement	Apprenticeship East (171-603)	Growth — undersized to meet needs; not expandable
	Apprenticeship West (171-602)	Growth — undersized to meet needs; not expandable
	Health Science (171-9)	Poor condition — several major systems failing
Demolition	None	—

The 2027 capital-repair recommendations are largely consistent with these priorities, with one tension a reviewer should weigh explicitly. The two Apprenticeship replacement candidates carry no preservation investment — correctly so. Health Science, however, receives $374,000 of the 2027 request (three storefront-entrance replacements, D03–D05) and carries a $519,000 deferred transformer replacement (D12) despite being the college's stated replacement priority. The storefront work is defensible: entrance safety and envelope integrity preserve program function regardless of the building's eventual fate, and no replacement project is funded or scheduled. But the deferred transformer replacement — and the building's monitored end-of-life boilers and air handler — sit at the threshold where continued capital repair and a replacement timeline begin to compete. Committing further major-system money without a decision would be a poor use of preservation funds if replacement follows within a few biennia.

The larger alignment problem is currency. The Main Campus plan dates to 2017 with no recorded update, the Apprenticeship site's planning status is recorded as "Need Data," the Colville Center is covered only as "part of other plan," and the Geiger Field plan (2005, updated 2013) predates the present disposition question for its 600–680-scored structures. A master-plan refresh that resolves the Health Science replacement timeline, the Automotive Building's renovation candidacy, the Apprenticeship replacement path,

and Geiger Field disposition — and that incorporates Clean Buildings electrification into campus utility planning — is the highest-leverage planning action available before the 2029–2031 request.

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 rated building area (1,151,248 GSF).

In-house maintenance staffing (2025 pre-survey)

Position	Hours per week	Estimated annual cost
Maintenance Mechanic 2	40	$88,621
Maintenance Mechanic 2	40	$88,621
Maintenance Mechanic 1	40	$80,336
Maintenance Mechanic 1	40	$80,336
Electrician	40	$88,621
Electrician	40	$88,621
Control Technician	40	$88,621
Control Technician	40	$88,621
Total (8 positions)	**320**	**$692,398**

Derived metrics

In-house maintenance FTEs (320 hrs/wk ÷ 40)	**8.0**
Estimated equivalent contract FTEs (2023 cycle)	**3.9**
Combined total FTEs	**11.9**
GSF per combined FTE (1,151,248 GSF rated)	**96,743**
State average (weighted, 2023 cycle)	**74,279 GSF / FTE**
Total maintenance cost (staff + contract + material)	**$1,679,797**
— of which contract ($334,698) and material ($652,701), 2023 cycle	
Maintenance cost per GSF	**$1.46**
State average (weighted, 2023 cycle)	**$1.48 / GSF**
APPA self-rating (2023 cycle)	**Managed Care (level 3 of 5)**

Spokane Community College runs a lean maintenance organization for its size. At **96,743 GSF per combined FTE** it covers 30% more building area per person than the 2023 state weighted average (74,279) and

substantially more than the IFMA (57,471) and ASU (79,293) benchmarks, while spending $1.46 per GSF against a state average of $1.48. The staffing mix — two electricians and two control technicians among eight positions — fits a portfolio whose backlog is dominated by electrical distribution and controls. But the composition of that backlog, and a growing set of end-of-life equipment held in service on a monitor-and-repair basis (eight excluded boiler, chiller, and air-handler findings), is consistent with an organization keeping aging systems running rather than getting ahead of them. The Clean Buildings Standard adds benchmarking, energy-management-plan, and operations-and-maintenance obligations across 14 buildings beginning in 2026–2028; a maintenance organization at this staffing density is unlikely to absorb those obligations without additional staffing 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 a portfolio CRV of **$419,942,851** (27 of 28 structures; the Clock Tower's CRV is recorded as Unknown), implying a guidance range of roughly $8.4–$16.8 million per year — $16.8–$33.6 million per biennium. The 2027–2029 Minor Works request of $5,767,000 represents an annualized reinvestment rate of about 0.7% of CRV; even executing the entire $14,039,000 deferred backlog in a single biennium would only briefly reach the bottom of the guidance band. The gap is the structural context for the growing 1970s-cohort backlog documented in Section 3.

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 Spokane Community College's larger buildings are operated and re-equipped. For a community college it is not an abstract sustainability goal — it is a compliance deadline attached to specific buildings, backed by penalties, and overlapping the roofing, lighting, controls, and mechanical work already in this report's deferred backlog. This section maps which buildings are covered, when each must comply, and how the deferred renewal and the compliance schedule can be sequenced as one funded effort.

9.1 The Clean Buildings Performance Standard

The standard applies in two tiers by gross floor area. Tier 1 covers nonresidential buildings of 50,000 GSF and larger and imposes a measured energy-use-intensity (EUI) target plus benchmarking, an energy-management plan, and an operations-and-maintenance program. Tier 2 covers buildings between 20,001 and 50,000 GSF and, in its first phase, requires benchmarking, an energy-management plan, and an operations-and-maintenance program (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)

Every row falls on Spokane Community College: Main (over 220,000 GSF) on June 1, 2026 — now elapsed; Student Center on June 1, 2027; eight buildings in the 50,001–90,000 band on June 1, 2028; and four 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 Spokane Community College's Included Buildings

Fourteen buildings exceed the 20,000 GSF coverage floor — ten Tier 1 and four Tier 2, totaling 1,027,465 GSF, 92% of the FPMT portfolio. The table pairs each with the deferred capital backlog already identified for it in Section 4 — the figure that turns this from a compliance exercise into a capital-planning one.

