COMMUNITY AND TECHNICAL COLLEGES
Washington State Board

SPOKANE FALLS COMMUNITY COLLEGE

2026 Capital Planning Facility Report

State Board for Community and Technical Colleges

Facility Condition Survey — 2025 Cycle

Minor Works Preservation — 2027–2029 Biennium Capital Request

Portfolio	29 structures · 835,480 GSF; 20 surveyed — 710,143 GSF
Weighted-avg condition	246 (Adequate)
2027 preservation request	$3,490,000
Total 2027–2029 Minor Works	$6,096,000
Deferred preservation backlog	$13,393,000

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1. EXECUTIVE SUMMARY

This report covers Spokane Falls Community College for the 2025 SBCTC Facility Condition Survey cycle, which informs the college's Minor Works capital budget request for the 2027–2029 biennium. The 2025 survey identified **33 capital deficiencies**. Of the 29 carrying capital cost estimates (**$16,883,000 in total**), **$3,490,000 across 2 projects** is included in the 2027 preservation request and **$13,393,000 across 27 projects** is deferred as below the budget threshold cutoff; 4 further deficiencies were excluded as unlikely to meet the request threshold and were not estimated. Spokane Falls' 2027–2029 Minor Works request is comprised of: preservation ($3,490,000), infrastructure ($282,000), program ($1,415,000), and Unanticipated Repair Fund ($909,000), together totaling **$6,096,000**.

Capital Planning Headlines

1. The 2027 preservation request is two projects, and one building carries 86% of it.

The Human Services (BLDG 16) multi-zone rooftop replacement (D01, $2,990,000) is 86% of the $3,490,000 request; the campus-wide fire alarm panel replacement in Buildings 16, 24, 18, and 19 (D02, $500,000) is the balance. Both scored 81 or higher. At $1,745,000, Spokane Falls' average included project cost is roughly four times the system-wide average ($439,273) and more than eight times the system-wide median ($202,000) — an unusually concentrated request.

2. The deferred backlog is 3.8 times the funded request and is roof- and HVAC-dominated.

The $13,393,000 deferred backlog (27 projects, average score 51.1) dwarfs the $3,490,000 ask. Roofing accounts for $4,966,000 of it (Technical Arts, P.E. Annex, Library, Humanities) and rooftop HVAC and boilers roughly $5,800,000 more. Two buildings concentrate over half the backlog: Technical Arts (BLDG 19, $3,431,000 across four deficiencies) and the P.E. Annex (BLDG 13, $3,425,000 across three).

3. The P.E. Annex is a whole-building question, and the 1965–1976 founding cohort behind it is aging out together.

The P.E. Annex carries the worst condition score in the portfolio (538, Replace or renovate) and $3,425,000 of deferred roof and HVAC work — 55% of its $6,260,145 estimated replacement cost. The college chose to defer both major items this cycle. Behind it sit the 1965–1976 buildings — Library, Humanities, Fine Arts, and Gymnasium (1965), P.E. Annex (1970), Music (1971), Human Services (1975), and the Student Union Building (1976) — which hold all six below-Adequate scores and nearly all of the deferred backlog. The master plan's three replacement priorities (Fine Arts, Humanities, Library) all come from this cohort, and the survey record already defers Humanities envelope and HVAC work against a demolition horizon of roughly 2033.

4. Fourteen buildings come under the Clean Buildings Performance Standard within this planning window — and the deferred backlog sits largely inside them.

Nine Tier 1 buildings (50,001–90,000 GSF) reach their compliance date June 1, 2028, and five Tier 2 buildings reach theirs July 1, 2027. The covered buildings carry $9,846,000 of the deferred backlog — boilers, rooftop units, lighting controls, and re-roofs whose replacement decisions are also compliance decisions. The Humanities boiler deferral (D03) already frames its replacement as an electric-boiler feasibility question. Section 9 maps the overlap.

Headline Numbers

Metric	Value
Total structures (FPMT inventory)	**29**
Total portfolio GSF	**835,480**
Buildings surveyed (condition rating)	**20 (9 unscored) — 710,143 GSF**
Weighted-average condition score (surveyed)	**246 (Adequate)**
Buildings rated below “Adequate”	**6 of 20**
Total deficiencies identified (2025 FCS)	**33**
2027 preservation request	**$3,490,000 (2 projects)**
Excluded (not estimated) deficiencies	**4**
2027 infrastructure request	**$282,000**
2027 program request	**$1,415,000**
2027 URF request	**$909,000**
Total 2027–2029 Minor Works request	**$6,096,000**
Prior biennium requested (2025–2027, all categories)	**$5,920,000**
2023–2025 funded (all categories)	**$6,561,000**
Buildings under Clean Buildings Standard (within horizon)	**14 (9 Tier 1; 5 Tier 2)**

Capital Outlook

Immediate biennium (2027–2029). A Minor Works request of $6,096,000: preservation of $3,490,000 across 2 projects (86% of it the Human Services rooftop multi-zone replacement), infrastructure of $282,000 (electrical distribution), program of $1,415,000 (the Falls Child Care Center, Building 17), and URF of $909,000. The preservation request is defensible on score — both included projects scored 81 or higher against a deferred-set average of 51.1.

Mid-term (4–6 years, 2029–2033). The $13,393,000 deferred backlog defines the next two asks. Its top tier by score — the Humanities boiler (D03, 75), the Science/Music specialized fire alarm panel (D04, 72), the Sn-W’Ey’-Mn elevator controls (D05, 70), the Magnuson and Technical Arts transformers (D06/D07), and the Sn-W’Ey’-Mn restroom carriers (D08) — is the natural core of a 2029–2031 request. Behind it stands a roofing program of $4,966,000 (Technical Arts sections A–C with confirmed wet insulation, the P.E. Annex, Library section E) and a rooftop-HVAC and boiler renewal of roughly $5,800,000 that spans the Student Union Building, P.E. Annex, Humanities, Technical Arts, and Magnuson.

Long-term (7–10+ years, 2033 and beyond). Three questions dominate. First, the P.E. Annex (538): with deferred need equal to 55% of replacement value, it is a renovate-or-replace decision, not a component-repair program. Second, the disposition of the master plan’s replacement priorities — Fine Arts (465), Humanities (388, demolition horizon ~2033 in the survey record), and the Library (244) — which caps how much preservation capital should flow into those buildings. Third, the 2007–2013 generation (Sn-W’Ey’-Mn,

Science, Falls Gateway, the Early Learning Center) is entering first-renewal age, with controls-generation obsolescence (elevator boards, lighting controls) already surfacing. On the site side, the campus infrastructure survey carries roughly $42,200,000 of future-classified utility renewal — potable water, electrical, gas, communication, sewer, and storm — that will form behind the modest $282,000 funded this cycle.

Clean Buildings compliance. The five Tier 2 deadlines (July 1, 2027) arrive inside the immediate biennium and the nine Tier 1 deadlines (June 1, 2028) inside the next. Specifying the deferred boiler, rooftop-unit, and lighting-control replacements as high-efficiency (and, where the record already asks the question, electric) equipment — rather than like-for-like swaps — is the central capital-planning opportunity this cycle, developed in Section 9.

2. COLLEGE PORTFOLIO OVERVIEW

Spokane Falls Community College operates a single 127-acre main campus in west Spokane, in operation since mid-1965. The FPMT inventory lists 29 owned structures totaling 835,480 GSF, of which 20 were condition-rated this cycle (710,143 GSF). The rated portfolio splits into three generations. The 1965–1976 founding cohort — the Library, Humanities, Fine Arts, and Gymnasium (all 1965), the P.E. Annex (1970), Music (1971), Human Services (1975), and the Student Union Building (1976) — carries every below-Adequate score and most of the deferred backlog. A 1990s pair (Math, Engineering, & Technology, 1990; Technical Arts, 1994) is entering mid-life mechanical renewal. The 2007–2013 generation (Sn-W'Ey'-Mn, Science and its greenhouse, Falls Gateway, and the Early Learning Center) holds the strongest scores. Two 1943 structures purchased in the 1960s — the Lodge and the Maintenance building — are the oldest in the portfolio. The Magnuson building (1980, purchased 2009) sits off the main campus block at 2917 W Whistalks Way and was not condition-rated this cycle, and the new ska-hét building (2024, 60,262 GSF) is recent construction not yet subject to a condition survey.

Building inventory

Building	Bldg #	GSF	Built	Reno.	Score	Rating	FPMT class
Sn-W'Ey'-Mn	24	71,074	2007	—	166	Superior	Educational
Science	28	71,135	2011	—	166	Superior	Educational
Early Learning Center	29	15,095	2013	—	168	Superior	Educational
Science Greenhouse	28A	1,600	2011	—	168	Superior	Special Use
Falls Gateway	30	48,301	2013	—	174	Superior	Educational
Music	15	55,319	1971	2010	188	Adequate	Educational
Early Learning Center, Storage	29A	400	2013	—	196	Adequate	Support
Math, Engineering, & Technology	18	52,754	1990	—	202	Adequate	Educational
Drama Storage Building	26	1,854	2005	—	217	Adequate	Support
Pesticide Storage Shed	23	900	2000	—	220	Adequate	Support
Gymnasium	07	68,468	1965	2018	228	Adequate	Educational
Technical Arts	19	41,703	1994	—	243	Adequate	Educational
Library	02	53,181	1965	2003	244	Adequate	Study
Maintenance	10	18,210	1943	—	267	Adequate	Support
Student Union Building	17	75,461	1976	—	292	Needs improvement — maintenance	General
Human Services	16	34,207	1975	—	298	Needs improvement — maintenance	Educational

Building	Bldg #	GSF	Built	Reno.	Score	Rating	FPMT class
Lodge	09	18,845	1943	—	**318**	Needs improvement — maintenance	Educational
Humanities	05	37,208	1965	—	**388**	Needs improvement — renovation	Educational
Fine Arts	6	25,796	1965	—	**465**	Needs improvement — renovation	Educational
P.E. Annex	13	18,632	1970	2013	**538**	Replace or renovate	Educational
Portfolio (surveyed, GSF-weighted)		**710,143**			**246**	**Adequate (avg)**	

Score = 2025 canonical building condition score (BCS), aggregated from the CONDITION worksheet of the FCS workbook (lower is better). GSF, construction and renovation years, and FPMT class are from the FPMT inventory. Rating bands follow the SBCTC scale in Section 4.1. Single campus; campus column omitted. Sorted best to worst score.

Unscored Structures

Nine structures appear in the FPMT inventory but were not condition-rated this cycle. The ska-hét building is new construction (2024) not yet subject to a condition survey. The Magnuson building (62,359 GSF, 1980, purchased 2009) is a full-size instructional facility that was not rated in either the 2023 or 2025 condition worksheets but carries five deficiencies this cycle (see Sections 4 and 5); condition-rating it in the 2027 cycle would close the largest data gap in the portfolio. The remaining seven are minor athletic and support structures with no deficiencies.

Structure	Bldg #	GSF	Built	FPMT class
Magnuson	27	62,359	1980	Educational
ska-hét	32	60,262	2024	Educational
Baseball Building	25	928	2001	Support
Magnuson Storage Garage	27A	540	Unknown	Support
Baseball Dugout, First Base	25A	300	Unknown	Special Use
Baseball Dugout, Third Base	25B	300	Unknown	Special Use
Softball Dugout - Third Base	41	264	2005	Special Use
Softball Dugout - First Base	40	264	2005	Special Use
Tennis Storage	42	120	Unknown	Special Use

Age Profile

The portfolio is sharply cohorted. Eight of the 20 rated buildings — including four of the five largest legacy buildings — were built in the 12 years between 1965 and 1976, and that cohort now holds all six below-Adequate scores (Student Union Building 292, Human Services 298, Lodge 318, Humanities 388, Fine Arts 465, P.E. Annex 538, the Lodge being a 1943 purchase). Cohorts age out together: the multi-zone rooftop units, boilers, roofs, and elevators failing across this group are the same vintage of equipment reaching end of life in the same window, which is why the deferred backlog is concentrated rather than scattered. The

2007–2013 generation is only now producing its first deficiencies — controls electronics and installation defects rather than worn-out major systems — an early signal of the renewal wave that reaches those buildings in the 2030s.

Buildings excluded from the condition analysis are listed above: new construction (ska-hét), the unrated Magnuson building, and seven minor support structures. The 2023 FCS report also documented off-campus and satellite operations (the Colville Center and leased sites) outside this survey's scope.

3. CAPITAL PLANNING ROADMAP

3.1 Immediate biennium (2027–2029 request)

The 2027 preservation ask of **$3,490,000 across 2 projects** is the most concentrated in the system: the Human Services multi-zone rooftop replacement (D01, $2,990,000) is 86% of it, and the campus fire alarm panel replacement in Buildings 16, 24, 18, and 19 (D02, $500,000) is the rest. Both projects are Immediate-designated and scored 81 or higher (average 81.5). System-wide, colleges submitted an average of 6.5 preservation projects at an average cost of $439,273 and a median of $202,000; Spokane Falls' two-project, $1,745,000-average request trades breadth for a single decisive mechanical replacement (2025 FCS budget summary). Beyond preservation, the 2027–2029 Minor Works request carries infrastructure of $282,000 (campus electrical distribution — see Section 6), program of $1,415,000 (the Falls Child Care Center, converting underutilized space in Building 17), and a $909,000 Unanticipated Repair Fund line, for a College Minor Works total of **$6,096,000**.

