COMMUNITY AND TECHNICAL COLLEGES
Washington State Board

TACOMA 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	37 structures · 579,092 GSF; 28 buildings surveyed
Weighted-avg condition	237 (Adequate)
2027 preservation request	$3,290,000
Total 2027–2029 Minor Works	$5,636,000
Deferred preservation backlog	$5,310,000

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1. EXECUTIVE SUMMARY

This report covers Tacoma Community College for the 2026 SBCTC Facility Condition Survey cycle (2025 survey data), which informs the college's Minor Works capital budget request for the 2027–2029 biennium. The 2025 survey identified **24 capital deficiencies**. Of the 23 carrying capital cost estimates (**$8,600,000 in total**), **$3,290,000 across 10 projects** is included in the 2027 preservation request and **$5,310,000 across 13 projects** is deferred to future cycles; 1 further deficiency (a campus lighting conversion) is excluded pending a college funding-option decision. Tacoma's 2027–2029 Minor Works request — preservation ($3,290,000), infrastructure ($126,000), program ($1,401,000), and Unanticipated Repair Fund ($819,000) — totals **$5,636,000**. This report also integrates the college's Decarbonization Plan (ATS Automation, submitted to the Department of Commerce June 30, 2025 under HB 1390), which prices a phased campus electrification program at **$92,906,046** (ROM, 2025 pricing) across 2026–2037 — see headline 5 and Section 9.

Capital planning headlines

1. Roofing dominates both sides of the ledger — $4,606,000 across six deficiencies, 54% of all identified need.

The Cascade main-roof restoration ($2,056,000, D01) is 62% of the $3,290,000 preservation request, and the Mt Rainier main-roof patch ($154,000, D02) brings included roofing to $2,210,000 — 67% of the request in two roofs. On the deferred side, four brittle asbestos-cement mansard replacements — Mt Rainier ($1,071,000), Cascade ($581,000), Vashon ($492,000), and Madrona ($252,000) — total $2,396,000, 45% of the deferred backlog, and constitute a single campus-wide program with an identical failure mode (dislodging ACM tiles that cannot be re-fastened) and an identical solution (the campus-standard prefinished metal panel assembly). Survey comments record the same cement-asbestos mansards at Columbia, Nisqually, Pearl Wanamaker, and Chinook, so the program will extend beyond the four buildings currently priced.

2. The 2024 Endelman ADA survey drives half the included project count.

Five campus-wide accessibility deficiencies (D04–D08, $451,000 combined) — exterior/interior accessible routes, standby power for power-operated entries, restrooms, drinking fountains, and a six-location entry-door rehabilitation — all scored 81 and all are included in the 2027 request, each citing the Endelman & Associates TCC ADA Survey Report (March 8, 2024). Together with the campus sidewalk replacement (D09, $243,000, root-heaved panels along accessible routes), accessibility-driven work is $694,000 — 21% of the preservation request.

3. Mt Rainier is being managed to a demolition window — but its $1,071,000 deferred mansard does not fit that plan.

The survey's planning context states Mt Rainier (condition score 424, the worst large building on campus) is programmed for demolition after a new Student Support Center (funding targeted 2029–31; demolition anticipated by 2033), and the included roof project (D02, $154,000) is deliberately scoped as "Option D — Repair/Patch (to 2033)." The deferred ACM mansard replacement (D12, $1,071,000) sits uneasily against that trajectory: full replacement is hard to justify on a building with a 2033 end date, but dislodging asbestos-cement tiles are a falling-debris and environmental hazard that will not wait. A scope decision — full replacement versus targeted abatement/mitigation — belongs in the 2029–31 planning cycle. Note that the pre-survey master-plan tables list no demolition priorities, a conflict flagged in Section 7.

4. The 1960s bond-era cohort defines the portfolio's long-term problem.

Sixteen of the 28 surveyed buildings date from 1964–1975, built under a one-time Tacoma School District bond issue that the prior FCS report describes as insufficient for durable construction. All 15 buildings rated below Adequate were built between 1964 and 1981; the four master-plan replacement priorities (Tyee, Mt Rainier, Mt Saint Helens, Vancouver) and the renovation priority (Giaudrone) are all in this cohort, and the campus-wide canopy-column deficiency (D17, $904,000, up to 100 columns) spans nine of these buildings. The weighted college score improved from 245 to 237 between cycles, but no individual building improved — the movement is an inventory effect (Section 2), not a condition trend.

5. The June 2025 Decarbonization Plan prices campus electrification at $92,906,046 and phases it across six biennia (2026–2037) — its first three phases land inside this report's planning window.

Because TCC owns a state campus district energy system — the chilled-water loop served from Pearl Wanamaker's central plant — HB 1390 required a Decarbonization Plan, prepared by ATS Automation and submitted to the Department of Commerce by June 30, 2025. The plan converts all gas-fired heating in ten buildings to air-source CO2 heat pumps, establishes campus-level Clean Buildings compliance on the EUI-target pathway (measured campus WNEUI of 82.4 kBTU/ft²/yr against a 110.7 target — already compliant), and sequences the work: an investment-grade audit (2026–27, $685,787), campus lighting demand reduction (2027–29, $2,280,577 — the pricing this report's excluded D24 lacked), site electrical infrastructure (2029–31, $8,221,158), and building-level heat-pump conversion in three biennium tranches (2031–37, $81,718,524). Section 9 maps the plan onto the FCS backlog; the unresolved tension — the 2035–37 tranche is pointed at buildings the Student Support Center is expected to replace — is developed in Sections 3.3 and 9.5.

Headline Numbers

Metric	Value
Total structures (FPMT inventory)	**37**
Total portfolio GSF	**579,092**
Buildings surveyed (condition rating)	**28** (10 small structures unscored)
Weighted-average condition score	**237 (Adequate)** — 2023: 245
Buildings rated below "Adequate"	**15 of 28**
Total deficiencies identified (2025 FCS)	**24**
2027 preservation request	**$3,290,000 (10 projects; avg. score 83.4)**
Deferred preservation backlog	**$5,310,000 (13 projects)**
Excluded deficiencies	**1** (lighting — funding option pending)
2027 infrastructure request	**$126,000 (2 projects)**
2027 program request	**$1,401,000 (5 projects)**
2027 URF request	**$819,000**
Total 2027–2029 Minor Works request	**$5,636,000**
Prior biennium funded (2025–27, all categories)	**$12,238,000**
Buildings under Clean Buildings Standard	**8 (6 Tier 1, incl. the 2025 CILE; 2 Tier 2) — campus-level EUI-target pathway**

Metric	Value
Decarbonization Plan ROM total (2026–2037)	**$92,906,046 (2025 pricing; excl. TPU utility-side costs)**

Capital Outlook

Immediate biennium (2027–2029). A Minor Works request of $5,636,000: preservation of $3,290,000 across 10 projects (67% of it two roofs — Cascade and Mt Rainier — plus a five-item ADA program), infrastructure of $126,000 (a primary switchgear and an electrical vault), program of $1,401,000 across five projects, and URF of $819,000. Every included preservation project scored 81 or higher. The Decarbonization Plan separately identifies its Phase 2 lighting program ($2,280,577) as planned for the 2027–29 state capital request, outside this Minor Works total.

Mid-term (4–6 years, 2029–2033). The $5,310,000 deferred backlog — every item designated Immediate — defines the next ask: four ACM mansard replacements ($2,396,000), an HVAC end-of-life set ($1,465,000: the Pearl Wanamaker R-22 chiller plant, two rollover air handlers at Tyee and Tahoma–Opgaard, and the failed Early Learning Center boiler), a phased canopy-column program ($904,000), the Pearl Wanamaker freight elevator ($303,000), and site items ($242,000). The rollover AHUs, the failed boiler, and the actively dislodging mansards are the most likely to force their way into 2029–31. The Decarbonization Plan's first three phases overlap this window — the investment-grade audit (2026–27, $685,787), the campus lighting program (2027–29, $2,280,577), and site electrical infrastructure (2029–31, $8,221,158) — and should be sequenced against the deferred-backlog ask.

Long-term (7–10+ years, 2033 and beyond). The 1964–1975 cohort drives whole-building decisions: Mt Rainier's replacement path (Student Support Center, demolition by ~2033), the Tyee / Mt Saint Helens / Vancouver replacement priorities, the Giaudrone renovation priority, and disposition questions for Chinook–North Section (480) and the Warehouse (494). Underground-utility renewal continues beyond the $7,755,000 funded in 2025–27: steel potable-water mains (~$1,902,000), a direct-buried primary electric line ($1,118,000), and communication duct-bank assets (~$1,077,000) are on the radar. The Decarbonization Plan adds a third long-term driver: building-level heat-pump conversion across ten buildings in 2031–37 ($81,718,524 ROM), whose final tranche targets buildings on the Student Support Center replacement path (Section 9.5).

Clean Buildings compliance. TCC's compliance position was reset by the June 2025 Decarbonization Plan: as a state campus district energy system owner under HB 1390, the college pursues CBPS compliance at the campus level via the EUI-target pathway, and its measured campus WNEUI (82.4 kBTU/ft²/yr) is already below the 110.7 target. Eight buildings are individually covered (six Tier 1, including the new CILE, and two Tier 2); the near-term obligations are documentation — energy-management-plan and O&M-program submissions for Tier 2 buildings by June 30, 2027 and Tier 1 by June 30, 2028 — plus a decarbonization plan completion report by July 1, 2030. The pending campus LED conversion (D24) is priced by the plan's Phase 2 ($2,280,577) and planned for the 2027–29 capital request. Section 9 develops the alignment.

2. COLLEGE PORTFOLIO OVERVIEW

Tacoma Community College operates two campuses. The **Main Campus** at 6501 S 19th Street in west Tacoma holds 36 of the college's 37 FPMT structures (566,092 GSF), including the entire instructional core; the **Gig Harbor/Peninsula Center** (13,000 GSF, built 1995), across the Tacoma Narrows, is the college's single branch facility. Development of the main campus began in 1964 with the Meeker building; twelve additional facilities followed in the remainder of the 1960s, six more in the 1970s–80s, and six since 2002 — most recently the Annette B. Weyerhaeuser Early Learning Center (2008) and the H.C. Joe Harned Center for Health Careers (2014). The prior FCS report notes that buildings constructed before 1971 were financed through a one-time Tacoma School District bond issue that proved insufficient for durable construction: the result is a large stock of small, low-first-cost buildings not built to a 50-year life expectancy — the defining condition of this portfolio (2023 FCS report).

The 2025 survey condition-rated 28 buildings. The GSF-weighted college condition score is **237 (Adequate)**, against 245 in the 2023 cycle. That improvement should be read carefully: **no individual building's score improved between cycles, and four worsened** (Information Systems–Adjunct Faculty Center 244→256, Cascade 296→307, Mt Rainier 414→424, Warehouse 474→494). The weighted-average movement is an inventory effect — Titan is now carried at 57,041 GSF (25,140 GSF in the 2023 report) with a strong 163 score, and Chinook–North Section (480) has dropped out of the FPMT-based GSF base — not a condition trend.

Building inventory

Building	Campus	GSF	Built	Reno.	Score	2023	Rating	Use
H.C. Joe Harned Center For Health Careers (220-13)	Main	69,715	2014	—	**156**	156	Superior	Health Careers
Pamela Transue Ctr. For Science & Engineering (220-15)	Main	73,300	2007	—	**160**	160	Superior	Science Lab.
Titan (220-20)	Main	57,041	1966	2015	**163**	163	Superior	Gymnasium
Art Gallery (220-4)	Main	2,080	2003	—	**165**	165	Superior	Visual Arts
Info Tech Voc Center (220-16)	Main	56,516	2004	—	**166**	166	Superior	Computer Lab.
Mt Baker (220-9)	Main	5,179	2014	2013	**167**	167	Superior	Faculty Office
Classroom Administration (220-12)	Main	16,500	2004	—	**170**	170	Superior	General Classroom
Annette B. Weyerhaeuser Early Learning Center (220-3)	Main	13,000	2008	—	**177**	177	Adequate	Child Care
Gig Harbor/Peninsula Center (220-00D)	Gig Harbor	13,000	1995	—	**213**	213	Adequate	General Classroom
Tahoma - Opgaard Student Center (220-11)	Main	40,810	1967	—	**238**	238	Adequate	Student Center

Building	Campus	GSF	Built	Reno.	Score	2023	Rating	Use
Maintenance Building (220-21)	Main	8,960	1987	—	**250**	250	Adequate	Maintenance
Carpenter/Grounds Shops (220-22)	Main	4,000	2007	—	**255**	255	Adequate	Maintenance
Information Systems - Adjunct Faculty Center (220-18)	Main	16,231	1989	—	**256**	244	Adequate	Computer Lab.
Pearl Wanamaker (220-7)	Main	67,176	1966	2007	**279**	279	Needs improvement — maintenance	Library
Cascade (220-14)	Main	17,880	1965	—	**307**	296	Needs improvement — maintenance	Student Services
Tyee (220-8)	Main	9,553	1965	—	**315**	315	Needs improvement — maintenance	—
Vashon (220-6)	Main	7,120	1967	—	**316**	316	Needs improvement — maintenance	Administration
Madrona (220-F2)	Main	5,179	1965	—	**323**	323	Needs improvement — maintenance	Faculty Office
Vancouver (220-L2)	Main	2,194	1966	—	**344**	344	Needs improvement — maintenance	General Classroom
Columbia (220-2)	Main	6,928	1967	—	**356**	356	Needs improvement — renovation	—
Nisqually (220-1)	Main	6,756	1970	—	**358**	358	Needs improvement — renovation	Administration
Mt Saint Helens (220-L1)	Main	2,194	1966	—	**370**	370	Needs improvement — renovation	General Classroom
Giaudrone (220-5)	Main	11,610	1967	—	**392**	392	Needs improvement — renovation	Visual Arts
Meeker (220-17)	Main	9,553	1964	—	**405**	405	Needs improvement — renovation	General Classroom

Building	Campus	GSF	Built	Reno.	Score	2023	Rating	Use
Mt Rainier (220-19)	Main	36,649	1975	—	**424**	414	Needs improvement — renovation	Vocational Arts
Mt Adams (220-F1)	Main	10,539	1970	—	**424**	424	Needs improvement — renovation	Faculty Office
Chinook -North Section (220-10)	Main	—	1965	—	**480**	480	Replace or renovate	General Classroom
Warehouse-Storage-Surplus (220-WH)	Main	5,286	1981	—	**494**	474	Replace or renovate	Central Storage
Portfolio (surveyed, GSF-weighted)		**574,949**			**237**	245	**Adequate (avg)**	

Score = 2025 canonical building condition score (BCS) from the CONDITION worksheet of the FCS workbook (lower is better); 2023 = prior-cycle score from the 2023 FCS report. State building numbers (220-x) shown with each name. Rating bands follow the SBCTC scale in Section 4.1. The weighted-average row covers the 27 surveyed buildings carried in FPMT (574,949 GSF); Chinook–North Section is surveyed but not in FPMT — see reviewer note below.

Unscored Structures

Ten structures appear in the FPMT inventory but were not condition-rated this cycle — all small support, athletic, or play structures totaling 4,143 GSF. None carries a deficiency this cycle.

Structure	Bldg code	GSF	Built
Early Learning Playshed	BLDG 3B	1,040	2008
Playground - Eda Bldg	BLDG 00A	605	1978
Press Box	BLDG 26	600	1993
Minnitti Bleacher Storage	BLDG 36	486	2008
Minnitti Field North Dugout	BLDG 34	400	1993
Minnitti Field East Dugout	BLDG 35	400	1993
Minnitti Field Batting Storage	BLDG 33	293	2000
Soccer Tower	BLDG 32	200	2007
Community Garden Storage Shed	BLDG WHA	80	1998
Minnitti Field Pump House	BLDG 37	39	2009

Age Profile

The portfolio falls into three cohorts. The **1964–1975 bond-era cohort** (16 surveyed buildings, from Meeker in 1964 through Mt Rainier in 1975) is the consequential one: every building rated below Adequate except the 1981 Warehouse belongs to it, it holds all four replacement priorities and the renovation priority from the master plan, and it carries the mansard, column, and distributed-HVAC deficiencies that dominate this report. A small **1981–1995 group** (Warehouse, Maintenance Building, Information Systems–Adjunct Faculty Center, Gig Harbor Center) is mixed. The **2003–2014 group** (Art Gallery, Info Tech Voc Center, Classroom Administration, Carpenter/Grounds Shops, Transue Center, Weyerhaeuser ELC, Harned Center, Mt Baker) holds eight of the portfolio's nine best scores and includes the two largest buildings (Transue, 73,300 GSF; Harned, 69,715 GSF).

Because the weak cohort is made of many small buildings rather than a few large ones, Tacoma's renewal problem is distributed: the 15 below-Adequate buildings average under 16,000 GSF each. That shape favors phased campus-wide programs (mansards, columns, entries) and whole-building replacement decisions over single large-building renewals — which is in fact how both the 2027 request and the master plan are structured.

3. CAPITAL PLANNING ROADMAP

3.1 Immediate biennium (2027–2029 request)

The 2027 preservation ask of **$3,290,000 across 10 projects** (average deficiency score 83.4) is roofing-led: the Cascade main-roof restoration (D01, $2,056,000) and the Mt Rainier main-roof life-extension patch (D02, $154,000) are $2,210,000 — 67% of the request. The next block is the five-item ADA program from the 2024 Endelman survey (D04–D08, $451,000), followed by the Information Systems–Adjunct Faculty Center elevator controller and its L&I-triggered jurisdictional upgrade (D10, $340,000), campus sidewalk replacement (D09, $243,000), and the Info Tech Voc Center entry-canopy reglazing (D03, $46,000). Relative to the system, Tacoma is requesting more, smaller projects: 10 projects against a system average of 6.6, at an average cost of $329,000 against $427,398 (2027 budget request summary).

Beyond preservation, the 2027–2029 Minor Works request carries infrastructure of $126,000 (a 600-amp primary switchgear, asset 5382, $43,000, and an electrical vault, asset 5385, $83,000), program of $1,401,000 (campus wayfinding and signage $401,000; a Gig Harbor wet-lab conversion $450,000; physical education, health and wellness improvements $450,000; equity, diversity and inclusion improvements $50,000; sustainability improvements $50,000), and an $819,000 Unanticipated Repair Fund line — a College Minor Works total of **$5,636,000**.

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

The **$5,310,000 deferred backlog across 13 projects** — every one designated Immediate in the survey and deferred solely as "below budget threshold cutoff" — defines the mid-term ask. It groups cleanly by system. The **asbestos-cement mansard program** is the largest block at $2,396,000: Mt Rainier (D12, $1,071,000), Cascade (D14, $581,000), Vashon (D15, $492,000), and Madrona (D16, $252,000), all scored 63–66, all with the same failure mode (brittle ACM tiles dislodging, re-fastening infeasible) and the same campus-standard metal-panel solution. These are the highest-escalation-risk items in the backlog — falling tiles are a life-safety and environmental exposure, not a cosmetic one.