Building	GSF	Tier	Compliance date	Deferred backlog in building
Main	246,271	1	June 1, 2026	$1,856,000
Student Center	99,298	1	June 1, 2027	$3,321,000
Automotive	89,976	1	June 1, 2028	$827,000
Stannard Technical Education	72,433	1	June 1, 2028	$126,000
Health Science	70,751	1	June 1, 2028	$523,000
Johnson Sports Center	66,428	1	June 1, 2028	$2,230,000
Livingston Science And Mathmatics	65,858	1	June 1, 2028	—
Learning Resources Center	58,979	1	June 1, 2028	$991,000
Heavy Equipment / Maintenance	56,751	1	June 1, 2028	$430,000
Colville Center, Owned	54,486	1	June 1, 2028	$254,000
Student Services	48,819	2	July 1, 2027	$105,000
Environmental Sciences	37,140	2	July 1, 2027	$1,339,000
Jenkins Wellness Center	35,693	2	July 1, 2027	$189,000
Apprenticeship East	24,582	2	July 1, 2027	—
Covered total (14 buildings)	1,027,465			$12,191,000

Building-specific deferred figures exclude the campus-wide lighting and lighting-controls conversions (D40/D41, $1,045,000) and campus flatwork, which are recorded against "Multiple"; most of that lighting scope physically sits inside the covered buildings. The Max M Snyder Bldg (30,912 GSF, rated 290) is omitted from the covered table pending FPMT verification — see the reviewer note in Section 2; if confirmed as a state-owned facility over 20,000 GSF it would be a fifth Tier 2 building.

9.3 Aligning capital renewal with compliance

The central planning observation is that the college's deferred backlog and its Clean Buildings obligations are largely the same scope of work seen from two directions. The covered buildings carry $12,191,000 of deferred deficiencies — 87% of the entire backlog — and the items that most directly move energy-use intensity are exactly the deferred ones:

Lighting and controls — the campus lighting-controls conversion (D40, $672,000), the fluorescent-to-LED lighting conversion (D41, $373,000), and the Main Building HVAC-controls replacement (D23, $480,000) are the lowest-cost, highest-certainty EUI reductions in the portfolio and the first measures an energy-management plan identifies. Together they are $1,525,000 of deferred work that doubles as compliance progress across the covered buildings — led by Main, which is already past its deadline.

Roof renewal with added insulation — the four deferred 1970s re-roofs (Johnson Sports D29, Student Center D34, Environmental Sciences D32, Learning Resources D33; $4,304,000) all sit in covered buildings, and each already involves replacing saturated insulation. Specifying improved insulation at re-roof contributes to the EUI target at no additional capital event beyond the re-roof already required.

The boiler cohort as electrification decision points — the excluded end-of-life boilers at Johnson Sports (D55), Health Science (D57), Student Services (D58), and Student Center (D60) are fossil-fuel combustion assets in covered buildings, each on a replace-on-failure basis. Each failure is a one-time chance to replace with high-efficiency electric equipment rather than like-for-like; planning that choice now — including the electrical-service capacity it requires (Section 6) — prevents emergency like-for-like replacements that lock in another 25 years of combustion.

Because lighting obsolescence, roof deterioration, and equipment age force these projects within the same window as the compliance deadlines, the efficient path is to specify the deferred work as compliance-qualifying at the point of replacement rather than as like-for-like swaps. This converts spending the college must make anyway into Clean Buildings progress, and positions the covered buildings to capture the early-adopter incentive instead of penalty exposure — a meaningful figure when penalties can reach $1.50 per square foot annually across a million covered square feet.

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. The Spokane Community College deficiency record shows no campus-wide thermal loop: heating plants are building-level (boilers documented individually at Johnson Sports, Health Science, Student Services, and Student Center; packaged and split equipment elsewhere), and cooling is likewise distributed. 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; the college should confirm the pathway selection as part of the benchmarking work its 2026–2028 deadlines already require.

10. APPENDIX: BUILDING CONDITION DETAIL

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

Spokane Armory Annex (Mi) — condition score 680

Component	Rating	Wt.	Wt. Score	Comment
Structure	3	8	25	
Exterior Closure	4	8	34	
Roofing	4	10	42	
Floor Finishes	5	6	32	
Wall Finishes	5	6	32	
Ceiling Finishes	5	6	32	
Doors & Hardware	5	6	32	
Elevators	5	6	32	
Plumbing	5	8	42	
Electrical	4	8	34	
Lights/Power	5	8	42	
Life/Safety	5	10	53	
Fire Safety	5	10	53	
Modifications	0	7	0	
Maintenance	5	7	37	
Remaining Life	5	6	32	
Appearance	5	6	32	
Insulation	4	6	25	
Glazing	5	6	32	
HVAC	5	8	42	
Total weighted score			**680**	*Replace or renovate*

Spokane Armory Annex — condition score 661

Component	Rating	Wt.	Wt. Score	Comment
Structure	2	8	17	
Exterior Closure	4	8	34	
Roofing	3	10	32	
Floor Finishes	5	6	32	
Wall Finishes	5	6	32	
Ceiling Finishes	5	6	32	
Doors & Hardware	5	6	32	
Elevators	5	6	32	
Plumbing	5	8	42	
Electrical	4	8	34	
Lights/Power	5	8	42	
Life/Safety	5	10	53	
Fire Safety	5	10	53	
Modifications	0	7	0	
Maintenance	5	7	37	
Remaining Life	5	6	32	
Appearance	5	6	32	
Insulation	4	6	25	
Glazing	5	6	32	
HVAC	5	8	42	
Total weighted score			**661**	*Replace or renovate*

Readiness Center — condition score 600

Component	Rating	Wt.	Wt. Score	Comment
Structure	2	8	18	
Exterior Closure	4	8	35	

Component	Rating	Wt.	Wt. Score	Comment
Roofing	4	10	44	
Floor Finishes	5	6	33	
Wall Finishes	4	6	26	
Ceiling Finishes	4	6	26	
Doors & Hardware	4	6	26	
Elevators	0	6	0	
Plumbing	5	8	44	
Electrical	3	8	26	
Lights/Power	4	8	35	
Life/Safety	4	10	44	
Fire Safety	4	10	44	
Modifications	0	7	0	
Maintenance	5	7	38	
Remaining Life	5	6	33	
Appearance	5	6	33	
Insulation	4	6	26	
Glazing	5	6	33	
HVAC	4	8	35	
Total weighted score			**600**	*Replace or renovate*