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

The **$13,393,000 deferred backlog across 27 projects** — all deferred as below the budget threshold cutoff — defines the mid-term ask. Nineteen of the 27 are nonetheless designated Immediate in the survey; deferral reflects the budget cutoff, not low urgency. The top of the list by score is the natural core of a 2029–2031 request: the Humanities boiler (D03, score 75, $513,000 — 58 years old, at 50% efficiency, with no available parts), the obsolete specialized fire alarm panel serving the Science planetarium and Music auditorium (D04, 72, $429,000), the Sn-W'Ey'-Mn elevator controls (D05, 70, $465,000 — the building's only elevator), the Magnuson and Technical Arts transformers (D06/D07, $309,000 combined), and the Sn-W'Ey'-Mn restroom carrier replacement (D08, $295,000).

Grouped by system, three programs stand behind the score-ranked list. Roofing is the largest: $4,966,000 across Technical Arts sections A–C (D14, $2,373,000, with diagnostically confirmed wet insulation), the P.E. Annex (D19, $2,154,000, a failed roof by consultant inspection), Library section E (D09, $390,000), and the Humanities northeast section (D22, $49,000, patch-and-monitor pending demolition). Rooftop HVAC and boilers are close behind at roughly $5,800,000: the Student Union penthouse multi-zones (D26, $1,574,000), P.E. Annex rooftop units, chillers, and MAUs (D20, $1,230,000), Humanities rooftop units (D24, $643,000), the Technical Arts makeup air handlers (D10, $384,000 — requested in 2025–2027 but unfunded), and three boilers (D03 Humanities, D13 Math, Engineering, & Technology, D25 Magnuson, $1,009,000 combined). Vertical transportation adds $941,000 (D05, plus the Technical Arts Otis LRV elevator, D17, $476,000). By building, Technical Arts ($3,431,000) and the P.E. Annex ($3,425,000) together carry 51% of the backlog.

Escalation risk is clearest where the survey text already documents active failure: the Technical Arts roof (wet insulation confirmed), the P.E. Annex roof (failed, water entering the envelope) and its gutters (D11, $41,000, with CMU wing-wall separation), the failed Falls Gateway water softener (D16, $51,000, actively accelerating equipment degradation), the failed Science main shut-off valve (D18, $23,000), and the leaking Student Union kitchen hot water tank (D23, $201,000). The small-dollar items among these are strong candidates for local or URF resolution before the next biennium rather than waiting in the capital queue.

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

Three long-horizon questions warrant attention now. First, the P.E. Annex (538, Replace or renovate) is a whole-building decision: its deferred roof and rooftop-mechanical need ($3,425,000) equals 55% of its $6,260,145 estimated replacement cost, and the college has already deferred both major components this cycle. Committing that scale of preservation capital to the worst-scored building in the portfolio, absent a renovation program, would be difficult to defend; its disposition belongs in the next master plan update. Second, the master plan's replacement priorities — Fine Arts (465), Humanities (388), and the Library (244) — cap how much preservation capital should flow into those buildings. The survey record already operates this way for Humanities, deferring its roof and rooftop units explicitly against a demolition horizon of roughly 2033; the open question is whether its 58-year-old boiler (D03) can safely bridge to that date. Third, the 2007–2013 generation reaches 20–25 years of age in this window: the controls-generation items already surfacing at Sn-W'Ey'-Mn (elevator boards, lighting controls) are the leading edge of that cohort's first renewal cycle.

On the site side, the campus infrastructure survey classifies roughly $42,200,000 of utility renewal as future-horizon work — potable water ($8,541,000), electrical ($8,311,000), communication ($6,520,000), gas distribution ($6,243,000), sewer ($6,126,000), emergency access ($2,796,000), fire-system water ($2,085,000), and storm ($1,531,000). None of it is in the current request beyond $282,000 of electrical distribution, and the steel portions of the campus gas loop and the 1960s-era water and sewer runs will reach the end of their modified expected lives inside this horizon (see Section 6).

3.4 Cross-cutting system themes

Multi-zone rooftop HVAC — a three-biennium cohort. The 1970s buildings were equipped with multi-zone rooftop units that are now failing as a class. The 2023–2025 biennium funded four Student Union units (two penthouse multi-zones, $861,000, and two atrium units, $326,000); the 2025–2027 request added the worst of the three Human Services units ($605,000); the 2027 request replaces Human Services Units 1 and 3 (D01, $2,990,000); and the deferred backlog carries the two remaining Student Union penthouse multi-zones (D26, $1,574,000). Completing D01 and D26 would close out the multi-zone class in the two buildings that carry it — a clean, finishable program rather than an open-ended one.

Roofing program. Four deferred roofs total $4,966,000, and none is funded this biennium: Technical Arts A–C (D14) with confirmed wet insulation, the failed P.E. Annex roof (D19), Library section E (D09), and the Humanities patch-and-monitor section (D22). Meanwhile the 2025–2027 cycle requested reconditioning of the Library (R03, $385,000) and Music (R04, $250,000) roofs. Roofing will therefore span at least three consecutive biennia; the Technical Arts roof, with moisture already in the insulation, is the one most likely to escalate in cost if it slips past 2029–2031.

Boiler renewal and the electrification question. Three deferred boilers ($1,009,000) follow two funded ones (Math, Engineering, & Technology in 2023–2025; two Magnuson boilers in the prior biennium per the survey record). The Humanities finding (D03) explicitly conditions replacement on an electrical capacity study for an electric boiler — the survey's own framing of these replacements as electrification decision points. With Tier 1 and Tier 2 Clean Buildings deadlines arriving in 2027–2028 (Section 9), each boiler replacement from here forward is also a compliance and fuel-choice decision.

Fire alarm panel obsolescence — a phased campus program. The 2025–2027 request partially funded replacement of the three oldest panels (of the obsolete panels in Buildings 2, 3, 9, 16, 18, and 19; $87,000). The 2027 request continues the program in Buildings 16, 24, 18, and 19 (D02, $500,000), and the deferred backlog carries the obsolete specialized panel serving the Science planetarium and Music auditorium (D04, $429,000), which on activation enters supervisory mode only. D04 is the highest-scored deferred life-safety item and the strongest single candidate for the 2029–2031 request.

Sole-elevator reliability. Both deferred elevator items are the only elevator in their building: the Sn-W'Ey'-Mn lobby elevator with obsolete control boards (D05, $465,000) and the Technical Arts 1994 Otis LRV with no manufacturer support (D17, $476,000). They extend a running modernization program — the Library's north car (funded 2023–2025) and the Math, Engineering, & Technology controls and Lodge car-1 recondition (requested 2025–2027). A failure in either building means a long-term accessibility outage, which is what pushes these ahead of their raw scores.

Transformer end-of-life, inside and outside buildings. The two deferred building transformers — Magnuson's 48-year-old 75 kVA unit (D06) and the two Technical Arts units in Room 120 (D07) — mirror the campus-side pattern: three-phase transformer replacements were funded in 2023–2025 ($465,000) and requested again in 2025–2027 ($316,000). Long procurement lead times, cited in the survey text, argue for proactive rather than run-to-failure replacement.

Glazing and storefront seal failure. A low-dollar but recurring envelope theme: failed insulated-glazing seals in storefronts across multiple buildings, worst at the Student Union north entry (D29, $122,000), single-pane lower-level Library windows (D27, $51,000), and the 2025–2027-requested Student Union skylight and window replacements. These are candidates for a single consolidated glazing package in a future cycle.

4. DEFICIENCY INVENTORY AND FINDINGS

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

4.1 Summary table

ID	Building	System	Component	DSc	BCS	Budget	Status
D01	Human Services	D30 HVAC	Rooftop units	**82**	298	$2,990,000	**Included (2027)**
D02	Multiple	D40 Fire Protection	Fire alarm panel	**81**	233	$500,000	**Included (2027)**
D03	Humanities	D30 HVAC	Boiler	**75**	388	$513,000	Deferred
D04	Science	D40 Fire Protection	Fire alarm panel	**72**	166	$429,000	Deferred
D05	Sn-W'Ey'-Mn	D10 Vertical Transportation	Elevator controls	**70**	166	$465,000	Deferred
D06	Magnuson	D50 Electrical	Transformer	**68**	276	$111,000	Deferred
D07	Technical Arts	D50 Electrical	Transformer	**67**	243	$198,000	Deferred
D08	Sn-W'Ey'-Mn	D20 Plumbing	Wall-mounted toilets	**64**	166	$295,000	Deferred
D09	Library	B30 Roofing	Roof	**59**	244	$390,000	Deferred
D10	Technical Arts	D30 HVAC	Makeup air handling units	**57**	243	$384,000	Deferred
D11	P.E. Annex	B20 Exterior Closure	Gutters	**56**	538	$41,000	Deferred
D12	Student Union Building	B20 Exterior Closure	Parapet	**56**	292	$32,000	Deferred
D13	Math, Engineering, & Technology	D30 HVAC	Boiler	**55**	202	$238,000	Deferred
D14	Technical Arts	B30 Roofing	Roof	**55**	243	$2,373,000	Deferred
D15	Sn-W'Ey'-Mn	D50 Electrical	Lighting controls	**52**	166	$270,000	Deferred
D16	Falls Gateway	D20 Plumbing	Water softener	**52**	174	$51,000	Deferred
D17	Technical Arts	D10 Vertical Transportation	Elevator	**51**	243	$476,000	Deferred
D18	Science	D20 Plumbing	Main water supply	**50**	166	$23,000	Deferred

ID	Building	System	Component	DSc	BCS	Budget	Status
D19	P.E. Annex	B30 Roofing	Roof	48	538	$2,154,000	Deferred
D20	P.E. Annex	D30 HVAC	Rooftop units	48	538	$1,230,000	Deferred
D21	Library	G20 Site Improvements	Entry stair	45	244	$314,000	Deferred
D22	Humanities	B30 Roofing	Roof	41	388	$49,000	Deferred
D23	Student Union Building	D20 Plumbing	Hot water tank	40	292	$201,000	Deferred
D24	Humanities	D30 HVAC	Rooftop units	36	388	$643,000	Deferred
D25	Magnuson	D30 HVAC	Boiler	36	276	$258,000	Deferred
D26	Student Union Building	D30 HVAC	Rooftop units	33	292	$1,574,000	Deferred
D27	Library	B20 Exterior Closure	Windows	32	244	$51,000	Deferred
D28	Gymnasium	C30 Interior Finishes	Floor	32	228	$508,000	Deferred
D29	Multiple	B20 Exterior Closure	Storefront	31	233	$122,000	Deferred
D30	Magnuson	B20 Exterior Closure	Door Hardware	21	276	—	Excluded
D31	Magnuson	B20 Exterior Closure	Envelope	16	276	—	Excluded
D32	Magnuson	B20 Exterior Closure	Soffit	16	276	—	Excluded
D33	Math, Engineering, & Technology	B20 Exterior Closure	Brick wall	8	202	—	Excluded

DSc = deficiency score. BCS = 2025 canonical building condition score from the CONDITION worksheet (Magnuson and Multiple rows show the deficiency-worksheet value; see reviewer note). Budget = MACC + soft costs. Status: "Included (2027)" = in the 2027 preservation request; "Deferred" = below this biennium's budget threshold cutoff; "Excluded" = low score, unlikely to meet the request threshold, not estimated. Campus column omitted — all deficiencies are on the Main Campus.

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

Two buildings concentrate over half the deferred dollars: Technical Arts carries $3,431,000 across four deficiencies (roof, elevator, makeup air handlers, transformers) and the P.E. Annex $3,425,000 across three (roof, rooftop units, gutters) — together 51% of the $13,393,000 backlog. By system, B30 Roofing is the largest deferred category ($4,966,000 across four roofs), followed by D30 HVAC ($5,315,000 across eight deficiencies including three boilers) — no roofing or boiler project is funded this biennium. By status, 2 of the 33 deficiencies are included in the 2027 request ($3,490,000), 27 are deferred ($13,393,000), and 4 — all low-scored envelope and hardware items in Magnuson and Math, Engineering, & Technology (D30–D33) — were excluded and not estimated. Nineteen of the 27 deferred deficiencies are designated Immediate in the survey, so the deferral line reflects the budget cutoff rather than deferability. Every deficiency this cycle is building-attached except the two campus-wide items: the included fire alarm panels (D02) and the deferred storefront glazing (D29).

4.2 Findings detail

D01 — Rooftop units, Human Services

Image: Link

Deficiency score	82	**Budget estimate**	$2,990,000
Bldg condition score	298	**Status**	Included in 2027 request
System	D30 HVAC	**Deferability**	Immediate
Location	Roof	**Priorities**	Health/Safety (50%), System Use (50%)

Problem Description

The multi-zone rooftop units (Units 1 and 3) in Building 16 are failing due to leaking heat exchangers. The leaks compromise heating efficiency and indoor air quality, potentially posing hazards to building occupants. Replacement parts are no longer available, making future repairs unfeasible. If left unaddressed, the continued deterioration of these units could lead to further system failures and increased operational disruptions.

Repair Description

Replace the failing multi-zone rooftop units (Units 1 and 3) with modern, high-efficiency HVAC systems. Ensure new units are properly integrated with existing building controls and ventilation systems. Remove and dispose of the outdated equipment in compliance with environmental and safety regulations. Conduct an assessment of the entire HVAC system to determine if additional updates are needed to improve long-term reliability and performance.

D02 — Fire alarm panel, Multiple

Image: Link

Deficiency score	81	**Budget estimate**	$500,000
Bldg condition score	233	**Status**	Included in 2027 request

System	D40 Fire Protection	**Deferability**	Immediate
Location	Multiple	**Priorities**	Health/Safety (50%), System Use (50%)

Problem Description

The fire alarm panels in multiple buildings, including Buildings 16, 24, 18, and 19, are obsolete. Replacement parts are no longer manufactured, making repairs increasingly difficult. This creates a risk of system failure, which could compromise occupant safety. Partial funding has been requested in the 2025-2027 capital budget to address panel replacements in three buildings, but a comprehensive replacement plan is needed.