The **HVAC end-of-life set** totals $1,465,000: the Pearl Wanamaker chiller plant (D20, $778,000 — two original R-22 McQuay machines serving the campus chilled-water loop), the Tyee air handler (D21, $307,000) and Tahoma–Opgaard cafeteria air handler (D22, $147,000) — both rollover items already flagged as deficiencies F05 and F06 in the 2023 FCS — and the Weyerhaeuser Early Learning Center boiler plant (D23, $233,000), where one of two lead–lag boilers has already failed and the scoped replacement is a cold-climate air-to-water heat pump. The failed boiler (redundancy already lost, in a childcare occupancy) and the twice-carried AHUs are the likeliest candidates to escalate into the 2029–31 request.

The remainder is the phased **canopy-column program** (D17, $904,000, scoped "up to 100 columns" across nine 1960s buildings, including two columns missing outright at Cascade), the **Pearl Wanamaker freight elevator** (D19, $303,000 — an obsolete original controller whose replacement triggers an L&I jurisdictional modernization), and three **site items** totaling $242,000 (fire-lane reconstruction NE of the Student Center, D18, $161,000; a retaining-wall pair at Tahoma–Opgaard, D13, $54,000; slope irrigation at Mt Rainier, D11, $27,000).

The Decarbonization Plan overlays this same window with three non-building phases: the investment-grade audit and TPU infrastructure study (2026–27, $685,787), campus-wide lighting demand reduction (2027–29, $2,280,577 — scoped across 22 buildings, assessed at roughly 253 kW of demand reduction, and stated in the plan as planned for the 2027–29 biennium state capital request; this is the pricing the

excluded D24 lacked), and campus-side primary electrical loop upgrades (2029–31, $8,221,158). The 2029–31 request cycle will therefore carry three competing claims — the escalating deferred backlog, the next mansard tranche, and the plan's electrical infrastructure phase — and should be assembled as one sequenced ask.

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

The long horizon is a whole-building question concentrated in the 1960s cohort. **Mt Rainier** is on a replacement path — the survey's planning context targets Student Support Center funding in 2029–31 with demolition anticipated by 2033 — and this cycle's spending is deliberately scoped to that window. **Tyee, Mt Saint Helens, and Vancouver** are master-plan replacement priorities ("poor condition — several major systems failing"), and **Giaudrone** is the renovation priority; none should attract major component investment beyond what keeps programs running. **Chinook–North Section (480)** and the **Warehouse (494)** sit in the replace-or-renovate band with no deficiencies priced this cycle — they are disposition decisions, not repair candidates, and Chinook's absence from the FPMT inventory needs resolution first.

Two program pipelines extend past 2033. The **ACM mansard program** will grow: survey comments record cement-asbestos mansard tiles at Columbia, Nisqually, Pearl Wanamaker, and Chinook beyond the four buildings priced in D12–D16, while Tyee's 2019 metal mansard shows the completed end-state. And the **underground-utility renewal** begun with $7,755,000 of funded 2025–27 infrastructure (storm, sewer, switchgear, transformers) has a known next tranche: two steel potable-water mains with roughly 12–16 years of remaining life ($1,028,000 and $874,000), a 2,000 LF direct-buried primary electric line ($1,118,000), communication lines and vaults (~$1,077,000), and emergency-access road segments ($120,000) are documented in the infrastructure survey data as future needs (Section 6). Finally, the excluded campus **LED lighting conversion** (D24) across three mid-1960s buildings awaits a college funding-option decision; Section 9 argues for resolving it inside the Clean Buildings compliance window.

The Decarbonization Plan's building-level deployment defines a third long-term pipeline: Giaudrone, Classroom Administration, and Titan in 2031–33 ($17,622,057); Pearl Wanamaker, Transue, and the Info Tech Voc Center in 2033–35 ($46,633,704); and Tyee, Tahoma–Opgaard, Meeker, and Mt Rainier in 2035–37 ($17,462,763) — gas boilers and gas-fired domestic water heaters out, air-source CO2 heat pumps in. Read against the replacement pipeline the plan itself documents (the Student Support Center replacing Tyee, Mt Rainier, Mt Saint Helens, and Vancouver from 2031, and a Visual & Performing Arts Center likely replacing Columbia and Giaudrone in 2037–41), the 2035–37 tranche is pointed largely at buildings that may not exist by then — a convergence the plan's five-year update cycle (approximately $74,000 per update) exists to resolve, and one that could materially reduce the plan's realized cost (Section 9.5).

3.4 Cross-cutting system themes

Roofing program. The dominant theme: six deficiencies, $4,606,000, 54% of all identified need, split between two main-roof projects in the 2027 request (Cascade D01, Mt Rainier D02) and four deferred ACM mansards (D12, D14–D16). The program is explicitly multi-biennium — the 2025–27 biennium funded five roof projects totaling $1,804,000 (Cascade R06, Giaudrone R08, Madrona R05, Mt Rainier R07, Tahoma–Opgaard R11), and both 2027 main-roof projects are life-extension scopes (restoration coatings and patching) rather than replacements, sized to building trajectories: Cascade to extend service life, Mt Rainier only to its 2033 demolition window.

Asbestos-cement mansards. A single campus-wide cohort: the 1960s buildings carry sloped asbestos-cement tile mansards on all elevations, now brittle, with attachment failures dislodging tiles; mechanical re-

fastening would spall the tiles and release fibers. Four replacements are priced and deferred ($2,396,000: Mt Rainier, Cascade, Vashon, Madrona), all converting to the campus-standard prefinished metal panel assembly — the same conversion completed at Tyee in 2019 (survey comments). Comments also record ACM mansards at Columbia, Nisqually, Pearl Wanamaker, and Chinook, so the program's full scope exceeds the current pricing. Because the failure mode is falling debris at entries and walkways, this cohort should be treated as the escalation leader in the deferred backlog.

ADA barrier removal. Five campus-wide deficiencies (D04–D08, $451,000), all scored 81 and all included, operationalize the Endelman & Associates TCC ADA Survey Report (March 8, 2024): accessible-route reconstruction, standby power for power-operated entries, restroom fixtures and signage, hi–low drinking fountains, and a six-location entry-door and access-control rehabilitation spanning Buildings 3, 4, 8, 12, 16, and the Gig Harbor Center. With the root-heaved sidewalk replacement (D09, $243,000) the accessibility block is $694,000 — 21% of the preservation request — and it is the reason Tacoma's request runs to more, smaller projects than the system average.

1960s bond-era construction cohort. Sixteen surveyed buildings date from 1964–1975, built under an underfunded one-time school-district bond (2023 FCS report). The cohort concentrates nearly everything else in this report: all four replacement priorities, the renovation priority, the mansard program, the canopy-column deficiency (D17 spans Buildings 2, 6, 8, L1, 7, 19, 17, L2, and 14), and most of the below-Adequate scores. Its buildings are small — the below-Adequate set averages under 16,000 GSF — so renewal will proceed as phased campus-wide programs and building replacements rather than single large projects.

HVAC end-of-life and the refrigerant transition. Tacoma's mechanical exposure is distributed but has a central node: Pearl Wanamaker hosts the campus chiller plant, and its two original R-22 McQuay machines (D20, $778,000) serve chilled water to multiple buildings (survey comments record central chilled water at Tyee, Tahoma–Opgaard, and Chinook) — with R-22 production ended since 2020, a major leak is now a plant-reliability event, not a repair. A 60-ton R-22 DX rooftop unit at Tahoma–Opgaard (RTU-1) is also at end of life per the D22 finding. The remaining set is building-level: the twice-carried Tyee and Tahoma–Opgaard AHUs (D21, D22) and the failed Weyerhaeuser ELC boiler (D23), whose scoped heat-pump replacement is the survey's one explicit electrification project.

Decarbonization and electrification. The June 2025 Decarbonization Plan (ATS Automation, per HB 1390) converts every gas-fired boiler and domestic water heater in ten buildings — Giaudrone, Pearl Wanamaker, Tyee, Tahoma–Opgaard, Classroom Administration, Transue, the Info Tech Voc Center, Meeker, Mt Rainier, and Titan — to air-source CO2 heat pumps, at a total ROM of $92,906,046 (2025 pricing, excluding utility-side costs). Full electrification adds approximately 7,255 KVA of new demand against a current campus peak of 1.4–2.2 MW on a single TPU feeder, making electrical capacity the theme's binding constraint (Sections 6 and 9). The FCS record already contains the program's precedents: the D23 Early Learning Center heat-pump conversion (a building outside the plan's ten-building scope), the D24 lighting conversion the plan prices as its 2027–29 phase, and the aging R-22 equipment (D20, D22) whose replacement decisions should be made with the plan's phasing in view.

Vertical transportation. Three 1990s-and-older controllers define the theme: the Information Systems–Adjunct Faculty Center hydraulic controller (1995, D10, $340,000, included), the Pearl Wanamaker freight elevator (original equipment, D19, $303,000, deferred), and the Pearl Wanamaker passenger Car 2 controller already funded in 2023–25. Each controller replacement triggers a full L&I jurisdictional upgrade — the cost multiplier that makes these projects large — and survey comments flag continuing controls maintenance problems on the Info Tech Voc Center elevator as the next emerging item.

Site drainage, roots, and erosion. A persistent campus condition (root damage is called out as an ongoing challenge in the 2023 FCS report) shows up in four deficiencies: root-heaved sidewalks (D09, included), the

structurally failed fire lane NE of the Student Center (D18), and two slope-erosion items at building perimeters (D11 irrigation, D13 retaining walls). The 2025–27 biennium's $7,300,000 of funded storm- and sewer-line replacement addresses the underground half of the same drainage problem; the surface work follows it.

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	Cascade	B30 Roofing	Roof	**92**	307	$2,056,000	**Included (2027)**
D02	Mt Rainier	B30 Roofing	Roof	**90**	424	$154,000	**Included (2027)**
D03	Info Tech Voc Center	B20 Exterior Closure	Canopy	**85**	166	$46,000	**Included (2027)**
D04	Multiple	G20 Site Improvements	Accessible route	**81**	237*	$220,000	**Included (2027)**
D05	Multiple	B20 Exterior Closure	Entries	**81**	237*	$39,000	**Included (2027)**
D06	Multiple	D20 Plumbing	Restrooms	**81**	237*	$70,000	**Included (2027)**
D07	Multiple	D20 Plumbing	Drinking fountain	**81**	237*	$52,000	**Included (2027)**
D08	Multiple	B20 Exterior Closure	Entries	**81**	237*	$70,000	**Included (2027)**
D09	Site	G20 Site Improvements	Sidewalks	**81**	237*	$243,000	**Included (2027)**
D10	Information Systems – Adjunct Faculty Ctr	D10 Vertical Transportation	Elevator	**81**	256	$340,000	**Included (2027)**
D11	Mt Rainier	G20 Site Improvements	Irrigation	**69**	424	$27,000	Deferred
D12	Mt Rainier	B30 Roofing	Roof	**66**	424	$1,071,000	Deferred
D13	Tahoma – Opgaard Student Center	G20 Site Improvements	Retaining wall	**65**	238	$54,000	Deferred
D14	Cascade	B30 Roofing	Roof	**63**	307	$581,000	Deferred
D15	Vashon	B30 Roofing	Roof	**63**	316	$492,000	Deferred
D16	Madrona	B30 Roofing	Roof	**63**	323	$252,000	Deferred
D17	Multiple	B10 Superstructure	Columns	**62**	237*	$904,000	Deferred
D18	Site	G20 Site Improvements	Fire lane	**62**	237*	$161,000	Deferred
D19	Pearl Wanamaker	D10 Vertical Transportation	Freight elevator	**58**	279	$303,000	Deferred

ID	Building	System	Component	DSc	BCS	Budget	Status
D20	Pearl Wanamaker	D30 HVAC	Chiller	**57**	279	$778,000	Deferred
D21	Tyee	D30 HVAC	Air Handling Unit	**57**	315	$307,000	Deferred
D22	Tahoma – Opgaard Student Center	D30 HVAC	Air Handling Unit	**56**	238	$147,000	Deferred
D23	Weyerhaeuser Early Learning Ctr	D30 HVAC	Boiler	**56**	177	$233,000	Deferred
D24	Multiple	D50 Electrical	Lighting	**51**	237*	—	Excluded
	TOTAL — 23 costed deficiencies					**$8,600,000**	Incl. $3,290,000 · Def. $5,310,000

*DSc = deficiency score. BCS = 2025 canonical building condition score. Budget = MACC + soft costs. Status: "Included (2027)" = in the 2027 preservation request; "Deferred" = below this biennium's budget threshold cutoff; "Excluded" = no capital estimate carried (see D24). All 24 deficiencies are designated Immediate in the survey. *Campus-wide rows — see reviewer note below.*

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

Cascade carries the most deficiency dollars of any building — $2,637,000 across two items (its included $2,056,000 main roof, D01, and its deferred $581,000 mansard, D14) — followed by Mt Rainier ($1,252,000 across D02, D11, and D12) and Pearl Wanamaker ($1,081,000 across D19 and D20, all deferred).

By system, B30 Roofing dominates at $4,606,000 across six deficiencies (54% of the $8,600,000 costed total); D30 HVAC follows at $1,465,000 across four; B10 Superstructure (the column program) at $904,000; and the ADA-driven set spans four Uniformat categories totaling $451,000.

Nine of the 24 deficiencies are campus-wide ("Multiple" or "Site") rather than building-specific — including seven of the ten included projects — reflecting the Endelman ADA program and the distributed character of a many-small-buildings portfolio.

The included set averages a deficiency score of 83.4 against 61.3 for the deferred set, a clean severity cut. All 13 deferred projects are designated Immediate and were deferred solely as below the budget threshold cutoff.

One deficiency (D24, campus lighting conversion) carries no capital estimate: the college is to select a funding option from the cost estimation notes. Its three assumed buildings (Pearl Wanamaker, Titan, Tahoma–Opgaard) are all Clean Buildings covered buildings — see Section 9.

4.2 Findings detail

Findings and recommended actions below are reproduced verbatim from the PROBLEM DESCRIPTION and REPAIR DESCRIPTION columns of the 2025 FCS workbook, in the ranked order of the summary table.

D01 — Roof, Cascade (BLDG 14, Main Campus)

Image: None

Deficiency score	92	**Budget estimate**	$2,056,000
Bldg condition score	307	**Status**	Included in 2027 preservation request
System	B30 Roofing	**Deferability**	Immediate
Location	Roof	**Priorities**	Health/Safety (50%), Facility Use (50%)

Problem Description

At Building 14 — Cascade (constructed 1965; student-services use) — the main roof is an elastomeric sheet membrane installed in 1990 over 3 in. rigid insulation and plywood on sloped wood truss-joists; Kalwall and Solatube skylights penetrate the field. The mansard (asbestos tile) exists on all elevations but is out of scope for this item.

The College reports active leaks. Field observations indicate the membrane and flashing in poor-to-fair condition with evidence of ponding; the assembly has no metal coping and does not meet current energy-code R-values, which increases wetting risk at edges and reduces drying potential. These conditions align with the Facility Condition Survey (2023) finding for Cascade (Deficiency R06: “The roofing has degraded and developed leaks. The roofing should be reconditioned to extend its useful life.”).

Long-term UV/heat aging of a ~35-year-old single-ply, combined with low areas where water ponds, accelerates surface deterioration and drives leakage at penetrations and edges. Best-practice enclosure guidance is to “keep the water moving” with positive drainage, because ponding at roof-to-wall transitions is a common leak locus. Unaddressed, leaks will continue, raising interior damage and operational risk.

Repair Description

Repair the main roof by reconditioning the existing membrane: perform an IR scan, remove and replace wet materials in kind, clean the system, conduct pull/adhesion tests, and apply a multi-coat acrylic restoration (e.g., AcryShield A600/A602 or equivalent) over the existing single-ply to restore waterproofing and extend service life; prep/flash all penetrations and terminations. Mansard asbestos tile and canopy roofs are excluded from this scope.

D02 — Roof, Mt Rainier (BLDG 19, Main Campus)

Image: None

Deficiency score	90	**Budget estimate**	$154,000
Bldg condition score	424	**Status**	Included in 2027 preservation request

System	B30 Roofing	**Deferability**	Immediate
Location	Roof	**Priorities**	Health/Safety (25%), Facility Use (75%)

Problem Description

At Building 19 — Mt Rainier (36,649 GSF; built 1975) — the main roof is a Hypalon single-ply over rigid insulation and plywood sheathing; an acrylic elastomeric coating was applied in 2014. The roof is insulated both above and below the deck and is framed with sloped wood trus-joists; a sloped asbestos-tile mansard wraps all elevations (mansard is out of scope). There is no permanent fall protection.

The College reports active leaks. A 2020 Tremco review noted the 2014 coating is failing and peeling; the single-ply membrane and flashings are in poor-to-fair condition. There is no metal coping, and the existing assembly does not meet current energy-code R-values. Adjacent canopy roofs are flat and show pooling water.

Prior facility-condition findings flagged this roof as degraded but repairable and recommended continued monitoring for future reconditioning — consistent with a life-extension approach rather than full replacement.

Planning context: Mt Rainier is programmed for demolition after the new Student Support Center (funding targeted 2029–31; demolition anticipated by 2033), so the scoping study aligns on "Option D — Repair/Patch (to 2033)."

UV/heat aging of Hypalon and failure of the acrylic topcoat reduce waterproofing at seams, penetrations, and terminations; lack of coping increases edge wetting. Continued leakage risks interior damage, outages, and reactive maintenance.

Repair Description

Repair the main roof to extend service life to the planned demolition window: perform an IR scan; remove/replace wet insulation and damaged coverboard; clean and prep the membrane; perform adhesion/pull tests; re-flash penetrations/curbs/perimeters; and install a manufacturer-rated multi-coat elastomeric restoration over the prepared Hypalon to restore waterproofing. Exclude the asbestos-tile mansard and all canopy roofs from this scope; avoid added system thickness that would trigger energy-code curb/vent/drain modifications noted in the study.

D03 — Canopy, Info Tech Voc Center (BLDG 16, Main Campus)

Image: Link

Deficiency score	85	**Budget estimate**	$46,000
Bldg condition score	166	**Status**	Included in 2027 preservation request
System	B20 Exterior Closure	**Deferability**	Immediate
Location	South entry	**Priorities**	Health/Safety (25%), Facility Use (75%)

Problem Description

At the Info Tech Voc Center (Building 16; 56,516 SF; built 2004), the two overhead glazed entry canopies (north and south sides of the main entrance vestibule) have a gap between the vestibule wall and the edge of the glass. Rainwater flows through this gap and drips onto the door hardware below, indicating failed/insufficient wall-to-canopy flashing and poor water-shedding control at the canopy-to-wall transition. Wind-driven pressure can move bulk water through small gaps, so this condition can wet door heads/frames

even when gravity is not the only driver. Continued wetting accelerates corrosion and premature failure of closers/locks, increases slip/freeze hazards at the entry, and can degrade storefront function and egress reliability.

The canopy glazing itself is also trending toward failure. Multiple canopy panels were observed cracked, and up to eight panels were reportedly replaced within the last three years, indicating a repeat-breakage pattern.

