COMMUNITY AND TECHNICAL COLLEGES
Washington State Board

# WALLA WALLA 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** | 35 structures · 641,870 GSF; 26 surveyed — 608,684 GSF |
| **Weighted-avg condition** | 277 (Needs improvement — maintenance); 261 in 2023 |
| **2027 preservation request** | $2,656,000 (6 projects) |
| **Total 2027–2029 Minor Works** | $5,167,000 |
| **Deferred preservation backlog** | $7,992,000 (23 projects) |

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# 1. EXECUTIVE SUMMARY

This report covers Walla Walla Community College — the Main Campus in Walla Walla and the Clarkston Campus — for the 2025 SBCTC Facility Condition Survey cycle, which informs the college's Minor Works capital budget request for the 2027–2029 biennium. The 2025 survey identified **32 capital deficiencies**. Of the 29 carrying capital cost estimates (**$10,648,000 in total**), **$2,656,000 across 6 projects** is included in the 2027 preservation request and **$7,992,000 across 23 projects** is deferred as below the budget threshold cutoff; 3 further deficiencies were excluded pending a college funding decision. The 2027–2029 Minor Works request is comprised of: preservation ($2,656,000), infrastructure ($327,000), program ($1,398,000), and Unanticipated Repair Fund ($786,000), together totaling $5,167,000.

## Capital planning headlines

**1. The Main Building is the pivot of the whole plan — 38% of the portfolio, 65% of the request, and a quarter of the deferred backlog.**

At 241,912 GSF, the Main Building (200-D, 1974) is over a third of the college's total area. Its condition score worsened from 282 in 2023 to 314 in 2025 — the largest decline in the portfolio. It carries three of the six included projects ($1,719,000: rooftop unit $1,114,000, elevator $380,000, fire alarm panel $225,000) plus $1,910,000 of deferred work (terminal boxes, windows, VFDs, a seized valve). Its Clean Buildings Tier 1 compliance date — June 1, 2026 — has already elapsed.

**2. Fire-alarm obsolescence is the defining life-safety theme of this cycle.**

The two highest-scored deficiencies (both 92) are fire alarm control panel replacements — Main Building ($225,000) and Vocational Technical ($124,000). Two more panels at the Clarkston Child Care Center are deferred ($167,000), and the campus-wide fire-sprinkler glycol replacement is excluded pending a funding decision. The 2023 survey flagged unsupported fire panels as a "needs study" item (F02); it has now materialized into defined projects across both campuses.

**3. Envelope is the deferred backlog — $4,431,000, or 55%, and none of it fundable this biennium.**

Six exterior-closure deficiencies dominate the deferred list: the Dietrich Activity Center envelope ($2,064,000), Clarkston Main Building windows ($1,217,000), Main Building windows ($789,000), Clarkston Child Care Center siding and windows ($241,000), and shop overhead doors ($120,000). All fell below the budget threshold cutoff. This backlog — concentrated in Clean Buildings-covered buildings — will define the 2029–2031 preservation ask.

**4. Original mechanical equipment in the 2003–2007 building generation is aging out as a cohort — including the college's two remaining R-22 exposures.**

Four of the college's six Superior-rated buildings now carry deferred original-equipment HVAC deficiencies: the Clarkston Health Science chiller ($376,000, R-22), the Health Science/Performing Arts boilers and condensing units ($702,000, condensing units R-22), and the Center for Enology & Viticulture air handlers ($341,000). These units reach 20–25 years of age together in the next two biennia. The deferred need is not confined to the 1970s buildings.

## Headline Numbers

| | |
|---|---|
| Total structures (FPMT inventory) | **35** |

| | |
|---|---|
| Total portfolio GSF | **641,870** |
| Buildings surveyed (condition rating) | **26 (9 unscored)** |
| Weighted-average condition score (surveyed) | **277 (261 in 2023)** |
| Buildings rated below “Adequate” | **15 of 26** |
| Total deficiencies identified (2025 FCS) | **32** |
| 2027 preservation request | **$2,656,000 (6 projects)** |
| Average deficiency score, included projects | **85.8** |
| Deferred preservation backlog | **$7,992,000 (23 projects)** |
| Excluded deficiencies (college to select funding option) | **3** |
| 2027 infrastructure request | **$327,000** |
| 2027 program request | **$1,398,000** |
| 2027 URF request | **$786,000** |
| Total 2027–2029 Minor Works request | **$5,167,000** |
| Prior biennium funded (2025–2027, all categories) | **$4,832,000** |
| Buildings under Clean Buildings Standard (within horizon) | **8 (2 Tier 1; 6 Tier 2 by 2027)** |

# Capital Outlook

**Immediate biennium (2027–2029).** A Minor Works request of $5,167,000: preservation of $2,656,000 across 6 projects (65% of it in the Main Building), infrastructure of $327,000 (a primary electric line replacement), program of $1,398,000, and URF of $786,000. The preservation request is defensible on score — every included project scored 81 or higher, all are designated Immediate, and the average included score (85.8) is well above the deferred set (55.0).

**Mid-term (4–6 years, 2029–2033).** The $7,992,000 deferred backlog defines the next two asks. It is an envelope program first ($4,431,000 — Dietrich, Clarkston Main, Main Building) and an HVAC renewal program second ($2,751,000 — Main Building terminal boxes, the 2003–2007 generation’s original chillers, boilers, condensing units, and air handlers, and the shop-building overhead heaters). Twenty of the 23 deferred items are designated Immediate; they were deferred on budget capacity, not on condition.

**Long-term (7–10+ years, 2033 and beyond).** The 1974–1979 Main Campus core — the Main Building, Vocational Technical, Dietrich, Health Ed, the Diesel Mechanics buildings, and Farrier, roughly 60% of portfolio GSF — defines the long horizon. The master plan flags the Main Building and Vocational Technical for modernization and the Technology Center for reconfiguration. On the Clarkston Campus, three 1955–1975 buildings (Maintenance Shop 526, Stable Storage 673, Child Care Center 443) are flagged for replacement or demolition; they call for disposition decisions rather than component repair. The catalogued infrastructure inventory points to a multi-biennium sewer-main renewal (roughly $7.3 million identified as future work) and primary electrical distribution renewal (roughly $2.5 million).

**Clean Buildings compliance.** Eight buildings are covered: the Main Building’s Tier 1 deadline (June 1, 2026) has already passed, Vocational Technical’s arrives June 1, 2028, and six Tier 2 buildings report by July 1, 2027. $6,191,000 — 77% of the deferred backlog — sits inside covered buildings, most of it windows, envelope, HVAC distribution, and lighting. Section 9 develops how the deferred renewal and the compliance schedule can be funded as one coordinated effort.

# 2. COLLEGE PORTFOLIO OVERVIEW

Walla Walla Community College operates two campuses. The **Main Campus** in Walla Walla (26 structures, 560,200 GSF) holds the instructional core, anchored by the **Main Building** (241,912 GSF — 38% of all portfolio area; built 1974, renovated 2010), a multi-use complex that has had five major additions since 1974 and houses general instruction, administration, and the culinary program. Around it sit the 1975–1979 vocational and activity buildings (Vocational Technical, Dietrich Activity Center, Health Ed, Diesel Mechanics 1 and 2, Farrier), a 1991–1996 second wave (Technology Center, Applied Tech Training Center), and a strong 2003–2007 generation (Center for Enology & Viticulture, Water Environmental Sciences, Health Science/Performing Arts). The **Clarkston Campus** (9 structures, 81,670 GSF) became operational in 1988 with the Clarkston Main Building; most of its other structures are small pre-existing 1955–1975 buildings purchased by the college, joined by the 2007 Clarkston Health Science building and the 2017 Workforce & Business Development facility.

## Building inventory

| Building | Campus | GSF | Built | Reno. | Score | Rating | Predominant use |
|---|---|---|---|---|---|---|---|
| Clk Workforce & Bus Dev | Clarkston | 6,641 | 2017 | — | 146 | Superior | Classroom |
| Health Sci/Performing Art | Main | 36,164 | 2007 | — | 158 | Superior | Vocational Arts |
| Cntr For Enology & Vitclt | Main | 15,000 | 2003 | — | 166 | Superior | Special Program |
| Clarkston Health Science | Clarkston | 8,900 | 2007 | — | 167 | Superior | General Classroom |
| Water Environmental Sci | Main | 26,832 | 2007 | 2011 | 169 | Superior | Classroom |
| New Parent Child Center | Main | 2,500 | 2003 | — | 171 | Superior | Parent Instruction |
| Clarkston Main Building | Clarkston | 44,896 | 1988 | 2015 | 206 | Adequate | General Classroom |
| Technology Center | Main | 26,085 | 1991 | — | 220 | Adequate | General Classroom |
| Applied Tech Training Cnt | Main | 10,802 | 1996 | 2002 | 228 | Adequate | Vocational Arts |
| Child Care Center | Main | 3,295 | 1989 | — | 246 | Adequate | Child Care |
| Dietrich Activity Center | Main | 38,500 | 1977 | — | 248 | Adequate | Gymnasium |
| Auto Training Center | Main | 22,760 | 1958 | — | 290 | Needs improvement — maintenance | Vocational Arts |
| Diesel Mechanics 1 | Main | 10,080 | 1974 | — | 293 | Needs improvement — maintenance | Vocational Arts |
| Health Ed Bldg. | Main | 15,530 | 1977 | 2012 | 311 | Needs improvement — maintenance | Classroom |