Repair Description

Replace the obsolete fire alarm panels in Buildings 16, 24, 18, and 19 with modern, code-compliant systems that ensure reliability and ease of maintenance. Prioritize buildings with the highest risk of failure and coordinate phased installation as funding allows. Retain salvageable components from replaced panels for temporary maintenance support until full system upgrades are completed.

D03 — Boiler, Humanities

Image: Link

Deficiency score	75	**Budget estimate**	$513,000
Bldg condition score	388	**Status**	Deferred — below budget threshold
System	D30 HVAC	**Deferability**	Immediate
Location	Mechanical space	**Priorities**	Facility Use (50%), System Use (50%)

Problem Description

The existing boiler in Building Five is 58 years old and operating at only 50% efficiency. Replacement parts are no longer available, making repairs impossible. If the boiler fails, the entire building will be left without heat until a new system can be installed, posing a significant operational risk. An electrical capacity study is needed to determine whether an electric boiler can be a viable replacement.

Repair Description

Replace the existing boiler with a modern, energy-efficient system. Conduct an electrical capacity study to assess feasibility for an electric boiler. If electrical capacity is sufficient, install an electric boiler to improve efficiency and reduce maintenance needs. If not, install a high-efficiency gas or alternative heating system. Ensure the new system is properly integrated with the building's infrastructure for reliable operation.

D04 — Fire alarm panel, Science

Image: Link

Deficiency score	72	**Budget estimate**	$429,000

Bldg condition score	166	**Status**	Deferred — below budget threshold
System	D40 Fire Protection	**Deferability**	Immediate
Location	Multiple	**Priorities**	System Use (70%), Health/Safety (30%)

Problem Description

The specialized fire alarm control panel serving the planetarium in Building 28 and the auditorium in Building 15 is obsolete and no longer serviceable. Replacement parts are unavailable, making repairs impossible. If the alarm system activates, it only enters supervisory mode instead of providing full emergency response, posing a significant safety risk to occupants.

Repair Description

Replace the existing specialized fire alarm control panel with a modern, fully supported system that ensures proper functionality for both Building 28 and Building 15. Integrate the new panel with the existing fire alarm infrastructure to provide reliable emergency response. Ensure compliance with current fire safety regulations and conduct thorough testing after installation.

D05 — Elevator controls, Sn-W'Ey'-Mn

Image: Link

Deficiency score	70	**Budget estimate**	$465,000
Bldg condition score	166	**Status**	Deferred — below budget threshold
System	D10 Vertical Transportation	**Deferability**	Immediate
Location	Elevator control room	**Priorities**	Facility Use (50%), System Use (50%)

Problem Description

The elevator in the lobby of Building 24 continues to require frequent repairs due to obsolete control boards. As the only elevator in the building, its reliability is critical for accessibility and daily operations. The unavailability of replacement parts increases the risk of prolonged downtime if the system fails.

Repair Description

Replace the obsolete elevator control boards with modern, fully supported components to ensure continued reliable operation. Upgrade related control systems as needed to improve performance and reduce maintenance needs. Schedule the work to minimize disruption and ensure long-term elevator functionality.

D06 — Transformer, Magnuson

Image: Link

Deficiency score	68	**Budget estimate**	$111,000

Bldg condition score	276	**Status**	Deferred — below budget threshold
System	D50 Electrical	**Deferability**	Immediate
Location	Mechanical Room Third Floor	**Priorities**	Facility Use (30%), System Use (70%)

Problem Description

The 48-year-old dry-type indoor transformer (75 kVA) in the third-floor mechanical room of Building 27 is 15 years past its expected service life. Its age increases the risk of failure, which would result in an extended outage impacting the college's ability to use the building. Due to long lead times for replacement transformers, proactive replacement is necessary to avoid disruptions to campus operations.

Repair Description

Replace the aging 75 kVA dry-type indoor transformer with a modern, energy-efficient unit. Schedule the replacement to minimize disruption, considering the long lead times for procurement and installation. Upgrade electrical connections as needed to improve reliability and safety. Dispose of the old transformer following environmental regulations.

D07 — Transformer, Technical Arts

Image: Link

Deficiency score	67	**Budget estimate**	$198,000
Bldg condition score	243	**Status**	Deferred — below budget threshold
System	D50 Electrical	**Deferability**	Immediate
Location	Electrical room 120	**Priorities**	Facility Use (30%), System Use (70%)

Problem Description

The two transformers (XFMRT1 and XFMRT2) in Electrical Room 120 of Building 19 have exceeded their life expectancy and are at risk of failure. Their aging condition increases the likelihood of an unexpected service outage, which could disrupt building operations and require extensive downtime for emergency replacement.

Repair Description

Replace transformers XFMRT1 and XFMRT2 with new, energy-efficient units to ensure reliable electrical service in Building 19. Schedule the replacement during a planned outage to minimize disruption. Verify compatibility with the building's electrical system and upgrade connections as needed to enhance long-term performance and safety. Dispose of the old transformers according to environmental regulations.

D08 — Wall-mounted toilets, Sn-W'Ey'-Mn

Image: Link

Deficiency score	64	**Budget estimate**	$295,000

Bldg condition score	166	**Status**	Deferred — below budget threshold
System	D20 Plumbing	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (50%), Increased Repair/Replacement Cost (50%)

Problem Description

All wall-mounted toilets in Building 24 were improperly installed, resulting in instability and movement when used. The rocking motion of these units has led to leaks at the wall seals, increasing the risk of water damage, mold growth, and structural deterioration. The issue affects all restrooms, necessitating a complete replacement of the wall-mounted water closet carriers to ensure long-term reliability and safety.

Repair Description

Remove and replace all improperly installed wall-mounted toilets in Building 24, including replacing the water closet carriers with properly secured, high-quality units. Ensure all new installations are securely anchored to prevent movement and eliminate leaks. Inspect and repair any water damage behind the walls before installing new fixtures. Verify proper alignment and sealing to prevent future issues.

D09 — Roof, Library

Image: Link

Deficiency score	59	**Budget estimate**	$390,000
Bldg condition score	244	**Status**	Deferred — below budget threshold
System	B30 Roofing	**Deferability**	Immediate
Location	Section E	**Priorities**	Facility Use (30%), Increased Repair/Replacement Cost (70%)

Problem Description

The original parabolic roof section E of Building Two has aged significantly, with its protective coating deteriorating and delaminating. Visual signs of wear and degradation indicate the need for maintenance. While recent repairs have been made, ongoing deterioration requires additional attention. The lower roof area between the new and old sections of Building Two also exhibits similar wear and should be included in the scope of necessary repairs.

Repair Description

Repair damaged areas of the parabolic roof section E by addressing underlying deterioration and reapplying a durable protective coating. Conduct necessary repairs on the lower roof between the new and old sections of Building Two to ensure a consistent weatherproof barrier. Implement preventive measures to extend the roof's lifespan and improve overall performance.

D10 — Makeup air handling units, Technical Arts

Image: Link

Deficiency score	57	**Budget estimate**	$384,000
Bldg condition score	243	**Status**	Deferred — below budget threshold
System	D30 HVAC	**Deferability**	Immediate
Location	Lower roof	**Priorities**	System Use (70%), Increased Repair/Replacement Cost (30%)

Problem Description

The two makeup air handling units on the lower roof of Building 19 are nearing the end of their service life. While recent repairs have kept them operational, their continued aging increases the risk of failure. These units are essential for maintaining proper ventilation and indoor air quality. This replacement was previously identified as an urgent need but remained unfunded in the 2025-2027 capital request.

Repair Description

Replace the two aging makeup air handling units on the lower roof of Building 19 with modern, high-efficiency units. Ensure the new systems are properly sized and integrated with the building's HVAC infrastructure for optimal performance. Prioritize this replacement to prevent potential system failure and mitigate operational disruptions.

D11 — Gutters, P.E. Annex

Image: Link

Deficiency score	56	**Budget estimate**	$41,000
Bldg condition score	538	**Status**	Deferred — below budget threshold
System	B20 Exterior Closure	**Deferability**	Immediate
Location	Multiple	**Priorities**	System Use (50%), Increased Repair/Replacement Cost (50%)

Problem Description

The roof gutters on Building 13's drip line are failing, causing rainwater to run off uncontrolled beneath the bleachers. This has led to significant erosion of the CMU (concrete masonry unit) below, contributing to water damage on the surrounding exterior walls. The damage includes separation of CMU wing walls, which compromises the building's structural integrity and requires immediate attention.

Repair Description

Repair or replace the existing roof gutters along the drip line to properly direct rainwater away from the building. Restore and reinforce the eroded CMU areas beneath the bleachers to prevent further structural

degradation. Address water-damaged exterior walls, including repairing and re-securing separated CMU wing walls. Implement additional drainage solutions as needed to prevent future water intrusion and erosion.

D12 — Parapet, Student Union Building

Image: Link

Deficiency score	56	**Budget estimate**	$32,000
Bldg condition score	292	**Status**	Deferred — below budget threshold
System	B20 Exterior Closure	**Deferability**	Immediate
Location	Roof	**Priorities**	System Use (50%), Increased Repair/Replacement Cost (50%)

Problem Description

The flat parapet cap around the perimeter of Building 17 is deteriorated and requires replacement. The existing standing seam parapet caps remain in good condition and do not need repairs. The failing sections compromise the building's weather resistance, increasing the risk of water intrusion and structural damage.

Repair Description

Replace all deteriorated flat parapet caps around the perimeter of Building 17 while preserving the standing seam parapet caps that remain in good condition. Ensure the new parapet caps provide a secure, weather-resistant seal to protect the building envelope. Use durable materials that match or exceed the performance of the existing standing seam caps for long-term reliability.

D13 — Boiler, Math, Engineering, & Technology

Image: Link

Deficiency score	55	**Budget estimate**	$238,000
Bldg condition score	202	**Status**	Deferred — below budget threshold
System	D30 HVAC	**Deferability**	Immediate
Location	Mechanical penthouse	**Priorities**	System Use (50%), Increased Repair/Replacement Cost (50%)

Problem Description

The boiler in the mechanical penthouse of Building 18 is outdated and has experienced significant repair issues over the past year. The continued deterioration of the unit increases the risk of system failure, which could disrupt heating for the building. Due to its age, replacement parts may become difficult to obtain, making future repairs costly and unreliable.

Repair Description

Replace the aging boiler in the mechanical penthouse of Building 18 with a modern, energy-efficient unit. Ensure the new system is properly sized for the building's heating demands and integrated with existing mechanical systems. Upgrade controls and safety features as needed to improve efficiency, reliability, and ease of maintenance. Dispose of the old boiler in accordance with environmental and safety regulations.

D14 — Roof, Technical Arts

Image: Link

Deficiency score	55	**Budget estimate**	$2,373,000
Bldg condition score	243	**Status**	Deferred — below budget threshold
System	B30 Roofing	**Deferability**	Immediate
Location	Roof	**Priorities**	System Use (50%), Increased Repair/Replacement Cost (50%)

Problem Description

Roof sections A, B, and C of Building 19 have deteriorated, with the renewal coating on the built-up roofing beginning to bubble in multiple areas. Diagnostic testing has confirmed the presence of wet insulation, indicating compromised waterproofing. Maintenance staff has responded to multiple work orders to repair leaks, but the overall condition of the roof requires a more comprehensive solution to prevent further damage.

Repair Description

Repair and recondition roof sections A, B, and C by addressing areas with wet insulation and compromised waterproofing. Remove and replace damaged insulation, repair bubbling areas, and apply a new protective coating to restore the integrity of the roofing system. Conduct additional moisture testing after repairs to ensure the roof is watertight and prevent future leaks.

D15 — Lighting controls, Sn-W'Ey'-Mn

Image: Link

Deficiency score	52	**Budget estimate**	$270,000
Bldg condition score	166	**Status**	Deferred — below budget threshold
System	D50 Electrical	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (30%), Increased Operating Cost (70%)

Problem Description

The lighting control system in Building 24 is failing, with replacement parts no longer available. The outdated system leads to inconsistent lighting operation, reduced energy efficiency, and increased maintenance challenges. A new system is needed to ensure reliable, centralized control of the building's lighting.

Repair Description

Replace the existing lighting control system in Building 24 with a modern, fully supported system, such as the Greengate system used at Spokane Community College. Ensure seamless integration with existing lighting infrastructure and implement programmable controls to improve energy efficiency and usability. Coordinate installation to minimize disruption to building operations.

D16 — Water softener, Falls Gateway

Image: Link

Deficiency score	52	**Budget estimate**	$51,000
Bldg condition score	174	**Status**	Deferred — below budget threshold
System	D20 Plumbing	**Deferability**	Immediate
Location	Mechanical room	**Priorities**	System Use (30%), Increased Repair/Replacement Cost (70%)

Problem Description

The water softener in Building 30 has failed, leading to an increase in mineral deposits from city water. This buildup is accelerating the degradation of plumbing and mechanical equipment throughout the building. Without a functioning water softener, scale accumulation could reduce system efficiency, increase maintenance costs, and shorten the lifespan of critical infrastructure.

Repair Description

Replace the failed water softener with a new, high-efficiency unit to prevent further mineral buildup and protect plumbing and mechanical systems. Ensure the new system is properly sized for the building's water usage and integrated with existing infrastructure. Conduct a system flush to remove any residual deposits and verify proper operation after installation.

D17 — Elevator, Technical Arts

Image: Link

Deficiency score	51	**Budget estimate**	$476,000
Bldg condition score	243	**Status**	Deferred — below budget threshold
System	D10 Vertical Transportation	**Deferability**	Immediate

Location	Elevator control room	**Priorities**	Facility Use (50%), Quality of Use (50%)

Problem Description

The Otis LRV elevator in the lobby of Building 19 is obsolete, with no available manufacturer support for operations or maintenance. Replacement parts are increasingly difficult to find, making repairs more challenging and costly. Originally installed in 1994, the elevator is still functional, but a failure would result in a long-term outage. As this is the only elevator serving the building, its reliability is critical for accessibility and daily operations.