Investigation identified the existing laminated glazing as 3/8 in total thickness (two 3/16 in heat-strengthened lites with a PVB interlayer) with sagging at panel edges; the glass is not sized for the imposed spans, and deflection-induced stress increases susceptibility to impact-related breakage. This creates an ongoing life-safety risk (sudden glass failure) and drives recurring emergency glazing work and entry disruptions.

Repair Description

Replace the two existing overhead entry canopies by reglazing with 9/16 in heat-strengthened laminated glass (white diffused) and install continuous wall-to-canopy flashing at each canopy to close the wall-to-glass gap and direct runoff into the canopy gutter.

Repair associated edge conditions by reusing existing glazing caps where serviceable, adding new C-channel edge protection, using sealant only as secondary protection at transitions, and phasing work to close one entrance at a time during regular hours while verifying positive slope and drainage away from door hardware and walking surfaces.

D04 — Accessible route, Multiple (Main Campus)

Image: None

Deficiency score	81	**Budget estimate**	$220,000
Bldg condition score	237 (campus proxy)	**Status**	Included in 2027 preservation request
System	G20 Site Improvements	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (100%)

Problem Description

Campus exterior routes have multiple ADA barriers: (a) the east–west route at Building 8 needs a compliant ramp with landings and handrails to connect level changes, and curb geometry at adjacent drop-offs invites wheel intrusion; (b) at Building 19 (west side) an interior corridor ramp exceeds the max 1:12 slope and lacks fully compliant handrail extensions, compromising maneuvering safety; (c) campus sidewalks include heaved/buckled segments and sunken catch basins that create trip points along accessible paths. These conditions elevate slip/trip risk, especially in wet seasons, and reflect predictable movement/heave in soils and root zones that must be corrected at the route scale, not piecemeal. Note: differential ground movement and root heave (plus seasonal moisture and freeze–thaw) deform slabs and edges; durable correction requires addressing site/soil interface and drainage, not just surface patching.

Please see Endelman & Associates, TCC ADA Survey Report (Mar. 8, 2024) for complete details.

Repair Description

Repair exterior and interior accessible routes by reconstructing non-compliant ramps (landings, slopes ≤8.33%, handrails/returns, edge protection), replacing heaved/sunken sidewalk panels, resetting catch basins/frames to flush, and revising curbs/parking edge details to prevent wheel intrusion. Allow equivalent

facilitation where geometry is constrained and document tolerances in design to stay within ADA ranges during construction.

D05 — Entries, Multiple (Main Campus)

Image: None

Deficiency score	81	**Budget estimate**	$39,000
Bldg condition score	237 (campus proxy)	**Status**	Included in 2027 preservation request
System	B20 Exterior Closure	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (100%)

Problem Description

Several primary entries rely on power-operated doors without confirmed standby power; loss of power would lock out accessible egress/entry. Building 19 east/west entries explicitly require adding/confirming standby power to their operators and verifying approach clearances; Building 7's main sliding doors have multiple non-compliant elements (activation/control height/clearance) that impede independent use. Interior doors at select buildings show excessive opening force/closing speed, further restricting access for many users and magnifying wind/stack effects at exposed entries. Pressure differentials (wind/stack effect) can make doors effectively "heavier," so compliant hardware and control logic are essential at main entries. Please see Endelman & Associates, TCC ADA Survey Report (Mar. 8, 2024) for complete details.

Repair Description

Repair entrance accessibility by providing/confirming standby power for all power-operated primary entry doors, correcting sliding-door controls/approaches, and replacing/retuning interior closers to meet force and closing-time limits; coordinate with signage and maneuvering clearances. Where existing conditions preclude prescriptive fixes, adopt equivalent facilitation that maintains independent operation and document field tolerances that keep performance inside ADA ranges.

D06 — Restrooms, Multiple (Main Campus)

Image: None

Deficiency score	81	**Budget estimate**	$70,000
Bldg condition score	237 (campus proxy)	**Status**	Included in 2027 preservation request
System	D20 Plumbing	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (100%)

Problem Description

Restroom barriers recur across multiple buildings: non-compliant grab-bar lengths/locations (e.g., Building 2 men's; Building 9 all-gender stalls), lavatories mounted too low with inadequate knee/toe clearance, accessories and dispensers outside reach ranges, and missing/non-compliant tactile/Braille room signage (e.g., Building 19 south wing). One women's single-user restroom is substantially non-compliant and will need reconfiguration. Wet-surface slip risk in restrooms further increases injury probability if layouts force awkward reaches/turns. Please see Endelman & Associates, TCC ADA Survey Report (Mar. 8, 2024) for complete details.

Repair Description

Repair restrooms by installing correctly sized/located grab bars, raising or replacing lavatories to provide compliant knee/toe clearance, relocating/adjusting dispensers and mirrors within reach limits, and providing/relocating tactile/Braille signage at prescribed heights and locations; where a room is fundamentally undersized, replace with a single-user layout that meets clearances. Use equivalent facilitation only where fixtures can't be moved without major work, and verify slip-resistant finishes and maintenance practices.

D07 — Drinking fountain, Multiple (Main Campus)

Image: None

Deficiency score	81	**Budget estimate**	$52,000
Bldg condition score	237 (campus proxy)	**Status**	Included in 2027 preservation request
System	D20 Plumbing	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (100%)

Problem Description

Multiple locations lack a compliant pair of hi–low drinking fountains or an approved equivalent that serves both wheelchair users and standing persons, and some existing units create protruding-object hazards or lack knee clearance. Building 5 south corridor and Building 9 locations are specifically cited. Please see Endelman & Associates, TCC ADA Survey Report (Mar. 8, 2024) for complete details.

Repair Description

Replace single fountains with hi–low models (or a compliant bottle-filler + paired hi–low nearby) and set rims/spouts and bottom edges to ADA heights with required clear floor space and knee clearance; where space is constrained, use equivalent facilitation. Coordinate with corridor protruding-object limits and verify final mounting in field tolerances.

D08 — Entries, Multiple (Main Campus)

Image: None

Deficiency score	81	**Budget estimate**	$70,000
Bldg condition score	237 (campus proxy)	**Status**	Included in 2027 preservation request
System	B20 Exterior Closure	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (100%)

Problem Description

High-use exterior entries across six locations show systemic hardware and alignment failures that compromise security, accessibility, and daily operations. Typical conditions include warped/sagging aluminum door leaves, racked frames from minor substrate movement, inadequate three-butt-hinge patterns causing hinge-line sag, heavy rubbing/scraping at heads/jambs/thresholds, unreliable latching, and failed or unreliable electronic locking. Consequences: occupants prop doors open, remote lockdown is unreliable, ADA operators/actuators underperform or stall under load, and doors bind or fail to latch—creating security gaps, egress concerns, and accelerated wear.

Affected locations (scope intent):

Building 3 – Main entry pair (early-learning use): warped leaves, hinge/fame movement; replace pair and frame; move to continuous hinges.

Building 4 – Art Gallery: mag-lock not functioning; occupants prop door; needs lock replacement and remote lockdown integration.

Building 8 – South main entrance: heavily warped leaves and frame with visible rubbing.

Building 12 – Main entrance exterior pair only: warped/sagging; replace leaves, hinges, mag-lock and wiring; interior vestibule doors are OK (exclude).

Building 16 – South entrance: warped/sagging, intermittent latching failures.

Gig Harbor Campus – Two front entry sets: ADA actuator/operator issues; settling at leaves; low-mounted lock hardware; needs full replacement and standardization.

Repair Description

Replace/rehabilitate exterior entry pairs/singles and integrate access control, with final counts, handing, and dimensions verified in the field. Standardize to durable, code-compliant assemblies and eliminate three-hinge patterns that drive hinge-line sag.

Base scope (per affected opening, adjust by field conditions):

Removal/Prep: Remove existing leaves and hardware; replace frames where racked or out-of-plumb; correct thresholds/shims; protect adjacent storefront finishes.

Doors/Frames: New thermally broken aluminum storefront doors and frames (or campus standard), tempered glazing to match existing pattern; new threshold, sweeps, weatherstripping.

Hinges: Continuous geared hinges (full height) to replace three-butt-hinge patterns on all replaced leaves.

Hardware: New surface closers sized for leaf weight; new panic/exit devices on egress doors; standardized lock heights (correct “low-center” conditions at Gig Harbor).

Electronic locking:

Replace failed mag-locks where existing and permitted; tie to life-safety (power-loss/f.a. release, REX, push-to-exit).

Where practical/preferred by AHJ, convert to latch-based electrified hardware (e.g., electrified panic with latch retraction or monitored strikes) to reduce reliance on mag-locks.

Access control & lockdown: Integrate with existing campus system; provide power transfer (electrified hinge or concealed transfer), local power supplies as needed, door position switch, REX, and controller terminations. Program/test remote lockdown at the head-end and at each door.

ADA operators: Replace underperforming operators/actuators at affected entries; mount actuators at compliant heights/clearances; tune opening/closing speeds/forces and time delays after field balancing.

Wiring/Coordination: Provide low-voltage cabling from hinge/power transfer to devices and to nearest controller/power supply; patch/paint limited surfaces disturbed by work.

Commissioning: Verify smooth swing, controlled closing, positive latching, free egress on release, operator performance under wind load, and proper alarm/integration signals (lockdown, DPS/REX).

D09 — Sidewalks, Site (Main Campus)

Image: None

Deficiency score	81	**Budget estimate**	$243,000
Bldg condition score	237 (campus proxy)	**Status**	Included in 2027 preservation request
System	G20 Site Improvements	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (100%)

Problem Description

Across the main campus, approximately 5,000 SF of exterior concrete flatwork (sidewalks and walkways) is heaved, cracked, and differentially displaced—most prominently where tree roots have jacked panels and where drainage and edge confinement are weak. These conditions create vertical lips and cross-slope irregularities that are active trip hazards and impede accessible routes; they also concentrate ponding that accelerates surface scaling and joint raveling under wet-freeze cycles and traffic. Campus condition data specifically documents sidewalk buckling from tree roots and associated ADA/tripping hazards at multiple locations, with related site drainage distress (settlement at catch basins and erosion at path edges), confirming a system-level pattern rather than isolated defects.

Repair Description

Replace ~5,000 SF of exterior flatwork: sawcut and remove failed panels; mitigate roots (ISA-arborist guided root pruning/barriers) and reconstruct subgrade with compacted crushed rock; pour 4-inch air-entrained broom-finish concrete (increase to 6 inches at drive/apparatus crossings) with control/expansion joints at 5–12 ft, dowel-tie where needed, and set finished grades for compliant slopes and positive drainage; adjust utility frames/catch basins and restore edges/landscaping. Include targeted trip-grinding and crack stitching only where panels retain life, and integrate drainage fixes at adjacent settled basins/eroded edges so new panels aren't re-distressed by runoff.

D10 — Evelvator, Information Systems – Adjunct Faculty Ctr (BLDG 18, Main Campus)

Image: None

Deficiency score	81	**Budget estimate**	$340,000
Bldg condition score	256	**Status**	Included in 2027 preservation request
System	D10 Vertical Transportation	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (100%)

Problem Description

The hydraulic elevator controller in Building 18 (Car 1) is original (installed 1995), beyond service life, and no longer supported with replacement parts—creating a high risk of extended outages when failures occur. Under Washington State Labor & Industries (L&I) rules, replacing the controller triggers a full jurisdictional upgrade of related devices and spaces (car and hall equipment, pit components, and machine room provisions). Existing non-compliances include the machine-room disconnect location (observed at ~32 in. from the strike side; code requires ≤24 in.) and pit access ladder/switches that are not jurisdictionally compliant. The upgrade scope must include machine-room cooling, new car controls, pit corrections, and hallway signaling/lanterns to meet current L&I requirements.

Repair Description

Replace the controller and perform the L&I-triggered jurisdictional upgrade: provide a new microprocessor controller; new elevator car and hall stations (with phone and video); new door operators; new hydraulic tank/pump and piping; new wiring/raceways; fire-alarm modifications; code-compliant pit ladder/switch corrections; relocate the machine-room disconnect to within 24 in. of the strike side; install a split-system machine-room cooling unit; and furnish a new machine-room door/frame, permits, testing, and adjustments. This life-extension scope brings the system into current jurisdictional compliance with an estimated MACC of $270,739 (line-item basis).

D11 — Irrigation, Mt Rainier (BLDG 19, Main Campus)

Image: Link

Deficiency score	69	**Budget estimate**	$27,000
Bldg condition score	424	**Status**	Deferred — below budget threshold cutoff
System	G20 Site Improvements	**Deferability**	Immediate
Location	East side of building	**Priorities**	Facility Use (50%), Increased Repair/Replacement Cost (50%)

Problem Description

Steeply sloped exterior landscape areas near east side of Building 19 (approaching ~45% slope) are prone to erosion in close proximity to the building, increasing the risk of soil migration and loss of support at foundation edges. Continued runoff-driven soil loss can undermine long-term foundation performance by reducing bearing support and increasing the likelihood of localized settlement; sloping ground and land instability are specific site factors that must be addressed as part of a durable remedy.

Without a root-reinforced surface cover, rainfall and concentrated flow paths will keep stripping fines and preventing stabilization, making the condition recurrent and maintenance-intensive.

Repair Description

Repair by installing an irrigation system to support establishment of deep-rooted native ground cover across approximately 3,000 SF (area measured from Google Earth), including required water service connection, controls, and backflow protection. Capital scope and funding are limited to the irrigation system only; plant procurement and installation are explicitly excluded from the capital project scope.

D12 — Roof, Mt Rainier (BLDG 19, Main Campus)

Image: None

Deficiency score	66	**Budget estimate**	$1,071,000
Bldg condition score	424	**Status**	Deferred — below budget threshold cutoff
System	B30 Roofing	**Deferability**	Immediate
Location	Roof	**Priorities**	Health/Safety (25%), Increased Repair/Replacement Cost (75%)

Problem Description

At Building 19 — Mt. Rainier (36,649 GSF; primary construction 1975) — the mansard roof is clad with asbestos-containing concrete tiles that have become brittle; attachment failures have already allowed tiles to dislodge, and further loss is expected. Re-attaching is not feasible: mechanical fasteners would likely spall the cementitious tiles and release asbestos, creating both falling-debris and environmental hazards.

Repair Description

Replace the ACM mansard system with the campus-standard prefinished metal panel assembly: abate and remove ACM tiles/underlayment (≈7,150 SF), repair localized substrate, install high-temp underlayment and new metal panels with sheet-metal flashings (≈3,050 LF), perimeter roof repairs (≈1,500 LF), 16 through-wall scuppers, and required fasteners/sealants; integrate with adjacent roofing and maintain positive drainage.

D13 — Retaining wall, Tahoma – Opgaard Student Center (BLDG 11, Main Campus)

Image: Link

Deficiency score	65	**Budget estimate**	$54,000
Bldg condition score	238	**Status**	Deferred — below budget threshold cutoff
System	G20 Site Improvements	**Deferability**	Immediate
Location	NW Corner of building	**Priorities**	Facility Use (50%), Increased Repair/Replacement Cost (50%)

Problem Description

Steeply sloped landscape areas adjacent to Building 11 (approaching ~45% slope) are experiencing active soil erosion near the building perimeter, creating a risk of progressive soil loss at and below foundation bearing elevations. As erosion continues, the site can lose support capacity and promote localized settlement or differential movement, which can manifest as cracking, door/window misalignment, and utility/service distress; in building-pathology terms, foundation support loss is a recognized pathway to subsidence where erosion removes fine particles or reduces bearing support.

This condition is consistent with broader campus site concerns where erosion has already damaged adjacent infrastructure and required stabilization in other locations (see 2023 Facility Condition Survey).

Repair Description

Repair by constructing two concrete retaining walls, each approximately 15 LF, to recreate a stable terrace and reduce slope-driven erosion adjacent to the building, including wall footings and behind-wall drainage needed to prevent hydrostatic loading and loss of performance. Capital scope and funding are limited to the retaining walls and their required structural/drainage appurtenances within the wall footprint, excluding landscaping/plantings beyond restoration of disturbed areas.

D14 — Roof, Cascade (BLDG 14, Main Campus)

Image: None

Deficiency score	63	**Budget estimate**	$581,000
Bldg condition score	307	**Status**	Deferred — below budget threshold cutoff

System	B30 Roofing	**Deferability**	Immediate
Location	Roof	**Priorities**	Health/Safety (25%), Increased Repair/Replacement Cost (75%)

Problem Description

At Building 14 — Cascade — the mansard roof is finished with asbestos-containing concrete tiles that have become brittle; attachments are no longer reliable, tiles have already dislodged, and continued dislodgement is expected as fasteners fail. Re-attachment is not feasible: mechanically fastening through these cementitious tiles would likely spall the units and release asbestos fibers, creating both falling-debris and environmental hazards. Freeze–thaw cycling in wetted cementitious tiles accelerates cracking/spalling, so failure rates will increase at the weather-exposed mansard edges if left in place.

Repair Description

Replace the ACM mansard tiles with the campus-standard prefinished metal panel assembly: abate and remove tile/underlayment (~3,800 SF), repair local carpentry substrate, install high-temp underlayment, new metal panels, sheet-metal flashings (~1,400 LF), perimeter roof repairs (~676 LF), 13 through-wall scuppers, and required fasteners/sealants; integrate with adjacent roofing and maintain positive drainage.

D15 — Roof, Vashon (BLDG 6, Main Campus)

Image: None

Deficiency score	63	**Budget estimate**	$492,000
Bldg condition score	316	**Status**	Deferred — below budget threshold cutoff
System	B30 Roofing	**Deferability**	Immediate
Location	Roof	**Priorities**	Health/Safety (25%), Increased Repair/Replacement Cost (75%)

Problem Description

At Building 6 — Vashon (7,120 SF; built 1967) — the mansard roof is finished with asbestos-containing concrete tiles that have become brittle; tile attachments are failing, tiles have already dislodged, and further dislodgement is expected. Re-attaching is not feasible: any new mechanical fasteners would likely spall the cementitious tiles and release asbestos fibers, elevating both life-safety (falling pieces at entries/walks) and environmental risk. The building record for Vashon explicitly notes “cement-asbestos mansard tiles,” corroborating the assembly and its vintage. Freeze–thaw cycling in saturated cementitious material and wind loading at roof edges/cornices accelerate cracking, spalling, and fastener loosening — so the failure rate will increase, not stabilize, if left in place.

Repair Description

Replace the mansard roofing with the campus-standard prefinished metal panel assembly: abate and remove tile/underlayment (AR-1 basis ≈3,000 SF), repair local carpentry substrate, install high-temp underlayment, new metal panels, sheet-metal flashings (~950 LF), six through-wall scuppers, perimeter roof repairs, and sealants; integrate with existing roof and maintain positive drainage.

D16 — Roof, Madrona (BLDG F2, Main Campus)

Image: None

Deficiency score	63	**Budget estimate**	$252,000
Bldg condition score	323	**Status**	Deferred — below budget threshold cutoff
System	B30 Roofing	**Deferability**	Immediate
Location	Roof	**Priorities**	Health/Safety (25%), Increased Repair/Replacement Cost (75%)

Problem Description

At Building F2, the mansard roof is finished with asbestos-containing concrete tiles that have become brittle; tile attachments are no longer secure, tiles have already dislodged, and continued dislodgement is expected. Re-attaching is not feasible: mechanical fastening would likely spall the cementitious tiles and release asbestos, creating both falling-debris and environmental hazards.