Apprenticeship Training, Storage — condition score 518

Component	Rating	Wt.	Wt. Score	Comment
Structure	2	8	21	Concrete footing, wood structure
Exterior Closure	4	8	41	Wood, metal siding
Roofing	3	10	39	Composition shingles
Floor Finishes	4	6	31	Plywood
Wall Finishes	4	6	31	Plywood

Component	Rating	Wt.	Wt. Score	Comment
Ceiling Finishes	0	6	0	Exposed structure
Doors & Hardware	4	6	31	wood doors
Elevators	0	6	0	One story
Plumbing	0	8	0	None
Electrical	1	8	10	
Lights/Power	3	8	31	
Life/Safety	3	10	39	
Fire Safety	5	10	65	
Modifications	0	7	0	
Maintenance	5	7	45	
Remaining Life	5	6	39	
Appearance	4	6	31	
Insulation	3	6	23	
Glazing	0	6	0	Old windows covered with plywood
HVAC	4	8	41	
Total weighted score			**518**	*Replace or renovate*

Apprenticeship East — condition score 492

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	8	New radiant ceiling heating system installed in 2007; gas unit heaters; A\C in office
Structure	3	8	24	Steel framing; concrete slab
Exterior Closure	3	8	24	Metal walls
Roofing	3	10	30	Metal roof with elastomeric coating
Floor Finishes	3	6	18	Concrete on main floor; carpet/tile upstairs; ceramic tile in rest rooms
Wall Finishes	3	6	18	CMU, ceramic tile and plywood; Gypsum board-some damage

Component	Rating	Wt.	Wt. Score	Comment
Ceiling Finishes	3	6	18	No ceiling except in classrooms (Gypsum board)
Doors & Hardware	3	6	18	Interior wood doors/frames and metal doors/frames; exterior metal doors/frames; OH metal doors
Elevators	5	6	30	Only stair access to 2nd floor office
Plumbing	3	8	24	Galvanized, cast iron and PVC piping; older porcelain fixtures
Electrical	3	8	24	1200amp 480/208v
Lights/Power	3	8	24	Ceiling-mount and lay-in fluorescent and metal halide
Life/Safety	3	10	30	Some structural code concerns concerning office area
Fire Safety	5	10	50	
Modifications	5	7	35	Upper level modifications are poorly laid out
Maintenance	3	7	21	
Remaining Life	3	6	18	Adequate for long term use for construction vocational programs
Appearance	5	6	30	
Insulation	3	6	18	
Glazing	5	6	30	
Total weighted score			**492**	*Replace or renovate*

Apprenticeship West — condition score 476

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Steel frame; CMU and concrete
Exterior Closure	3	8	24	CMU walls; metal walls-badly dented
Roofing	5	10	50	Gravel coated built-up-needs replacement; metal on one portion
Floor Finishes	3	6	18	Carpet; concrete; ceramic tile; vinyl tile-cracking and minor splits throughout

Component	Rating	Wt.	Wt. Score	Comment
Wall Finishes	2	6	12	CMU; Gypsum board; metal; ceramic tile; wood paneling
Ceiling Finishes	3	6	18	Gypsum board, lay-in tile, roof deck and direct-adhered tile
Doors & Hardware	3	6	18	Interior wood doors/frames; exterior metal doors/frames; metal OH door
Elevators	5	6	30	2nd story with stair access only to offices
Plumbing	3	8	24	Copper; steel, galvanized piping; porcelain fixtures
Electrical	3	8	24	200amp 204/120v
Lights/Power	3	8	24	Lay-in and ceiling-mount fluorescent fixtures; metal-halide lights
Life/Safety	3	10	30	Some code violations upstairs
Fire Safety	3	10	30	
Modifications	5	7	35	
Maintenance	5	7	35	Especially roof maintenance
Remaining Life	1	6	6	Suitable for long term use for construction type programs
Appearance	5	6	30	
Insulation	3	6	18	
Glazing	3	6	18	
HVAC	3	8	24	2 new packaged rooftop HVAC units installed in 2010; hot water boilers; unit heaters; split system HVAC
Total weighted score			**476**	*Replace or renovate*

Fire Drill Tower — condition score 467

Component	Rating	Wt.	Wt. Score	Comment
HVAC	0	8	0	
Structure	3	8	27	Cast concrete

Component	Rating	Wt.	Wt. Score	Comment
Exterior Closure	3	8	27	Concrete
Roofing	3	10	33	Not accessible-BUR?
Floor Finishes	3	6	20	Concrete
Wall Finishes	3	6	20	Concrete; CMU
Ceiling Finishes	3	6	20	Concrete
Doors & Hardware	3	6	20	Wood and steel doors w steel frames
Elevators	0	6	0	
Plumbing	5	8	44	Galvanized and cast iron piping
Electrical	3	8	27	Old service but functional
Lights/Power	3	8	27	Ceiling mount fluorescent lights
Life/Safety	3	10	33	
Fire Safety	3	10	33	No fire protection, but all concrete building
Modifications	1	7	8	None evident
Maintenance	3	7	23	
Remaining Life	3	6	20	Very well constructed specialty structure once used as a drill tower for fire program
Appearance	3	6	20	
Insulation	5	6	33	None
Glazing	5	6	33	
Total weighted score			**467**	*Needs improvement — renovation*

Environmental Sci. Annex — condition score 455

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	CMU and concrete
Exterior Closure	3	8	25	CMU; needs joint caulking and crack sealing
Roofing	5	10	52	Built-up w/ UV coat; deteriorating membrane
Floor Finishes	3	6	19	Concrete; ceramic tile; vinyl tile

Component	Rating	Wt.	Wt. Score	Comment
Wall Finishes	1	6	6	CMU and Gypsum board
Ceiling Finishes	3	6	19	
Doors & Hardware	3	6	19	Mix of older/newer doors and hardware
Elevators	0	6	0	
Plumbing	3	8	25	Old fixtures and piping
Electrical	3	8	25	Inadequate service and outlets
Lights/Power	3	8	25	Inadequate lighting in areas
Life/Safety	3	10	31	Upstairs only used for storage
Fire Safety	3	10	31	Upstairs only used for storage
Modifications	3	7	22	Not well thought out
Maintenance	3	7	22	Very costly to maintain relative to instructional benefit
Remaining Life	3	6	19	This facility not cost-effective to continue using
Appearance	5	6	31	
Insulation	3	6	19	
Glazing	5	6	31	
HVAC	3	8	25	One rooftop packaged unit is deteriorated; needs replacement. North classroom unit 2017
Total weighted score			**455**	*Needs improvement — renovation*