Repair Description

Replace the obsolete Otis LRV elevator with a modern, code-compliant unit to ensure reliable service and accessibility for Building 19. Install a new control system and mechanical components to improve performance and extend the elevator's lifespan. Schedule the replacement to minimize downtime and coordinate with building users to mitigate disruption. Ensure the new system is fully supported with available parts and maintenance services.

D18 — Main water supply, Science

Image: None

Deficiency score	50	**Budget estimate**	$23,000
Bldg condition score	166	**Status**	Deferred — below budget threshold
System	D20 Plumbing	**Deferability**	Immediate
Location	Mechanical room	**Priorities**	System Use (50%), Increased Operating Cost (50%)

Problem Description

The main water shut-off valve for Building 28 has failed, preventing localized water isolation for maintenance or emergency repairs. As a result, shutting off water to Building 28 requires shutting down water supply to multiple adjacent campus buildings, creating unnecessary disruptions.

Repair Description

Replace the failed main water shut-off valve for Building 28 with a new, reliable valve that allows for independent water isolation. Ensure the new valve is properly sized and located for easy access and future maintenance. Test the system after installation to confirm proper operation without impacting surrounding buildings.

D19 — Roof, P.E. Annex

Image: Link

Deficiency score	48	**Budget estimate**	$2,154,000

Bldg condition score	538	**Status**	Deferred — below budget threshold
System	B30 Roofing	**Deferability**	Deferrable
Location	Roof	**Priorities**	Facility Use (70%), System Use (30%)

Problem Description

The roof above the PE Annex interior space in Building 13 has failed, allowing water intrusion into the building envelope. A consultant's visual inspection identified multiple deficiencies, including split blisters, mole runs, failed flashings, and areas of saturated insulation. The cap sheet has significantly deteriorated, becoming brittle and ineffective at providing weather protection. The extent of damage compromises the roof's ability to prevent leaks and maintain a secure building envelope.

Repair Description

Fully replace the failed roofing system above the PE Annex, including removing damaged cap sheets, saturated insulation, and deteriorated flashings. Install a new, durable roofing membrane with proper drainage and waterproofing to restore the building envelope's integrity. Ensure new flashing and insulation meet modern performance standards to enhance longevity and weather resistance.

D20 — Rooftop units, P.E. Annex

Image: Link

Deficiency score	48	**Budget estimate**	$1,230,000
Bldg condition score	538	**Status**	Deferred — below budget threshold
System	D30 HVAC	**Deferability**	Deferrable
Location	Roof	**Priorities**	Facility Use (70%), System Use (30%)

Problem Description

The rooftop HVAC units in Building 13 have exceeded their useful life and are failing. Both units are no longer supported by the manufacturer, making it difficult or impossible to source replacement parts for repairs. The system includes multiple aging chillers and two 20-year-old Reznor makeup air units (MAUs), all of which are experiencing performance decline and increased maintenance needs

Repair Description

Replace the failing rooftop HVAC units, including the outdated chillers and Reznor MAUs, with modern, energy-efficient systems that meet current performance and ventilation standards. Conduct a load analysis to ensure the new system is properly sized for the building's needs. Upgrade controls and ductwork as necessary to improve efficiency and reliability while reducing long-term maintenance costs.

Note: Deferred per college (5/12/2026 email), per the workbook's notes column. The workbook also notes the cost estimate excludes the chillers and controls referenced in the finding; an allowance decision was pending with the college at survey close.

D21 — Entry stair, Library

Image: Link

Deficiency score	45	**Budget estimate**	$314,000
Bldg condition score	244	**Status**	Deferred — below budget threshold
System	G20 Site Improvements	**Deferability**	Immediate
Location	Entry	**Priorities**	Health/Safety (30%), Quality of Use (70%)

Problem Description

The concrete staircase at the north exit of Building Two has significant deterioration, with large sections chipping and breaking off beyond repair. The adjacent ramp has a radiant heating system, but the staircase itself is not heated and is chained off in the winter to minimize maintenance. Extensive cracking is evident throughout the structure, compromising both safety and usability.

Repair Description

Repair the existing concrete staircase to meet current safety and durability standards. Ensure proper reinforcement to prevent future cracking and deterioration. Assess the integration of radiant heating or improved winter maintenance strategies to enhance long-term usability.

D22 — Roof, Humanities

Image: Link

Deficiency score	41	**Budget estimate**	$49,000
Bldg condition score	388	**Status**	Deferred — below budget threshold
System	B30 Roofing	**Deferability**	Deferrable
Location	Northeast section	**Priorities**	Facility Use (30%), Increased Repair/Replacement Cost (70%)

Problem Description

The northeast section of Building Five has a deteriorating torch-down roof with multiple patches applied to mitigate leaks. The continued degradation of the roofing system poses a maintenance challenge. Since the building is scheduled for demolition in 2033, full roof replacement has been deferred. However, if demolition plans change, a long-term roofing solution may be necessary.

Repair Description

Continue monitoring the roof condition and perform patch repairs as needed to prevent leaks. If the demolition timeline for Building Five changes, reassess the roof's condition and add a full roof replacement to the capital projects list to ensure long-term protection and structural integrity.

D23 — Hot water tank, Student Union Building

Image: Link

Deficiency score	40	**Budget estimate**	$201,000
Bldg condition score	292	**Status**	Deferred — below budget threshold
System	D20 Plumbing	**Deferability**	Immediate
Location	Kitchen area	**Priorities**	Facility Use (30%), Quality of Use (70%)

Problem Description

The hot water tank in the kitchen area of Building 17 is leaking and beyond repair. The failure of this unit affects kitchen operations and poses a risk of water damage. Additionally, the existing ventilation setup allows cold air to enter the mechanical room, increasing the risk of frozen pipes, which can lead to further maintenance issues.

Repair Description

Replace the failed hot water tank with a new, high-efficiency unit. Install a direct vent system to prevent cold air infiltration into the mechanical room, reducing the risk of frozen pipes. Ensure proper integration with the building's plumbing and ventilation systems to improve energy efficiency and long-term reliability. Dispose of the old unit in accordance with environmental and safety regulations.

D24 — Rooftop units, Humanities

Image: Link

Deficiency score	36	**Budget estimate**	$643,000
Bldg condition score	388	**Status**	Deferred — below budget threshold
System	D30 HVAC	**Deferability**	Deferrable
Location	South roof	**Priorities**	System Use (50%), Increased Operating Cost (50%)

Problem Description

The HVAC rooftop units on the south portion of Building Five, located above the stage classroom, are outdated and no longer supported by the manufacturer. Both units have a history of frequent repairs, and replacement parts are no longer available. While repairs continue to be needed, the building is scheduled for demolition around 2033, so the HVAC replacement has been deferred but remains on the list for future consideration.

Repair Description

Monitor the performance of the existing HVAC rooftop units and continue necessary repairs to maintain functionality until the building's demolition. As the building is scheduled for demolition in 2033, full replacement of the HVAC units is not recommended at this time. However, keep the replacement of the units

on the capital improvement list for planning purposes, should the timeline for demolition change or additional repairs become unfeasible.

D25 — Boiler, Magnuson

Image: Link

Deficiency score	36	**Budget estimate**	$258,000
Bldg condition score	276	**Status**	Deferred — below budget threshold
System	D30 HVAC	**Deferability**	Deferrable
Location	Boiler room	**Priorities**	System Use (50%), Increased Repair/Replacement Cost (50%)

Problem Description

Boiler 3 in the Building 27 Boiler Room has a leaking heat exchanger and is currently inoperable. This failure reduces the building's heating capacity and increases the risk of system strain on the remaining boilers. While two boilers were funded for replacement in the previous biennium, Boiler 3 still requires replacement to restore full heating functionality.

Repair Description

Replace Boiler 3 with a new, high-efficiency unit to restore heating capacity and improve system reliability. Integrate the new boiler with the existing heating infrastructure and controls. Ensure proper disposal of the failed unit and verify system performance after installation.

D26 — Rooftop units, Student Union Building

Image: Link

Deficiency score	33	**Budget estimate**	$1,574,000
Bldg condition score	292	**Status**	Deferred — below budget threshold
System	D30 HVAC	**Deferability**	Deferrable
Location	Room 1780	**Priorities**	System Use (50%), Increased Operating Cost (50%)

Problem Description

The two multi-zone HVAC units in the rooftop penthouse of Building 17 (Room 1780) remain functional but present accessibility challenges for maintenance. While current maintenance levels are manageable, servicing the units is difficult due to their location. Additionally, replacement parts are becoming increasingly difficult to procure, which may lead to extended downtimes if repairs are needed.

Repair Description

Continue routine maintenance of the existing multi-zone HVAC units while monitoring for signs of performance decline. Evaluate alternative maintenance strategies to improve accessibility. Develop a phased replacement plan to install modern, energy-efficient units before parts become completely unavailable. Ensure that new units are positioned for easier servicing and long-term reliability.

D27 — Windows, Library

Image: Link

Deficiency score	32	**Budget estimate**	$51,000
Bldg condition score	244	**Status**	Deferred — below budget threshold
System	B20 Exterior Closure	**Deferability**	Deferrable
Location	Lower level	**Priorities**	System Use (50%), Increased Operating Cost (50%)

Problem Description

The lower-level windows in Building Two are single-pane and outdated, leading to poor energy efficiency and thermal performance. The window frames are obsolete, with noticeable shadowing and some signs of separation from the structure. These deficiencies contribute to heat loss, condensation issues, and reduced occupant comfort.

Repair Description

Replace the existing single-pane windows with energy-efficient, double-glazed windows to improve thermal performance and reduce energy costs. Install new, modern window frames to ensure a proper seal and long-term durability. Verify structural integrity around the window openings and make necessary adjustments to accommodate the new installations.

D28 — Floor, Gymnasium

Image: Link

Deficiency score	32	**Budget estimate**	$508,000
Bldg condition score	228	**Status**	Deferred — below budget threshold
System	C30 Interior Finishes	**Deferability**	Deferrable
Location	auxiliary gym	**Priorities**	Facility Use (50%), Quality of Use (50%)

Problem Description

The auxiliary gym floor in Room 134 of Building Seven has deteriorated beyond its useful life, with sections buckling and rotting. The compromised flooring poses safety concerns for users and affects the functionality

of the space. This gym is heavily used for multiple curricular classes and also serves as a designated Red Cross regional emergency shelter, making its condition critical for both daily and emergency use.

Repair Description

Remove the damaged and rotting gym floor and replace it with a new, durable flooring system designed for high-traffic and multi-purpose use. Ensure the new flooring meets safety and performance standards for both athletic and emergency shelter functions. Assess and address any underlying moisture or structural issues to prevent future deterioration.

D29 — Storefront, Multiple

Image: Link

Deficiency score	31	**Budget estimate**	$122,000
Bldg condition score	233	**Status**	Deferred — below budget threshold
System	B20 Exterior Closure	**Deferability**	Deferrable
Location	Multiple	**Priorities**	System Use (70%), Quality of Use (30%)

Problem Description

Storefront windows in multiple buildings exhibit signs of seal failure, with condensation forming between panes, likely due to the loss of insulating argon gas. This results in reduced energy efficiency and visibility issues. Water accumulation from condensation is particularly noticeable in the mornings when sunlight warms the glass.

At Building 17's north entry, multiple glazing panels show advanced deterioration, including condensation, trapped dirt and grit between the panes, and failed seals. Moss and vegetation growth are present on the seals, indicating prolonged moisture exposure and potential degradation of the window framing.

Repair Description

Replace failed gaskets and seals on storefront windows in multiple buildings to restore proper insulation and prevent further condensation issues. In Building 17's north entry, replace affected glazing panels to eliminate trapped moisture and debris. Clean and treat surrounding window frames to remove moss and vegetation, ensuring long-term durability. Consider upgrading to modern insulated glazing units (IGUs) with improved sealing technology to enhance energy efficiency and reduce future maintenance needs.

D30 — Door Hardware, Magnuson

Image: Link

Deficiency score	21	**Budget estimate**	Excluded (not estimated)
Bldg condition score	276	**Status**	Excluded — not estimated
System	B20 Exterior Closure	**Deferability**	Deferrable

Location	Multiple	**Priorities**	Increased Operating Cost (50%), Quality of Use (50%)

Problem Description

The door hardware throughout Building 27 is original to the building and has undergone numerous repairs, modifications, and mismatched replacements over its lifespan. Many door systems lack the ability to be quickly secured in an emergency, posing a security and safety risk. The existing hardware is outdated and inconsistent, making maintenance and proper function increasingly difficult.

Repair Description

Replace all outdated and mismatched door hardware throughout Building 27 with modern, standardized hardware that allows for quick and secure locking in emergency situations. The replacement scope should include door handles, locksets, kick plates, hinges, and any necessary reinforcements to improve durability and functionality. Ensure the new hardware meets current safety and accessibility standards.

D31 — Envelope, Magnuson

Image: Link

Deficiency score	16	**Budget estimate**	Excluded (not estimated)
Bldg condition score	276	**Status**	Excluded — not estimated
System	B20 Exterior Closure	**Deferability**	Future
Location	NE Elevation	**Priorities**	System Use (50%), Increased Repair/Replacement Cost (50%)

Problem Description

The second-floor floor plate on the northeast elevation of Building 27 shows signs of cracking and water damage. The issue appears to be related to where the exterior wall meets the floor plate, causing structural stress or movement. This has led to bulging and potential compromises in the exterior envelope. While no immediate structural failure is evident, the condition could worsen over time.