Repair Description

Replace the ACM mansard tiles with the campus-standard prefinished metal panel assembly, including abatement and removal of tiles and underlayment as ACM (~1,000 SF), localized substrate repairs, new high-temperature underlayment, metal panels, sheet-metal flashings (~850 LF), four through-wall scuppers, perimeter roof repairs (~406 LF), and required fasteners/sealants; design to maintain positive drainage and integrate with adjacent roofing.

D17 — Columns, Multiple (Main Campus)

Image: Link

Deficiency score	62	**Budget estimate**	$904,000
Bldg condition score	237 (campus proxy)	**Status**	Deferred — below budget threshold cutoff
System	B10 Superstructure	**Deferability**	Immediate
Location	Multiple	**Priorities**	Health/Safety (25%), Increased Repair/Replacement Cost (75%)

Problem Description

Across the main campus, many canopy/overhang support columns are cracked, damaged, or missing, creating a structural and life-safety risk at building entries and walkways. The 2023 Facility Condition Survey documents this as Deficiency F07 and lists affected locations at Buildings 2, 6, 8, L1, 7, 19, 17, L2, and 14; two columns at Building 14 are missing outright—an immediate hazard to the supported overhangs.

Most of these buildings date to the mid-1960s, so age and decades of weather exposure are primary drivers. The campus has operated since 1965, and representative buildings in this set (e.g., Cascade—Bldg 14, Columbia—Bldg 2, Mt. St. Helens—Bldg L1) carry 1965–1967 vintages, consistent with end-of-life deterioration of exterior components.

Mechanisms: moisture wets the masonry/column bases via splashback and capillary rise; when saturated material freezes, repeated freeze–thaw cycles crack and spall units and mortar. Where deicing salts or soil salts are present, subflorescence (salt crystallization) in pores accelerates surface loss and fracture—especially at splash zones. This moisture–freeze/salt loop explains the observed cracking and loss of section and will continue unless the columns are rebuilt and detailing corrected to limit wetting and allow drying.

Repair Description

Repair canopy support columns campus-wide as a phased program: rebuild damaged/missing posts and anchors at the listed buildings (and like conditions elsewhere), and scope “up to 100 columns” to enable multi-biennium execution with temporary shoring where required. Provide a campus standard detail that (a) restores structural capacity, (b) elevates and isolates bases from splash (standoff shoes/drip edges, positive drainage), and (c) uses corrosion-/freeze-resistant materials and compatible mortars/finishes to match adjacencies.

D18 — Fire lane, Site (Main Campus)

Image: None

Deficiency score	62	**Budget estimate**	$161,000
Bldg condition score	237 (campus proxy)	**Status**	Deferred — below budget threshold cutoff
System	G20 Site Improvements	**Deferability**	Immediate
Location	NE of Student Center	**Priorities**	Health/Safety (25%), Increased Repair/Replacement Cost (75%)

Problem Description

At the fire lane northeast of Tahoma–Opgaard Student Center (Building 11; 40,810 SF; built 1967), the asphalt surface exhibits extensive alligator cracking. On this campus, that cracking pattern has been documented with related edge failures and settlement, which signals base/subgrade deterioration rather than a thin-surface issue; in short, the substrate has been eroded and the failure is structural, not cosmetic. That condition will propagate rapidly under fire-apparatus loading and wet-season cycles, increasing the risk of raveling, potholes, and loss of reliable emergency access at a primary service route.

Repair Description

Replace the distressed fire-lane segment via full-depth reconstruction: remove/mill the failed pavement, repair or replace subgrade and base to sound material, and install new asphalt (two lifts) designed for fire-apparatus loads; restripe, adjust utility lids, and restore edge confinement and drainage—all sized to the mapped distressed extent. If funding dictates a phased approach, perform targeted full-depth panel replacements at the mapped alligator-cracked areas as an interim life-extension, with the expectation that broader reconstruction will still be required.

D19 — Freight elevator, Pearl Wanamaker (BLDG 7, Main Campus)

Image: Link

Deficiency score	58	**Budget estimate**	$303,000
Bldg condition score	279	**Status**	Deferred — below budget threshold cutoff
System	D10 Vertical Transportation	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (25%), Increased Repair/Replacement Cost (75%)

Problem Description

At Building 7—Pearl Wanamaker (Library; 67,176 GSF; primary construction 1966)—the original freight elevator (Car 1) has reached end of service life. The controller is original, parts are obsolete/unavailable,

and the college faces extended outages because repairs cannot be completed when components fail. This jeopardizes materials movement and campus operations in a high-use academic building.

Regulatory trigger: Washington Labor & Industries (L&I) treats a controller replacement as a full jurisdictional modernization, requiring updates to car/hoistway/landing devices and related systems to current code, which increases scope if deferred and raises downtime risk if the legacy system fails before work is planned.

Campus condition data corroborates obsolescence: all three Pearl Wanamaker elevators (B7-1/-2/-3) are flagged for age/parts availability, with reliability regained only through controls replacement and continued monitoring of other components. The adjacent passenger Car 2 controller is already funded in the 2023–25 biennium, underscoring the asset's vintage and the system-level need at this building.

Repair Description

Replace the Car 1 (freight) elevator controller and perform a jurisdictional modernization: update car and hall stations (including communications), door operators, wiring, and pit corrections, then test/adjust for L&I acceptance; coordinate with already funded passenger-car work to minimize downtime and leverage mobilization.

Restore any required machine-room/electrical provisions noted in prior scope (disconnect relocation, raceway/boxes, fire-alarm tie-ins) to deliver a compliant, maintainable system with available parts going forward.

D20 — Chiller, Pearl Wanamaker (BLDG 7, Main Campus)

Image: Link

Deficiency score	57	**Budget estimate**	$778,000
Bldg condition score	279	**Status**	Deferred — below budget threshold cutoff
System	D30 HVAC	**Deferability**	Immediate
Location	Mechanical yard	**Priorities**	Health/Safety (25%), Increased Operating Cost (75%)

Problem Description

At Building 7 — Pearl Wanamaker (67,176 GSF; primary construction 1966), the campus chiller plant still relies on two original McQuay air-cooled screw chillers, CH-701 and CH-702 (ALS195A; ≈200 tons each). Both units are past service life; parts support is poor; leak/lockout risk is rising. A third plant chiller was already replaced with a Daikin screw unit, underscoring system obsolescence at this building. Cooling loss here disrupts a high-use library/academic load and forces costly emergency response in hot weather.

Mechanisms and drivers: legacy single-screw, R-22 charged equipment with aging fin-tube coils and controls. R-22 production/import ended in the U.S. on Jan 1, 2020—only reclaimed stock remains—so leak repairs are increasingly uneconomical and uncertain. Aging ALS units are prone to nuisance trips and shutdowns; replacement components and technical support are increasingly difficult to obtain, raising outage risk at peak load.

Extended cooling outages during classes/events; humidity/comfort complaints; reactive maintenance; and avoidable energy penalty from inefficient part-load operation relative to modern chillers and controls. Newer machines materially improve part-load efficiency and controls integration, reducing the performance gap between expected and actual energy use when projects tie upgrades to measured performance.

Repair Description

Replace CH-701 and CH-702 with two new air-cooled screw chillers of similar capacity; reconnect to existing chilled-water distribution; integrate with campus BAS; and decommission/dispose of R-22 equipment per EPA rules. Include new pumps (1 per chiller), exterior isolation valves, and insulation; verify electrical feeders/MCA/MOP, pad/seismic anchorage, and controls points list for full functional testing.

D21 — Air Handling Unit, Tyee (BLDG 8, Main Campus)

Image: None

Deficiency score	57	**Budget estimate**	$307,000
Bldg condition score	315	**Status**	Deferred — below budget threshold cutoff
System	D30 HVAC	**Deferability**	Immediate
Location	Roof	**Priorities**	Health/Safety (25%), Increased Operating Cost (75%)

Problem Description

At Building 8 — Tyee (9,553 SF; built 1965) — the single rooftop air handler (AHU-801, LaSalle, installed 1995) serves the building's ventilation and heating (hot-water coil); downstream chilled-water coils provide cooling and are not impacted by replacing the rooftop unit. The unit is well past service life with rising breakdown risk and parts scarcity, creating a single-point-of-failure for outdoor air to the building.

Exterior supply/return ductwork runs across the roof uninsulated and shows surface rust. Uninsulated exterior ducts impose large conductive losses and can drive surface condensation; insulating ductwork is a primary means to reduce heat flow and control condensation risk.

This replacement is already a rollover need: the prior Facility Condition Survey (2023) listed "Replace air handler in the Tyee (220-8) building" as Deficiency F05, confirming obsolescence and funding precedence.

Repair Description

Replace AHU-801 with a new custom rooftop unit matching existing curb, duct, and hydronic connections and not exceeding current operating weight to avoid structural upgrades; reuse downstream chilled-water coils and integrate controls with the campus BAS.

Refurbish and insulate the exterior rooftop ductwork to current code: clean to bare, spot-prime rusted areas, apply protective coating, replace any sections with metal loss, and then install new exterior-rated insulation/jacketing; final TAB on completion.

D22 — Air Handling Unit, Tahoma – Opgaard Student Center (BLDG 11, Main Campus)

Image: Link

Deficiency score	56	**Budget estimate**	$147,000
Bldg condition score	238	**Status**	Deferred — below budget threshold cutoff
System	D30 HVAC	**Deferability**	Immediate
Location	Roof	**Priorities**	Health/Safety (25%), Increased Operating Cost (75%)

Problem Description

At Building 11—Tahoma–Opgaard Student Center (40,810 SF; built 1967)—rooftop Air Handling Unit AHU-1103 is a legacy Temtrol RT-10S serving the cafeteria. It is beyond expected service life and provides heating only (no chilled-water cooling at this unit), which limits ventilation/thermal control resilience for a high-occupancy space.

This replacement is a rollover item: the prior Facility Condition Survey (2023) identified “Replace air handler in the Tahoma–Opgaard Student Center (220-11)” as Deficiency F06.

Building 11 has multiple large rooftop units; AHU-1101/1102 were recently replaced, while AHU-1103/-1104/-1105 and RTU-1 (a 60-ton R-22 DX unit) are all at end of service life—reinforcing the obsolescence of AHU-1103 and the operational risk if it fails during peak use.

Aging fans/coils and controls reduce reliable supply air and make failure more likely during events/mealtimes; loss of forced ventilation directly degrades comfort and heat removal in occupied zones, a core building-science driver for indoor conditions.

Repair Description

Replace AHU-1103 with a new factory-built semi-custom unit matched to the existing roof curb, duct connections, and hydronic interfaces; integrate with campus BAS, and provide demolition, rigging, piping, electrical, start-up, and TAB. Coordinate to preserve existing steel supports/penetrations and limit downtime; this in-kind approach is recommended in prior campus scope to avoid structural/architectural rework.

D23 — Boiler, Weyerhaeuser Early Learning Ctr (BLDG 3, Main Campus)

Image: Link

Deficiency score	56	**Budget estimate**	$233,000
Bldg condition score	177	**Status**	Deferred — below budget threshold cutoff
System	D30 HVAC	**Deferability**	Immediate
Location	Mechanical	**Priorities**	Health/Safety (25%), Increased Operating Cost (75%)

Problem Description

At Building 3—Annette B. Weyerhaeuser Early Learning Center (13,000 SF; built 2008)—the hydronic heating plant consists of two stacked, lead–lag, gas-fired “Munchkin” boilers; one boiler has failed, parts are no longer available, and recurring leakage/corrosion at the drain connections is driven by inadequate service clearances in the stacked strut-frame arrangement. Loss of redundancy raises outage risk for an early-learning occupancy, and continued leaks will accelerate corrosion and unplanned shutdowns.

Planning context favors electrification: campus-level decarbonization goals and the Clean Buildings law frame gas replacements as stopgaps; while the 2021 Washington State Energy Code allows in-kind boiler swap-outs for failing units, long-term decarbonization at this building realistically comes from a heat-pump solution rather than new gas equipment.

Repair Description

Replace the gas boiler plant with a cold-climate air-to-water heat pump system sized to the existing heating load, including outdoor heat-pump modules on new pads/curbs, buffer tank, primary–secondary pumping, DDC integration, condensate/freeze-protection provisions, seismic anchorage, and tie-in to existing

hydronics; decommission or isolate the gas service and remove the failed boiler. Verify electrical service capacity and feeder/pathway, and carry a limited-capacity condensing-boiler or electric-resistance emergency backup as a bid alternate only if required by load/defrost resilience or power-interruption risk.

D24 — Lighting, Multiple (Main Campus)

Image: None

Deficiency score	51	**Budget estimate**	—
Bldg condition score	237 (campus proxy)	**Status**	Excluded — college to select funding option
System	D50 Electrical	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (25%), Increased Operating Cost (75%)

Problem Description

Campus lighting in older buildings still relies on legacy fluorescent fixtures and ballasts (lay-in, ceiling-mount, and suspended types are documented, e.g., in the Student Center). These systems have higher input watts per delivered lumen, temperature-sensitive output, and aging ballasts/lamps that drive failures, flicker, and maintenance churn. Lighting is a major energy load—often up to a third of non-domestic use—so inefficient sources amplify utility costs and internal heat gains, and they undercut controls strategies like daylight dimming and occupancy sensing. Fluorescent technology is a low-pressure mercury discharge that requires ballasts; light output varies with tube temperature, and older implementations are prone to flicker/hum. LEDs provide higher efficacy and long life, enabling deep kWh reduction and better control (dimming, zoning, color stability) when paired with modern sensors.

For planning and sizing, assume an LED retrofit across three mid-1960s buildings (final building selection will be made by the College at the time of funding):

Pearl Wanamaker — Building 7 — 67,176 SF (1966).

Titan — Building 20 — 57,041 SF (1966).

Tahoma–Opgaard Student Center — Building 11 — 40,810 SF (1967).

Basis for replacement: artificial lighting converts much of its input to heat rather than visible light; fluorescent lamps' output and color rendition are constrained by discharge physics and phosphors; LEDs deliver long service life and high efficacies, supporting both energy and maintenance savings when integrated with daylight/occupancy controls.

Repair Description

Replace fluorescent lighting with LED luminaires across the three assumed buildings (Pearl Wanamaker Bldg 7; Titan Bldg 20; Tahoma–Opgaard Bldg 11), sized and zoned by space type. Scope includes 1:1 fixture replacement where appropriate; new LED troffers/pendants/linears with 0–10 V or DALI dimming; integral or networked occupancy and daylight sensors; emergency egress lighting as required; removal and recycling of lamps/ballasts; re-circuiting for control zones; and commissioning of sequences (vacancy/auto-off, high-end trim, daylight dimming). Exact buildings and final room-by-room counts will be confirmed by the College at funding release to maximize savings and coordinate with other projects.

5. BUILDING PROFILES

Profiles below cover buildings with capital activity in the 2027 request, a condition score above 275, or a material concentration of deferred deficiencies, ordered worst-first. Nine surveyed buildings — the Harned Center (156), Transue Center (160), Titan (163), Art Gallery (165), Mt Baker (167), Classroom Administration (170), Gig Harbor/Peninsula Center (213), Maintenance Building (250), and Carpenter/Grounds Shops (255) — are Superior or Adequate with no building-specific deficiencies and are not profiled individually, though several fall within the campus-wide ADA and entry scopes (D04–D08 name Buildings 4, 5, 9, 12, and the Gig Harbor Center) and Titan is an assumed building in the pending lighting conversion (D24). The ten unscored small structures carry no deficiencies. Component detail for every surveyed building is in the Appendix; ID references point to the verbatim descriptions in Section 4.2. Three of the non-profiled buildings nonetheless carry the Decarbonization Plan's largest long-range commitments — Transue ($26,825,395, 2033–35), Titan ($9,280,059, 2031–33), and Classroom Administration ($5,436,401, 2031–33) — detailed in Section 9.4.

Warehouse-Storage-Surplus (220-WH) — condition score 494

Building	GSF	Built	Reno.	Predominant use
Warehouse-Storage-Surplus	5,286	1981	—	Central Storage

Condition. 2025 condition score 494 (Replace or renovate), up from 474 in 2023 and 432 in 2021 — the fastest-deteriorating score in the portfolio. Top weighted contributors: Maintenance (36), Plumbing (33), Lights/Power (33) — broad service-system deterioration rather than a single failing component.

Current biennium (2027 request). None.

Deferred and emerging. None priced this cycle.

Long-term outlook. The worst score in the portfolio, moving in the wrong direction, in a small storage-and-surplus structure. This is a disposition question — replace, consolidate, or accept a run-to-fail posture — rather than a component-repair candidate, and it belongs in the next master-plan update.

Mt Rainier (220-19) — condition score 424

Building	GSF	Built	Reno.	Predominant use
Mt Rainier	36,649	1975	—	Vocational Arts

Condition. 2025 condition score 424 (Needs improvement — renovation), up from 414 in 2023 — the worst large building on campus. Top weighted contributors: Roofing (40 — deteriorated Hypalon single-ply), Elevators (30), Life/Safety (30).

Current biennium (2027 request). D02 — main-roof life-extension patch, $154,000, explicitly scoped as "Option D — Repair/Patch (to 2033)."

Deferred and emerging. Deferred: D12 — ACM mansard replacement, $1,071,000 (the largest deferred item in the portfolio); D11 — slope irrigation, $27,000. Also within the D17 column scope. The mansard is actively shedding tiles and is the building's escalation risk.

Long-term outlook. A master-plan replacement priority on an explicit demolition path: Student Support Center funding targeted 2029–31, demolition anticipated by 2033 (D02 planning context). Capital investment is correctly being sized to that window — but the $1,071,000 mansard does not fit it, and a scope decision (full replacement versus targeted abatement/mitigation) is needed in the 2029–31 cycle. A Clean Buildings Tier 2 building (July 1, 2027); benchmarking and energy-management obligations attach while it stands (Section 9). Prior biennium: roof R07 ($611,000) funded 2025–27. The Decarbonization Plan confirms the replacement path — the Student Support Center (state funding projected 2029, design 2029–31, construction from 2031) replaces Buildings 8, 19, L1, and L2 — yet schedules Building 19's boiler conversion in its 2035–37 tranche ($3,360,232 implementation), after the anticipated demolition; the plan's five-year update should retire that line item (Section 9.5).

Meeker (220-17) — condition score 405

Building	GSF	Built	Reno.	Predominant use
Meeker	9,553	1964	—	General Classroom

Condition. 2025 condition score 405 (Needs improvement — renovation), unchanged from 2023 (413 in 2021). Top weighted contributors: Appearance (31), Glazing (31), Roofing (31 — TPO single-ply; front canopy requires rear drains).

Current biennium (2027 request). None.

Deferred and emerging. Within the D17 canopy-column scope. Nothing else priced this cycle.