Early Head Start — condition score 378

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	CMU w concrete slab
Exterior Closure	2	8	17	CMU
Roofing	1	10	10	BUR - 2014
Floor Finishes	3	6	19	Carpet; vinyl tile; ceramic tile; sheet vinyl
Wall Finishes	1	6	6	CMU; Gypsum board; ceramic tile
Ceiling Finishes	3	6	19	Lay-in and spline ceiling tiles

Component	Rating	Wt.	Wt. Score	Comment
Doors & Hardware	3	6	19	Wood doors w HM frames; HM and aluminum exterior doors
Elevators	0	6	0	
Plumbing	3	8	25	Mix of old and newer galvanized, cast iron, steel and copper piping; newer plumbing fixtures
Electrical	3	8	25	400amp 208/120v
Lights/Power	3	8	25	Mix of old and newer lay-in and hanging fluorescent lights
Life/Safety	3	10	31	
Fire Safety	3	10	31	
Modifications	1	7	7	None evident
Maintenance	3	7	22	
Remaining Life	3	6	19	Older building; not cost-effective to renovate
Appearance	3	6	19	
Insulation	3	6	19	
Glazing	5	6	31	
HVAC	3	8	25	Older rooftop packaged HVAC units; replaced in conjunction with new roof
Total weighted score			**378**	*Needs improvement — renovation*

Greenhouse — condition score 369

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	8	Electric and gas unit heaters; evaporative coolers
Structure	2	8	17	Wood framing; concrete slab
Exterior Closure	3	8	25	T1-11 plywood; fiberglass and acrylic panels; New acrylic panels in 2002
Roofing	3	10	31	3-tab asphalt shingles-new in 2006; new fiberglass and acrylic panels in 2002. Repairs funded 2023-25

Component	Rating	Wt.	Wt. Score	Comment
Floor Finishes	3	6	19	Concrete and vinyl tile; quarry tile
Wall Finishes	1	6	6	Gypsum board; fiberglass and acrylic panels; T1-11; ceramic tile
Ceiling Finishes	2	6	13	Gypsum board and drop ceilings; acrylic panels
Doors & Hardware	3	6	19	Wood doors and HM frames
Elevators	0	6	0	
Plumbing	3	8	25	Copper and PVC piping; porcelain fixtures
Electrical	3	8	25	200amp 208/120v
Lights/Power	3	8	25	Ceiling-mount and truss mount fluorescent and incandescent lights
Life/Safety	3	10	31	
Fire Safety	2	10	21	
Modifications	1	7	7	All modifications are properly constructed
Maintenance	3	7	22	
Remaining Life	3	6	19	Greenhouses are newer; older instructional bldg. Should be replaced in next 10 yrs.
Appearance	3	6	19	
Insulation	3	6	19	
Glazing	3	6	19	
Total weighted score			**369**	*Needs improvement — renovation*

Automotive — condition score 346

Component	Rating	Wt.	Wt. Score	Comment
HVAC	2	8	18	Hot water boiler, pumps, and fan coils failing; new direct-fired units in 2010
Structure	1	8	9	Split-face CMU and concrete
Exterior Closure	1	8	9	CMU block; some joint caulking required
Roofing	3	10	33	BUR with UV coating

Component	Rating	Wt.	Wt. Score	Comment
Floor Finishes	2	6	13	Terrazzo; concrete w random cracking in shops; vinyl tile-random wear; brick; ceramic tile
Wall Finishes	2	6	13	CMU and some Gypsum board; ceramic tile
Ceiling Finishes	3	6	20	Lay-in tile and concrete; stained ceiling tiles--random throughout
Doors & Hardware	3	6	20	Interior metal doors and frames with older hardware; roll-up doors need to be rebuilt; OH doors
Elevators	0	6	0	
Plumbing	3	8	26	Copper, galvanized and steel piping; porcelain fixtures
Electrical	3	8	26	2500amp 480/277; 1600amp 208/120
Lights/Power	3	8	26	Lay-in, hanging and ceiling-mount fluorescent lighting; some poor illumination
Life/Safety	3	10	33	
Fire Safety	3	10	33	
Modifications	0	7	0	No major modifications evident
Maintenance	1	7	8	
Remaining Life	1	6	7	
Appearance	2	6	13	
Insulation	3	6	20	
Glazing	3	6	20	
Total weighted score			**346**	*Needs improvement — maintenance*

Main — condition score 331

Component	Rating	Wt.	Wt. Score	Comment
Structure	2	8	16	Concrete; steel; some code concerns
Exterior Closure	4	8	32	Concrete; CMU;
Roofing	3	10	30	Built-up roof w/ UV coating-most areas need recoating

Component	Rating	Wt.	Wt. Score	Comment
Floor Finishes	2	6	12	Carpet; quarry tile; vinyl tile
Wall Finishes	2	6	12	Gypsum board; CMU; ceramic tile
Ceiling Finishes	2	6	12	Lay-in ceiling tile; Gypsum board; significant staining throughout
Doors & Hardware	2	6	12	Newer interior wood doors w HM frames; metal exterior doors-general deterioration
Elevators	2	6	12	Renovated 2013, 2 stop
Plumbing	3	8	24	Copper, galvanized, cast iron and steel piping; old porcelain fixtures
Electrical	3	8	24	2000amp 208/120v original; distribution panels at capacity
Lights/Power	2	8	16	Lay-in nd recessed fluorescent and LED fixtures;
Life/Safety	2	10	20	Some code deficiencies; minimal exit and emergency lighting
Fire Safety	1	10	10	
Modifications	2	7	14	Mix of good and marginal modifications
Maintenance	1	7	7	
Remaining Life	1	6	6	Programmatically inadequate; replace with separate building
Appearance	2	6	12	Interior and exterior are very dated
Insulation	2	6	12	
Glazing	4	6	24	
HVAC	3	8	24	Hot water boilers 2015, chillers, AHUs; mix of equipment vintages
Total weighted score			**331**	*Needs improvement — maintenance*