Repair Description

Monitor the affected area for further deterioration, including additional cracking, water infiltration, or structural movement. Conduct a structural assessment to determine the underlying cause and evaluate whether reinforcements or sealing measures are necessary. If conditions worsen, schedule repairs to restore the integrity of the exterior envelope and prevent further damage.

D32 — Soffit, Magnuson

Image: Link

Deficiency score	16	**Budget estimate**	Excluded (not estimated)

Bldg condition score	276	**Status**	Excluded — not estimated
System	B20 Exterior Closure	**Deferability**	Future
Location	West side elevation	**Priorities**	System Use (50%), Increased Repair/Replacement Cost (50%)

Problem Description

The second-floor soffit on the west side of Building 27 shows signs of water damage, particularly near the middle of the elevation. The damage may be caused by water intrusion from the parapet cap, which could be compromising the building envelope and leading to deterioration of the soffit materials.

Repair Description

Investigate the parapet cap for potential leaks or failures and repair or replace it as needed to prevent further water intrusion. Repair or replace the damaged soffit materials, ensuring that any underlying moisture-damaged components are addressed. Apply appropriate weatherproofing measures to protect the area from future water infiltration.

D33 — Brick wall, Math, Engineering, & Technology

Image: Link

Deficiency score	8	**Budget estimate**	Excluded (not estimated)
Bldg condition score	202	**Status**	Excluded — not estimated
System	B20 Exterior Closure	**Deferability**	Future
Location	Mechanical penthouse	**Priorities**	Increased Repair/Replacement Cost (30%), Quality of Use (70%)

Problem Description

The brick wall of the mechanical penthouse in Building 18 has been stained and deteriorated due to chemical exposure from a previous chiller. The affected wall is highly visible from the ground level near the clock tower, impacting the building's appearance. The brickwork requires restoration to remove stains and address any potential material degradation.

Repair Description

Sandblast the affected brick wall to remove chemical staining and restore its original appearance. Repoint the mortar joints as needed to ensure structural integrity and weather resistance. Apply a protective sealant to prevent future staining and deterioration. Ensure restoration work blends seamlessly with the surrounding masonry to maintain the aesthetic consistency of the building.

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. Seven rated buildings are not profiled: Music, Maintenance, the Early Learning Center and its storage building, the Science Greenhouse, the Drama Storage Building, and the Pesticide Storage Shed are in superior or adequate condition with no capital deficiencies this cycle, and Falls Gateway (174, Superior) carries only a $51,000 water-softener replacement (D16). The nine unrated support structures, including the new ska-hét building, carry no deficiencies. ID references point to the verbatim findings in Section 4.2.

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).

P.E. Annex — condition score 538

Building	GSF	CRV	Built	Reno.	Predominant use
P.E. Annex (BLDG 13)	18,632	$385/GSF	1970	2013	Educational

Condition. 2025 condition score 538 (Replace or renovate), unchanged from 538 in 2023. Top weighted contributors: Roofing (54), HVAC (44), Maintenance (38).

Current biennium (2027 request). None.

Deferred and emerging. Deferred: D19 roof ($2,154,000), D20 rooftop units, chillers, and MAUs ($1,230,000), D11 gutters and CMU erosion ($41,000) — $3,425,000 in total. The roof and rooftop units were deferred per the college (5/12/2026 email); the D11 estimate omits the CMU and wing-wall repair scope, and the D20 estimate omits chillers and controls (workbook notes).

Long-term outlook. The worst score in the portfolio, and a whole-building question: deferred need equals 55% of the building's $6,260,145 estimated replacement cost. The 2013 renovation and the 2023–2025-funded stadium-seating roofing repair ($245,000) have not arrested envelope and mechanical decline — the roof has since failed by consultant inspection. The master plan lists no renovation, replacement, or demolition priority for this building; its disposition should be resolved in the next master plan update before preservation capital of this scale is committed.

Fine Arts — condition score 465

Building	GSF	CRV	Built	Reno.	Predominant use
Fine Arts (BLDG 6)	25,796	$436/GSF	1965	—	Educational

Condition. 2025 condition score 465 (Needs improvement — renovation), unchanged from 465 in 2023. Top weighted contributors: Remaining Life (31), Appearance (31), Glazing (31).

Current biennium (2027 request). None.

Deferred and emerging. None identified this cycle.

Long-term outlook. A master plan replacement priority (poor configuration — inefficient space use). The absence of deficiencies reflects appropriate capital discipline — no preservation investment is being staged ahead of replacement — not sound condition: the score sits at the top of the renovation band, driven by remaining life, appearance, insulation, and glazing. The building should continue to be run to its replacement decision rather than repaired component-by-component.

Humanities — condition score 388

Building	GSF	CRV	Built	Reno.	Predominant use
Humanities (BLDG 05)	37,208	$465/GSF	1965	—	Educational

Condition. 2025 condition score 388 (Needs improvement — renovation), unchanged from 388 in 2023. Top weighted contributors: Appearance (31), Insulation (31), Glazing (31).

Current biennium (2027 request). None.

Deferred and emerging. Deferred: D03 boiler ($513,000 — the highest-scored deferred item in the portfolio at 75), D24 south rooftop units ($643,000, monitor pending demolition), D22 northeast roof section ($49,000, patch-and-monitor) — $1,205,000 in total.

Long-term outlook. A master plan replacement priority whose survey record already reflects a demolition horizon of roughly 2033: the roof and rooftop units are deliberately held to monitor-and-patch status. The pressure point is the 58-year-old boiler running at 50% efficiency with no available parts — a failure leaves the building without heat (D03). Its replacement is conditioned on an electrical capacity study for an electric boiler, making it both the bridge-to-demolition question and the portfolio's clearest electrification decision (Section 9). If the replacement timeline extends past the early 2030s, the deferred roof and HVAC positions should be revisited.

Lodge — condition score 318

Building	GSF	CRV	Built	Reno.	Predominant use
Lodge (BLDG 09)	18,845	$415/GSF	1943 (purchased 1967)	—	Educational

Condition. 2025 condition score 318 (Needs improvement — maintenance), unchanged from 318 in 2023. Top weighted contributors: Life/Safety (30), Fire Safety (30), Plumbing (24).

Current biennium (2027 request). None.

Deferred and emerging. None identified this cycle.

Long-term outlook. The oldest building in the portfolio alongside the Maintenance building (both 1943). The 2025–2027 request carried a recondition of elevator car-1 ($334,000) and its fire alarm panel is among the obsolete panels partially addressed in the 2025–2027 panel replacement. Life-safety and fire-safety components drive the score; with no capital deficiencies logged this cycle, the building is a monitor case, but its age and score band suggest it will not stay quiet through the decade.

Human Services — condition score 298

Building	GSF	CRV	Built	Reno.	Predominant use
Human Services (BLDG 16)	34,207	$436/GSF	1975	—	Educational

Condition. 2025 condition score 298 (Needs improvement — maintenance), unchanged from 298 in 2023. Top weighted contributors: Glazing (31), Roofing (31), Fire Safety (31).

Current biennium (2027 request). D01 — multi-zone rooftop Units 1 and 3, $2,990,000 (86% of the 2027 preservation request). Also within the D02 fire alarm panel scope ($500,000, shared with Buildings 24, 18, and 19).

Deferred and emerging. None.

Long-term outlook. The 2027 request completes a two-biennium mechanical reset: the 2025–2027 request replaced the worst of the building's three multi-zone units ($605,000), and D01 replaces the remaining two. With the fire alarm panel also in the 2027 scope, the building's major near-term liabilities are addressed; glazing and roofing components then set the pace of its next ask. Tier 2 Clean Buildings deadline July 1, 2027.

Student Union Building — condition score 292

Building	GSF	CRV	Built	Reno.	Predominant use
Student Union Building (BLDG 17)	75,461	$432/GSF	1976	—	General

Condition. 2025 condition score 292 (Needs improvement — maintenance), unchanged from 292 in 2023. Top weighted contributors: HVAC (32), Fire Safety (30), Plumbing (24).

Current biennium (2027 request). None in the preservation request. The 2027 program request ($1,415,000, the Falls Child Care Center) converts underutilized space in this building.

Deferred and emerging. Deferred: D26 penthouse multi-zone units ($1,574,000), D23 kitchen hot water tank ($201,000, actively leaking), D12 flat parapet caps ($32,000) — $1,807,000 in total. The worst of the campus storefront glazing failures (D29) is at this building's north entry.

Long-term outlook. The largest building in the portfolio and the center of the multi-zone HVAC cohort: 2023–2025 funded four units ($1,187,000), and D26 covers the final two penthouse multi-zones — funding it in 2029–2031 closes out the class. The 2025–2027 request also carried skylight glazing ($77,000) and window ($34,000) replacements. Tier 1 Clean Buildings deadline June 1, 2028; the remaining HVAC renewal is the building's main energy-use lever.

Magnuson — condition score Not rated

Building	GSF	CRV	Built	Reno.	Predominant use
Magnuson (BLDG 27)	62,359	$403/GSF	1980 (purchased 2009)	2010	Educational

Condition. 2025 condition score Not rated (not condition-rated in 2025; deficiency worksheet carries 276; basis unverified (see Section 4.1 note)). Top weighted contributors: not available — no 2025 condition worksheet entry.

Current biennium (2027 request). None.

Deferred and emerging. Deferred: D25 Boiler 3 ($258,000 — inoperable with a leaking heat exchanger; two companion boilers were funded in the previous biennium per the survey record) and D06 the 48-year-old 75 kVA third-floor transformer ($111,000) — $369,000 in total. Excluded (not estimated): D30 door hardware, D31 northeast-elevation floor-plate cracking, D32 west-side soffit water damage.

Long-term outlook. The off-main-campus instructional building (2917 W Whistalks Way) and the portfolio's largest data gap: 62,359 GSF with five logged deficiencies and no condition rating in either the 2023 or 2025 worksheets. Condition-rating it in the 2027 cycle is the first recommendation. The two excluded envelope items (D31, D32) are monitor cases that could mature into capital deficiencies; Boiler 3 restores full heating redundancy and is another electrification decision point. Tier 1 Clean Buildings deadline June 1, 2028.

Library — condition score 244

Building	GSF	CRV	Built	Reno.	Predominant use
Library (BLDG 02)	53,181	$415/GSF	1965	2003	Study

Condition. 2025 condition score 244 (Adequate), up from 224 in 2023. Top weighted contributors: Roofing (30), Fire Safety (30), Plumbing (24).

Current biennium (2027 request). None. Its fire alarm panel is among the obsolete panels partially addressed in the 2025–2027 request.

Deferred and emerging. Deferred: D09 parabolic roof section E ($390,000), D21 north entry stair ($314,000, with a radiant-heat scope conflict flagged in the workbook), D27 lower-level single-pane windows ($51,000) — $755,000 in total.

Long-term outlook. A master plan replacement priority (poor configuration — programs cannot function in the space) that nonetheless carries an active preservation program: the north elevator was funded in 2023–2025 ($326,000) and a roof recondition was requested in 2025–2027 ($385,000). That is the right shape for a replacement-flagged building — bridge investments in the envelope and life-safety, not rebuilds — and the deferred items should be scoped the same way, sized against the building's replacement timeline. Tier 1 Clean Buildings deadline June 1, 2028.

Technical Arts — condition score 243

Building	GSF	CRV	Built	Reno.	Predominant use
Technical Arts (BLDG 19)	41,703	$436/GSF	1994	—	Educational

Condition. 2025 condition score 243 (Adequate), up from 222 in 2023 — the largest deterioration in the portfolio this cycle. Top weighted contributors: Fire Safety (32), Roofing (21), Floor Finishes (19).

Current biennium (2027 request). Within the D02 fire alarm panel scope.

Deferred and emerging. Deferred: D14 roof sections A–C ($2,373,000, wet insulation confirmed by diagnostic testing), D17 the 1994 Otis LRV elevator ($476,000, the building's only elevator, no manufacturer support), D10 makeup air handlers ($384,000 — requested in 2025–2027 but unfunded), D07 transformers XFMRT1/XFMRT2 ($198,000) — $3,431,000, the largest deferred concentration in the portfolio.

Long-term outlook. A 1994 building whose deficiencies span roof, vertical transportation, mechanical, and electrical at once — the profile of a building crossing its 30-year renewal threshold in a single cycle. Its $3,431,000 package is the natural anchor of the 2029–2031 request, and the roof is the item most likely to escalate: moisture is already in the insulation, and every biennium of delay converts recondition scope into replacement scope. Tier 2 Clean Buildings deadline July 1, 2027.

Gymnasium — condition score 228

Building	GSF	CRV	Built	Reno.	Predominant use
Gymnasium (BLDG 07)	68,468	$385/GSF	1965	2018	Educational

Condition. 2025 condition score 228 (Adequate), up from 208 in 2023. Top weighted contributors: Fire Safety (30), Roofing (20), Life/Safety (20).

Current biennium (2027 request). None.

Deferred and emerging. Deferred: D28 auxiliary gym floor, Room 134 ($508,000) — buckling and rotting, in a space that is both heavily scheduled for instruction and the designated Red Cross regional emergency shelter.

Long-term outlook. The 2018 renovation ($18,000,000, FPMT) reset most systems — the score improved from 314 to 208 across the 2023 cycle — leaving the auxiliary gym floor as an isolated but consequential item. The emergency-shelter designation gives D28 a criticality case beyond its score of 32, and it is a strong candidate for the next request or for program/local funding. Tier 1 Clean Buildings deadline June 1, 2028.