Long-term outlook. The oldest building on campus (1964). A facility F08 project ($47,000) was funded in 2025–27 and its built-up roofing was in the 2023–25 request. Renovation-band condition across appearance, glazing, and roofing argues for a whole-building decision rather than continued component spending. The Decarbonization Plan adds two data points: its 2035–37 tranche includes Building 17's boiler conversion ($4,757,788 implementation), and the Student Support Center scope notes Building L2 may be retained in favor of demolishing Building 17 instead — reinforcing the whole-building-decision posture.

Giaudrone (220-5) — condition score 392

Building	GSF	Built	Reno.	Predominant use
Giaudrone	11,610	1967	—	Visual Arts

Condition. 2025 condition score 392 (Needs improvement — renovation), unchanged from 2023 (384 in 2021). Top weighted contributors: Life/Safety (42), Glazing (31), Roofing (31).

Current biennium (2027 request). Cited within the D07 drinking-fountain scope (south corridor).

Deferred and emerging. None priced this cycle beyond the campus-wide items.

Long-term outlook. The master plan's renovation priority ("instructional areas expand or contract"). Its roof (R08, $700,000) was funded in 2025–27, keeping the envelope sound through a future renovation. The renovation decision itself is the capital question; component investment should stay minimal until it is made. The Decarbonization Plan schedules Building 5's boiler-to-heat-pump conversion in its first building tranche (2031–33, $5,246,714 implementation) — but also records that a planned Visual & Performing Arts Center would likely replace Buildings 2 and 5 (projected 2037–41). Converting a building a few years ahead of a

potential replacement decision is exactly the sequencing question the plan's five-year update should resolve (Section 9.5).

Mt Saint Helens (220-L1) — condition score 370

Building	GSF	Built	Reno.	Predominant use
Mt Saint Helens	2,194	1966	—	General Classroom

Condition. 2025 condition score 370 (Needs improvement — renovation), versus 364 in the 2023-report prior column and 370 in its update. Top weighted contributors: Roofing (44 — 1990 Hypalon needing restoration), Remaining Life (33 — "single classroom; no flexibility for instruction; inadequate for long-term" per survey comments), Life/Safety (33).

Current biennium (2027 request). None.

Deferred and emerging. Within the D17 column scope. Mansard and built-up roofing repairs were in the 2023–25 request.

Long-term outlook. A master-plan replacement priority: a 2,194 GSF single-classroom building the survey itself rates as inadequate for long-term instruction. The capital-planning posture is minimal life-safety spending only, pending replacement. The Decarbonization Plan confirms the path: the Student Support Center (funding projected 2029, construction from 2031) replaces Buildings 8, 19, L1, and L2.

Nisqually (220-1) — condition score 358

Building	GSF	Built	Reno.	Predominant use
Nisqually	6,756	1970	—	Administration

Condition. 2025 condition score 358 (Needs improvement — renovation), unchanged from 2023 (368 in 2021). Top weighted contributors: Exterior Closure (32 — including cement-asbestos mansard tiles), Plumbing (32), Elevators (30).

Current biennium (2027 request). None.

Deferred and emerging. None priced this cycle; its ACM mansard (survey comments) makes it a documented future candidate for the campus mansard program.

Long-term outlook. A 1970 administration building in the renovation band. The 2027 infrastructure request's electrical vault (asset 5385, $83,000) sits east of this building. Its mansard should be picked up when the ACM program's next tranche is priced.

Columbia (220-2) — condition score 356

Building	GSF	Built	Reno.	Predominant use
Columbia	6,928	1967	—	—

Condition. 2025 condition score 356 (Needs improvement — renovation), unchanged from 2023 (improved from 366 in 2021 after funded roof work). Top weighted contributors: Roofing (42 — Hypalon needing surface restoration), Glazing (31), Life/Safety (31). Survey comments record cement-asbestos mansard tiles.

Current biennium (2027 request). Cited within the D06 restroom scope (men's room grab bars).

Deferred and emerging. Within the D17 column scope. Its ACM mansard is a documented future candidate for the campus mansard program.

Long-term outlook. A 1967 building that received heat-pump and roofing projects in the 2023–25 request cycle (F01, R01, R02). Renovation-band condition with a known ACM mansard; component spending beyond life-safety should follow a renovation/replacement determination in the master-plan update. The Decarbonization Plan adds a specific trajectory: a planned Visual & Performing Arts Center (projected 2037–41) would likely replace Buildings 2 and 5 — the first replacement designation Columbia has carried, and one the next master-plan update should confirm.

Vancouver (220-L2) — condition score 344

Building	GSF	Built	Reno.	Predominant use
Vancouver	2,194	1966	—	General Classroom

Condition. 2025 condition score 344 (Needs improvement — maintenance), unchanged from 2023 (improved from 355 in 2021). Top weighted contributors: Roofing (44 — 1990 Hypalon needing restoration), Remaining Life (33 — single classroom, inadequate for long-term instruction), Life/Safety (33).

Current biennium (2027 request). None.

Deferred and emerging. Within the D17 column scope. Mansard and built-up roofing repairs were in the 2023–25 request.

Long-term outlook. Mt Saint Helens' twin — a 2,194 GSF single-classroom building and a master-plan replacement priority. Same posture: minimal life-safety spending pending replacement. The Decarbonization Plan confirms the replacement — the Student Support Center scope covers Buildings 8, 19, L1, and L2 — while noting L2 may be retained in favor of demolishing Meeker (Building 17) instead; either way, the minimal-investment posture holds.

Madrona (220-F2) — condition score 323

Building	GSF	Built	Reno.	Predominant use
Madrona	5,179	1965	—	Faculty Office

Condition. 2025 condition score 323 (Needs improvement — maintenance), versus 323 in 2023 (316 in 2021). Top weighted contributors: Electrical (35), Glazing (33), Structure (26).

Current biennium (2027 request). None.

Deferred and emerging. Deferred: D16 — ACM mansard replacement, $252,000. A roof project (R05, $44,000) was funded in 2025–27.

Long-term outlook. A 1965 faculty-office building whose deferred mansard is the smallest of the four priced ACM replacements and a natural bundling candidate when the mansard program is funded as a package in 2029–31.

Vashon (220-6) — condition score 316

Building	GSF	Built	Reno.	Predominant use
Vashon	7,120	1967	—	Administration

Condition. 2025 condition score 316 (Needs improvement — maintenance), versus 316 in 2023 (worsened from 301 in 2021). Top weighted contributors: Glazing (31), Roofing (31 — 2010 BUR; survey comments record mansard funding in 2021–23), Structure (25).

Current biennium (2027 request). None.

Deferred and emerging. Deferred: D15 — ACM mansard replacement, $492,000. The 2025 survey finds the mansard's tiles dislodging despite the 2021–23 funding reference in the survey comments; a Vashon facility project (F11, $226,000) was also funded in 2025–27. Within the D17 column scope.

Long-term outlook. A 1967 administration building carrying one of the four priced ACM mansards. Reconciling the 2021–23 mansard funding reference against the D15 full-replacement scope should be part of pricing the 2029–31 mansard package.

Tyee (220-8) — condition score 315

Building	GSF	Built	Reno.	Predominant use
Tyee	9,553	1965	—	—

Condition. 2025 condition score 315 (Needs improvement — maintenance), unchanged from 2023 (improved from 325 in 2021). Top weighted contributors: Glazing (31), Life/Safety (31), Structure (25). Its mansard was converted to metal in 2019 (survey comments) — the completed end-state of the campus ACM program.

Current biennium (2027 request). Cited in D04 (east–west ramp) and D08 (south entrance) campus-wide scopes.

Deferred and emerging. Deferred: D21 — air-handler replacement, $307,000, a rollover item flagged as F05 in the 2023 FCS. AHU-801 (1995) is a single point of failure for outdoor air; exterior rooftop ductwork is uninsulated and rusting. Within the D17 column scope.

Long-term outlook. A master-plan replacement priority — which is exactly why D21 is scoped in-kind on the existing curb, reusing downstream coils, to limit investment in a building slated for replacement. If replacement funding does not materialize by 2029–31, the twice-carried AHU will have to be funded anyway. The Decarbonization Plan both confirms the replacement (the Student Support Center covers Buildings 8, 19, L1, and L2, construction from 2031) and schedules Building 8's boiler conversion in its 2035–37 tranche ($4,947,500 implementation) — a conflict the plan's five-year update should resolve before capital is committed (Section 9.5).

Cascade (220-14) — condition score 307

Building	GSF	Built	Reno.	Predominant use
Cascade	17,880	1965	—	Student Services

Condition. 2025 condition score 307 (Needs improvement — maintenance), up from 296 in 2023. Top weighted contributors: Roofing (52 — the highest roofing score in the portfolio), Structure (25), Electrical (25).

Current biennium (2027 request). D01 — main-roof restoration, $2,056,000 — the largest project in the 2027 request (62% of preservation). The 2025–27 biennium funded a $371,000 reconditioning of this roof (R06); the 2025 survey scopes the full IR-scan, wet-material replacement, and multi-coat acrylic restoration of the ~35-year-old membrane.

Deferred and emerging. Deferred: D14 — ACM mansard replacement, $581,000. D17 documents two canopy columns missing outright at this building — the survey calls it an immediate hazard to the supported overhangs — making Cascade the priority location when the column program is funded.

Long-term outlook. A 1965 student-services building whose envelope is being renewed in stages: main roof this biennium, mansard in the next tranche. Its condition score worsened 11 points this cycle; with roofing addressed, structure and electrical become the score drivers to watch.

Pearl Wanamaker (220-7) — condition score 279

Building	GSF	Built	Reno.	Predominant use
Pearl Wanamaker	67,176	1966	2007 (one wing)	Library

Condition. 2025 condition score 279 (Needs improvement — maintenance), versus 279 in 2023 (273 in 2021). Top weighted contributors: Life/Safety (30 — minor ADA violations), Exterior Closure (24 — including cement-asbestos mansard sections), Lights/Power (24 — legacy fluorescent).

Current biennium (2027 request). Cited in D05 (main sliding-door controls) within the campus ADA scope.

Deferred and emerging. Deferred: D20 — chiller plant replacement, $778,000 (CH-701/702, original R-22 McQuay machines serving the campus chilled-water loop); D19 — freight-elevator modernization, $303,000. At $1,081,000 this is the largest deferred concentration in any building. All three of its elevators are flagged for age and parts availability; passenger Car 2's controller was funded in 2023–25. Also an assumed building in the pending D24 lighting conversion, and its ACM mansard sections are documented in survey comments.

Long-term outlook. The campus's largest 1960s building and its mechanical heart — the chiller plant here serves multiple buildings, so D20 is a campus cooling-reliability project, not a single-building one. A Clean Buildings Tier 1 building (June 1, 2028): the chiller replacement and the pending LED conversion are precisely the EUI measures the standard's energy-management plan will call for (Section 9). Under HB 1390, the chilled-water plant here is what makes TCC a district energy system owner — the trigger for the June 2025 Decarbonization Plan — and the plan's 2033–35 tranche converts the building's gas boiler to air-source CO2 heat pumps ($5,893,167 implementation). Its share of the plan's Phase 2 lighting program ($219,442 of base cost) directly prices this building's portion of D24.

Information Systems - Adjunct Faculty Center (220-18) — condition score 256

Building	GSF	Built	Reno.	Predominant use
Information Systems - Adjunct Faculty Center	16,231	1989	—	Computer Lab.

Condition. 2025 condition score 256 (Adequate), up from 244 in 2023 — one of only four buildings to worsen this cycle. Top weighted contributors: Roofing (40 — Hypalon single-ply, funded for replacement in 2023–25 per survey comments), Doors & Hardware (18), Elevators (18).

Current biennium (2027 request). D10 — elevator controller replacement and L&I jurisdictional upgrade, $340,000. The 1995 controller is unsupported; the upgrade scope (machine-room disconnect relocation, pit corrections, cooling, car/hall equipment) is what drives the price.

Deferred and emerging. None priced beyond D10.

Long-term outlook. A 1989 building still in the Adequate band; with the roof funded in 2023–25 and the elevator addressed this biennium, its two largest score drivers are being cleared and it should hold Adequate through the planning window.

Tahoma - Opgaard Student Center (220-11) — condition score 238

Building	GSF	Built	Reno.	Predominant use
Tahoma - Opgaard Student Center	40,810	1967	—	Student Center

Condition. 2025 condition score 238 (Adequate), unchanged from 2023. Top weighted contributors: HVAC (24), Roofing (20), Life/Safety (20).

Current biennium (2027 request). None building-specific; D18 (fire-lane reconstruction, $161,000, deferred) lies immediately NE of the building.

Deferred and emerging. Deferred: D22 — cafeteria air handler AHU-1103, $147,000, a rollover item flagged as F06 in the 2023 FCS; D13 — retaining walls at the NW corner, $54,000. The D22 finding also records AHU-1104/-1105 and a 60-ton R-22 DX unit (RTU-1) at end of service life — the building's emerging mechanical cohort. An assumed building in the pending D24 lighting conversion; roof R11 ($78,000) funded 2025–27.

Long-term outlook. The 1967 student center is Adequate overall but its rooftop mechanical fleet is aging out as a group — AHU-1101/1102 are done, AHU-1103 is priced, and three more units (including the R-22 RTU) are behind it. A Clean Buildings Tier 2 building (July 1, 2027); sequencing the remaining unit replacements with the LED conversion inside the compliance framework is the efficient path (Section 9). The Decarbonization Plan schedules Building 11's boiler conversion in the 2035–37 tranche ($5,886,820 implementation); interim replacements in the D22 cohort should be specified with that conversion in view so the same systems are not bought twice.

Annette B. Weyerhaeuser Early Learning Center (220-3) — condition score 177

Building	GSF	Built	Reno.	Predominant use
Annette B. Weyerhaeuser Early Learning Center	13,000	2008	—	Child Care

Condition. 2025 condition score 177 (Adequate), versus 177 in 2023 (improved from 186 in 2021). Top weighted contributor: HVAC (26 — boiler plant; no cooling, natural ventilation per survey comments).

Current biennium (2027 request). Cited in D08 (main entry pair replacement) within the campus entry scope.

Deferred and emerging. Deferred: D23 — boiler-plant replacement, $233,000. One of the two stacked lead–lag "Munchkin" boilers has failed with no parts available — redundancy is already lost in a childcare occupancy — and the scoped replacement is a cold-climate air-to-water heat pump, the survey's one explicit electrification project.

Long-term outlook. The newest building carrying a deferred deficiency, and the clearest escalation candidate in the backlog: a failed unit, a vulnerable occupancy, and a decarbonization-aligned scope. Below the Clean Buildings coverage floor, but the heat-pump conversion is the campus precedent project for the electrification pathway (Section 9). Building 3 sits outside the Decarbonization Plan's ten-building boiler scope, so funding D23 would retire gas heating here ahead of — and independent of — the plan's 2031–37 building tranches.

Info Tech Voc Center (220-16) — condition score 166

Building	GSF	Built	Reno.	Predominant use
Info Tech Voc Center	56,516	2004	—	Computer Lab.

Condition. 2025 condition score 166 (Superior), unchanged from 2023 (158 in 2021). Top weighted contributors: HVAC (16), Floor Finishes (12), Elevators (12 — survey comments note continuing controls maintenance problems).

Current biennium (2027 request). D03 — entry-canopy reglazing and flashing, $46,000. The undersized 3/8 in laminated canopy glazing has a repeat-breakage pattern (up to eight panels replaced in three years) and water is dripping onto entry hardware.

Deferred and emerging. Cited in D08 (south entrance). The elevator-controls maintenance pattern in the survey comments is the emerging item to watch.

Long-term outlook. A 2004 Superior-rated building whose only capital item is a discrete life-safety fix at the entry canopies. A Clean Buildings Tier 1 building (June 1, 2028); its modern systems make compliance primarily an administrative exercise (benchmarking, EMP, O&M). The Decarbonization Plan schedules Building 16's two gas boilers for conversion to five air-source CO2 heat pumps in the 2033–35 tranche — at $19,993,201 of implementation cost, the plan's second-largest single-building commitment, a number worth carrying in long-range planning for an otherwise Superior-rated building.

6. INFRASTRUCTURE SYSTEMS

Infrastructure requests (campus utilities, distribution, and site systems) are budgeted separately from building preservation. For the 2027–2029 cycle, Tacoma's infrastructure request is **$126,000**: replacement of a 600-amp exterior primary switchgear northwest of the Maintenance Building (asset 5382, $43,000 — 34 years old against a 40-year expected life) and replacement of an electrical vault east of Nisqually (asset 5385, $83,000, roughly 50 years old). Both are components of the main-campus primary electrical distribution system, whose original loop was designed in 1964/65 and whose capacity shortfall was identified by an engineering study as early as 2005 (2023 FCS report).

The request is small because the heavy lifting was funded last biennium. The 2025–27 cycle funded **$7,755,000** of Tacoma infrastructure: three storm-line packages ($1,846,000, $1,460,000, and $965,000 — $4,271,000 total), two sewer-line packages ($1,571,000 and $1,448,000 — $3,019,000 total), a nine-asset primary-switchgear package ($311,000), and two 3-phase transformers ($154,000). This is the multi-biennium replacement of the campus's original concrete storm and sanitary piping — systems the 2023 FCS report documented as failing code and pressure testing — and the 2027 switchgear/vault request continues the electrical half of the same program.

On the radar for coming biennia, the infrastructure survey data documents a defined next tranche: two direct-buried steel potable-water mains with roughly 12–16 years of remaining life (asset 5460, 1,000 LF of 8-inch, $1,028,000; asset 5467, 1,000 LF of 6-inch, $874,000), a 2,000 LF direct-buried primary electric line (asset 5383, $1,118,000), a set of communication lines and vaults (assets 5320–5356, approximately $1,077,000 combined), two emergency-access road segments (assets 5314–5315, $120,000), and one further exterior primary switchgear (asset 5388, $43,000). The water mains in particular — aging steel, direct-buried, serving most of the campus — are the logical anchor of a 2029–31 or 2031–33 infrastructure request, and any Clean Buildings-driven electrification (Section 9) would add electrical-service capacity to that scope.

The Decarbonization Plan now quantifies that electrification scope. The campus is served by a single TPU feeder from a substation with 8 MW of capacity in the service territory; recorded campus peak demand has ranged from 1.4 to 2.2 MW since 2023, leaving over 4 MW of available capacity — but full heating electrification adds approximately 7,255 KVA (about 8,726 amps at 480Y/277V) of new demand, concentrated at Transue (2,593 KVA) and the Info Tech Voc Center/Meeker pair (1,755 KVA). TPU's preliminary estimate for securing the additional capacity — new feeders or a dedicated on-site substation — exceeds $15 to 25 million on a roughly four-year construction timeline, costs excluded from the plan's $92,906,046 total and to be fixed by a TPU feasibility study anticipated as part of the college's 2026 funding request. The plan's own campus-side scope is its Phase 3 (2029–31, $8,221,158): a TCC-owned primary distribution loop that ATS and its electrical engineer concluded, with a dedicated substation, is the most viable long-term configuration. This lands squarely on the system this section already tracks — the 1964/65 primary loop whose capacity shortfall was identified in 2005 — and argues for treating the 2027 switchgear/vault request, the asset-radar items above, and the plan's Phase 3 as one multi-biennium electrical-renewal program. The plan also records the college's intent to replace three transformers beyond useful life, consistent with the funded 2025–27 transformer package and the remaining switchgear assets noted above.