Heavy Equipment / Maintenance — condition score 317

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Concrete and split-face CMU; steel trusses
Exterior Closure	2	8	17	CMU walls

Component	Rating	Wt.	Wt. Score	Comment
Roofing	2	10	21	BUR; portion of roof UV coating and parapet cap flashings are deteriorated; funded in 2011
Floor Finishes	1	6	6	Terrazzo; concrete-random cracks in one shop; vinyl tile; brick; ceramic tile
Wall Finishes	2	6	13	CMU and Gypsum board; ceramic tile
Ceiling Finishes	1	6	6	Concrete; Gypsum board; drop ceilings; some areas of staining and dirt
Doors & Hardware	3	6	19	Primarily metal interior doors and frames; ceiling roll-up doors
Elevators	0	6	0	
Plumbing	3	8	25	Copper, steel, galvanized, and cast iron piping; porcelain fixtures
Electrical	3	8	25	2000amp 480/277; deteriorated emergency generator
Lights/Power	3	8	25	Lay-in, surface-mount and ceiling hung fluorescent lights; hanging metal halide
Life/Safety	1	10	10	
Fire Safety	3	10	31	
Modifications	1	7	7	All modifications are well constructed
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	3	6	19	Spartan but clean interior
Insulation	3	6	19	
Glazing	3	6	19	
HVAC	4	8	33	Radiant heating units replaced in 05; hot water boiler; deteriorating univents
Total weighted score			**317**	*Needs improvement — maintenance*

Johnson Sports Center — condition score 313

Component	Rating	Wt.	Wt. Score	Comment
HVAC	2	8	17	New rooftop packaged HVAC units and controls in 2010 and 2018
Structure	1	8	8	Split-face CMU; steel; concrete slab
Exterior Closure	1	8	8	CMU walls; metal wall panels
Roofing	2	10	21	Hypalon membrane on lower roof; adequate condition; upper BUR deteriorated; funded in 2011
Floor Finishes	2	6	13	Carpet; vinyl tile; ceramic tile; maple wood floor; some tile/carpet deterioration
Wall Finishes	2	6	13	CMU walls; some Gypsum board; ceramic tile
Ceiling Finishes	3	6	19	Direct adhered and lay-in tile-dirty tiles; Gypsum board
Doors & Hardware	2	6	13	Wood interior doors w HM frames; HM ext. doors/frames; some deterioration
Elevators	0	6	0	
Plumbing	3	8	25	Copper, galvanized and cast iron piping; porcelain fixtures
Electrical	3	8	25	600amp 208/120v; distribution panels at capacity
Lights/Power	2	8	17	Lay-in and ceiling-mount fluorescent lights
Life/Safety	3	10	31	
Fire Safety	2	10	21	No sprinklers but high occupancy space at events
Modifications	1	7	7	Only minor modifications
Maintenance	1	7	7	
Remaining Life	3	6	19	Well constructed older building
Appearance	3	6	19	
Insulation	3	6	19	
Glazing	2	6	13	
Total weighted score			**313**	*Needs improvement — maintenance*

Max M Snyder Bldg — condition score 290

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Brick and CMU; concrete
Exterior Closure	2	8	16	Brick
Roofing	1	10	10	Asphalt shingle/wood shake
Floor Finishes	2	6	12	Carpet and some vinyl tile; carpet downstairs is wearing; ceramic tile
Wall Finishes	1	6	6	CMU and Gypsum board-ceramic tile
Ceiling Finishes	3	6	18	Gypsum board; drop ceilings; direct adhered tile
Doors & Hardware	2	6	12	Wood interior doors w HM frames; aluminum exterior doors
Elevators	5	6	30	None for two story building
Plumbing	3	8	24	Copper, steel, cast iron and PVC piping; porcelain fixtures
Electrical	1	8	8	1200amp and 800amp 208/120 dual services
Lights/Power	1	8	8	Lay-in and ceiling-mount fluorescent lighting
Life/Safety	1	10	10	
Fire Safety	3	10	30	
Modifications	1	7	7	1988 addition; upstairs remodel in 2001
Maintenance	1	7	7	
Remaining Life	3	6	18	Will depend on planned freeway right of way acquisition timetable
Appearance	3	6	18	Nice exterior; nice interior upstairs; average interior downstairs
Insulation	1	6	6	Has been upgraded
Glazing	3	6	18	
HVAC	3	8	24	New chiller and cooling tower in 2010; deteriorated hot water boilers; AHU
Total weighted score			**290**	*Needs improvement — maintenance*

Colville Center, Owned — condition score 285

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	8	New boilers and portion of HVAC; design issues with HVAC system
Structure	2	8	17	Concrete slab; wood and metal framing; may have seismic integrity issues
Exterior Closure	2	8	17	Brick; window walls; metal panel siding; some damage to underside of overhangs
Roofing	2	10	21	Built-up roof over gym is badly deteriorated; metal roof and cap sheet membrane OK
Floor Finishes	1	6	6	Carpet and vinyl tile; carpet deterioration throughout
Wall Finishes	1	6	6	Brick and Gypsum board
Ceiling Finishes	2	6	13	Lay-in ceiling tiles throughout
Doors & Hardware	3	6	19	Interior wood doors w HM frames; exterior metal doors w HM frames
Elevators	0	6	0	
Plumbing	3	8	25	Galvanized, copper and cast iron piping; older porcelain fixtures
Electrical	1	8	8	800amp 208/120v
Lights/Power	2	8	17	Recessed ceiling fluorescent lights, mixed vintage
Life/Safety	2	10	21	
Fire Safety	1	10	10	
Modifications	1	7	7	Overall modifications appear to be well constructed
Maintenance	2	7	15	
Remaining Life	3	6	19	Renovation may not be cost-effective
Appearance	3	6	19	
Insulation	3	6	19	Minimal wall insulation
Glazing	3	6	19	Vinyl windows
Total weighted score			**285**	*Needs improvement — maintenance*