| Building | Campus | GSF | Built | Reno. | Score | Rating | Predominant use |
|---|---|---|---|---|---|---|---|
| **Main Building** | Main | 241,912 | 1974 | 2010 | **314** | Needs improvement — maintenance | Multi-Use |
| **Farrier** | Main | 8,475 | 1975 | — | **315** | Needs improvement — maintenance | Vocational Arts |
| **Diesel Mechanics 2** | Main | 13,172 | 1979 | — | **316** | Needs improvement — maintenance | Vocational Arts |
| **Vocational Technical** | Main | 55,819 | 1976 | 2003 | **336** | Needs improvement — maintenance | Vocational Arts |
| **Fair Street House** | Clarkston | 4,400 | 1957 | — | **349** | Needs improvement — maintenance | Child Care |
| **Auto Paint Booth** | Main | 1,080 | 1999 | — | **379** | Needs improvement — renovation | Vocational |
| **Hper Annex Hitting Fac** | Main | 5,500 | 1992 | — | **408** | Needs improvement — renovation | Baseball Practice |
| **3 Wall Storage Shed** | Main | 2,880 | 2001 | — | **414** | Needs improvement — renovation | Storage |
| **Clarkston Fitness Center** | Clarkston | 1,800 | 1955 | — | **432** | Needs improvement — renovation | General Classroom |
| **Clk Child Care Center** | Clarkston | 3,376 | 1975 | — | **443** | Needs improvement — renovation | Child Care |
| **Clarkston Maintenance Shop** | Clarkston | 785 | 1955 | — | **526** | Replace or renovate | Maintenance |
| **Stable Storage Bilding** | Clarkston | 1,500 | 1955 | — | **673** | Replace or renovate | Storage |
| **Portfolio (surveyed, GSF-weighted)** | | **608,684** | | | **277** | **Needs improvement — maintenance** | |

*Score = 2025 building condition score from the CONDITION worksheet of the FCS workbook (lower is better); GSF-weighted portfolio average computed against FPMT GSF. Main Building GSF of 241,912 replaces its FPMT record of 226,348. Reno. = year of most recent significant renovation per FPMT. Predominant use per the 2023 FCS report and 2025 pre-survey.*

The portfolio average of 277 crossed out of the Adequate band (up from 261 in 2023, against a 2023 statewide weighted average of 237). Fifteen of the 26 surveyed buildings — including the two largest, the Main Building and Vocational Technical — now rate below Adequate.

# Unscored Structures

Nine structures appear in the FPMT inventory but were not condition-rated this cycle. The Student Recreation Center is new construction (2020); the others are minor athletic and support structures. The CLK Workforce

record (9,372 GSF, 2017) is the second FPMT record of the 2017 Workforce & Business Development facility; its 6,641 GSF companion record is scored. None of the nine carries a deficiency this cycle.

| Structure | GSF | Built | Campus | Use / status |
|---|---|---|---|---|
| Student Recreation Center | 18,000 | 2020 | Main Campus | General / recreation |
| CLK Workforce | 9,372 | 2017 | Clarkston Campus | Classroom |
| Greenhouse | 4,000 | 1975 | Main Campus | Support |
| 1St Base Softball Dugout | 360 | 1995 | Main Campus | Special use |
| 3Rd Base Softball Dugout | 360 | 1995 | Main Campus | Special use |
| 1St Base Baseball Dugout | 320 | 1985 | Main Campus | Special use |
| 3Rd Base Baseball Dugout | 320 | 1985 | Main Campus | Special use |
| Pressbox And Storage Bldg | 240 | 1991 | Main Campus | Special use |
| Softball Pressbox And Storage | 214 | 2005 | Main Campus | Special use |

## Age Profile

The portfolio clusters in sharp cohorts, and the largest is the oldest. The 1974–1979 Main Campus core — the Main Building, Diesel Mechanics 1 and 2, Farrier, Vocational Technical, Dietrich, and Health Ed — totals roughly 383,000 GSF, 60% of the portfolio, and carries 8 of the 15 below-Adequate ratings and most of this cycle's mechanical and envelope deficiencies. A 1955–1958 purchased-building group (the Auto Training Center on the Main Campus; the Clarkston Fitness Center, Maintenance Shop, Stable Storage, and Fair Street House at Clarkston) holds the worst scores. A 1988–1996 wave (Clarkston Main, Child Care Center, Technology Center, Applied Tech) rates Adequate. The 2003–2007 generation rates Superior but — as Section 3.4 develops — its original mechanical equipment is now aging out as a cohort. The 2017–2020 buildings anchor the new end.

# 3. CAPITAL PLANNING ROADMAP

## 3.1 Immediate biennium (2027–2029 request)

The 2027 preservation ask of **$2,656,000 across 6 projects** is concentrated in one building and one theme. The Main Building carries $1,719,000 — 65% of the request — in three projects: the kitchen make-up-air rooftop unit ($1,114,000, the continuation of a multi-biennium air-handler sequence), the culinary elevator ($380,000), and the main fire alarm control panel ($225,000). Fire and life safety is the request's second thread: the two fire alarm panels (Main Building and Vocational Technical, $349,000 combined) are the two highest-scored deficiencies in the survey, both at 92. The balance is campus flatwork — roughly 20,000 sf of heaved sidewalk ($794,000) and the Child Care Center entrance curb ($19,000). Every included project scored 81 or above (average 85.8) and every one is designated Immediate. Against the system, the request is slightly below average in count (6 vs. 6.5) and dollars ($2,656,000 vs. $2,842,941), with a near-average project cost ($442,667 vs. $439,364) (2027 budget summary).

Beyond preservation, the 2027–2029 Minor Works request carries infrastructure of $327,000 (replacement of 500 LF of primary electric line running from south of the Technology Center to within the Main Building), program of $1,398,000, and a $786,000 Unanticipated Repair Fund line, for a College Minor Works total of $5,167,000. The program allocation funds two projects: Workforce Improvements in Buildings J/H/L/M/N ($904,000), which modernizes instructional space in the same buildings that carry this cycle's deferred shop-systems deficiencies, and resurfacing of the 33,000 sf workforce instructional yard near Buildings L/M/N/P ($490,000).

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

The **$7,992,000 deferred backlog across 23 projects** defines the mid-term ask. Every deferred item fell below the budget threshold cutoff; 20 of the 23 are nonetheless designated Immediate in the survey. By system, it is an envelope backlog first: exterior closure totals **$4,431,000 (55%)** — the Dietrich Activity Center envelope (D24, $2,064,000, the single largest deficiency in the survey), Clarkston Main Building windows (D25, $1,217,000), Main Building windows (D23, $789,000), Clarkston Child Care Center siding and windows (D09/D22, $241,000), and shop overhead doors (D20, $120,000). HVAC follows at **$2,751,000 (34%)**: the Main Building terminal boxes (D11, $944,000) and VFDs (D28, $158,000), the Health Science/Performing Arts condensing units (D26, $503,000) and boilers (D08, $199,000), the Clarkston Health Science chiller (D07, $376,000), the Enology & Viticulture air handlers (D27, $341,000), and the shop overhead heaters (D19, $211,000). The remainder is fire alarm panels ($167,000), plumbing ($185,000), a roof ($180,000), ADA door actuators and fiber ($152,000), auditorium lighting ($118,000), and a stormwater diverter ($8,000).

Three deferred items are most likely to escalate before 2029–2031. The two R-22 units — the Clarkston Health Science chiller (D07) and the Health Science/Performing Arts condensing units (D26), $879,000 combined — cannot be recharged economically once a major refrigerant loss occurs, which converts a deferrable replacement into an emergency one. The Main Building terminal boxes (D11) are original 1974 equipment inside a building whose air-handler renewal is already a funded multi-biennium sequence; deferring the distribution side while renewing the supply side leaves the sequence incomplete. By building, the deferred backlog concentrates in four structures — Dietrich ($2,064,000), the Main Building ($1,910,000), Clarkston Main ($1,217,000), and Health Science/Performing Arts ($1,000,000) — which together hold $6,191,000, 77% of the total.

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

Three long-horizon themes warrant attention now. First, the 1974–1979 Main Campus core is the defining question. The Main Building — 38% of the portfolio, worsening fastest, flagged in the master plan for modernization, and already past its Clean Buildings Tier 1 deadline — needs its mechanical renewal sequence, its window replacement, and its planned instructional modernization treated as one coordinated program rather than as separate biennial projects. Vocational Technical (336, also flagged for modernization) and the Technology Center (flagged for reconfiguration) belong to the same planning conversation.

Second, the Clarkston Campus needs disposition decisions. The master plan flags the Maintenance Shop (526) and Child Care Center (443) for replacement and the Stable Storage Building (673) for demolition. The Child Care Center is the tension point: it carries $500,000 of deferred deficiencies — fire panels, siding, windows, plumbing — that should not be funded piecemeal if replacement is real. Section 7 develops this.