Math, Engineering, & Technology — condition score 202

Building	GSF	CRV	Built	Reno.	Predominant use
Math, Engineering, & Technology (BLDG 18)	52,754	$540/GSF	1990	—	Educational

Condition. 2025 condition score 202 (Adequate), unchanged from 202 in 2023. Top weighted contributors: HVAC (24), Fire Safety (20), Glazing (18).

Current biennium (2027 request). Within the D02 fire alarm panel scope.

Deferred and emerging. Deferred: D13 mechanical-penthouse boiler ($238,000). Excluded (not estimated): D33 penthouse brick staining.

Long-term outlook. A steady mid-life building working through serial boiler renewal — one boiler was funded in 2023–2025 ($131,000) and D13 addresses the penthouse unit now failing — plus an elevator-controls request in 2025–2027 ($228,000). The boiler replacement is another Clean Buildings-relevant fuel-choice decision. Tier 1 deadline June 1, 2028. (FPMT names this building Math, Engineering, & Technology; survey records use Computing, Mathematics And Tech. — see Section 2 note.)

Science — condition score 166

Building	GSF	CRV	Built	Reno.	Predominant use
Science (BLDG 28)	71,135	$545/GSF	2011	—	Educational

Condition. 2025 condition score 166 (Superior), up from 146 in 2023. Top weighted contributors: Fire Safety (30), Roofing (10), Life/Safety (10).

Current biennium (2027 request). None.

Deferred and emerging. Deferred: D04 the obsolete specialized fire alarm panel serving the Building 28 planetarium and Building 15 auditorium ($429,000) — on activation the system enters supervisory mode only — and D18 the failed main water shut-off valve ($23,000), which forces multi-building shutdowns for any isolation.

Long-term outlook. The newest large rated building, in Superior condition, carrying two functional-failure items rather than wear-out items. D04 is the highest-scored deferred deficiency after the Humanities boiler and the strongest life-safety candidate for the 2029–2031 request; D18 is a small-dollar operational fix suited to URF or local resolution. A lab-exhaust replacement was requested in 2025–2027 ($228,000). Tier 1 Clean Buildings deadline June 1, 2028.

Sn-W'Ey'-Mn — condition score 166

Building	GSF	CRV	Built	Reno.	Predominant use
Sn-W'Ey'-Mn (BLDG 24)	71,074	$415/GSF	2007	—	Educational

Condition. 2025 condition score 166 (Superior), up from 146 in 2023. Top weighted contributors: Fire Safety (30), Roofing (10), Life/Safety (10).

Current biennium (2027 request). Within the D02 fire alarm panel scope.

Deferred and emerging. Deferred: D05 elevator control boards ($465,000 — the building's only elevator, obsolete boards, frequent repairs), D08 wall-mounted toilet carriers, all restrooms ($295,000 — an original installation defect now producing seal leaks), D15 the failed lighting control system ($270,000) — $1,030,000 in total.

Long-term outlook. A 2007 building in Superior condition whose deferred set is the leading edge of the 2007–2013 generation's first renewal: controls-generation electronics (elevator boards, lighting controls) plus one construction defect. The three items are a coherent single-biennium package for 2029–2031; the sole-elevator exposure argues against letting D05 slip further. Tier 1 Clean Buildings deadline 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 Falls' infrastructure request is **$282,000**, entirely in campus electrical distribution. The 2025 FCS budget summary describes the request as two switchgear projects at Buildings 16 and 18 ($130,000 and $152,000); the SBCTC infrastructure project list carries the same $282,000 as four assets — two buried electric lines (assets 4166, $59,000, and 4168, $127,000) and two electrical vaults (assets 4167 and 4169, $48,000 each) on the campus loop near the Technical Arts building.

This request continues a multi-biennium electrical and underground-utility renewal. The 2023–2025 biennium funded $1,256,000 of infrastructure: three-phase transformers ($465,000), sewer lines ($603,000), potable water meters ($85,000), primary switchgear ($76,000), and a gas meter ($27,000). The 2025–2027 request carried $1,054,000 more: sewer lines ($660,000), three-phase transformers ($316,000), and primary switchgear ($78,000). All were identified in the agency's 2019 Infrastructure Survey as components past their useful life.

The forward radar is much larger than the current ask. The campus infrastructure list classifies roughly $42,200,000 of renewal as future-horizon work: potable water lines ($8,541,000, largely 1960s-era ductile iron under hardscape), building-feed and loop electrical ($8,311,000), communication duct banks and vaults ($6,520,000), the gas distribution loop ($6,243,000 — the steel segments date to the 1970s–1980s and several are at or past mid-life), sewer lines ($6,126,000, including 1970s concrete runs with negative remaining life in the survey model), emergency access ($2,796,000), fire-system water ($2,085,000), and storm systems ($1,531,000). Several individual assets already carried negative remaining-life values at survey close (concrete sewer segments and a 500 kVA transformer among them) but were excluded from the 2027 request because they were funded in prior biennia or fell below the ranking cutoff. An infrastructure-specific scope for 2029–2031 — completing the sewer and water renewal begun in 2023–2025 and adding electrical-service capacity for any Clean Buildings-driven electrification (Section 9) — would put the next request ahead of this curve rather than behind it.

7. MASTER PLAN ALIGNMENT

Spokane Falls Community College's campus master plan is a full plan dated 2013 with a 2019 update. The pre-survey reported the following capital priorities; there are no renovation or demolition priorities on record this cycle.

Master planning currency

Campus	Most recent full plan	Most recent update
Main Campus (172A)	2013	2019

Reported capital priorities

Category	Building	Master plan note
Renovation	None	—
Replacement	Fine Arts (172-6)	Poor configuration — inefficient space use
	Humanities (172-5)	Poor configuration — programs cannot function in space
	Library (172-2)	Poor configuration — programs cannot function in space
Demolition	None	—

The 2027 capital-repair recommendations align well with these priorities. Neither included project invests in a replacement-flagged building: the preservation request is concentrated in Human Services (D01) and the shared fire alarm panels (D02), and no 2027 preservation dollar flows to Fine Arts, Humanities, or the Library. The survey record goes further for Humanities, explicitly holding its roof and rooftop units to patch-and-monitor status against a demolition horizon of roughly 2033 — exactly the discipline a replacement flag should produce. The residual tensions sit in the deferred backlog: Humanities carries $1,205,000 of deferred work (led by its $513,000 boiler, the highest-scored deferred item in the portfolio) and the Library $755,000, and the P.E. Annex — the worst-scored building on campus with $3,425,000 deferred — appears on no master plan priority list at all. Before the 2029–2031 request is shaped, the college should confirm the Fine Arts / Humanities / Library replacement timelines and take a disposition position on the P.E. Annex, since those decisions determine whether the deferred roofing and mechanical work in those buildings is bridge scope or wasted scope.

Note: The pre-survey lists demolition priorities as "None," while the 2025 FCS findings for Humanities (D22, D24) state the building "is scheduled for demolition in 2033" / "around 2033." These are presumably the demolition component of the reported replacement priority, but the master plan record and the survey record should be reconciled. The master plan's most recent update is 2019 — predating the ska-hét building (2024) — and a refresh would help confirm the replacement timelines and the P.E. Annex disposition on which the deferred-capital strategy depends.

8. MAINTENANCE CAPACITY SNAPSHOT

The in-house staffing roster below is from the 2025 pre-survey input document (carried forward from the 2023 FCS for college confirmation, with updated salary costs). Contract-maintenance and materials figures were not refreshed in the pre-survey and are carried from the 2023 FCS cycle as noted. Ratios use the surveyed building area (710,143 GSF).

In-house maintenance staffing (2025 pre-survey)

Position	Hours per week	Estimated annual cost
Maintenance Mechanic 2	40	$88,622
Maintenance Mechanic 2	40	$88,622
Maintenance Specialist 2	40	$86,352
Maintenance Mechanic 1	40	$80,337
Maintenance Mechanic 1	40	$80,337
Electrician	40	$88,622
Electrician	40	$88,622
Control Technician	40	$88,622
Control Technician	40	$88,622
Total (9 positions)	**360**	**$778,758**

Derived metrics

In-house maintenance FTEs	**9.0**
Estimated equivalent contract FTEs (2023 cycle)	**2.1**
Combined total FTEs	**11.1**
GSF per combined FTE (710,143 GSF surveyed)	**63,977**
State average (weighted, 2023 cycle)	**74,279 GSF / FTE**
Total maintenance cost (staff $778,758 + contract $181,114 + material $393,556; contract and material from 2023 cycle)	**$1,353,428**
Maintenance cost per GSF	**$1.91**
State average (weighted, 2023 cycle)	**$1.48 / GSF**
APPA self-rating (2023 cycle)	**Comprehensive Stewardship (level 2 of 5)**

Spokane Falls runs a comparatively well-resourced maintenance organization. At 63,977 GSF per combined FTE it covers less area per person than the 2023 state weighted average (74,279), and at roughly $1.91 per GSF it spends above the state average of $1.48 — consistent with its Comprehensive Stewardship self-rating, the second-highest APPA level. The trades mix (two electricians and two control technicians among nine positions) is well matched to a portfolio whose emerging deficiencies are increasingly controls and

electrical (elevator boards, lighting controls, transformers, fire alarm panels). This capacity is adequate to sustain the buildings the 2027 request preserves; what it cannot do is absorb the deferred backlog — the failed roofs, end-of-life multi-zone units, and unsupported boilers documented in Section 4 are past the point where maintenance effort substitutes for capital replacement.

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 reports estimated replacement costs totaling $289,179,950 for 20 of the 29 structures; nine — including the new ska-hét building — report “Unknown,” so portfolio CRV is understated. Even on the known base, 2–4% implies $5,800,000–$11,600,000 of annual reinvestment ($11,600,000–$23,100,000 per biennium) against a 2027 Minor Works request of $6,096,000 and identified preservation need of $16,883,000 this cycle — context for why the deferred backlog is growing rather than shrinking.

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 Falls' larger buildings are operated and re-equipped. It is not an abstract sustainability goal — it is a compliance deadline attached to specific buildings, backed by penalties, and overlapping the boiler, rooftop-unit, lighting-controls, and re-roof work already in this report's deferred backlog. This section maps which buildings are covered, when each must comply, and how the deferred renewal can be sequenced so required repairs and required decarbonization are funded as one effort.

9.1 The Clean Buildings Performance Standard

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

Highlighted rows are the deadlines that fall on Spokane Falls: all nine covered Tier 1 buildings are in the 50,001–90,000 GSF band (June 1, 2028), and the five Tier 2 buildings reach their date 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 Falls' Included Buildings

Fourteen of Spokane Falls' buildings exceed the 20,000 GSF coverage floor — nine Tier 1 and five Tier 2, totaling 757,228 GSF. No building exceeds 90,000 GSF, so the college faces a single Tier 1 date (June 1, 2028) one year behind its Tier 2 date (July 1, 2027). The table pairs each covered building 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
Student Union Building	75,461	1	June 1, 2028	$1,807,000
Science	71,135	1	June 1, 2028	$452,000
Sn-W'Ey'-Mn	71,074	1	June 1, 2028	$1,030,000
Gymnasium	68,468	1	June 1, 2028	$508,000
Magnuson	62,359	1	June 1, 2028	$369,000
ska-hét	60,262	1	June 1, 2028	—
Music	55,319	1	June 1, 2028	—
Library	53,181	1	June 1, 2028	$755,000
Math, Engineering, & Technology	52,754	1	June 1, 2028	$238,000
Falls Gateway	48,301	2	July 1, 2027	$51,000
Technical Arts	41,703	2	July 1, 2027	$3,431,000
Humanities	37,208	2	July 1, 2027	$1,205,000
Human Services	34,207	2	July 1, 2027	—
Fine Arts	25,796	2	July 1, 2027	—
Covered total (14 buildings)	757,228			$9,846,000

Human Services shows no deferred figure because its rooftop replacement (D01) is in the 2027 funded request. The campus-wide items (D02 fire alarm, included; D29 storefront glazing, deferred, $122,000) span covered buildings but are not attributed to one. The P.E. Annex ($3,425,000 deferred) falls below the 20,000 GSF coverage floor at 18,632 GSF. Magnuson is unrated in the condition survey but covered by the standard on size.

9.3 Aligning capital renewal with compliance

The central planning observation is that Spokane Falls' deferred backlog and its Clean Buildings obligations are largely the same scope of work seen from two directions. The covered buildings carry $9,846,000 of the $13,393,000 deferred backlog, and the items that most directly move energy use are exactly the deferred ones:

Boiler replacements as fuel-choice decisions. The survey record already frames it this way: the Humanities boiler finding (D03) conditions replacement on an electrical capacity study for an electric boiler. The Math, Engineering, & Technology penthouse boiler (D13) and Magnuson Boiler 3 (D25) present the same decision. Each is a one-time chance to move a covered building off gas heating at the moment the equipment must be replaced anyway — with the Humanities case additionally gated by its 2033 demolition horizon, which argues against major investment of either kind without a confirmed timeline.

Rooftop-unit renewal as high-efficiency replacement. The funded D01 (Human Services) and the deferred D26 (Student Union), D20 (P.E. Annex, uncovered), and D24 (Humanities) replace 1970s-era multi-zone and packaged equipment; the verbatim repair descriptions already specify modern, high-efficiency systems. In the covered buildings these are the largest single EUI levers available.

Lighting controls. The failed Sn-W'Ey'-Mn lighting control system (D15, $270,000) is the classic first measure an energy-management plan identifies — low cost, high certainty, in a Tier 1 building.

Re-roofs with improved insulation. The Technical Arts (D14) and Library (D09) roofs are in covered buildings; both findings document wet or degraded insulation. Specifying improved insulation at re-roof contributes to the EUI position at no additional capital event beyond the re-roof already required.