7. MASTER PLAN ALIGNMENT

Tacoma Community College's campus master plans are dated 2014 (Main Campus) and 2015 (Gig Harbor Center), with no recorded updates (2025 pre-survey input). The pre-survey reported the following capital priorities.

Master planning currency

Campus	Most recent full plan	Most recent update
Main Campus (220A)	2014	N/A
Gig Harbor Ctr (220C)	2015	N/A

Reported capital priorities

Category	Building	Master plan note
Renovation	Giaudrone (220-5)	Change — instructional areas expand or contract
Replacement	Tyee (220-8)	Poor condition — several major systems failing
	Mt Rainier (220-19)	Poor condition — several major systems failing
	Mt Saint Helens (220-L1)	Poor condition — several major systems failing
	Vancouver (220-L2)	Poor condition — several major systems failing
Demolition	None	—

The 2027 capital-repair recommendations are consistent with these priorities. Spending in replacement-priority buildings is deliberately limited and life-extension-scoped: the only included project in any of the four (Mt Rainier's D02, $154,000) is explicitly a patch to the 2033 demolition window, and the deferred Tyee air handler (D21) is scoped in-kind on the existing curb to minimize investment. The Giaudrone renovation priority received envelope protection (its roof, funded 2025–27) rather than interior investment. No 2027 preservation project commits major capital to a building flagged for replacement.

Two items need attention at the next planning cycle. First, the deferred Mt Rainier mansard (D12, $1,071,000) is the one large backlog item pointed at a replacement-priority building; because its failure mode is falling ACM debris, deferral is not a neutral choice, and a scope decision (full replacement versus targeted abatement/mitigation to the demolition date) should be made when the 2029–31 request is assembled. Second, both master plans are more than a decade old (2014/2015); a refresh would resolve the Chinook and Warehouse disposition questions and confirm the replacement sequencing that this report's deferral logic depends on.

8. MAINTENANCE CAPACITY SNAPSHOT

The in-house staffing roster below is from the 2025 pre-survey input document, which carries the roster forward unchanged from the 2023 cycle pending college confirmation. Contract-maintenance and benchmark figures are from the 2023 FCS report.

In-house maintenance staffing (2025 pre-survey)

Position	Hours per week	Estimated annual cost
Maintenance Mechanic 2	35	$77,514
Maintenance Mechanic 2	35	$77,514
Maintenance Mechanic 2	35	$77,514
Maintenance Mechanic 2	40	$88,649
Maintenance Mechanic 2	40	$88,649
Maintenance Mechanic 3	40	$95,399
Maintenance Mechanic 3	40	$95,399
Maintenance Custodian	15	$22,509
Total (8 positions)	**280**	**$623,147**

Derived metrics

In-house maintenance FTEs (280 hrs/wk ÷ 40)	**7.0**
Estimated equivalent contract FTEs (2023 cycle)	**1.6**
Combined total FTEs	**8.6**
GSF per combined FTE (2023 cycle)	**64,765**
State average (weighted, 2023 cycle)	**74,279 GSF / FTE**
Maintenance cost per GSF (2023 cycle)	**$1.35**
State average (weighted, 2023 cycle)	**$1.48 / GSF**
APPA self-rating (2023 cycle)	**Managed Care (level 3 of 5)**

Tacoma's maintenance operation runs slightly leaner than the state average on cost ($1.35 versus $1.48 per GSF) and covers less area per person than the average college (64,765 versus 74,279 GSF per combined FTE), between the IFMA (57,471) and ASU (79,293) benchmarks. The self-rated APPA level is Managed Care — the middle of the five-level scale.

Whether that capacity is adequate depends on the portfolio it is asked to sustain: 15 of 28 surveyed buildings rate below Adequate, every deferred deficiency is designated Immediate, and two of the deferred items (the Tyee and Tahoma–Opgaard air handlers) have now been carried across two survey cycles. That pattern is consistent with an organization keeping 1960s equipment running rather than getting ahead of it. Under the campus-level compliance pathway established by the June 2025 Decarbonization Plan, the Clean Buildings Performance Standard adds a staged documentation workload — energy-management-plan and O&M-program submissions covering the two Tier 2 buildings by June 30, 2027, six Tier 1 buildings by June

30, 2028, and the five sub-20,000 GSF buildings connected to the district chilled-water system by July 1, 2030, plus a decarbonization plan completion report in 2030 (Section 9); absorbing that workload at current staffing will likely require contract support. The plan notes the college may consolidate all covered and connected buildings into the 2027 submission to simplify the later cycles.

9. DECARBONIZATION AND CLEAN BUILDINGS COMPLIANCE

Two instruments now govern Tacoma's energy-compliance position: Washington's Clean Buildings Performance Standard (CBPS), administered by the Department of Commerce under RCW 19.27A, and the college's Decarbonization Plan, prepared by ATS Automation under HB 1390 and submitted to Commerce by June 30, 2025 (DES project 2025-221 A(1)). The plan resets how the standard applies to Tacoma: because TCC owns a state campus district energy system — the chilled-water loop served from Pearl Wanamaker's central plant — the college complies at the campus level via the EUI-target pathway rather than building-by-building, and it now carries a priced, phased $92,906,046 electrification program spanning 2026–2037. This section covers the standard, the covered buildings, the plan's scope and phasing, and — most important for a budget reviewer — where the plan and the FCS backlog converge and where they collide.

9.1 The Clean Buildings Performance Standard

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

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

Bolded dates are the deadlines that fall on Tacoma: no campus building exceeds 90,000 GSF, so the college faces no 2026 or 2027 Tier 1 deadlines — the six Tier 1 buildings (including the 2025 CILE) reach their obligations by June 1, 2028, and the two Tier 2 buildings by July 1, 2027. Under the campus-level pathway established by the Decarbonization Plan (Section 9.3), these dates drive documentation milestones rather than building-by-building EUI enforcement. 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).

9.2 Tacoma's Covered Buildings

Seven of Tacoma's surveyed buildings exceed the 20,000 GSF coverage floor — five Tier 1 and two Tier 2, totaling 401,207 GSF (69% of the portfolio). The table pairs each with the deferred capital backlog already identified for it in Section 4, plus its status in the pending campus lighting conversion (D24).

Building	GSF	Tier	Compliance date	Deferred backlog in building	Lighting (D24)
Pamela Transue Ctr. (220-15)	73,300	1	June 1, 2028	—	—
Harned Center (220-13)	69,715	1	June 1, 2028	—	—
Pearl Wanamaker (220-7)	67,176	1	June 1, 2028	**$1,081,000** (D19, D20)	Assumed bldg (D24)

Building	GSF	Tier	Compliance date	Deferred backlog in building	Lighting (D24)
Titan (220-20)	57,041	1	June 1, 2028	—	Assumed bldg (D24)
Info Tech Voc Center (220-16)	56,516	1	June 1, 2028	—	—
Tahoma – Opgaard (220-11)	40,810	2	**July 1, 2027**	**$201,000** (D13, D22)	Assumed bldg (D24)
Mt Rainier (220-19)	36,649	2	**July 1, 2027**	**$1,098,000** (D11, D12)	—
Covered total (7 buildings)	**401,207**			**$2,380,000**	

Deferred figures are each building's Section 4 deferred deficiencies. The covered buildings hold $2,380,000 — 45% — of the $5,310,000 deferred backlog. Info Tech Voc Center's only item (D03) is in the 2027 funded request. Mt Rainier is covered while it stands but is on a demolition path (~2033); its deferred figure is dominated by the ACM mansard, an abatement rather than an energy project.

One covered building post-dates the survey base: the Center for Innovation, Learning, and Engagement (Building 10, completed January 2025, 50,875 GSF) is a Tier 1 building with a June 1, 2028 obligation. An all-electric, LEED Silver design targeting an EUI of 22.1, with an 80 kW rooftop PV array and building-level cooling, it joins the covered set as a compliance asset rather than a liability and lowers the campus WNEUI it reports into. With CILE, eight buildings are covered — six Tier 1 and two Tier 2, 452,082 GSF.

9.3 The 2025 Decarbonization Plan

HB 1390 (2023) requires owners of state campus district energy systems to develop decarbonization plans charting the transition of district and building-level heating away from fossil fuels. TCC qualifies through its district chilled-water system: a central plant in Pearl Wanamaker (two 190-ton McQuay air-cooled chillers and seven distribution pumps) serves eight buildings — Giaudrone, Pearl Wanamaker, Tyee, Tahoma–Opgaard, Cascade, Meeker, the Information Systems–Adjunct Faculty Center, and Mt Rainier. Campus heating, by contrast, is building-level — predominantly gas-fired boilers in building mechanical rooms. The plan, prepared by ATS Automation with BCE engineering support and TPU utility engagement, was submitted to the Department of Commerce by June 30, 2025 and must be resubmitted with progress reports every five years.

The plan establishes campus-level CBPS compliance via the EUI-target pathway. Using March 2024–February 2025 utility data, the measured campus weather-normalized EUI is 82.4 kBTU/ft²/yr against a target of 110.7 (the 102 College/University target with a 1.1 shift-normalization factor for 51–167 operating hours per week) — the campus is already compliant, and the plan's measures are projected to lower WNEUI a further 7.4 points to roughly 75. Because the district system is cooling-only, the plan's completion report is due to Commerce by July 1, 2030, confirming continued EUI-target compliance; if the college elects to carry out full heating decarbonization, an alternate completion date may be negotiated. The compliance calendar under this pathway: EMP and O&M program documentation covering Tier 2 buildings by June 30, 2027 and Tier 1 buildings by June 30, 2028; the completion report plus documentation for the five sub-20,000 GSF district-connected buildings (Cascade, Information Systems–Adjunct Faculty Center, Giaudrone, Tyee, Meeker) by July 1, 2030; and anticipated resubmission cycles in 2032 and 2037. The plan notes the college may fold all of these buildings into the 2027 submission at once to simplify the later cycles.

A centralized carbon-free heating plant was evaluated and rejected — new piping and trenching made it cost-prohibitive, and no waste-heat source from nearby institutions exists — so the plan decarbonizes building by building: remove every gas-fired boiler and gas-fired domestic water heater (with flues, combustion-air

intakes, and appurtenances) in ten buildings and replace them with air-source CO2 heat pumps sited adjacent to buildings or on roofs pending structural analysis, piped primary/secondary into the existing heating-water systems with buffer tanks of 125 to 2,000 gallons. The ten buildings are Giaudrone (5), Pearl Wanamaker (7), Tyee (8), Tahoma–Opgaard (11), Classroom Administration (12), Transue (15), the Info Tech Voc Center (16), Meeker (17), Mt Rainier (19), and Titan (20). The projected result is a 68,245 therm/yr reduction in natural gas (against 781,735 kWh/yr of added electricity), a 765,672 lbs CO2/yr carbon reduction, and — because added heat-pump electricity largely offsets gas savings at current rates — a slight net increase in annual utility cost, about $9,928/yr campus-wide.

9.4 Plan phasing and projected ROM costs

The plan phases the program across six biennia, front-loading demand reduction and utility work so that building conversions land on adequate infrastructure. Building-level priority runs: boiler systems without electric backup first; the two large, capital-intensive conversions (Transue and the Info Tech Voc Center) second; buildings that already carry electric boilers as secondary heat sources last. ROM costs are 2025 pricing and exclude TPU utility-side costs (feeders, utility infrastructure, or a substation), which a funded investment-grade audit and TPU feasibility study will fix.

Biennium	Phase and scope	Projected ROM cost
2026–27	Phase 1 — Investment-grade audit, TPU infrastructure study, preliminary design, GMP development	$685,787
2027–29	Phase 2 — Power demand reduction (campus lighting, 22 buildings)	$2,280,577
2029–31	Phase 3 — Electrical infrastructure (campus-side primary loop site work)	$8,221,158
2031–33	Phase 4 — Decarbonization: Giaudrone (5), Classroom Administration (12), Titan (20)	$17,622,057
2033–35	Phase 5 — Decarbonization: Pearl Wanamaker (7), Transue (15), Info Tech Voc Center (16)	$46,633,704
2035–37	Phase 6 — Decarbonization: Tyee (8), Tahoma–Opgaard (11), Meeker (17), Mt Rainier (19)	$17,462,763
Total		$92,906,046

Source: Decarbonization Plan Table 17.4.1 (ROM, 2025 pricing). Per-building implementation costs (plan Table 17.3): Transue $26,825,395; Info Tech Voc Center $19,993,201; Titan $9,280,059; Pearl Wanamaker $5,893,167; Tahoma–Opgaard $5,886,820; Classroom Administration $5,436,401; Giaudrone $5,246,714; Tyee $4,947,500; Meeker $4,757,788; Mt Rainier $3,360,232.

The unpriced element is utility-side capacity: full electrification adds approximately 7,255 KVA of demand against a 1.4–2.2 MW recorded campus peak on a single TPU feeder, and TPU's preliminary range for new feeders or a dedicated substation is $15 to 25 million on a roughly four-year timeline — potentially of the same order as this report's entire deferred backlog plus the mansard program. Section 6 places this against the campus's existing primary-distribution renewal program.

9.5 Aligning the plan, the FCS backlog, and the replacement pipeline

Lighting is the first move — and the plan now prices it. The excluded campus LED conversion (D24) assumed three buildings — Pearl Wanamaker, Titan, and Tahoma–Opgaard, all covered buildings — and was excluded

only because the college had yet to select a funding option. The Decarbonization Plan resolves the pricing question: its Phase 2 (2027–29) carries a campus-wide lighting demand-reduction program at $2,280,577 ROM across 22 buildings ($1,421,027 of base construction, led by Transue $286,552, Harned $250,384, the Info Tech Voc Center $219,598, and Pearl Wanamaker $219,442), assessed at roughly 253 kW of demand reduction, and states the cost is planned for the 2027–29 biennium state capital request. D24's scope is a subset of a priced program; the capital-planning task is to keep the two records reconciled so the same fixtures are not scoped twice.

The Pearl Wanamaker chiller plant is the pivotal equipment decision — and it is the district energy system. D20 replaces the two original R-22 machines that constitute the central plant of the district chilled-water system — the very system that brings TCC under HB 1390. The Decarbonization Plan is a heating plan and does not scope chiller replacement (a central-plant retrofit appears only in its list of conservation measures assessed in 2021), so D20 remains an FCS preservation decision — but it is now also a decision about the college's district energy asset. Modern machines with BAS integration improve part-load efficiency, feed the campus WNEUI the compliance pathway is measured on, and restore reliability to the loop serving eight buildings. Deferring it past 2029–31 risks a refrigerant-driven failure event in the compliance-defining plant.

The Early Learning Center boiler sets the electrification precedent. D23 is scoped not as a like-for-like gas boiler swap but as a cold-climate air-to-water heat pump — the survey text explicitly frames gas replacement as a stopgap under campus decarbonization goals and the Clean Buildings law. Building 3 sits outside the plan's ten-building scope, so D23 is additive to — not double-counted with — the plan's phases; its heat-pump scope and electrical-capacity verification step preview, at small scale, exactly what Phases 4–6 will do campus-wide.

The 2035–37 tranche is pointed at buildings the college expects to replace. Phase 6 converts Tyee (8), Tahoma–Opgaard (11), Meeker (17), and Mt Rainier (19) at $17,462,763 ROM — but the plan's own capital-projects section has the Student Support Center replacing Buildings 8, 19, L1, and L2 with construction from 2031 (L2 possibly retained in favor of demolishing Building 17), and Mt Rainier's demolition is anticipated by 2033 in the FCS planning context. Three of the four Phase 6 buildings therefore sit on replacement or demolition paths that predate their scheduled conversion. Handled well, this is a feature: if the replacements proceed, roughly $13.1 million of Phase 6 implementation (Tyee $4,947,500, Meeker $4,757,788, Mt Rainier $3,360,232) never needs to be spent, and the gas load disappears through demolition and all-electric replacement instead — the plan's five-year update (approximately $74,000) is the mechanism for retiring those line items. Handled poorly — conversions funded ahead of replacement decisions — the same money buys heat pumps for buildings with a few years to live. Giaudrone poses the same question one phase earlier: its 2031–33 conversion ($5,246,714) precedes a Visual & Performing Arts Center that would likely replace it in 2037–41.

Mt Rainier's three clocks must be read together. It is a Tier 2 covered building (documentation by June 30, 2027 under the campus pathway), a building programmed for demolition by roughly 2033, and a Phase 6 decarbonization candidate for 2035–37. The correct posture is unchanged: minimum-compliance administration, the life-safety mansard decision discussed in Section 7, and retirement of the Phase 6 line item at the plan's first update if the Student Support Center proceeds.

The newer half of the Tier 1 set is positioned — but not exempt. Transue (2007), Harned (2014, operating a ground-source heat-pump plant per the survey comments), and the Info Tech Voc Center (2004) carry no deferred FCS backlog, and for them the 2028 documentation deadline is administrative. The Decarbonization Plan, however, assigns two of them the program's largest capital commitments — Transue at $26,825,395 (two boilers and three gas water heaters out, eight heat pumps in, 2,593 KVA of added load) and the Info Tech Voc Center at $19,993,201 — in the 2033–35 tranche. Together with Pearl

Wanamaker, that tranche is $46,633,704, half the plan's total: the long-range capital picture for Tacoma's best buildings is now dominated by decarbonization, not deficiency repair.

New construction is quietly doing decarbonization work too. The CILE (completed January 2025) is all-electric with an 80 kW PV array and a 22.1 EUI target, and the Student Support Center is planned all-electric as well. Each replaces gas-heated 1960s stock without a retrofit dollar — in capital terms, the replacement pipeline and the decarbonization program are partially the same program, and the 2029–31 and later requests should be budgeted with that overlap in view.

10. APPENDIX: BUILDING CONDITION DETAIL

The 20-component condition-score breakdown for each of the 28 surveyed buildings, ordered worst to best overall score. Each table is reference data; there is no narrative. The Weighted Score column reflects the survey's component weighting, so rounded rows may not sum exactly to the canonical building condition score shown in the total row.