Third, underground infrastructure renewal is beginning, not ending. The 2027 electric line request ($327,000) is the first increment of primary electrical distribution renewal — a campus-level vulnerability flagged since at least the 2023 report — against roughly $2.5 million of catalogued future lines and vaults, and the catalogued sewer-main renewal across the Main Campus carries roughly $7.3 million of segments and vaults identified as future work in the infrastructure inventory. These programs will compete with building preservation for Minor Works capacity through the 2030s.

## 3.4 Cross-cutting system themes

**Main Building mechanical renewal — a funded multi-biennium sequence, half done.** Supply fans 1–3 have been reconditioned in prior biennia; air handler 4 ($822,000), the cooling well pump ($379,000), and four motor controls/VFDs ($397,000) were funded in 2025–2027; Supply Fan 5, the kitchen make-up-air unit, is this biennium's request (D03, $1,114,000). The distribution side — original 1974 terminal boxes (D11, $944,000), remaining pump-motor VFDs (D28, $158,000), and a seized chilled-water valve (D12, $19,000) — is deferred. The supply-side sequence completes around 2027–2029; the distribution side is the natural 2029–2031 phase.

**Fire-protection obsolescence.** Five of the 32 deficiencies are fire-protection items. The two included panels (D01 Main Building, D02 Vocational Technical, $349,000) are the survey's top-scored projects; the Main Building panel is a single point of failure serving the Recreation Center, Childcare Center, and other buildings on its loop. Two Clarkston Child Care Center panels are deferred (D15/D17, $167,000) and the campus-wide glycol replacement (D18) is excluded pending a college funding decision. The college also reports four other aging elevators and obsolescing fire devices beyond this cycle's scope (2025 pre-survey), so life-safety renewal will recur in the 2029 request.

**Envelope and glazing.** The largest deferred theme at $4,431,000. Three window packages (Main Building D23, Clarkston Main D25, Clarkston Child Care D22) share the same condition — single-pane or failed-seal metal-framed glazing — and the Dietrich envelope (D24) is the survey's largest single item. Because window and envelope work directly moves energy-use intensity, this theme should be scoped against the Clean Buildings obligations in Section 9 rather than as like-for-like replacement.

**Original-equipment HVAC in the 2003–2007 generation, including the R-22 phase-out.** The Clarkston Health Science chiller (D07, 2007-original, R-22), the Health Science/Performing Arts boilers (D08) and R-22 condensing units (D26), and the Enology & Viticulture air handlers (D27) are the original plant of buildings that still rate Superior. All four items ($1,419,000 combined) reach 20–25 years of age in the next two

biennia, and the two R-22 units carry phase-out risk on top of age. This cohort will surface in the 2029–2031 request regardless of what happens in the 1970s buildings.

**Shop-building cluster renewal.** Three grouped deficiencies run across the L/M/N/P/U/J shop and agricultural buildings: original gas-fired overhead heaters (D19, $211,000), failing overhead door components (D20, $120,000), and 15 domestic water heaters that will be over 20 years old by 2027–29 (D21, $93,000). Individually small, together they are a $424,000 cluster renewal in the same buildings the program request is modernizing — a natural candidate for coordinated scoping.

**Roofing — a spot-repair program, not replacements.** The roofing picture is targeted repair: the Auto Training Center fastener work was funded in 2025–2027 (R01, $42,000), the Health Science/Performing Arts roof repair is deferred (D14, $180,000), and a four-building spot-repair program covering Buildings E, H, J, and R (D13) is excluded pending a college funding decision. No wholesale re-roof is in the plan this cycle.

**Clean Buildings Performance Standard alignment.** The deferred windows, the Dietrich envelope, the Main Building HVAC distribution, and the auditorium lighting all sit inside the eight covered buildings — and the Main Building's Tier 1 deadline has already passed. Treating the deferred envelope and the next mechanical replacement decisions as qualifying efficiency upgrades, rather than like-for-like swaps, is the central cross-cutting opportunity and is developed in Section 9.

# 4. DEFICIENCY INVENTORY AND FINDINGS

## 4.1 Summary table

All 32 deficiencies from the 2025 FCS, ranked by deficiency score (highest first). IDs assigned here are used throughout the report.

| ID | Building | Campus | System | Component | Score | BCS | Budget est. | Status |
|---|---|---|---|---|---|---|---|---|
| **D01** | Main Building | Main | D40 Fire Protection | Fire alarm panel | **92** | 314 | $225,000 | Included |
| **D02** | Vocational Technical | Main | D40 Fire Protection | Fire alarm panel | **92** | 336 | $124,000 | Included |
| **D03** | Main Building | Main | D30 HVAC | Rooftop unit | **87** | 314 | $1,114,000 | Included |
| **D04** | Main Building | Main | D10 Vertical Transportation | Elevator | **82** | 314 | $380,000 | Included |
| **D05** | Site | Main | G20 Site Improvements | Sidewalk | **81** | 261 | $794,000 | Included |
| **D06** | Child Care Center | Main | G20 Site Improvements | Curb | **81** | 246 | $19,000 | Included |
| **D07** | Clarkston Health Science | Clarkston | D30 HVAC | Chiller | **70** | 167 | $376,000 | Deferred |
| **D08** | Health Sci/Performing Art | Main | D30 HVAC | Boilers | **70** | 158 | $199,000 | Deferred |
| **D09** | Clk Child Care Center | Clarkston | B20 Exterior Closure | Siding | **66** | 443 | $134,000 | Deferred |
| **D10** | Multiple | Main | F10 Special Construction | Outside of entrances | **66** | 261 | $58,000 | Deferred |
| **D11** | Main Building | Main | D30 HVAC | Terminal boxes | **62** | 314 | $944,000 | Deferred |
| **D12** | Main Building | Main | D30 HVAC | Valve | **62** | 314 | $19,000 | Deferred |
| **D13** | Multiple | Main | B30 Roofing | Roof | **62** | 261 | — | Excluded |
| **D14** | Health Sci/Performing Art | Main | B30 Roofing | Roof | **61** | 158 | $180,000 | Deferred |
| **D15** | Clk Child Care Center | Clarkston | D40 Fire Protection | Fire alarm panel | **61** | 443 | $117,000 | Deferred |
| **D16** | Site | Main | F10 Special Construction | Fiber lines | **61** | 261 | $94,000 | Deferred |
| **D17** | Clk Child Care Center | Clarkston | D40 Fire Protection | Fire alarm panel | **61** | 443 | $50,000 | Deferred |
| **D18** | Multiple | Main | D40 Fire Protection | Glycol | **61** | 261 | — | Excluded |
| **D19** | Multiple | Main | D30 HVAC | Overhead heaters | **57** | 261 | $211,000 | Deferred |
| **D20** | Multiple | Main | B20 Exterior Closure | Overhead door | **57** | 261 | $120,000 | Deferred |

| ID | Building | Campus | System | Component | Score | BCS | Budget est. | Status |
|---|---|---|---|---|---|---|---|---|
| D21 | Multiple | Main | D20 Plumbing | Water heaters | 56 | 261 | $93,000 | Deferred |
| D22 | Clk Child Care Center | Clarkston | B20 Exterior Closure | Windows | 55 | 443 | $107,000 | Deferred |
| D23 | Main Building | Main | B20 Exterior Closure | Windows | 52 | 314 | $789,000 | Deferred |
| D24 | Dietrich Activity Center | Main | B20 Exterior Closure | Envelope | 51 | 248 | $2,064,000 | Deferred |
| D25 | Clarkston Main Building | Clarkston | B20 Exterior Closure | Windows | 51 | 206 | $1,217,000 | Deferred |
| D26 | Health Sci/Performing Art | Main | D30 HVAC | Condensing units | 51 | 158 | $503,000 | Deferred |
| D27 | Cntr For Enology & Vitclt | Main | D30 HVAC | Air-handler | 50 | 166 | $341,000 | Deferred |
| D28 | Main Building | Main | D30 HVAC | Pump motors - VFDs | 42 | 314 | $158,000 | Deferred |
| D29 | Site | Main | G20 Site Improvements | Irrigation system | 41 | 261 | — | Excluded |
| D30 | Health Sci/Performing Art | Main | D50 Electrical | Lighting | 40 | 158 | $118,000 | Deferred |
| D31 | Cntr For Enology & Vitclt | Main | G20 Site Improvements | Stormwater diverter | 38 | 166 | $8,000 | Deferred |
| D32 | Clk Child Care Center | Clarkston | D20 Plumbing | Pumbing lines | 25 | 443 | $92,000 | Deferred |

*BCS = building condition score carried on the deficiency row of the FCS workbook. Rows assigned to "Multiple" or "Site" carry a college-average proxy BCS of 261, which is the prior (2023) cycle's GSF-weighted college score, not the 2025 value of 277. Excluded rows carry no budget estimate; the 2027 budget summary notes the college is to select a funding option for them.*

## Distribution Observations

The Main Campus carries 25 of the 32 deficiencies and $8,555,000 of the $10,648,000 in estimated cost; the Clarkston Campus carries 7 deficiencies and $2,093,000, five of them in the Clarkston Child Care Center, plus the Clarkston Main Building windows and the Health Science chiller. The Main Building alone carries 7 deficiencies ($3,629,000). HVAC is the most numerous system category (9 items, $3,865,000) and exterior closure the largest by dollars ($4,431,000 across 6 items). The deferred backlog concentrates in four buildings — Dietrich, the Main Building, Clarkston Main, and Health Science/Performing Arts — which hold $6,191,000 of the $7,992,000 (77%). The six included projects are cleanly separated from the deferred set on score: every included item scored 81–92, while the highest deferred item scored 70.