Environmental Sciences — condition score 264

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Split-face CMU and concrete; seismic concerns
Exterior Closure	2	8	16	CMU walls; window frame caulking needs replacement
Roofing	2	10	20	No scuppers; built-up roof new coating installed in 04, but aging membrane
Floor Finishes	1	6	6	Concrete, brick, newer carpet tile, ceramic tile; 9"x9" tile
Wall Finishes	1	6	6	CMU and some Gypsum board
Ceiling Finishes	1	6	6	Lay-in ceiling panels
Doors & Hardware	1	6	6	Interior wood doors w HM frames; exterior metal doors and frames-deteriorating; OH roll-up doors
Elevators	2	6	12	1 stop
Plumbing	3	8	24	Copper, galvanized, steel and cast iron piping; porcelain fixtures
Electrical	3	8	24	Old multi-switch main panel; no ratings
Lights/Power	1	8	8	Lay-in, ceiling-mount and hanging fluorescent lights; insufficient illumination in some areas
Life/Safety	2	10	20	Some exiting violations
Fire Safety	1	10	10	
Modifications	1	7	7	2022 Renovation well done
Maintenance	1	7	7	
Remaining Life	1	6	6	Second floor potential in large shop bays
Appearance	3	6	18	
Insulation	3	6	18	
Glazing	3	6	18	
HVAC	3	8	24	Rooftop multi-zone units; some new in 04
Total weighted score			**264**	*Adequate*

Student Center — condition score 262

Component	Rating	Wt.	Wt. Score	Comment
HVAC	2	8	16	Split-system heat pumps; 2 newer hot water boilers and AHUs
Structure	1	8	8	Split-face CMU; concrete; steel
Exterior Closure	1	8	8	Split-face CMU exterior walls
Roofing	2	10	20	Built-up w/ UV coat and hypalon; two areas of BUR are older w some deterioration
Floor Finishes	2	6	12	Terrazzo; quarry tile; carpet; ceramic tile; concrete
Wall Finishes	2	6	12	CMU; Gypsum board; ceramic tile
Ceiling Finishes	2	6	12	Lay-in ceiling tile; Gypsum board
Doors & Hardware	2	6	12	Wood laminate interior doors & HM frames; aluminum exterior doors/frames
Elevators	1	6	6	3-stop
Plumbing	3	8	24	Copper, galvanized and cast iron piping; porcelain fixtures
Electrical	1	8	8	3000amp 208/120v
Lights/Power	1	8	8	Lay-in fluorescent and recessed can lights; wall mount and ceiling-mount fluorescent lights
Life/Safety	2	10	20	
Fire Safety	1	10	10	
Modifications	1	7	7	All modifications appear to be properly constructed
Maintenance	1	7	7	
Remaining Life	1	6	6	Older but well constructed
Appearance	3	6	18	
Insulation	3	6	18	
Glazing	5	6	30	
Total weighted score			**262**	*Adequate*

Bigfoot Head Start Child Care — condition score 236

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	9	Concrete and split-face CMU
Exterior Closure	1	8	9	CMU
Roofing	2	10	22	BUR; new roof in 2002; UV coat deteriorated on south half
Floor Finishes	2	6	13	Carpet and sheet vinyl; ceramic tile; vinyl tile
Wall Finishes	2	6	13	Gypsum board; plastic wall panels; ceramic tile
Ceiling Finishes	3	6	20	Lay-in ceiling tile; random deterioration due to water damage
Doors & Hardware	1	6	7	Interior laminate doors w HM frames; exterior aluminum doors/frames
Elevators	0	6	0	
Plumbing	2	8	18	Copper, steel and cast iron piping; porcelain fixtures
Electrical	1	8	9	400amp 208/120v
Lights/Power	1	8	9	Recessed can and lay-in fluorescent lighting
Life/Safety	1	10	11	
Fire Safety	1	10	11	
Modifications	0	7	0	No major modifications
Maintenance	1	7	8	
Remaining Life	1	6	7	New addition eight years ago
Appearance	1	6	7	
Insulation	3	6	20	
Glazing	3	6	20	operable transoms
HVAC	3	8	26	New HVAC equipment throughout in 2002; rooftop packaged heat/cooling units
Total weighted score			**236**	*Adequate*

Hazardous Material Stor. — condition score 235

Component	Rating	Wt.	Wt. Score	Comment
HVAC	0	8	0	
Structure	1	8	11	Metal framing; concrete slab
Exterior Closure	3	8	33	Metal wall panels; concrete wall
Roofing	1	10	14	Metal roof panels
Floor Finishes	3	6	25	Concrete
Wall Finishes	1	6	8	Metal panels; concrete
Ceiling Finishes	0	6	0	None
Doors & Hardware	1	6	8	Chain link fence gates
Elevators	0	6	0	
Plumbing	0	8	0	
Electrical	1	8	11	
Lights/Power	3	8	33	
Life/Safety	1	10	14	
Fire Safety	3	10	42	No fire alarm; no sprinklers
Modifications	0	7	0	None
Maintenance	1	7	10	
Remaining Life	1	6	8	
Appearance	1	6	8	
Insulation	1	6	8	
Glazing	0	6	0	
Total weighted score			**235**	*Adequate*

Apprenticeship Training Modules — condition score 234

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	9	
Structure	1	8	9	Slab on grade

Component	Rating	Wt.	Wt. Score	Comment
Exterior Closure	2	8	19	Hardiplank, stone
Roofing	2	10	23	Single-ply
Floor Finishes	2	6	14	
Wall Finishes	1	6	7	
Ceiling Finishes	2	6	14	
Doors & Hardware	1	6	7	
Elevators	0	6	0	One story
Plumbing	0	8	0	
Electrical	1	8	9	
Lights/Power	1	8	9	
Life/Safety	1	10	12	
Fire Safety	3	10	35	
Modifications	0	7	0	None evident
Maintenance	2	7	16	
Remaining Life	1	6	7	
Appearance	3	6	21	
Insulation	2	6	14	
Glazing	1	6	7	Vinyle frames
Total weighted score			**234**	*Adequate*