Warehouse-Storage-Surplus — condition score 494

Component	Rating	Wt.	Wt. Score	Comment
Structure	3	8	25	
Exterior Closure	3	8	25	
Roofing	1	10	10	single ply 2018
Floor Finishes	4	6	25	
Wall Finishes	5	6	31	
Ceiling Finishes	5	6	31	
Doors & Hardware	4	6	25	
Elevators		6	0	
Plumbing	4	8	33	
Electrical	2	8	17	
Lights/Power	4	8	33	
Life/Safety	3	10	31	
Fire Safety	2	10	21	
Modifications	3	7	22	
Maintenance	5	7	36	
Remaining Life	4	6	25	
Appearance	5	6	31	
Insulation	4	6	25	
Glazing	2	6	13	
HVAC	4	8	33	
Total weighted score			**494**	*Replace or renovate*

Chinook -North Section — condition score 480

Component	Rating	Wt.	Wt. Score	Comment
Structure	2	8	17	Concrete columns and tilt-up panels; wood framing
Exterior Closure	5	8	42	Concrete panels w embedded stone; plaster soffits; cement-asbestos mansard tiles

Component	Rating	Wt.	Wt. Score	Comment
Roofing	5	10	52	Hypalon single-ply; canopy needs rear drains
Floor Finishes	3	6	19	Carpet; carpet tile; ceramic tile
Wall Finishes	4	6	25	Gypsum board, concrete and ceramic tile
Ceiling Finishes	2	6	13	Gypsum board and lay-in tile
Doors & Hardware	3	6	19	Interior/exterior HM doors/frames-surface wear
Elevators	0	6	0	1 Story
Plumbing	2	8	17	Galvanized, cast iron and steel piping; porcelain fixtures
Electrical	3	8	25	Inadequate circuits and outlets
Lights/Power	3	8	25	Ceiling-mount, lay-in and hanging fluorescent lights
Life/Safety	3	10	31	
Fire Safety	3	10	31	
Modifications	1	7	7	Some modifications not well constructed
Maintenance	3	7	22	Concrete canopy support columns have numerous spalls that need to be patched
Remaining Life	5	6	31	Planned for demolition in 2008, but funding did not allow for replacement building
Appearance	3	6	19	Exterior appearance is very dated
Insulation	3	6	19	Only minor insulation in ceiling
Glazing	4	6	25	
HVAC	5	8	42	Gas HW boiler; chilled water from central plant; AHU w VAVs
Total weighted score			**480**	*Replace or renovate*

Mt Rainier — condition score 424

Component	Rating	Wt.	Wt. Score	Comment
HVAC	2	8	16	Gas hot water boiler; chilled water from central plant; rooftop AHU w coils
Structure	3	8	24	Concrete columns and tilt-up panels; wood framing
Exterior Closure	3	8	24	Concrete panels w embedded stone; plaster soffits; cement-asbestos mansard tiles
Roofing	4	10	40	Hypalon single-ply; deteriorated
Floor Finishes	1	6	6	Carpet-surface wear; vinyl tile; some VAT under carpet; carpet tile; ceramic tile
Wall Finishes	2	6	12	Gypsum board; ceramic tile; concrete
Ceiling Finishes	3	6	18	Lay-in tile-minor staining
Doors & Hardware	3	6	18	Interior/exterior HM doors/frames-surface wear
Elevators	5	6	30	Two story

Component	Rating	Wt.	Wt. Score	Comment
Plumbing	3	8	24	Copper, galvanized and cast iron piping; porcelain fixtures
Electrical	2	8	16	1200amp 480/277v; 400amp 480/277v; served by two separate transformers
Lights/Power	3	8	24	Lay-in, ceiling-mount and hanging fluorescent lighting
Life/Safety	3	10	30	
Fire Safety	3	10	30	New fire alarm panel in 2011
Modifications	1	7	7	Modifications appear adequately constructed
Maintenance	3	7	21	Concrete canopy support columns have numerous spalls that need to be patched
Remaining Life	3	6	18	Structurally adequate building; adequate size; good candidate for complete interior renovation
Appearance	3	6	18	Exterior is very dated and unattractive
Insulation	3	6	18	
Glazing	5	6	30	
Total weighted score			**424**	*Needs improvement — renovation*

Mt Adams — condition score 424

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	8	Rooftop packaged HVAC units-2008; electric duct reheat
Structure	3	8	24	Concrete columns and tilt-up panels; wood framing
Exterior Closure	3	8	24	Concrete panels w embedded stone; plaster soffits; cement-asbestos mansard tiles
Roofing	3	10	30	Hypalon single-ply membrane; membrane is beginning to deteriorate; needs restoration
Floor Finishes	1	6	6	Carpet-new/old; carpet tile; ceramic tile
Wall Finishes	1	6	6	Gypsum board; concrete; ceramic tile
Ceiling Finishes	3	6	18	Acoustical ceiling tile and gypsum board
Doors & Hardware	3	6	18	Interior/exterior HM doors/frames-surface wear
Elevators	5	6	30	2 story building
Plumbing	3	8	24	Galvanized, cast iron and copper piping; porcelain fixtures
Electrical	3	8	24	600amp 480/208v
Lights/Power	3	8	24	Surface mount and lay-in fluorescent lighting
Life/Safety	3	10	30	
Fire Safety	2	10	20	New fire alarm panel in 2011
Modifications	3	7	21	Average workmanship

Component	Rating	Wt.	Wt. Score	Comment
Maintenance	3	7	21	Concrete canopy support columns have numerous spalls that need to be patched
Remaining Life	4	6	24	Interior design and layout inadequate for long-term use; should be replaced
Appearance	4	6	24	
Insulation	3	6	18	
Glazing	5	6	30	
Total weighted score			**424**	*Needs improvement — renovation*

Meeker — condition score 405

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	8	Gas HW boiler; chilled water from central plant; rooftop AHU
Structure	3	8	25	Concrete columns and tilt-up panels; wood framing
Exterior Closure	3	8	25	Concrete panels w embedded stone; plaster soffits; cement-asbestos mansard tiles
Roofing	3	10	31	TPO single-ply membrane; front canopy requires drains at rear
Floor Finishes	1	6	6	Carpet-mostly worn; vinyl and ceramic tile
Wall Finishes	2	6	13	Gypsum board and ceramic tile
Ceiling Finishes	3	6	19	Gypsum board and lay-in tile
Doors & Hardware	3	6	19	Interior/exterior HM doors/frames-surface wear and denting
Elevators	0	6	0	
Plumbing	3	8	25	Copper, galvanized and cast iron piping; porcelain fixtures
Electrical	2	8	17	400amp 480/277v
Lights/Power	3	8	25	Ceiling-mount, lay-in and hanging fluorescent lights
Life/Safety	3	10	31	
Fire Safety	3	10	31	New fire alarm panel in 2011
Modifications	1	7	7	Only minor modifications evident
Maintenance	3	7	22	Concrete canopy support columns have numerous spalls that need to be patched
Remaining Life	3	6	19	Structurally adequate building; should be renovated if long-term use desired
Appearance	5	6	31	
Insulation	3	6	19	
Glazing	5	6	31	

Component	Rating	Wt.	Wt. Score	Comment
Total weighted score			**405**	*Needs improvement — renovation*

Giaudrone — condition score 392

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	8	AHUs w hot water/chilled water coils; chilled water supplied from Bldg. 7; portion of AHUs very difficult to access for maintenance
Structure	3	8	25	Concrete columns and tilt-up panels; wood framing
Exterior Closure	3	8	25	Concrete panels w embedded stone; plaster soffits; cement-asbestos mansard tiles
Roofing	3	10	31	Hypalon single-ply; needs surface restoration
Floor Finishes	3	6	19	Vinyl tile; concrete-extensive surface wear; ceramic tile
Wall Finishes	2	6	13	Gypsum board; ceramic tile; concrete
Ceiling Finishes	1	6	6	Gypsum board; wood deck
Doors & Hardware	3	6	19	Interior/exterior HM doors/frames; interior doors new in 2002
Elevators	0	6	0	
Plumbing	3	8	25	Galvanized, steel and cast iron piping; porcelain fixtures; rest rooms not renovated in 2002
Electrical	1	8	8	800amp 480/277v
Lights/Power	1	8	8	Lay-in; recessed can, hanging and surface mount fluorescent lighting
Life/Safety	4	10	42	
Fire Safety	3	10	31	New fire alarm panel in 2011
Modifications	3	7	22	Interior partially renovated; reasonably well constructed; rest room core was not
Maintenance	3	7	22	Concrete canopy support columns have numerous spalls that need to be patched
Remaining Life	3	6	19	Sound structural shell; 2002 interior renovation extended usable life
Appearance	3	6	19	Exterior is very dated and unattractive
Insulation	3	6	19	Adequate
Glazing	5	6	31	
Total weighted score			**392**	*Needs improvement — renovation*

Mt Saint Helens — condition score 370

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	9	Rooftop packaged HVAC

Component	Rating	Wt.	Wt. Score	Comment
Structure	3	8	26	Concrete columns and tilt-up panels; wood framing
Exterior Closure	3	8	26	Concrete panels w embedded stone; plaster soffits; cement-asbestos mansard tiles
Roofing	4	10	44	Hypalon single-ply-1990; needs restoration
Floor Finishes	3	6	20	Carpet throughout
Wall Finishes	2	6	13	Gypsum board; concrete
Ceiling Finishes	3	6	20	Gypsum board and acoustical tile
Doors & Hardware	3	6	20	Interior/exterior HM doors/frames-surface wear
Elevators	0	6	0	
Plumbing	1	8	9	Copper and cast iron piping; 1 sink
Electrical	1	8	9	225amp 480/277v
Lights/Power	1	8	9	Ceiling mount and recessed can fluorescent lighting
Life/Safety	3	10	33	
Fire Safety	3	10	33	New fire alarm panel in 2011
Modifications	1	7	8	Single large classroom
Maintenance	3	7	23	Concrete canopy support columns have numerous spalls that need to be patched
Remaining Life	5	6	33	Single classroom; no flexibility for instruction; inadequate for long-term
Appearance	3	6	20	Exterior is very dated and unattractive
Insulation	3	6	20	
Glazing	0	6	0	
Total weighted score			**370**	*Needs improvement — renovation*

Nisqually — condition score 358

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	8	Rooftop packaged unit HVAC system-1997/2000
Structure	3	8	24	Concrete columns and tilt-up panels; wood framing
Exterior Closure	4	8	32	Concrete panels w embedded stone; plaster soffits; cement-asbestos mansard tiles
Roofing	2	10	20	Hypalon single-ply roof; Mansard roof funded 2021-23
Floor Finishes	2	6	12	Carpet and carpet tile; vinyl tile; concrete; surface wear
Wall Finishes	3	6	18	Gypsum board; concrete
Ceiling Finishes	1	6	6	Gypsum board and lay-in tile
Doors & Hardware	3	6	18	Interior/exterior HM doors/frames-surface wear
Elevators	5	6	30	2 story

Component	Rating	Wt.	Wt. Score	Comment
Plumbing	4	8	32	Copper, galvanized and cast iron piping; porcelain fixtures
Electrical	1	8	8	400amp 208/120v
Lights/Power	1	8	8	Ceiling mount and hanging fluorescent lighting
Life/Safety	3	10	30	
Fire Safety	2	10	20	New fire alarm panel in 2011
Modifications	1	7	7	Modifications adequately constructed
Maintenance	1	7	7	
Remaining Life	2	6	12	
Appearance	3	6	18	Exterior is not very attractive
Insulation	3	6	18	
Glazing	5	6	30	
Total weighted score			**358**	*Needs improvement — renovation*

Columbia — condition score 356

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	8	Rooftop packaged HVAC-1999/2009
Structure	3	8	25	Concrete columns and tilt-up panels; wood framing
Exterior Closure	3	8	25	Concrete panels w embedded stone; plaster soffits; cement-asbestos mansard tiles
Roofing	4	10	42	Hypalon single-ply; needs surface restoration
Floor Finishes	1	6	6	Carpet; wood; vinyl tile; ceramic tile
Wall Finishes	1	6	6	Gypsum board; ceramic tile; concrete
Ceiling Finishes	2	6	13	Gypsum board and lay-in tile; direct-adhered tile
Doors & Hardware	3	6	19	Interior/exterior HM doors/frames-surface wear
Elevators	0	6	0	
Plumbing	3	8	25	Copper; galvanized, steel and cast iron piping; porcelain fixtures
Electrical	1	8	8	600amp 480/277v
Lights/Power	2	8	17	Hanging, lay-in and ceiling mount fluorescent lights and stage lighting
Life/Safety	3	10	31	
Fire Safety	2	10	21	New fire alarm panel in 2011; no fire dampers in building
Modifications	2	7	15	Poor construction in dressing room areas
Maintenance	1	7	7	Concrete canopy support columns have numerous spalls that need to be patched

Component	Rating	Wt.	Wt. Score	Comment
Remaining Life	3	6	19	Sound structural shell; need comprehensive interior renovation to extend life
Appearance	3	6	19	Exterior is not attractive
Insulation	3	6	19	
Glazing	5	6	31	
Total weighted score			**356**	*Needs improvement — renovation*

Vancouver — condition score 344

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	9	Rooftop packaged HVAC unit-failing
Structure	3	8	26	Concrete columns and tilt-up panels; wood framing
Exterior Closure	3	8	26	Concrete panels w embedded stone; plaster soffits; cement-asbestos mansard tiles
Roofing	4	10	44	Hypalon single-ply-1990; needs restoration
Floor Finishes	1	6	7	Carpet throughout
Wall Finishes	1	6	7	Gypsum board; concrete
Ceiling Finishes	2	6	13	Gypsum board and acoustical tile
Doors & Hardware	3	6	20	Interior/exterior HM doors/frames-surface wear
Elevators	0	6	0	
Plumbing	1	8	9	Copper and cast iron piping; 1 sink
Electrical	1	8	9	225amp 480/277v
Lights/Power	1	8	9	Ceiling mount and recessed can fluorescent lighting
Life/Safety	3	10	33	
Fire Safety	3	10	33	New fire alarm panel in 2011
Modifications	1	7	8	Single large classroom
Maintenance	3	7	23	Concrete canopy support columns have numerous spalls that need to be patched
Remaining Life	5	6	33	Single classroom; no flexibility for instruction; inadequate for long-term
Appearance	3	6	20	Exterior is very dated and unattractive
Insulation	3	6	20	
Glazing	0	6	0	
Total weighted score			**344**	*Needs improvement — maintenance*

Madrona — condition score 323

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	9	HW boiler; packaged rooftop heat pumps-2002
Structure	3	8	26	Concrete columns and tilt-up panels; wood framing
Exterior Closure	2	8	18	Concrete panels w embedded stone; plaster soffits; cement-asbestos mansard tiles
Roofing	1	10	11	Single ply 2017
Floor Finishes	2	6	13	Carpet; vinyl tile; ceramic tile
Wall Finishes	1	6	7	Gypsum board; Formica panels
Ceiling Finishes	1	6	7	Gypsum board
Doors & Hardware	2	6	13	Interior/exterior HM doors/frames-surface wear
Elevators	0	6	0	
Plumbing	1	8	9	Galvanized, cast iron and steel piping; porcelain fixtures
Electrical	4	8	35	400amp 480/277v
Lights/Power	2	8	18	Ceiling mount and hanging pendant fluorescent lights
Life/Safety	2	10	22	
Fire Safety	2	10	22	New fire alarm panel in 2011
Modifications	0	7	0	No major modifications apparent
Maintenance	2	7	15	Concrete canopy support columns have numerous spalls that need to be patched
Remaining Life	4	6	26	Building is very small and functionally inadequate; not suitable for alternative uses
Appearance	3	6	20	
Insulation	3	6	20	
Glazing	5	6	33	
Total weighted score			**323**	*Needs improvement — maintenance*

Vashon — condition score 316

Component	Rating	Wt.	Wt. Score	Comment
HVAC	2	8	17	Rooftop packaged HVAC units-2002/2005
Structure	3	8	25	Concrete columns and tilt-up panels; wood framing
Exterior Closure	3	8	25	Concrete panels w embedded stone; plaster soffits; cement-asbestos mansard tiles
Roofing	3	10	31	BUR w mineral-surfaced cap sheet-2010; mansard roof funded 21-23
Floor Finishes	1	6	6	Carpet; vinyl tile-surface wear; ceramic tile
Wall Finishes	2	6	13	Gypsum board; ceramic tile; concrete

Component	Rating	Wt.	Wt. Score	Comment
Ceiling Finishes	1	6	6	Acoustical tile; gypsum board; lay-in tile
Doors & Hardware	3	6	19	Interior wood doors w HM frames-surface wear; exterior HM doors/frames
Elevators	0	6	0	
Plumbing	2	8	17	Copper, galvanized and cast iron piping; porcelain fixtures
Electrical	1	8	8	400amp 480/277v; 225amp 208/120v
Lights/Power	1	8	8	Ceiling mount, hanging and lay-in fluorescent lighting
Life/Safety	1	10	10	
Fire Safety	2	10	21	New fire alarm panel in 2011
Modifications	1	7	7	Interior renovation was well constructed
Maintenance	2	7	15	Concrete canopy support columns have numerous spalls that need to be patched
Remaining Life	3	6	19	2006 comprehensive interior renovation has extended usable life
Appearance	3	6	19	Exterior not very attractive
Insulation	3	6	19	
Glazing	5	6	31	
Total weighted score			**316**	*Needs improvement — maintenance*

Tyee — condition score 315

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	8	Gas HW boiler; chilled water from central plant; AHU w VAVs; baseboard hydronic heat
Structure	3	8	25	Concrete columns and tilt-up panels; wood framing
Exterior Closure	2	8	17	Concrete panels w embedded stone; plaster soffits; metal mansard 2019
Roofing	1	10	10	Hypalon single-ply-2002; canopy needs rear drains; metal mansard 2019
Floor Finishes	1	6	6	Carpet-deteriorating; carpet tile; ceramic tile
Wall Finishes	1	6	6	Gypsum board, concrete and ceramic tile
Ceiling Finishes	2	6	13	Gypsum board and lay-in tile
Doors & Hardware	3	6	19	Interior/exterior HM doors/frames-surface wear
Elevators	0	6	0	
Plumbing	3	8	25	Galvanized, cast iron and steel piping; porcelain fixtures
Electrical	1	8	8	400amp 480/208v
Lights/Power	1	8	8	Ceiling-mount, lay-in and hanging fluorescent lights

Component	Rating	Wt.	Wt. Score	Comment
Life/Safety	3	10	31	
Fire Safety	2	10	21	New fire alarm panel in 2011
Modifications	1	7	7	Modifications appear adequately constructed
Maintenance	3	7	22	Concrete canopy support columns have numerous spalls that need to be patched
Remaining Life	3	6	19	Well constructed structural shell; comprehensive interior renovation would extend life
Appearance	3	6	19	Exterior appearance is very dated
Insulation	3	6	19	
Glazing	5	6	31	
Total weighted score			**315**	*Needs improvement — maintenance*

Cascade — condition score 307

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	8	HW boiler-2002; chilled water from central plant; rooftop AHU w heating/cooling coils
Structure	3	8	25	Concrete columns and tilt-up panels; wood framing
Exterior Closure	2	8	17	Concrete panels w embedded stone; plaster soffits; cement-asbestos mansard tiles
Roofing	5	10	52	Hypalon single-ply. Should be resurfaced.
Floor Finishes	2	6	13	Carpet tile; carpet; ceramic tile
Wall Finishes	1	6	6	Gypsum board; ceramic tile
Ceiling Finishes	1	6	6	Gypsum board and lay-in tile
Doors & Hardware	1	6	6	Interior laminate doors w HM frames; exterior aluminum doors/frames
Elevators	0	6	0	
Plumbing	1	8	8	Copper, cast iron, steel and PVC piping; vitreous fixtures
Electrical	3	8	25	400amp 480/277
Lights/Power	1	8	8	Lay-in, wall-mount and hanging fluorescent lighting
Life/Safety	2	10	21	
Fire Safety	2	10	21	New fire alarm panel in 2011
Modifications	1	7	7	All modifications appear adequately constructed
Maintenance	1	7	7	Concrete canopy support columns have numerous spalls that need to be patched
Remaining Life	3	6	19	46 year old building; interior renovated in 1991; structurally adequate
Appearance	3	6	19	Exterior of building is very dated and unattractive