# 4.2 Findings detail

The finding and recommended action for each deficiency are reproduced verbatim from the 2025 FCS workbook, in the same ranked order as the summary table.

## D01 — Fire alarm panel, Main Building (Main Campus)

**Image:** Link

**Score:** 92 | **Building condition:** 314 | **Budget estimate:** $225,000

**Status:** Included in 2027 budget request

**System:** D40 Fire Protection | **Location:** Electrical

**Deferability:** Immediate

**Priority 1:** Health/Safety (0.5) | **Priority 2:** Facility Use (0.5)

### Problem Description

The main fire alarm control panel in Building D is original to the Main Building and has reached the end of its service life. This panel provides central fire alarm control for Building D and serves as the communication and signal hub for the Recreation Center, Childcare Center, the dome, and other buildings on the same loop. The controls and internal relays are outdated and near obsolescence, with limited manufacturer support and scarce replacement parts. The aging hardware increases the risk of nuisance alarms, loss of alarm supervision, and failure to transmit alarm and trouble signals for multiple buildings that depend on this panel. Because this unit is a single point of failure for several occupied facilities, continued operation in its current condition creates a life safety risk and constrains future modifications or expansions of the campus fire alarm network.

### Repair Description

Replace the existing main fire alarm control panel in Building D with a new addressable fire alarm system, including the central panel, annunciators, power supplies, and all associated relays and interfaces serving the connected buildings. Reconnect and test all existing initiating devices, notification appliances, and control functions, and commission the upgraded system with the fire marshal to confirm full and code-compliant operation.

## D02 — Fire alarm panel, Vocational Technical (Main Campus)

**Image:** Link

**Score:** 92 | **Building condition:** 336 | **Budget estimate:** $124,000

**Status:** Included in 2027 budget request

**System:** D40 Fire Protection | **Location:** Electrical

**Deferability:** Immediate

**Priority 1:** Health/Safety (0.5) | **Priority 2:** Facility Use (0.5)

### Problem Description

Vocational Technical (200-J) is a large tilt-up concrete and CMU vocational building with EIFS cladding and extensive Auto and Welding shop areas that store and use hazardous materials. The 2023 Facility Condition Survey notes that the building relies on portable extinguishers and signed egress routes and has no sprinkler

protection, even though high-hazard activities take place in these labs. In this context, dependable fire detection and occupant notification are critical for life safety, worker protection, and code alignment across the 55,800 SF vocational complex.

The existing fire alarm control panel, field relays, and head units (initiating and notification devices) that serve Vocational Technical (200-J) are obsolete and have been identified by the college for full replacement. Aging hardware, limited parts availability, and outdated relay logic increase the risk of nuisance alarms, missed trouble conditions, or outright failure during an actual event. A failed or offline panel would leave the building without reliable, supervised detection and notification, which is an unacceptable risk in lab and shop spaces that contain flammable liquids, combustible dust, and welding operations. Replacement of the panel, associated relays, and head units is needed to restore a robust, maintainable fire alarm system and align this building with current campus life-safety standards.

### Repair Description

Replace the existing fire alarm control panel, all associated field relays, and detection/notification head units serving Vocational Technical (200-J) with a new addressable, code-compliant system integrated into the campus fire alarm monitoring network. Provide new power supplies and raceways as required, coordinate shutdowns and testing with shop operations, and complete full system testing, commissioning, and updated as-built documentation.

## D03 — Rooftop unit, Main Building (Main Campus)

**Image:** Link

**Score:** 87 | **Building condition:** 314 | **Budget estimate:** $1,114,000

**Status:** Included in 2027 budget request

**System:** D30 HVAC | **Location:** Mechanical

**Deferability:** Immediate

**Priority 1:** Health/Safety (0.75) | **Priority 2:** Increased Operating Cost (0.25)

### Problem Description

Supply Fan 5 is original to the 1974 portion of the building and has reached the end of its service life. It serves the kitchen make-up air and is part of a multi-biennium sequence of AHU/supply-fan replacements on campus. The existing fan's age and obsolescence create reliability risk, parts scarcity, and declining performance. For a kitchen, inadequate make-up air disrupts pressure balance and hood capture, causing negative building pressure, odor and grease migration, comfort complaints, and potential back-draft issues at combustion appliances. The motor control/VFD for this fan is being replaced in the current biennium and is not in scope for the fan replacement. Unit 4 (a larger system) was recently estimated at ~$822,000, indicating the scale and access intensity typical of these replacements.`

### Repair Description

Replace Supply Fan 5 serving the kitchen, including fan wheel and housing, motor, base, vibration isolation, flexible duct connections, sensors/safeties, and required curb/structural attachments; reuse the new motor control/VFD installed this biennium. Reconnect to existing ductwork and DDC, perform TAB to meet design airflow and restore correct make-up-to-exhaust balance at the kitchen hoods, and verify alarms and sequences.

# D04 — Elevator, Main Building (Main Campus)

**Image:** Link

**Score:** 82 | **Building condition:** 314 | **Budget estimate:** $380,000

**Status:** Included in 2027 budget request

**System:** D10 Vertical Transportation | **Location:** Culinary

**Deferability:** Immediate

**Priority 1:** Facility Use (1)

### Problem Description

The 2-stop elevator serving the culinary area in Main Building (200-D) is original 1974 equipment and has reached the end of its service life. The unit has outdated controls and no emergency communication device in the cab, which does not meet current elevator and accessibility expectations for two-way communication during an entrapment. The hoist motor is at the end of its useful life and presents a growing risk of failure and extended outage. Because this elevator supports vertical circulation for culinary instruction spaces, loss of service would interrupt the accessible route for students, staff, and visitors with mobility impairments and could disrupt program operations. Given the age of the machine, obsolete controls, lack of communication equipment, and critical role for accessibility, partial repair is not a durable solution; the system requires full modernization or replacement.

### Repair Description

Replace the existing elevator serving the culinary area of Main Building (200-D), including machine, controller, door operators, car, hoistway equipment, fixtures, and all associated wiring, and provide a new code-compliant two-way communication system. Commission the new elevator and verify reliable operation and accessible-route performance under campus elevator and life-safety standards.

# D05 — Sidewalk, Site (Main Campus)

**Image:** Link

**Score:** 81 | **Building condition:** 261 | **Budget estimate:** $794,000

**Status:** Included in 2027 budget request

**System:** G20 Site Improvements | **Location:** Multiple

**Deferability:** Immediate

**Priority 1:** Facility Use (1)

### Problem Description

Concrete sidewalks across campus show heaving and settlement, with panels moving relative to each other and to adjacent curbs. This movement has created uneven surfaces, vertical offsets at joints, and broken edges that form trip hazards along primary pedestrian routes. Areas of settlement hold water, which increases surface deterioration and creates slip and trip risk when wet or frozen. The extent of distress requires repair or replacement of roughly 20,000 sf of exterior flatwork to restore safe, accessible walking routes between campus buildings.

### Repair Description

Repair campus sidewalks by removing and replacing roughly 20,000 sf of heaved or settled concrete panels, rebuilding subgrade as needed, and re-establishing proper slopes, joints, and flush transitions. Restore accessible routes by eliminating trip edges and ponding areas so walking surfaces are stable, slip-resistant, and compliant with campus accessibility expectations.

## D06 — Curb, Child Care Center (Main Campus)

**Image:** Link

**Score:** 81 | **Building condition:** 246 | **Budget estimate:** $19,000

**Status:** Included in 2027 budget request

**System:** G20 Site Improvements | **Location:** Main entrance

**Deferability:** Immediate

**Priority 1:** Facility Use (1)

### Problem Description

The Child Care Center (Building K) main entrance sits behind a raised curb and sidewalk with no curb cut or curb ramp connecting the drive/parking area to the entry doors. Caregivers, children, and staff approaching from vehicles, accessible parking, or a drop-off zone must step up over the curb or detour to find a ramp elsewhere, which breaks the accessible route to this program. The building is a light-construction, slab-on-grade facility from 1989, and site assessments for the main campus note that paving and walkways need maintenance, which aligns with observed gaps in the accessible network around key program entries. The lack of a ramp at the childcare entrance creates a physical barrier for wheelchair users, people with mobility devices, and adults pushing strollers, and it increases fall risk at a high-traffic door used by young children. This condition represents an accessibility deficiency for a primary program space and complicates emergency evacuation and daily operations.