Because equipment failure, roof condition, and controls obsolescence force these projects within the same window as the compliance deadlines, the efficient path is to specify each replacement as the compliant, high-efficiency option at the point of purchase rather than as like-for-like work. This converts spending the college must make anyway into Clean Buildings progress, and positions fourteen buildings to capture early-adopter incentives instead of penalty exposure. The benchmarking, energy-management-plan, and O&M obligations arriving in 2027–2028 are an administrative lift the college's comparatively strong maintenance organization (Section 8) — including its two control technicians — is better placed than most to absorb, but they should be planned, not assumed.

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. Spokane Falls' configuration does not fit that route: the survey record shows building-by-building boilers, chillers, and packaged rooftop equipment, with no campus-wide thermal loop. The covered buildings will therefore most likely comply individually on the Tier 1 / Tier 2 schedule in Section 9.2. The new ska-hét building (2024) enters the Tier 1 pool as recent construction and should carry the strongest baseline EUI on campus; the unrated Magnuson building is covered on size, which is a further reason to condition-rate it in the 2027 cycle.

10. APPENDIX: BUILDING CONDITION DETAIL

The 20-component condition-score breakdown for each of the twenty surveyed buildings, ordered worst to best overall score. Each table is reference data; there is no narrative. The Weighted Score column reflects the survey's component weighting (weights are adjusted for non-applicable components), so an individual row's rounded weighted score may not sum exactly to the building's canonical condition score shown in the total row.

P.E. Annex — condition score 538

Component	Rating	Wt.	Wt. Score	Comment
HVAC	5	8	44	Rooftop furnaces-funded in 2011 for replacement
Structure	3	8	26	CMU/Concrete; random cracking throughout
Exterior Closure	3	8	26	CMU walls
Roofing	5	10	54	Concrete bleachers form roof of structure; extensive joint leaks and cracking
Floor Finishes	3	6	20	Concrete; vinyl tile
Wall Finishes	3	6	20	Gypsum board ; leakage in CMU walls in a number of areas
Ceiling Finishes	4	6	26	Concrete; Gypsum board; leakage in a number of areas
Doors & Hardware	3	6	20	Interior and exterior HM doors/frames; OH metal door
Elevators	0	6	0	
Plumbing	3	8	26	New toilet and flush mechanisms in 08; older galvanized and cast iron piping throughout
Electrical	3	8	26	600amp 240/120v
Lights/Power	3	8	26	Ceiling-mount; wall-mount and hanging fluorescent and incandescent fixtures
Life/Safety	3	10	33	Some exiting code violations; corridor related
Fire Safety	3	10	33	
Modifications	3	7	23	Some modifications not well thought out
Maintenance	5	7	38	Very costly to maintain
Remaining Life	5	6	33	Excessive bleacher deterioration; bldg. should be replaced with COP
Appearance	5	6	33	
Insulation	5	6	33	
Glazing	0	6	0	
Total weighted score			**538**	*Replace or renovate*

Fine Arts — condition score 465

Component	Rating	Wt.	Wt. Score	Comment
HVAC	3	8	25	Hot water boiler w univents/convectors; 3 gas fired rooftop furnaces; packaged rooftop units; unit heaters
Structure	3	8	25	Concrete column; concrete; steel; brick; some structural concerns
Exterior Closure	3	8	25	Brick and CMU; window walls; stucco/plaster; energy inefficient closure
Roofing	3	10	31	Foam roof; repaired/replaced in 2004, but high maintenance; standing seam metal; recoat 2016
Floor Finishes	3	6	19	Primarily vinyl asbestos tile; vinyl tile; concrete; carpet
Wall Finishes	3	6	19	CMU and Gypsum board; ceramic tile
Ceiling Finishes	3	6	19	Concrete; direct adhered acoustical tile; lay-in tile; metal roof deck
Doors & Hardware	3	6	19	Interior wood doors w HM frames; exterior aluminum doors/frames
Elevators	0	6	0	
Plumbing	3	8	25	Galvanized, cast iron, steel, copper and PVC piping; old and newer porcelain fixtures
Electrical	3	8	25	1200amps 208/120v new in 2004
Lights/Power	3	8	25	Hanging and ceiling-mount fluorescent lighting
Life/Safety	3	10	31	
Fire Safety	2	10	21	
Modifications	2	7	15	Low first cost modifications; small addition in 2002
Maintenance	4	7	29	
Remaining Life	5	6	31	Poorly designed building for arts programs; 44 yrs. Old
Appearance	5	6	31	
Insulation	3	6	19	Foam roof
Glazing	5	6	31	
Total weighted score			**465**	*Needs improvement — renovation*

Humanities — condition score 388

Component	Rating	Wt.	Wt. Score	Comment
HVAC	2	8	17	Original HW boiler; chiller; split-system HVAC units; rooftop HVAC units; new univents in 2010
Structure	3	8	25	Concrete columns and roof; concrete; CMU; steel
Exterior Closure	3	8	25	Brick; CMU; window walls; stucco/plaster
Roofing	2	10	21	Foam hyperbolic roof; high maintenance; TPO single-ply; mineral capsheet BUR; BUR w UV coat
Floor Finishes	2	6	13	Vinyl asbestos tile; vinyl tile; carpet-has random wear
Wall Finishes	1	6	6	Brick and CUM; Gypsum board and plaster; ceramic tile
Ceiling Finishes	1	6	6	Concrete and lay-in drop ceilings; direct-adhered tile; Gypsum board
Doors & Hardware	1	6	6	Wood and laminate interior doors/HM frames; aluminum exterior doors/frames
Elevators	0	6	0	
Plumbing	3	8	25	Galvanized, cast iron, steel and copper piping; porcelain fixtures; no plumbing in south addition
Electrical	3	8	25	Newer 1200amp 208/120v main service; mix of older/newer distribution panels
Lights/Power	3	8	25	Hanging strip and lay-in fixtures; some areas of inadequate lighting
Life/Safety	3	10	31	
Fire Safety	2	10	21	
Modifications	2	7	15	Average quality space modifications
Maintenance	2	7	15	
Remaining Life	3	6	19	Two small additions; 7,316 SF built in 2001; 3,697 SF built in 1996
Appearance	5	6	31	
Insulation	5	6	31	Foam roof; no other insulation
Glazing	5	6	31	
Total weighted score			**388**	*Needs improvement — renovation*

Lodge — condition score 318

Component	Rating	Wt.	Wt. Score	Comment
HVAC	2	8	16	Air handlers w DX cooling and HW steam boiler; univents
Structure	1	8	8	Wood frame; concrete; logs
Exterior Closure	1	8	8	Log walls; concrete; wood siding
Roofing	1	10	10	New roof installed in 2006 - vinyl/cement shakes
Floor Finishes	3	6	18	Vinyl tile and carpet; ceramic tile; wood floors refinished in 06
Wall Finishes	3	6	18	Wood and Gypsum board; ceramic tile
Ceiling Finishes	3	6	18	Wood and Gypsum board; acoustical tile-sagging in areas
Doors & Hardware	3	6	18	Interior and exterior wood doors/frames
Elevators	2	6	12	2 stop
Plumbing	3	8	24	Galvanized, cast iron, copper and PVC piping; porcelain fixtures
Electrical	1	8	8	400amp 208/120v
Lights/Power	3	8	24	Hanging, recessed can and ceiling mount fluorescent fixtures
Life/Safety	3	10	30	
Fire Safety	3	10	30	Wood building
Modifications	3	7	21	Downstairs remodel is only average
Maintenance	1	7	7	
Remaining Life	1	6	6	Structure may have historical value and will likely be retained
Appearance	1	6	6	
Insulation	3	6	18	
Glazing	3	6	18	Wood frame operable windows
Total weighted score			**318**	*Needs improvement — maintenance*

Human Services — condition score 298

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	8	Newer packaged rooftop HVAC units
Structure	1	8	8	Brick and concrete; steel
Exterior Closure	1	8	8	Brick facing; concrete columns; plaster fascia
Roofing	3	10	31	BUR; Parapet needs new caulking or metal cap; new UV coating in 2002

Component	Rating	Wt.	Wt. Score	Comment
Floor Finishes	2	6	13	Terrazzo; vinyl tile; carpet; some wear on carpet
Wall Finishes	2	6	13	Gypsum board and vinyl wall covering; ceramic tile
Ceiling Finishes	3	6	19	Lay-in tile throughout; some need cleaning/tile replacement; odd sized tiles
Doors & Hardware	2	6	13	Interior and exterior HM doors and frames
Elevators	0	6	0	
Plumbing	1	8	8	Galvanized, cast iron, copper and PVC piping; porcelain fixtures
Electrical	1	8	8	800amp 480/277v
Lights/Power	3	8	25	Lay-in fluorescent ceiling lights; odd sized for suspended ceiling tiles
Life/Safety	1	10	10	
Fire Safety	3	10	31	
Modifications	1	7	7	Space modifications well done
Maintenance	1	7	7	
Remaining Life	3	6	19	Good construction; adaptable spaces; long term potential
Appearance	3	6	19	
Insulation	3	6	19	Roof insulation only
Glazing	5	6	31	
Total weighted score			**298**	*Needs improvement — maintenance*

Student Union Building — condition score 292

Component	Rating	Wt.	Wt. Score	Comment
HVAC	4	8	32	Rooftop packaged A/C units; air cooled chiller/air handler; 5 bad rooftop units; funded in 201; most remainin units funded 23-25
Structure	1	8	8	Brick and concrete
Exterior Closure	1	8	8	Brick exterior
Roofing	2	10	20	BUR; newer roof on main building area; new UV coat on remainder
Floor Finishes	2	6	12	Vinyl tile; carpet; terrazzo; carpet tile; concrete; laminate; ceramic tile

Component	Rating	Wt.	Wt. Score	Comment
Wall Finishes	1	6	6	Gypsum board; vinyl wall covering; ceramic tile
Ceiling Finishes	2	6	12	Lay-in tile, primarily 24"x60"; Gypsum board; concealed spline tile
Doors & Hardware	2	6	12	Interior wood and HM doors/HM frames' exterior aluminum doors/frames and steel doors/frames
Elevators	2	6	12	
Plumbing	3	8	24	Galvanized, cast iron, steel, copper and PVC piping; porcelain fixtures
Electrical	3	8	24	800amp 480/277v
Lights/Power	1	8	8	Lay-in, recessed can and ceiling-mount fluorescent fixtures
Life/Safety	1	10	10	
Fire Safety	3	10	30	
Modifications	1	7	7	All modifications appear to have been well finished
Maintenance	1	7	7	
Remaining Life	3	6	18	With newer additions life expectancy is 20+ years
Appearance	1	6	6	
Insulation	3	6	18	
Glazing	3	6	18	
Total weighted score			**292**	*Needs improvement — maintenance*

Maintenance — condition score 267

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	8	New radiant ceiling heaters in 2004; new furnaces in 2008
Structure	2	8	17	Wood framed; concrete slab has numerous cracks
Exterior Closure	2	8	17	Metal wall panels
Roofing	1	10	10	New metal coated roof in 2002
Floor Finishes	2	6	13	Concrete slab floor
Wall Finishes	1	6	6	Gypsum board and exposed structure
Ceiling Finishes	1	6	6	Gypsum board and exposed structure
Doors & Hardware	1	6	6	Mostly newer interior wood/HM doors w HM; exterior HM doors/frames; OH metal doors

Component	Rating	Wt.	Wt. Score	Comment
Elevators	0	6	0	
Plumbing	1	8	8	Galvanized, copper and cast iron piping; new fixtures in 2008
Electrical	3	8	25	1200 amp 208/120v; older wiring
Lights/Power	1	8	8	Mostly newer hanging fluorescent lights in 2008
Life/Safety	2	10	21	
Fire Safety	3	10	31	Exposed wood interior
Modifications	1	7	7	Modifications and remodel are nicely done
Maintenance	1	7	7	
Remaining Life	3	6	19	Interior renovation and minor addition completed in 2008; 10-15 yr. Life
Appearance	3	6	19	
Insulation	1	6	6	Building insulated in 2008
Glazing	5	6	31	
Total weighted score			**267**	*Adequate*

Library — condition score 244

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	8	2 new HW boilers; chiller; AHU with VAV; split system HVAC; rooftop packaged chiller
Structure	1	8	8	Concrete column and beam; concrete roof
Exterior Closure	1	8	8	Brick and concrete; window walls and CMU
Roofing	3	10	30	Foam roof on portion and built-up roof w UV coat on rest; minor UV coat wear
Floor Finishes	3	6	18	Random carpet wear in basement; vinyl tile; sheet vinyl; ceramic tile
Wall Finishes	1	6	6	CMU; Gypsum board; ceramic tile
Ceiling Finishes	1	6	6	Concrete; lay-in ceiling tiles
Doors & Hardware	3	6	18	Interior wood/laminate doors w HM frames-damaged in basement; aluminum exterior doors/frames
Elevators	2	6	12	3 stop

Component	Rating	Wt.	Wt. Score	Comment
Plumbing	3	8	24	Copper, cast iron and PVC piping; new porcelain fixtures except lower floor
Electrical	1	8	8	1200amp 208/120v upgraded service
Lights/Power	1	8	8	Hanging, ceiling-mount, wall-mount and recessed fluorescent fixtures
Life/Safety	1	10	10	
Fire Safety	3	10	30	
Modifications	1	7	7	Renovation in 2004 was well done with quality materials
Maintenance	1	7	7	
Remaining Life	1	6	6	Renovation and addition have extended useful life of building
Appearance	1	6	6	
Insulation	1	6	6	
Glazing	3	6	18	
Total weighted score			**244**	*Adequate*