Component	Rating	Wt.	Wt. Score	Comment
Insulation	3	6	19	
Glazing	3	6	19	Combination of single and double glazing
Total weighted score			**307**	*Needs improvement — maintenance*

Pearl Wanamaker — condition score 279

Component	Rating	Wt.	Wt. Score	Comment
HVAC	2	8	16	HW boiler; 2 air-cooled chillers serving a number of buildings- degraded; AHUs w VAVs
Structure	2	8	16	Concrete columns and tilt-up panels; wood framing; steel frame; CMU
Exterior Closure	3	8	24	Concrete panels w embedded stone; plaster soffits; cement-asbestos mansard tiles; metal panels; repairs funded 21-23
Roofing	2	10	20	Hypalon single-ply-funded 2011; 3-tab composition shingles-2008; skylights
Floor Finishes	2	6	12	Carpet tile, carpet; vinyl tile; sheet vinyl; ceramic tile
Wall Finishes	1	6	6	Gypsum board and ceramic tile; glass walls; concrete
Ceiling Finishes	1	6	6	Gypsum board and lay-in tile; direct-adhered tile
Doors & Hardware	1	6	6	Interior wood/HM doors w HM frames; sidelites; exterior aluminum and HM doors/frames
Elevators	2	6	12	2 stop; one passenger and one freight
Plumbing	1	8	8	Copper, cast iron, steel and PVC piping; porcelain fixtures
Electrical	1	8	8	2500amp 480/208v; 1200amp 408/277v
Lights/Power	3	8	24	Lay-in, hanging, recessed can, column-mount and ceiling mount fluorescent lighting; metal halide hanging lights
Life/Safety	3	10	30	minor ADA violations
Fire Safety	1	10	10	New fire alarm panel in 2011
Modifications	1	7	7	North portion of building renovated in 2007; well constructed
Maintenance	2	7	14	Concrete canopy support columns have numerous spalls that need to be patched
Remaining Life	1	6	6	Large portion of building has been renovated; 1992 infill
Appearance	3	6	18	Exterior appearance has improved but is still dated
Insulation	3	6	18	
Glazing	3	6	18	Single and double glazed units
Total weighted score			**279**	*Needs improvement — maintenance*

Information Systems - Adjunct Faculty Center — condition score 256

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	8	2 HW gas boilers-2002; chilled water from central plant; AHUs w VAV
Structure	1	8	8	Cast concrete
Exterior Closure	2	8	16	Cast concrete; aluminum window walls
Roofing	4	10	40	Hypalon single-ply funded for replacement 23-25
Floor Finishes	2	6	12	Carpet; ceramic tile; vinyl tile; carpet tile
Wall Finishes	1	6	6	Concrete and gypsum board
Ceiling Finishes	2	6	12	Gypsum board and lay-in tile
Doors & Hardware	3	6	18	Interior HM doors/frames-surface wear; exterior aluminum doors/frames
Elevators	3	6	18	3 stop
Plumbing	1	8	8	Copper, cast iron, steel and PVC piping; porcelain fixtures
Electrical	1	8	8	800 amp 480/277v
Lights/Power	1	8	8	Lay-in, hanging, wall mount and recessed can fluorescent lighting
Life/Safety	1	10	10	
Fire Safety	1	10	10	New fire alarm in 2011
Modifications	1	7	7	Minor modifications--all appear adequately constructed
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	3	6	18	
Insulation	3	6	18	
Glazing	3	6	18	
Total weighted score			**256**	*Adequate*

Carpenter/Grounds Shops — condition score 255

Component	Rating	Wt.	Wt. Score	Comment
HVAC	2	8	17	Ceiling radiant heat
Structure	1	8	9	Steel and aluminum framing; engineered building
Exterior Closure	1	8	9	Metal wall panels
Roofing	1	10	11	Metal roof panels
Floor Finishes	2	6	13	Concrete w epoxy overlay
Wall Finishes	2	6	13	Insulation; gypsum board
Ceiling Finishes	0	6	0	Insulation

Component	Rating	Wt.	Wt. Score	Comment
Doors & Hardware	3	6	20	Interior/exterior HM doors/frames-surface wear; metal OH doors
Elevators	0	6	0	
Plumbing	1	8	9	Copper, cast iron and steel piping
Electrical	2	8	17	Fed from Bldg. 21
Lights/Power	3	8	26	Ceiling mount fluorescent lights
Life/Safety	1	10	11	
Fire Safety	3	10	33	Fire alarm is in Bldg. 21
Modifications	1	7	8	
Maintenance	1	7	8	
Remaining Life	1	6	7	
Appearance	1	6	7	For a shop/storage building
Insulation	3	6	20	
Glazing	3	6	20	
Total weighted score			**255**	*Adequate*

Maintenance Building — condition score 250

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Steel frame engineered building
Exterior Closure	2	8	17	Metal panels
Roofing	1	10	10	Metal panels
Floor Finishes	2	6	13	Concrete; vinyl tile-surface wear; sheet vinyl-surface wear; carpet tile
Wall Finishes	2	6	13	Gypsum board and metal framing
Ceiling Finishes	2	6	13	Gypsum board and metal framing
Doors & Hardware	3	6	19	Interior/exterior HM doors/frames-extensive surface wear; OH metal doors
Elevators	0	6	0	
Plumbing	1	8	8	Copper, cast iron and steel piping; vitreous fixtures
Electrical	1	8	8	250amp 480/277v
Lights/Power	1	8	8	Ceiling-mount fluorescent and metal halide lighting
Life/Safety	1	10	10	
Fire Safety	2	10	21	New fire alarm panel and head end in 2011
Modifications	1	7	7	None evident
Maintenance	1	7	7	

Component	Rating	Wt.	Wt. Score	Comment
Remaining Life	1	6	6	Well engineered building
Appearance	3	6	19	
Insulation	3	6	19	
Glazing	3	6	19	
HVAC	3	8	25	Ceiling radiant heat-2006; split system HVAC unit-deteriorated
Total weighted score			**250**	*Adequate*

Tahoma - Opgaard Student Center — condition score 238

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	CMU and concrete
Exterior Closure	1	8	8	CMU and metal panels; aluminum window walls
Roofing	2	10	20	BUR w mineral-surfaced cap sheet-2010; hypalon single-ply
Floor Finishes	2	6	12	Carpet-general surface wear; vinyl tile; ceramic and quarry tile; concrete
Wall Finishes	1	6	6	Gypsum board; ceramic tile; plastic panels
Ceiling Finishes	2	6	12	Gypsum board; lay-in tile
Doors & Hardware	3	6	18	Interior wood/HM doors w HM frames-surface wear; exterior aluminum and HM doors/frames-surface wear; storefront funded 21-23
Elevators	1	6	6	2 stop for two story portion of building
Plumbing	2	8	16	Copper, cast iron, steel and PVC piping; vitreous fixtures
Electrical	1	8	8	1200amp 480/277v; 800amp 208/120v
Lights/Power	1	8	8	Lay-in, recessed can, hanging pendants and ceiling mount fluorescent lighting
Life/Safety	2	10	20	
Fire Safety	1	10	10	New fire alarm panel in 2005; partially sprinklered
Modifications	1	7	7	Modifications appear properly constructed
Maintenance	1	7	7	
Remaining Life	1	6	6	Major additions in 1989, 1995 and 2001; major renovation of original wing in 2002
Appearance	1	6	6	
Insulation	3	6	18	
Glazing	3	6	18	
HVAC	3	8	24	2 HW boilers; chilled water from central plant; AHUs w VAV and fan coils

Component	Rating	Wt.	Wt. Score	Comment
Total weighted score			**238**	*Adequate*

Gig Harbor/Peninsula Center — condition score 213

Component	Rating	Wt.	Wt. Score	Comment
Structure	2	8	17	CMU and wood framing
Exterior Closure	1	8	8	CMU and stucco
Roofing	2	10	21	Standing seam metal-2002
Floor Finishes	1	6	6	Carpet-2010; vinyl tile; ceramic tile
Wall Finishes	2	6	13	Gypsum board; ceramic tile
Ceiling Finishes	1	6	6	Gypsum board and lay-in tile-water damage in spots
Doors & Hardware	2	6	13	Interior wood doors w HM frames; exterior aluminum doors/frames
Elevators	0	6	0	
Plumbing	1	8	8	Copper; cast iron, steel and PVC piping; porcelain fixtures
Electrical	1	8	8	600amp 208/120v
Lights/Power	1	8	8	Hanging, ceiling-mount, lay-in and recessed can fluorescent lighting
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	1	7	7	Minor modifications are all well constructed
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	1	6	6	
Insulation	2	6	13	
Glazing	3	6	19	
HVAC	3	8	25	Water source heat pumps w closed loop cooling tower; HW boiler (failing) - replacement funded 21-23
Total weighted score			**213**	*Adequate*

Annette B. Weyerhaeuser Early Learning Center — condition score 177

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	9	Paralam beams; wood frame; CMU
Exterior Closure	1	8	9	Metal architectural panels; CMU; aluminum window walls; aluminum tiles
Roofing	1	10	11	Standing seam metal roof; skylights

Component	Rating	Wt.	Wt. Score	Comment
Floor Finishes	2	6	13	Carpet tile; ceramic tile; quarry tile; sheet vinyl
Wall Finishes	1	6	7	Gypsum board; CMU; plastic panels
Ceiling Finishes	1	6	7	Metal deck pan; wood strips; lay-in tile
Doors & Hardware	1	6	7	Interior wood glazed doors w aluminum and HM frames; exterior aluminum glazed doors/frames
Elevators	0	6	0	
Plumbing	1	8	9	Copper, cast iron, steel and PVC piping; porcelain fixtures
Electrical	1	8	9	600amp 208/120v
Lights/Power	1	8	9	Hanging, lay-in, and recessed can fluorescent lighting
Life/Safety	1	10	11	
Fire Safety	1	10	11	
Modifications	0	7	0	New building
Maintenance	1	7	8	
Remaining Life	1	6	7	Well constructed building; LEED Gold
Appearance	1	6	7	Very bright and attractive interior; exterior design is very contemporary and attractive
Insulation	2	6	13	
Glazing	1	6	7	Operable windows
HVAC	3	8	26	Hot water boiler; unit ventilators; hydronic in-floor heating; no A/C; natural ventilation
Total weighted score			**177**	*Adequate*

Classroom Administration — condition score 170

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	8	2 HW boilers; air cooled chiller; air handlers w VAV
Structure	1	8	8	Split-face and flat CMU; concrete; structural steel
Exterior Closure	1	8	8	CMU; Metal panels; aluminum window walls
Roofing	1	10	10	Standing seam metal roof
Floor Finishes	1	6	6	Quarry and ceramic tile; vinyl tile; carpet
Wall Finishes	3	6	18	Gypsum board-damage and stains; wood panels; ceramic tile
Ceiling Finishes	1	6	6	Lay-in tile; gypsum board
Doors & Hardware	1	6	6	Interior wood glazed doors w HM frames; sidelites; exterior aluminum glazed doors/frames
Elevators	1	6	6	2 stop

Component	Rating	Wt.	Wt. Score	Comment
Plumbing	1	8	8	Copper, cats iron, PVC and steel piping; porcelain fixtures
Electrical	1	8	8	600amp 480/277v
Lights/Power	1	8	8	Recessed can, wall-mount, lay-in and hanging fluorescent lights;
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	1	7	7	No modifications apparent
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	1	6	6	
Insulation	1	6	6	
Glazing	3	6	18	Operable units
Total weighted score			**170**	*Superior*

Mt Baker — condition score 167

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	8	
Structure	2	8	17	Concrete columns and tilt-up panels; wood framing
Exterior Closure	1	8	8	Concrete panels w embedded stone; plaster soffits; metal mansard
Roofing	1	10	10	Hypalon single-ply
Floor Finishes	1	6	6	
Wall Finishes	1	6	6	
Ceiling Finishes	1	6	6	
Doors & Hardware	1	6	6	
Elevators	0	6	0	
Plumbing	1	8	8	
Electrical	1	8	8	
Lights/Power	1	8	8	
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	1	7	7	
Maintenance	1	7	7	
Remaining Life	1	6	6	BUILDING IS UNDER RENOVATION

Component	Rating	Wt.	Wt. Score	Comment
Appearance	3	6	19	
Insulation	1	6	6	
Glazing	1	6	6	Single glazing; frameless
Total weighted score			**167**	*Superior*

Info Tech Voc Center — condition score 166

Component	Rating	Wt.	Wt. Score	Comment
HVAC	2	8	16	2 HW boilers; 3 air cooled chillers; AHUs; fan coil units in each classroom
Structure	1	8	8	Cast concrete and steel
Exterior Closure	1	8	8	Cast concrete and metal wall panels
Roofing	1	10	10	Standing seam metal roof; single-ply TPO
Floor Finishes	2	6	12	Carpet tile-surface wear; clay and ceramic tile
Wall Finishes	1	6	6	Concrete; gypsum board; ceramic tile
Ceiling Finishes	1	6	6	Concrete; gypsum board; lay-in tile
Doors & Hardware	1	6	6	Interior wood doors w HM frames; sidelites; exterior glazed aluminum doors/frames
Elevators	2	6	12	3 stop; continuing maintenance problems w controls
Plumbing	1	8	8	Copper, cast iron, PVC and steel piping; porcelain fixtures
Electrical	1	8	8	1600amp; 480/277vv and 208/120v
Lights/Power	1	8	8	Hanging, wall-mount and recessed can fluorescent lights
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	1	7	7	New building
Maintenance	1	7	7	
Remaining Life	1	6	6	Very solid construction; should have 40+ year life
Appearance	1	6	6	
Insulation	1	6	6	
Glazing	1	6	6	Operable units
Total weighted score			**166**	*Superior*

Art Gallery — condition score 165

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	8	Split system heat pump

Component	Rating	Wt.	Wt. Score	Comment
Structure	1	8	8	Stick framing with concrete slab and wood roof deck/joists
Exterior Closure	1	8	8	Standing seam metal panels
Roofing	1	10	10	Standing seam metal roof
Floor Finishes	1	6	6	Concrete with ground/polished surface
Wall Finishes	1	6	6	Gypsum board; ceramic tile
Ceiling Finishes	1	6	6	Gypsum board; lay-in tile
Doors & Hardware	1	6	6	Interior/exterior aluminum/HM doors/frames
Elevators	0	6	0	
Plumbing	1	8	8	Copper, steel and cast iron piping
Electrical	1	8	8	400amp 240/120v
Lights/Power	1	8	8	Hanging, recessed can and track fluorescent lighting
Life/Safety	1	10	10	
Fire Safety	1	10	10	New fire alarm panel in 2011
Modifications	1	7	7	No modifications apparent
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	2	6	13	Building won a design award, but only average looking
Insulation	1	6	6	
Glazing	3	6	19	
Total weighted score			**165**	*Superior*

Titan — condition score 163

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	8	HW boiler; AHUs; rooftop packaged HVAC units-4 deteriorated
Structure	1	8	8	Concrete columns and tilt-up panels; wood framing
Exterior Closure	1	8	8	Concrete panels w embedded stone; plaster soffits; cement-asbestos mansard tiles
Roofing	2	10	21	Hypalon single-ply; upper roof new in 02; lower roof is deteriorated
Floor Finishes	1	6	6	Carpet-surface wear; carpet tile; ceramic tile; hardwood-surface wear; vinyl tile; rubber mats
Wall Finishes	1	6	6	Gypsum board; ceramic tile
Ceiling Finishes	1	6	6	Gypsum board; metal deck pan
Doors & Hardware	2	6	13	Interior/exterior HM doors/frames-surface wear

Component	Rating	Wt.	Wt. Score	Comment
Elevators	0	6	0	
Plumbing	1	8	8	Copper, galvanized, PVC and cast iron piping; porcelain fixtures
Electrical	1	8	8	1200amp 480/277v
Lights/Power	1	8	8	Lay-in, recessed can, suspended and ceiling mount fluorescent lighting
Life/Safety	1	10	10	
Fire Safety	1	10	10	New fire alarm panel in 2011
Modifications	1	7	7	Modifications 2016
Maintenance	1	7	7	Concrete canopy support columns have numerous spalls that need to be patched
Remaining Life	1	6	6	1998 exercise room addition; gym needs complete interior renovation to extend useful life
Appearance	1	6	6	Exterior is very dated and unattractive, except for new addition
Insulation	1	6	6	
Glazing	1	6	6	Single and double glazing
Total weighted score			**163**	*Superior*

Pamela Transue Ctr. For Science & Engineering — condition score 160

Component	Rating	Wt.	Wt. Score	Comment
HVAC	2	8	16	2 HW boilers; chiller; AHUs w VAV boxes; hot water radiant perimeter heat; heat recovery
Structure	1	8	8	Steel frame and concrete
Exterior Closure	1	8	8	Metal architectural panels; aluminum window walls; cement block; concrete
Roofing	1	10	10	BUR w granulated cap sheet
Floor Finishes	2	6	12	Polished and unpolished concrete; carpet tiles; vinyl tile
Wall Finishes	1	6	6	Gypsum board-plaster coat on some hall areas; ceramic tile; bare concrete
Ceiling Finishes	1	6	6	Lay-in tile; gypsum board; metal deck pan
Doors & Hardware	1	6	6	Interior wood doors w HM frames; glass lites; exterior glazed aluminum doors/frames
Elevators	1	6	6	5 stop
Plumbing	1	8	8	Copper, steel, cast iron and PVC piping; porcelain and ss fixtures
Electrical	1	8	8	2000amp 480/277v
Lights/Power	1	8	8	Lay-in, ceiling mount, and hanging fluorescent fixtures

Component	Rating	Wt.	Wt. Score	Comment
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	1	7	7	New building
Maintenance	1	7	7	
Remaining Life	1	6	6	Well constructed; should have 40+ year life
Appearance	1	6	6	
Insulation	1	6	6	
Glazing	1	6	6	Operable units
Total weighted score			**160**	*Superior*

H.C. Joe Harned Center For Health Careers — condition score 156

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	8	Ground source heat pump
Structure	1	8	8	Concrete slab
Exterior Closure	1	8	8	Metal siding
Roofing	2	10	20	Metal and single-ply
Floor Finishes	1	6	6	Concrete, carpet
Wall Finishes	1	6	6	Gypsum, wood panel
Ceiling Finishes	1	6	6	GWB, acoustic tile
Doors & Hardware	1	6	6	No Comments
Elevators	1	6	6	Two elevators, 5-stop and 3-stop
Plumbing	1	8	8	
Electrical	1	8	8	2000A 480/277V
Lights/Power	1	8	8	
Life/Safety	1	10	10	
Fire Safety	1	10	10	
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			**156**	*Superior*