### Repair Description

Repair the entrance approach by cutting the existing curb and sidewalk and constructing an ADA-compliant curb ramp aligned with the primary childcare entry, including detectable warning surfaces and compliant slopes and clear widths from the drive/parking area to the doors. Adjust adjacent loading zone striping and surface grades as needed so the new ramp ties the drop-off area into a continuous, drained, and code-compliant accessible route to the Child Care Center.

## D07 — Chiller, Clarkston Health Science (Clarkston Campus)

**Image:** Link

**Score:** 70 | **Building condition:** 167 | **Budget estimate:** $376,000

**Status:** Deferred — below budget threshold cutoff (2027 budget summary)

**System:** D30 HVAC | **Location:** Mechanical yard

**Deferability:** Immediate

**Priority 1:** Facility Use (0.75) | **Priority 2:** Increased Operating Cost (0.25)

### Problem Description

The air-cooled chiller serving the Clarkston Health Science (Nursing, CHS) building is original to the 2007 construction and uses R-22 refrigerant, which is now obsolete and difficult to source. As a result, any future refrigerant leaks or major component failures will be costly to address and may leave the building without cooling for extended periods. The Nursing Building is one of the most heavily used facilities on the Clarkston campus, so loss of cooling would disrupt instruction, lab functions, and equipment that depend on stable indoor temperatures. Domestic water heaters in the same building are also mid-2000s vintage, which confirms that the mechanical systems in this facility are now approaching two decades of service life and are at increased risk of age-related failure.

### Repair Description

Replace the original R-22 chiller serving the Clarkston Health Science (Nursing, CHS) building with a new high-efficiency chiller using a current refrigerant, including associated controls, valving, and piping as needed. Commission the replacement chiller and verify it maintains required cooling conditions for nursing labs, classrooms, and support spaces under design summer loads.

## D08 — Boilers, Health Sci/Performing Art (Main Campus)

**Image:** Link

**Score:** 70 | **Building condition:** 158 | **Budget estimate:** $199,000

**Status:** Deferred — below budget threshold cutoff (2027 budget summary)

**System:** D30 HVAC | **Location:** Mechanical

**Deferability:** Immediate

**Priority 1:** Facility Use (0.75) | **Priority 2:** Increased Operating Cost (0.25)

### Problem Description

The Health Sci/Performing Art Building (Building E) uses DX cooling with air-cooled condensers, air-handling units with VAV terminals, and hot-water boilers for space heating, per the 2023 Facility Condition Survey. The nursing mechanical room contains two Bryan gas-fired hot-water boilers installed in 2006 that now require frequent repair, indicating age-related deterioration of internal components and controls and rising risk of unplanned failure during the heating season. Circulation pumps are mounted above the boilers inside the mechanical space, so any pump or piping leak discharges directly onto boiler casings, burners, and electrical enclosures, which accelerates corrosion and increases the chance of a sudden outage. Distribution pumps located outside the mechanical space can serve the heating loop without the in-room pumps, so the existing pump arrangement inside the boiler room now represents avoidable complexity and leak risk rather than needed redundancy. Failure of this boiler plant would interrupt heating to the nursing spaces served by the system and disrupt instruction in this vocational program area.

### Repair Description

Replace the two existing Bryan hot-water boilers serving the nursing wing in Building E and remove the in-room circulation pumps, re-piping the system to rely on the existing distribution pumps outside the mechanical space. Reconnect and commission the heating-water loop to restore reliable heating service and eliminate the leak risk from pumps mounted above the boilers.

## D09 — Siding, Clk Child Care Center (Clarkston Campus)

**Image:** Link

**Score:** 66 | **Building condition:** 443 | **Budget estimate:** $134,000

**Status:** Deferred — below budget threshold cutoff (2027 budget summary)

**System:** B20 Exterior Closure | **Location:** Exterior

**Deferability:** Immediate

**Priority 1:** Health/Safety (0.25) | **Priority 2:** Increased Repair/Replacement Cost (0.75)

### Problem Description

The exterior wood lap siding on the Tender Care East childcare building is original to the structure and shows widespread rot along the boards and at joints. The existing profile appears to be 10-in lap boards, many of which are decayed through the face and edges, with soft, punky wood that no longer holds fasteners or paint. Long-term wetting of the cladding, combined with aging coatings and end-grain moisture wicking, has broken down the wood fibers and opened gaps in the envelope. With this level of decay across the field of the walls, the siding no longer sheds water, and the wall assembly is at increased risk for bulk water intrusion into sheathing, framing, and interior finishes. For an actively used childcare program, this raises concerns about interior damage, mold risk, and unplanned outages for envelope repairs.

### Repair Description

Replace all exterior wood lap siding and associated trim on the Tender Care East childcare building down to sound substrate, including removal of all existing 10-in lap boards. Install new code-compliant cladding with a continuous weather-resistive barrier, flashings, trim, and sealants integrated with existing windows, doors, and penetrations to restore a durable, watertight exterior envelope.

## D10 — Outside of entrances, Multiple (Main Campus)

**Image: Link**

**Score:** 66 | **Building condition:** 261 | **Budget estimate:** $58,000

**Status:** Deferred — below budget threshold cutoff (2027 budget summary)

**System:** F10 Special Construction | **Location:** Multiple

**Deferability:** Immediate

**Priority 1:** Facility Use (0.75) | **Priority 2:** Quality of Use (0.25)

### Problem Description

Across the main and Clarkston campuses, automatic ADA door actuators serve primary entrances and key interior doors in buildings that range in age from the 1950s through 2020. The current group of about 10 actuators and controllers is in mixed condition, with worn components and damaged covers that reflect years of use and spot repairs. This inconsistent condition reduces confidence that powered operation is available at all designated accessible doors and creates barriers for students, staff, and visitors who depend on push-button door assist for independent access. Standardizing on vertical bar actuators that extend 36 inches in height improves accessibility because users can activate doors with a hand, forearm, or foot, and it simplifies future maintenance and parts support across campuses.

### Repair Description

Replace about 10 existing ADA door actuators and controllers across campus with new heavy-duty vertical bar units that extend 36 inches in height and can be operated by hand or foot. Coordinate power and control

wiring, mounting heights, signage, and closer settings at each affected door, then function-test doors and actuators so accessible routes meet current ADA operable-parts and door-hardware requirements.

## D11 — Terminal boxes, Main Building (Main Campus)

**Image:** Link

**Score:** 62 | **Building condition:** 314 | **Budget estimate:** $944,000

**Status:** Deferred — below budget threshold cutoff (2027 budget summary)

**System:** D30 HVAC | **Location:** Ceiling plenum

**Deferability:** Immediate

**Priority 1:** Facility Use (0.5) | **Priority 2:** Increased Operating Cost (0.5)

### Problem Description

Main Building (200-D) on main campus is a 226,348 GSF multi-use facility constructed in 1974 and remodeled in 2010. The building's D30 HVAC system uses rooftop units 1, 3, 4, and 5 to feed roughly 110 terminal boxes that provide zone-level control of supply air throughout Building D. These boxes are the final control devices for temperature, airflow, and ventilation at the room and corridor level, so their condition and control packages govern how well upstream air-handling and rooftop equipment can serve occupied spaces. The 2023 Facility Condition Survey already identifies degraded air handlers and unreliable HVAC controls on this building as capital repair needs, which means upstream equipment is scheduled for reconditioning and renewal. If the terminal boxes remain in place while air handlers, rooftop units, and controls are upgraded, a large portion of the air-side system will still rely on older zone devices, and the building will continue to face risk of poor temperature control, uneven ventilation, and inefficient operation at the zone level.

A phased replacement program for the terminal boxes in Building D is needed so this large multi-use facility can stay in service while HVAC systems are renewed. The recommended approach is to replace terminal boxes in groups associated with rooftop units: complete the boxes served by RTU-1 first, then those tied to RTU-3 and RTU-4, and last the boxes connected to RTU-5, sequencing work in that order. This sequence aligns replacement with how the air system is organized, allows terminal-level work to track with other rooftop and control upgrades, and keeps shutdowns and testing limited to defined zones rather than the entire building.

### Repair Description

Replace terminal boxes in Main Building D in a phased program, starting with all boxes served by rooftop unit 1, then those served by rooftop units 3 and 4, and then those served by rooftop unit 5, for a total of approximately 110 boxes. Replacement scope should include new terminal boxes with modern control valves, actuators, and sensors; integration with the campus DDC system; and testing, balancing, and commissioning of each affected zone to confirm stable temperature control, adequate ventilation, and coordinated operation with the rooftop units.