Technical Arts — condition score 243

Component	Rating	Wt.	Wt. Score	Comment
HVAC	2	8	17	2 HW boilers-6 yrs. Old, from Bldg. 4; chiller (repl funded 2021); AHU w VAV; rooftop packaged units
Structure	1	8	8	Concrete and steel
Exterior Closure	1	8	8	Brick exterior
Roofing	2	10	21	BUR in pgood condition; new UV coat applied in 2012
Floor Finishes	3	6	19	Vinyl tile and carpet; ceramic tile
Wall Finishes	2	6	13	Gypsum board; vinyl wall covering-random seam lifting throughout; ceramic tile
Ceiling Finishes	2	6	13	Gypsum board; stained ceiling panels in several areas of 2nd floor
Doors & Hardware	2	6	13	Interior laminate doors w HM frames; exterior aluminum doors/frames and HM doors/frames
Elevators	1	6	6	2 stop
Plumbing	1	8	8	Copper, steel, cast iron and PVC piping; porcelain fixtures

Component	Rating	Wt.	Wt. Score	Comment
Electrical	1	8	8	1200amp 480/277v; 800amp 480/277v; emergency generator
Lights/Power	1	8	8	Lay-in, hanging and wall mount fluorescent lighting
Life/Safety	1	10	11	
Fire Safety	3	10	32	
Modifications	0	7	0	No modifications evident
Maintenance	1	7	7	
Remaining Life	2	6	13	Newer building; construction quality will allow long term use
Appearance	1	6	6	
Insulation	2	6	13	
Glazing	3	6	19	
Total weighted score			**243**	*Adequate*

Gymnasium — condition score 228

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	8	Hot and chilled water to AHUs
Structure	1	8	8	
Exterior Closure	1	8	8	
Roofing	2	10	20	Foam with single-ply surface, metal
Floor Finishes	2	6	12	Vinyl tile; carpet; ceramic tile; wood floor
Wall Finishes	2	6	12	CMU and painted Gypsum board; ceramic tile
Ceiling Finishes	1	6	6	Exposed structure, Gypsum
Doors & Hardware	2	6	12	Interior laminate and wood doors w HM frames; glazed aluminum exterior doors
Elevators	1	6	6	2018
Plumbing	1	8	8	Copper, black iron and PVC piping; porcelain fixtures
Electrical	1	8	8	
Lights/Power	1	8	8	High bay fixtures
Life/Safety	2	10	20	
Fire Safety	3	10	30	

Component	Rating	Wt.	Wt. Score	Comment
Modifications	1	7	7	No modifications evident
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	2	6	12	
Insulation	2	6	12	
Glazing	3	6	18	
Total weighted score			**228**	*Adequate*

Pesticide Storage Shed — condition score 220

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	9	Powered ventilator and/ unit heater
Structure	1	8	9	Metal frame
Exterior Closure	3	8	26	Unfinished strand board
Roofing	1	10	11	Metal roof
Floor Finishes	1	6	7	Concrete
Wall Finishes	1	6	7	Plastic wall panels
Ceiling Finishes	1	6	7	No ceiling; insulated under roof deck
Doors & Hardware	1	6	7	Metal doors
Elevators	0	6	0	
Plumbing	1	8	9	Copper piping
Electrical	1	8	9	Disconnect for power from adjacent building
Lights/Power	1	8	9	Fluorescent ceiling lights
Life/Safety	1	10	11	
Fire Safety	5	10	54	
Modifications	1	7	8	None evident
Maintenance	1	7	8	
Remaining Life	1	6	7	Long term use potential
Appearance	3	6	20	
Insulation	1	6	7	None
Glazing	0	6	0	

Component	Rating	Wt.	Wt. Score	Comment
Total weighted score			**220**	*Adequate*

Drama Storage Building — condition score 217

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	9	Gas unit heater
Structure	1	8	9	Metal framing; concrete slab
Exterior Closure	1	8	9	Metal wall panels
Roofing	1	10	11	Standing seam metal roof
Floor Finishes	1	6	7	Concrete
Wall Finishes	1	6	7	Plywood; OSB
Ceiling Finishes	1	6	7	Metal roof panels
Doors & Hardware	1	6	7	HM doors and frames; metal overhead door
Elevators	0	6	0	
Plumbing	0	8	0	
Electrical	1	8	9	225amp 208/120v
Lights/Power	1	8	9	Ceiling mount fluorescent lights
Life/Safety	1	10	11	
Fire Safety	5	10	55	
Modifications	1	7	8	None evident
Maintenance	1	7	8	
Remaining Life	1	6	7	Light construction for storage; should have a 25 yr. Life expectancy
Appearance	1	6	7	
Insulation	1	6	7	
Glazing	5	6	33	Fiberglass panels for windows
Total weighted score			**217**	*Adequate*

Math, Engineering, & Technology — condition score 202

Component	Rating	Wt.	Wt. Score	Comment
HVAC	3	8	24	HW boiler; chiller; air handler w fan-coil units; issues w air flow/system sizing
Structure	1	8	8	Steel frame
Exterior Closure	1	8	8	Brick
Roofing	1	10	10	New single-ply TPO membrane installed in 2008
Floor Finishes	2	6	12	Terrazzo; ceramic tile; vinyl tile; carpet tile; carpet-worn in a number of areas
Wall Finishes	2	6	12	Gypsum board and ceramic tile; vinyl wall covering-stained in numerous areas
Ceiling Finishes	1	6	6	Lay-in tile; Gypsum board
Doors & Hardware	1	6	6	Interior laminate doors w HM frames; exterior aluminum doors/frames
Elevators	1	6	6	2 stop
Plumbing	1	8	8	Copper, cast iron, steel and PVC piping; porcelain fixtures
Electrical	1	8	8	2000amp 208/120v; emergency generator
Lights/Power	1	8	8	Lay-in and hanging strip fluorescent lighting
Life/Safety	1	10	10	
Fire Safety	2	10	20	
Modifications	1	7	7	Some interior modifications; well constructed
Maintenance	1	7	7	
Remaining Life	1	6	6	Well constructed; should have 35+ yr. life expectancy
Appearance	1	6	6	
Insulation	2	6	12	
Glazing	3	6	18	
Total weighted score			**202**	*Adequate*

Early Learning Center, Storage — condition score 196

Component	Rating	Wt.	Wt. Score	Comment
HVAC	0	8	0	
Structure	1	8	11	
Exterior Closure	1	8	11	

Component	Rating	Wt.	Wt. Score	Comment
Roofing	1	10	14	
Floor Finishes	1	6	8	
Wall Finishes	1	6	8	
Ceiling Finishes	0	6	0	
Doors & Hardware	1	6	8	
Elevators	0	6	0	
Plumbing	0	8	0	
Electrical	1	8	11	
Lights/Power	1	8	11	
Life/Safety	1	10	14	
Fire Safety	4	10	56	
Modifications	0	7	0	
Maintenance	1	7	10	
Remaining Life	1	6	8	
Appearance	2	6	17	
Insulation	1	6	8	
Glazing	null	6	0	
Total weighted score			**196**	*Adequate*

Music — condition score 188

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	8	Rooftop packaged A/C units; 2 HW boilers; 2 AHUs w VAV; air-cooled chiller
Structure	1	8	8	Cement columns; concrete, steel and brick
Exterior Closure	1	8	8	Brick and aluminum window walls
Roofing	2	10	20	Single-ply TPO membrane; BUR w capsheet; BUR w UV coating-worn; skylight
Floor Finishes	1	6	6	Ceramic tile; carpet tile; resilient tile
Wall Finishes	1	6	6	Bamboo panels; Gypsum board; fiberboard soffit panels; ceramic tile; CMU

Component	Rating	Wt.	Wt. Score	Comment
Ceiling Finishes	1	6	6	Bamboo strip; lay-in panel; Gypsum board
Doors & Hardware	1	6	6	Interior bamboo wood /steel doors w HM frames; exterior aluminum doors/frames
Elevators	2	6	12	3 stop
Plumbing	1	8	8	Copper, cast iron, steel and PVC piping; new porcelain fixtures; air-blade hand dryers
Electrical	1	8	8	1600amp 208/120v and 1200amp 480/277v; emergency generator
Lights/Power	1	8	8	Lay-in, recessed can, hanging circular and hanging strip fluorescent lighting
Life/Safety	1	10	10	
Fire Safety	3	10	30	
Modifications	1	7	7	Interior and exterior renovation in 2010 except for lecture hall
Maintenance	1	7	7	
Remaining Life	2	6	12	2010 renovation extended building life expectancy at least 25 years
Appearance	1	6	6	
Insulation	1	6	6	
Glazing	1	6	6	Operable awning windows; glass block
Total weighted score			**188**	*Adequate*

Falls Gateway — condition score 174

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	8	
Structure	2	8	16	
Exterior Closure	1	8	8	
Roofing	1	10	10	
Floor Finishes	1	6	6	
Wall Finishes	1	6	6	
Ceiling Finishes	1	6	6	

Component	Rating	Wt.	Wt. Score	Comment
Doors & Hardware	1	6	6	
Elevators	1	6	6	
Plumbing	1	8	8	
Electrical	1	8	8	
Lights/Power	1	8	8	
Life/Safety	1	10	10	
Fire Safety	3	10	30	
Modifications	1	7	7	
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	1	6	6	
Insulation	1	6	6	
Glazing	1	6	6	
Total weighted score			**174**	*Superior*

Early Learning Center — condition score 168

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	9	
Structure	1	8	9	
Exterior Closure	1	8	9	
Roofing	1	10	11	
Floor Finishes	1	6	7	
Wall Finishes	1	6	7	
Ceiling Finishes	1	6	7	
Doors & Hardware	1	6	7	
Elevators	null	6	0	
Plumbing	1	8	9	
Electrical	1	8	9	
Lights/Power	1	8	9	
Life/Safety	1	10	11	

Component	Rating	Wt.	Wt. Score	Comment
Fire Safety	3	10	33	
Modifications	0	7	0	
Maintenance	1	7	8	
Remaining Life	1	6	7	
Appearance	1	6	7	
Insulation	1	6	7	
Glazing	1	6	7	
Total weighted score			**168**	*Superior*

Science Greenhouse — condition score 168

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	10	
Structure	1	8	10	
Exterior Closure	1	8	10	
Roofing	1	10	13	
Floor Finishes	1	6	8	
Wall Finishes	0	6	0	
Ceiling Finishes	0	6	0	
Doors & Hardware	1	6	8	
Elevators	0	6	0	
Plumbing	1	8	10	
Electrical	1	8	10	
Lights/Power	1	8	10	
Life/Safety	1	10	13	
Fire Safety	2	10	25	
Modifications	0	7	0	
Maintenance	2	7	18	
Remaining Life	1	6	8	
Appearance	1	6	8	
Insulation	0	6	0	

Component	Rating	Wt.	Wt. Score	Comment
Glazing	1	6	8	
Total weighted score			**168**	*Superior*

Sn-W'Ey'-Mn — condition score 166

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	8	Hot water boilers; packaged chillers; AHUs w VAVs; fin tube radiators on exterior walls
Structure	1	8	8	Structural steel; cast concrete
Exterior Closure	1	8	8	Corrugated metal panels; cast concrete; brick
Roofing	1	10	10	Single-ply TPO membrane
Floor Finishes	1	6	6	Terrazzo; carpet tile; linoleum; vinyl tile; ceramic tile
Wall Finishes	1	6	6	Vinyl panels; gypsum board; ceramic tile; cast concrete; brick; window walls
Ceiling Finishes	1	6	6	Lay-ins; gypsum board
Doors & Hardware	1	6	6	Exterior aluminum glazed doors/frames; interior bamboo doors/HM frames
Elevators	1	6	6	3 story
Plumbing	1	8	8	Copper and black steel piping; porcelain low water fixtures w auto faucets
Electrical	1	8	8	2500A main service; 208/120V; emergency generator
Lights/Power	1	8	8	Lay-in, wall mount and hanging strip fluorescent lighting
Life/Safety	1	10	10	
Fire Safety	3	10	30	
Modifications	1	7	7	New building
Maintenance	1	7	7	
Remaining Life	1	6	6	Should have 40+ year life; LEED Gold certification
Appearance	1	6	6	
Insulation	1	6	6	
Glazing	1	6	6	
Total weighted score			**166**	*Superior*

Science — condition score 166

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	8	4 HW boilers; 4 AHUs w VAV; air-cooled chiller; split system rooftop units; water de-ionizer
Structure	1	8	8	Structural steel; concrete; polished concrete block
Exterior Closure	1	8	8	Brick; polished concrete block; metal architectural panels
Roofing	1	10	10	Single-ply TPO membrane
Floor Finishes	1	6	6	Terrazzo; ceramic tile; carpet tile; sheet vinyl; coated concrete
Wall Finishes	1	6	6	Concrete; Gypsum board; fiberboard scuff panels; ceramic tile; CMU
Ceiling Finishes	1	6	6	Deck pan; lay-in tile; Gypsum board; concrete
Doors & Hardware	1	6	6	Interior wood doors w HM frames-most w glazing; exterior aluminum doors/frames and HM doors/frames
Elevators	1	6	6	2 stop
Plumbing	1	8	8	Copper, steel, cast iron and PVC piping; porcelain fixtures; air-blade hand dryers
Electrical	1	8	8	2000amp 480/208v; 1600amp 208/120v; 40kw emergency generator
Lights/Power	1	8	8	Ceiling-mount, wall-mount, ceiling-hung indirect and recessed can fluorescent lighting
Life/Safety	1	10	10	
Fire Safety	3	10	30	
Modifications	1	7	7	Brand new building
Maintenance	1	7	7	
Remaining Life	1	6	6	Well designed and constructed Science classroom bldg. should have 40+ yr. life
Appearance	1	6	6	
Insulation	1	6	6	
Glazing	1	6	6	Operable awning windows
Total weighted score			**166**	*Superior*