Health Science — condition score 224

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	CMU; concrete; steel
Exterior Closure	3	8	24	CMU and concrete; some window frames need recaulking
Roofing	2	10	20	BUR w/ UV coating; new coating applied in 04; random peeling in small areas
Floor Finishes	2	6	12	Terrazzo; vinyl tile; sheet vinyl; carpet

Component	Rating	Wt.	Wt. Score	Comment
Wall Finishes	1	6	6	CMU and Gypsum board; vinyl wall covering; ceramic tile
Ceiling Finishes	1	6	6	New lay-in ceiling tile
Doors & Hardware	3	6	18	Laminate interior doors w HM frames; some deterioration; aluminum exterior doors
Elevators	1	6	6	
Plumbing	1	8	8	Newer copper, galvanized, steel and PVC piping; porcelain fixtures
Electrical	1	8	8	1200 amp 208/120v
Lights/Power	1	8	8	Lay-in fluorescent lighting; new in 02
Life/Safety	1	10	10	Generally meets codes
Fire Safety	1	10	10	Fire alarm; no sprinklers
Modifications	1	7	7	2002 renovation appears well done; good quality
Maintenance	1	7	7	
Remaining Life	1	6	6	Renovated in 2002; should have 25 yr. Remaining life
Appearance	1	6	6	
Insulation	2	6	12	
Glazing	3	6	18	
HVAC	3	8	24	DX split system cooling-deteriorating; hot water boiler; AHU
Total weighted score			**224**	*Adequate*

Industrial Training CTR — condition score 224

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	9	Concrete slab; steel frame
Exterior Closure	1	8	9	CMU construction
Roofing	1	10	11	Standing seam metal roof
Floor Finishes	2	6	13	Vinyl tile in small office area is deteriorating

Component	Rating	Wt.	Wt. Score	Comment
Wall Finishes	1	6	7	CMU and Gypsum board
Ceiling Finishes	1	6	7	Drop ceiling in office
Doors & Hardware	3	6	20	Interior and exterior HM doors/frames; OH metal door-poor quality door hardware
Elevators	0	6	0	
Plumbing	1	8	9	Copper, steel, cast iron; PVC; porcelain fixtures
Electrical	1	8	9	1000amp 480/208v
Lights/Power	1	8	9	Metal halide ceiling lights
Life/Safety	1	10	11	
Fire Safety	1	10	11	
Modifications	3	7	23	Small office area has no ventilation
Maintenance	1	7	8	
Remaining Life	1	6	7	Newer building to support vocational training
Appearance	3	6	20	
Insulation	3	6	20	No wall insulation
Glazing	0	6	0	
HVAC	3	8	26	Radiant ceiling heat
Total weighted score			**224**	*Adequate*

Dumpster Enclosure — condition score 221

Component	Rating	Wt.	Wt. Score	Comment
HVAC	0	8	0	
Structure	1	8	13	
Exterior Closure	1	8	13	
Roofing	1	10	16	
Floor Finishes	1	6	9	
Wall Finishes	0	6	0	

Component	Rating	Wt.	Wt. Score	Comment
Ceiling Finishes	0	6	0	
Doors & Hardware	1	6	9	
Elevators	0	6	0	
Plumbing	0	8	0	
Electrical	1	8	13	
Lights/Power	3	8	38	
Life/Safety	1	10	16	
Fire Safety	3	10	47	
Modifications	0	7	0	
Maintenance	1	7	11	
Remaining Life	1	6	9	
Appearance	3	6	28	
Insulation	0	6	0	
Glazing	0	6	0	
Total weighted score			**221**	*Adequate*

Learning Resources Center — condition score 212

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	concrete; steel
Exterior Closure	1	8	8	Concrete/stucco
Roofing	3	10	30	BUR with UV coating upper portion; single ply lower portion 2011
Floor Finishes	1	6	6	Carpet; quarry tile; vinyl tile; some carpet deterioration evident; ceramic tile
Wall Finishes	1	6	6	Gypsum board; concrete; vinyl wall covering; interior aluminum window walls; T&G wood
Ceiling Finishes	2	6	12	Lay-in tile throughout
Doors & Hardware	1	6	6	Interior wood doors and HM frames; aluminum exterior doors

Component	Rating	Wt.	Wt. Score	Comment
Elevators	1	6	6	
Plumbing	1	8	8	Galvanized, steel, and cast iron piping; porcelain fixtures
Electrical	1	8	8	Adequate for current and future use
Lights/Power	1	8	8	Lay-in and recessed can fluorescent lighting
Life/Safety	1	10	10	
Fire Safety	1	10	10	Sprinklers in stack area
Modifications	1	7	7	Modifications appear adequately constructed
Maintenance	1	7	7	
Remaining Life	1	6	6	Well constructed and renovated; should have 20+ years of remaining life
Appearance	1	6	6	
Insulation	3	6	18	
Glazing	3	6	18	
HVAC	3	8	24	Mix of older and newer equipment in generally good condition
Total weighted score			**212**	*Adequate*

Student Services — condition score 208

Component	Rating	Wt.	Wt. Score	Comment
HVAC	2	8	16	All new equipment in 2002; rooftop packaged units; 2 hot water boilers and chiller
Structure	1	8	8	Split-face CMU and concrete
Exterior Closure	2	8	16	CMU walls; deterioration of siding on clerestory walls
Roofing	2	10	20	BUR reconditioned in 2013. Single-ply on newer section
Floor Finishes	2	6	12	New carpet throughout in 2006
Wall Finishes	1	6	6	Gypsum board and ceramic tile