## D12 — Valve, Main Building (Main Campus)

**Image:** Link

**Score:** 62 | **Building condition:** 314 | **Budget estimate:** $19,000

**Status:** Deferred — below budget threshold cutoff (2027 budget summary)

**System:** D30 HVAC | **Location:** Mechanical

**Deferability:** Immediate

**Priority 1:** System Use (1)

### Problem Description

The main heating hot-water isolation valve in the Main Building is a Victaulic valve that isolates 180°F supply water to the air handlers and the fire-system interface. This valve serves as a single global shutoff for the building, so its failure would affect both HVAC operation and the fire-related devices tied to this loop. The valve is at the end of its service life and has an elevated risk of leakage or mechanical failure at the body, stem, or connections as internal components age under continuous 180°F service. If the valve fails in an uncontrolled open condition, it can send 180°F water into downstream units that are set to trip fire alarms when water temperatures exceed about 130°F, which would cause nuisance fire alarms across this area of the building and trigger unnecessary emergency response and operational disruption. If the valve fails in a closed or restricted position, it would interrupt heating hot-water service to the air handlers and disable the hot-water supply needed for the fire-system interface, creating a buildingwide outage tied to a single component. The combination of end-of-life condition and single-point-of-failure configuration creates an unacceptable reliability and life-safety risk for the Main Building.

### Repair Description

Replace the existing hot-water isolation valve with a new industrial-grade Victaulic-type valve rated for continuous 180°F service on the main heating hot-water header serving the air handlers and fire-system interface, and add a redundant isolation valve in parallel so that failure of one valve does not shut down the building. Test the new valves under full operating temperature and pressure and verify that valve failure can no longer cause nuisance fire-alarm trips or a buildingwide loss of hot-water service.

## D13 — Roof, Multiple (Main Campus)

**Image:** Link

**Score:** 62 | **Building condition:** 261 | **Budget estimate:** —

**Status:** Excluded — college to select funding option (2027 budget summary)

**System:** B30 Roofing | **Location:** Multiple

**Deferability:** Immediate

**Priority 1:** Health/Safety (0.25) | **Priority 2:** Increased Repair/Replacement Cost (0.75)

### Problem Description

The Health Sci/Performing Art (Building E), Health Ed (Building H), Vocational Technical (Building J), and Water Environmental Sci (Building R) buildings use aging low-slope roofing systems that now require targeted repair rather than wholesale replacement. The college reports active and historical roof leaks in select areas on these buildings, along with localized deficiencies typical of end-of-life roof assemblies, including worn membranes, weathered flashings, and prior patching at penetrations and terminations. When water bypasses the roof membrane at these points, it can saturate underlying insulation and decking, reduce thermal performance, and drive concealed moisture into framing cavities and interior finishes, which increases the risk of staining, mold growth, and corrosion at fasteners and steel members. Deferred maintenance on these roofs also allows debris, biological growth, and fine sediment to accumulate at drains, scuppers, and low points, which slows drainage and prolongs wetting at seams, further accelerating membrane and flashing deterioration over freeze–thaw and thermal cycling. Because these four buildings

house health education, vocational arts, and specialized lab programs, continued roof leaks pose an ongoing risk to instructional spaces, equipment, and interior finishes if spot repairs and reconditioning are not completed in a timely and coordinated way across the affected roofs. This project is intended as a multi-building spot repair and reconditioning program that will allow the college to direct work to the worst roof areas on Buildings E, H, J, and R at the time of funding.

### Repair Description

Repair and recondition prioritized roof areas on Buildings E, H, J, and R by cleaning the roof surfaces, clearing drains and scuppers, performing detailed condition assessments, and patching or reinforcing aging membrane and flashing assemblies, including replacement of failed sealants and localized wet insulation or damaged substrate as needed to restore watertightness. Complete the work as a single, campus-wide spot-repair program with the college directing final scope and building priorities at funding, and confirm acceptance through leak history review and targeted water testing of repaired areas.

## D14 — Roof, Health Sci/Performing Art (Main Campus)

**Image:** Link

**Score:** 61 | **Building condition:** 158 | **Budget estimate:** $180,000

**Status:** Deferred — below budget threshold cutoff (2027 budget summary)

**System:** B30 Roofing | **Location:** Roof

**Deferability:** Immediate

**Priority 1:** Health/Safety (0.25) | **Priority 2:** Increased Repair/Replacement Cost (0.75)

### Problem Description

The Health Sci/Performing Art Building (200-E, Nursing), constructed in 2007 with a single-ply TPO roof membrane, now shows surface wear and biological growth that indicate early system failure. The membrane surface has a distinct exposed texture, consistent with loss of the top coating and telegraphing of the reinforcement layer noted as a single-ply coated system in the 2023 condition survey. Heavy moss covers significant roof areas around and beneath the solar panel array. Moss growth traps moisture against the membrane, slows drying, and increases freeze–thaw and UV degradation at the field and seams. Shaded zones under and between solar racks hold organic debris and water at penetrations, which increases risk of seam separation, fastener corrosion, and leaks that are hard to trace because of limited access under the array. The combination of surface wear and persistent moss indicates the roof is moving out of the “water-tight, coated single-ply” condition described in 2023 and needs reconditioning to avoid more costly full replacement and disruption of nursing and performing arts programs.

### Repair Description

Repair and recondition the TPO roof by removing moss and debris, making localized membrane and flashing repairs, and installing a compatible roof coating system over the full nursing roof area to restore a continuous weathering surface. Coordinate temporary removal and reinstallation of solar panels, racking, and associated conduit to allow full access for cleaning, repairs, coating, and post-work inspection of all penetrations.

# D15 — Fire alarm panel, Clk Child Care Center (Clarkston Campus)

**Image:** Link

**Score:** 61 | **Building condition:** 443 | **Budget estimate:** $117,000

**Status:** Deferred — below budget threshold cutoff (2027 budget summary)

**System:** D40 Fire Protection | **Location:** Electrical

**Deferability:** Deferrable

**Priority 1:** Health/Safety (0.5) | **Priority 2:** Facility Use (0.5)

### Problem Description

The fire alarm control panel serving the Tender Care West childcare building was installed in 1992 and is beyond its typical service life for a life safety system. Replacement parts for this panel are no longer manufactured and are effectively unavailable, which makes failures difficult to correct and leaves the building at risk of extended periods without a reliable fire alarm. The head units on this system are also described as needing replacement, indicating that the field devices tied to this panel are obsolete and at end of life. For a childcare occupancy, this level of obsolescence increases the risk of undetected fire or delayed notification and can compromise code compliance and insurance requirements.

### Repair Description

Replace the 1992 fire alarm control panel and associated head units serving Tender Care West with a new code-compliant fire alarm system sized and zoned for the full building square footage. Provide new initiating and notification devices, wiring modifications as needed, full system testing, and coordination with the authority having jurisdiction and campus monitoring.

# D16 — Fiber lines, Site (Main Campus)

**Image: Link**

**Score:** 61 | **Building condition:** 261 | **Budget estimate:** $94,000

**Status:** Deferred — below budget threshold cutoff (2027 budget summary)

**System:** F10 Special Construction | **Location:** Multiple

**Deferability:** Immediate

**Priority 1:** System Use (1)

### Problem Description

Across the main campus, the college has an ongoing need to replace aging or undersized fiber lines that support data, voice, and building systems. Remaining legacy segments are difficult to maintain and are more prone to damage or failure, which increases the risk of network interruptions for instruction, administration, and life-safety related communications. The college intends to continue a phased replacement program, with final quantities and segment priorities defined from their current fiber map and condition assessment.

### Repair Description

Replace remaining obsolete or failing campus fiber lines and terminations across the main campus as identified by the college's IT and facilities staff. Coordinate routing, strand counts, and phased cutovers with the campus network plan to maintain service during the work.

# D17 — Fire alarm panel, Clk Child Care Center (Clarkston Campus)

**Image:** Link

**Score:** 61 | **Building condition:** 443 | **Budget estimate:** $50,000

**Status:** Deferred — below budget threshold cutoff (2027 budget summary)

**System:** D40 Fire Protection | **Location:** Electrical

**Deferability:** Deferrable

**Priority 1:** Health/Safety (0.5) | **Priority 2:** Facility Use (0.5)

### Problem Description

The fire alarm control panel serving the Tender Care East child care program in the Clk Child Care Center is at the end of its useful life and requires full replacement and redesign. The 2023 facility survey already flagged this 1975 wood-frame child care building for poor fire safety, noting missing extinguishers or exit signs in some areas and no functional alarm or sprinklers, with an overall condition of “Replace or Renovate.” Field observations now show that alarm notification heads and related devices are placed in closets rather than in corridors and occupied rooms, so coverage in egress paths and classrooms is incomplete and does not support reliable early warning for young children and staff. The existing panel and relay arrangement are outdated and not laid out to support modern supervised circuits, horn/strobe notification, or integration with campus monitoring, and replacement parts for this vintage equipment are difficult to source. The building already carries broader system deterioration and deferred maintenance across primary systems, so continued reliance on an obsolete fire alarm system increases life-safety risk in a high-vulnerability, high-occupancy program. These conditions require a new engineered fire alarm design that corrects device locations, adds visual notification, and brings the system to current practice for child care occupancies.

### Repair Description

Replace the existing fire alarm control panel, power supplies, relays, and all associated detection and notification devices in the Tender Care East child care building with a new, code-compliant, fully supervised system designed by a fire protection engineer. Reconfigure device locations out of closets and into corridors and occupied rooms, add horn/strobe coverage as required, and provide permitting, acceptance testing, and integration with campus monitoring to verify full, reliable operation.

# D18 — Glycol, Multiple (Main Campus)

**Image: Link**

**Score:** 61 | **Building condition:** 261 | **Budget estimate:** —

**Status:** Excluded — college to select funding option (2027 budget summary)

**System:** Facility / D40 Fire Protection | **Location:** Multiple

**Deferability:** Immediate

**Priority 1:** System Use (1)

### Problem Description

The fire sprinkler systems at both the Walla Walla and Clarkston campuses use glycol-filled antifreeze loops to protect piping in areas that are subject to freezing. The existing glycol charges have reached the end of their service life and need full replacement across multiple zones, and campus staff have identified the need but have not set final quantities by campus. Aging glycol solutions can separate, lose freeze protection, or become acidic, which raises the risk of frozen or leaking sprinkler piping and internal corrosion at fittings, valves, and branch lines. If these antifreeze loops do not perform as designed, sprinkler piping in cold areas can fail or remain blocked during a fire, which creates a life-safety risk and exposes the college to property damage and fire-code compliance concerns.

### Repair Description

Replace the glycol in all identified antifreeze portions of the fire protection systems at both the Walla Walla and Clarkston campuses, including draining and flushing each loop, refilling with a listed premixed antifreeze solution to the correct concentration, and testing for leaks and flow at each zone. The college to set final quantities and phasing by campus and by system priority, and document test results so that fire protection performance and compliance with current standards are restored.

## D19 — Overhead heaters, Multiple (Main Campus)

**Image:** Link

**Score:** 57 | **Building condition:** 261 | **Budget estimate:** $211,000

**Status:** Deferred — below budget threshold cutoff (2027 budget summary)

**System:** D30 HVAC | **Location:** Multiple

**Deferability:** Immediate

**Priority 1:** Facility Use (0.25) | **Priority 2:** Increased Repair/Replacement Cost (0.75)

### Problem Description

The college has multiple outbuildings with large overhead doors that are heated with suspended gas-fired unit heaters and gas-fired radiant tube heaters. These heaters are at the end of their service life after long use in dusty shop and vehicle bays and no longer provide reliable, efficient heat. Aging burners, controls, and heat exchangers increase the risk of nuisance shutdowns, incomplete combustion, and unplanned outages during the heating season. When combined with leaky overhead doors and frequent door cycling, the worn heaters struggle to keep interior conditions above target temperatures, drive up gas consumption, and raise freeze risk for tools, stored materials, and equipment. A planned, building-by-building renewal program that coordinates heater upgrades with overhead door replacement is needed to restore dependable shop heating, maintain safe combustion and venting, and reduce operating and maintenance burden.

### Repair Description

Replace gas-fired unit heaters and radiant tube heaters in the campus outbuildings on a phased basis, one building per biennium. Coordinate heater replacement in each building with the overhead garage door replacement project, including new combustion air provisions, venting, gas piping adjustments, and controls to restore safe and efficient shop heating.

## D20 — Overhead door, Multiple (Main Campus)

**Image:** Link

**Score:** 57 | **Building condition:** 261 | **Budget estimate:** $120,000

**Status:** Deferred — below budget threshold cutoff (2027 budget summary)

**System:** B20 Exterior Closure | **Location:** Multiple

**Deferability:** Immediate

**Priority 1:** Facility Use (0.25) | **Priority 2:** Increased Repair/Replacement Cost (0.75)

### Problem Description

Multiple campus outbuildings use aging sectional overhead doors that bind, leak air, and no longer seal at jambs and sills. Springs, rollers, and tracks show wear; panel corrosion and deformed bottom rails are common in shop bays exposed to wind, dust, and vehicle traffic. Failed perimeter weather-stripping and misaligned guides increase infiltration and heat loss, undermining shop heating performance and raising operating costs. Obsolete operators and safety devices (limits, photo-eyes) present reliability and safety risk. The condition is most acute in ag and trades clusters; phasing by building is appropriate and should be coordinated with shop-heater replacement already identified as a campus need to avoid rework and to capture efficiency gains.

### Repair Description

Replace overhead doors and operators one building per biennium: insulated sectional steel doors with new tracks, torsion springs, weather-seals, wind-rated hardware, and code-compliant safety controls; include power and low-voltage interlocks. Coordinate with shop-heater replacements and complete balance/functional checks so bays are weather-tight and doors operate smoothly without binding.

## D21 — Water heaters, Multiple (Main Campus)

**Image: Link**

**Score:** 56 | **Building condition:** 261 | **Budget estimate:** $93,000

**Status:** Deferred — below budget threshold cutoff (2027 budget summary)

**System:** D20 Plumbing | **Location:** Multiple

**Deferability:** Immediate

**Priority 1:** Health/Safety (0.25) | **Priority 2:** Increased Operating Cost (0.75)

### Problem Description

The college inventory identifies 15 domestic water heaters on the main and Clarkston campuses that will be more than 20 years old by the 2027–29 biennium, with installation dates ranging from 1979 through 2007. Units include small point-of-use tanks and 50–120 gallon storage heaters in Auto Tech, EV, Parent Child, Tech, Ag Diesel M, Farrier N, John Deere, and Health Science on the main campus, plus Nursing, Fitness Center, Tendercare West, and Tendercare East on the Clarkston campus. Several heaters in Auto Tech, the Tech building, and the Clarkston Fitness Center date from 1979–1989 and will approach 40–50 years in service during the planning period, far beyond the 15–20 year design life of glass-lined steel storage tanks. At this age, tank linings and anodes are near exhaustion, internal corrosion and sediment buildup increase the risk of sudden leakage or rupture, and older gas-fired units no longer match current combustion efficiency expectations. The scattered locations and mix of vintages across teaching labs, childcare spaces, health education, and fitness programs create a campus-wide pattern of aging domestic hot water equipment that increases the risk of unplanned outages, water damage, and service disruption if

replacements are deferred. A phased replacement strategy is needed so the college can address the most over-age and high-risk heaters in the 2027–29 biennium and then roll remaining units into future cycles.

### Repair Description

Replace a minimum of five domestic water heaters in the 2027–29 biennium, starting with the oldest units identified in the college inventory, then continue phased replacement of the remaining over-age heaters in subsequent biennia. Match new heaters to load, fuel, and venting requirements in each building, and include associated valves, seismic restraints, and controls so each installation is code-compliant and ready for long-term service.

## D22 — Windows, Clk Child Care Center (Clarkston Campus)

**Image:** Link

**Score:** 55 | **Building condition:** 443 | **Budget estimate:** $107,000

**Status:** Deferred — below budget threshold cutoff (2027 budget summary)

**System:** B20 Exterior Closure | **Location:** Exterior

**Deferability:** Immediate

**Priority 1:** Facility Use (0.25) | **Priority 2:** Increased Operating Cost (0.75)

### Problem Description

The Tender Care East building (Clk Child Care Center, 200-PCC) on the Clarkston Campus is a small, light-frame child care facility with original single-glazed residential-grade windows in a one-story, house-type structure. Field observation notes approximately 36 window units serving the spaces; all are single pane with visible mineral buildup across many lites, indicating repeated wetting and drying on the glass and frames. The 2023 facility condition survey rates the building's heat-loss performance poorly, documenting no insulation in the envelope and single glazing at the windows, with an overall recommendation to replace or renovate the facility. The combination of uninsulated walls and single-glazed residential windows drives high heat loss, cold interior glass surfaces, and condensation at frames and sills, which aligns with the observed deposits and accelerates paint and trim deterioration in a child-occupied setting. The building shell includes wood siding over light framing, which offers limited durability and reinforces that the windows and exterior closure were built to residential rather than institutional standards.

### Repair Description

Replace the existing single-pane residential-grade windows at Tender Care East with new commercial-grade, thermally broken insulated glazing units in the existing openings, including frames, sashes, interior/exterior trim, and integrated air- and water-sealing. Repair adjacent finishes and tie into the existing weather-resistive barrier so the upgraded window system provides durable, low-leakage, code-compliant thermal performance suitable for childcare use.

## D23 — Windows, Main Building (Main Campus)

**Image:** Link

**Score:** 52 | **Building condition:** 314 | **Budget estimate:** $789,000

**Status:** Deferred — below budget threshold cutoff (2027 budget summary)

**System:** B20 Exterior Closure | **Location:** Exterior

**Deferability:** Immediate

**Priority 1:** Facility Use (0.25) | **Priority 2:** Increased Operating Cost (0.75)

### Problem Description

The Main Building (Building D) has a mix of aging window systems that include double-glazed units with failed gaskets and older single-glazed windows. Failed gaskets at the double-glazed units allow air and moisture at the frame perimeter and compromise the insulating glass seal, which reduces thermal performance and increases the risk of condensation at interior frame surfaces. The single-glazed units provide poor insulation and cold interior surfaces, which drive drafts, temperature swings near the exterior walls, and higher heating and cooling loads for this large building. Because the building has multiple additions and construction dates, glazing condition and type vary by area, and some zones will warrant earlier replacement based on deterioration and use. A single, one-time replacement project for all windows would be a large effort; a planned, phased approach is more suitable for this building.