Component	Rating	Wt.	Wt. Score	Comment
Ceiling Finishes	2	6	12	New lay-in tile installed in 2006
Doors & Hardware	2	6	12	Interior wood doors w HM frames; exterior aluminum doors/frames
Elevators	1	6	6	Two stories on west addition
Plumbing	1	8	8	Copper, steel, cast iron, galvanized and PVC piping; porcelain fixtures
Electrical	1	8	8	600amp 480/277v
Lights/Power	1	8	8	Lay-in fluorescent lights
Life/Safety	1	10	10	
Fire Safety	1	10	10	Fire alarm; sprinklers on west addition
Modifications	1	7	7	Small addition constructed in 2002; larger addition in 2013; appears to be good quality
Maintenance	1	7	7	Exterior maintenance required
Remaining Life	1	6	6	Good construction enhances life expectancy; interior remodeled in 2006
Appearance	2	6	12	Average exterior
Insulation	2	6	12	
Glazing	2	6	12	Single glazing; aluminum-framed, some double glazed
Total weighted score			**208**	*Adequate*

Livingston Science And Mathmatics — condition score 180

Component	Rating	Wt.	Wt. Score	Comment
HVAC	2	8	16	Hot water boiler; chiller; AHUs; VAV boxes
Structure	1	8	8	Steel frame and concrete
Exterior Closure	1	8	8	Brick; concrete; stucco panels
Roofing	1	10	10	Single-ply TPO membrane and skylights
Floor Finishes	1	6	6	Vinyl tile; carpet; ceramic tile; concrete

Component	Rating	Wt.	Wt. Score	Comment
Wall Finishes	3	6	18	Painted Gypsum board; vinyl wall cover; ceramic tile; wood panels
Ceiling Finishes	1	6	6	Lay-ins; metal panels
Doors & Hardware	1	6	6	Interior wood and HM doors; HM frames; exterior aluminum glazed doors and frames
Elevators	1	6	6	3 stop elevator
Plumbing	1	8	8	Copper, cast iron and PVC piping; porcelain fixtures
Electrical	1	8	8	4,000 amp main service; emergency generator; most panels are full
Lights/Power	1	8	8	Recessed, wall mount, ceiling mount and suspended fluorescent lights
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	1	7	7	None
Maintenance	3	7	21	Most hallway walls are already badly scuffed/marred
Remaining Life	1	6	6	Constructed in 2006; should have 40+ year life
Appearance	1	6	6	
Insulation	1	6	6	
Glazing	1	6	6	
Total weighted score			**180**	*Adequate*

Jenkins Wellness Center — condition score 169

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	8	Hot water condensing boilers; chiller; AHU w VAV
Structure	1	8	8	Concrete and CMU-good condition
Exterior Closure	1	8	8	Brick; metal panels; cement block
Roofing	2	10	21	Single-ply TPO membrane; Sonotube and curb mount skylights

Component	Rating	Wt.	Wt. Score	Comment
Floor Finishes	2	6	13	Carpet, solid vinyl tile, sheet vinyl
Wall Finishes	2	6	13	Gypsum board; CMU; quarry tile; vinyl wall covering
Ceiling Finishes	1	6	6	Lay-in tile; Gypsum board
Doors & Hardware	1	6	6	Wood interior doors w HM frames; aluminum exterior doors
Elevators	0	6	0	
Plumbing	1	8	8	Copper, steel, cast iron and PVC piping; porcelain fixtures
Electrical	1	8	8	2000 amp 208/120v and 1600 amp 480/277v; emergency generator
Lights/Power	1	8	8	Lay-in and recessed can fluorescent lights
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	1	7	7	2010 complete interior renovation; well constructed
Maintenance	1	7	7	
Remaining Life	1	6	6	Well constructed renovation; 30+ year life expectancy
Appearance	1	6	6	
Insulation	1	6	6	
Glazing	1	6	6	
Total weighted score			**169**	*Superior*

Permanent Support — condition score 146

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	9	Electric ceiling-mount unit heaters
Structure	1	8	9	CMU; concrete; metal trusses
Exterior Closure	1	8	9	CMU

Component	Rating	Wt.	Wt. Score	Comment
Roofing	1	10	11	Single-ply TPO membrane; sonotube skylights
Floor Finishes	1	6	7	Concrete
Wall Finishes	1	6	7	CMU
Ceiling Finishes	1	6	7	Metal deck pan
Doors & Hardware	1	6	7	Metal doors/HM frames; insulated metal OH doors
Elevators	0	6	0	One story
Plumbing	1	8	9	PVC; no fixtures
Electrical	1	8	9	225amp 240v
Lights/Power	1	8	9	Ceiling hung fluorescent
Life/Safety	1	10	11	
Fire Safety	1	10	11	Fire extinguishers only required
Modifications	1	7	8	None
Maintenance	1	7	8	
Remaining Life	1	6	7	Brand new building
Appearance	1	6	7	
Insulation	1	6	7	None needed
Glazing	0	6	0	
Total weighted score			**146**	*Superior*

Stannard Technical Education — condition score 146

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	8	3 hot water boilers; chiller; AHUs w VAV and heat recovery; in-floor radiant heat; gas unit heaters
Structure	1	8	8	Structural steel; concrete
Exterior Closure	1	8	8	Brick, concrete; metal solar thermal panels
Roofing	1	10	10	Single-ply TPO membrane
Floor Finishes	1	6	6	Concrete; quarry tile; carpet

Component	Rating	Wt.	Wt. Score	Comment
Wall Finishes	1	6	6	Gypsum board, ceramic tile and fiberboard scuff protection panels
Ceiling Finishes	1	6	6	Metal pan deck; lay-in tile
Doors & Hardware	1	6	6	Interior wood and metal doors w HM frames, some glazing and sidelites; ext. aluminum doors/frames
Elevators	1	6	6	2 stop
Plumbing	1	8	8	Copper, steel and PVC piping; porcelain fixtures
Electrical	1	8	8	2500amp 408/277 and 4000amp 208/120; emergency generator
Lights/Power	1	8	8	Hanging circular and strip, wall-mount and recessed can fluorescent lights
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	1	7	7	Brand new building
Maintenance	1	7	7	Future maintenance resources may be inadequate
Remaining Life	1	6	6	Should have 50 year life
Appearance	1	6	6	
Insulation	1	6	6	
Glazing	1	6	6	
Total weighted score			**146**	*Superior*