### Repair Description

Replace the existing single-glazed and failed double-glazed window assemblies in phases, targeting roughly 20% of the total glazing area per biennium, with specific elevations and zones prioritized by the college at the time of funding. Install new thermally improved double-glazed window systems with continuous gaskets, sealants, and flashing to restore durable, water-tight, and energy-efficient exterior closure.

## D24 — Envelope, Dietrich Activity Center (Main Campus)

**Image:** Link

**Score:** 51 | **Building condition:** 248 | **Budget estimate:** $2,064,000

**Status:** Deferred — below budget threshold cutoff (2027 budget summary)

**System:** B20 Exterior Closure | **Location:** Exterior

**Deferability:** Immediate

**Priority 1:** Facility Use (0.25) | **Priority 2:** Increased Operating Cost (0.75)

### Problem Description

The Dietrich Activity Center is a Temcor dome clad with anodized aluminum panels over fiberglass insulation and a vinyl-faced interior scrim that encloses sport courts with concrete and vented wood floors. Constructed in 1977 on the south side of the main campus.

Repeated water intrusion now affects the envelope: interior plastic scrim panels show staining and mineral scale that align with dome joint locations overhead, and the college reports water on the wood sports floor; efflorescence, cracking, and staining are present in the concrete of the entry tunnels and adjacent walls at the earth-covered entrances. These conditions confirm active leakage paths through the dome joints, gutters, curtain wall spandrel panels, and below-grade stem wall waterproofing.

On the dome, the primary leakage paths occur at gusset plate connections and panel joints. The dome framing uses repeating “3-joints” at spatial truss brace corners (about 660 at the roof plus about 60 at the base) and “6-joints” at valleys where six roof planes converge (about 330 locations). At many 3-joints, there are visible gaps between gusset plates and the roof panels at the upslope side, which form direct water entry points as water flows down the dome surface. Sealant at the 6-joints is dry, cracked, and at the end of service life, with holes and pockets in the sealant mass at locations that act as low points for adjacent

panels, which increases the risk of ponding and penetration. Abrasion of the anodized coating around bolt heads from previous sealant work has exposed bare metal, and sealant placement around the gusset plates is irregular, which both weakens the protective coating system and disrupts the intended seal geometry. Biological growth and soiling at panel-to-gusset interfaces obscure fine failures and indicate long-term moisture retention at these critical joints. Together, these conditions allow bulk water to bypass localized joint sealants, collect at 6-joints, and then move into the insulation layer and interior scrim.

Below the dome, painted steel gutters run around the perimeter and collect runoff from the bent bottom edges of the dome panels, discharging to drains at six equally spaced mechanical pods. The paint on these steel gutters has reached the end of its service life, with worn coating and visible rust in many areas, and debris accumulates near drains, which restricts flow and keeps gutter sections wet. Gaps between panel edges and the gutters, together with failed sealant at gutter fasteners, create back-flow paths where water can migrate behind the gutter line instead of discharging to the storm system. Continued wetting of unprotected steel and adjacent interfaces drives corrosion and increases the chance of future leakage at the gutter-to-wall interface.

At the perimeter curtain wall tucked under the gutters, with a mix of vision glazing and cementitious spandrel panels, sealant at panel perimeters is at the end of service life, with missing segments and open joints. Spandrel panels and the aluminum flashing below contain unused or oversized penetrations left by prior work, without tight collars or proper closure, leaving open holes and annular gaps through the cladding. These defects allow wind-driven rain to bypass the glazing gasket and spandrel sealant line, enter the wall assembly, and track down to sill conditions and tunnel interfaces where staining and interior damage have already occurred.

At and below grade, the concrete stem wall and earth-covered entry tunnels rely on fluid-applied dampproofing on vertical faces and EPDM membrane on horizontal tunnel surfaces, but the current system lacks a continuous, durable tie from dome perimeter flashing down to below-grade waterproofing. Dampproofing daylights near the top of the foundation walls and is worn away where it meets the dome, and the EPDM membrane at the entry tunnels is damaged in several areas that align with interior moisture and staining at the recessed can lights and tunnel ceilings. Sealant at termination bars along the EPDM has reached the end of its service life, so water can bypass the terminations and move through cracks in the concrete lids and walls. This discontinuous waterproofing transition allows lateral moisture movement through the concrete stem walls into the entries and interior finishes and contributes to the observed efflorescence and leak evidence around tunnel entrances. Over time, this pattern of wetting increases freeze–thaw stress in the concrete, accelerates corrosion of embedded metals and steel components at the base of the dome, and threatens long-term performance of the vented wood sports floor and the ability to keep the facility in service for athletics and campus events.

### Repair Description

Repair the Dietrich Activity Center envelope by cleaning and preparing the anodized aluminum dome surfaces, then reconditioning all dome joints with continuous fillet sealant at each gusset plate, replacement of failed sealant at panel butt joints, and installation of reinforced PMMA membrane assemblies at all valley 6-joints based on field-verified joint counts and approved mockups. Repair gutters, curtain wall, and stem wall waterproofing by removing corrosion and debris and recoating with epoxy mastic and new sealant at laps and fasteners, wet sealing curtain wall and spandrel perimeters and penetrations with collars and patched spandrels, and removing and replacing damaged EPDM and dampproofing at entry tunnels and perimeter walls to create a continuous waterproof transition from dome flashing to below-grade concrete. See report on this structure for complete details.

# D25 — Windows, Clarkston Main Building (Clarkston Campus)

**Image:** Link

**Score:** 51 | **Building condition:** 206 | **Budget estimate:** $1,217,000

**Status:** Deferred — below budget threshold cutoff (2027 budget summary)

**System:** B20 Exterior Closure | **Location:** Main building

**Deferability:** Immediate

**Priority 1:** Facility Use (0.25) | **Priority 2:** Increased Operating Cost (0.75)

### Problem Description

The Clarkston Main Building, constructed in 1988, still uses its original exterior windows at the ground floor and clerestory. Most units are double-pane insulating glass, and many seals have failed, allowing moisture to enter the air space between panes where it condenses and leaves mineral deposits. This trapped water and mineral buildup clouds the glass, reduces visibility through the windows, and signals loss of insulating performance at the glazing. About 150 ground-floor windows, each about 30 in by 30 in, are affected and form a practical first phase for replacement. Above, the clerestory and second-level window band totals an estimated 3,000 SF of glazing with similar age and seal degradation, and these units are harder to access for cleaning or repair. Failed insulating glass seals and aging perimeter sealants increase air and water leakage around the frames, which leads to drafts, localized water damage at sills, and higher heating and cooling loads. Together, the clouded glazing, reduced thermal performance, and aging hardware indicate that this original 1988 window system is past its service life and no longer supports visual comfort, envelope performance, or long-term reliability.

### Repair Description

Replace the original exterior windows in the Clarkston Main Building, including about 150 ground-floor units (30 in by 30 in) as one phase and the estimated 3,000 SF of clerestory and second-level glazing as a distinct phase. Replace complete window assemblies with new insulated glazing and frames with thermal breaks, install new perimeter sealants and integral flashing with drainage, and restore clear visibility, stable interior conditions, and a watertight envelope.

# D26 — Condensing units, Health Sci/Performing Art (Main Campus)

**Image:** Link

**Score:** 51 | **Building condition:** 158 | **Budget estimate:** $503,000

**Status:** Deferred — below budget threshold cutoff (2027 budget summary)

**System:** D30 HVAC | **Location:** Mechanical

**Deferability:** Immediate

**Priority 1:** System Use (0.25) | **Priority 2:** Increased Repair/Replacement Cost (0.75)

### Problem Description

Health Sci/Performing Art (Building E) is a 2007, 36,164 SF vocational arts and nursing facility served by perimeter-mounted air-cooled condensing units. Two existing condensing units serving the nursing area use R-22 refrigerant and are at the end of their expected service life. The 2023 Facility Condition Survey notes that the condensing unit for AHU 1 at nursing has a leak in the coils and requires increasingly frequent

repairs, with age and wear identified as the primary cause and an estimated remaining life of about 5 years versus a 20-year expected life. A leaking R-22 coil forces the unit to operate undercharged, which stresses compressors, reduces cooling capacity, and increases energy use while requiring repeated refrigerant handling. Because R-22 has been phased out and is only available as reclaimed product at higher cost, any additional leaks will be difficult and expensive to repair, and a major failure could leave nursing classrooms and labs without reliable cooling and dehumidification during the occupied season.

### Repair Description

Replace the two existing R-22 condensing units serving the nursing area of Health Sci/Performing Art (Building E) with new high-efficiency condensing units and associated refrigerant piping, supports, and electrical connections matched to the existing AHU loads. Recover and properly dispose of all R-22, reconnect the new units to AHU 1 and any other served equipment, integrate with the DDC system, and start up and commission the system for leak-free, reliable cooling service.

## D27 — Air-handler, Cntr For Enology & Vitclt (Main Campus)

**Image:** Link

**Score:** 50 | **Building condition:** 166 | **Budget estimate:** $341,000

**Status:** Deferred — below budget threshold cutoff (2027 budget summary)

**System:** D30 HVAC | **Location:** Mechanical

**Deferability:** Immediate

**Priority 1:** Facility Use (0.25) | **Priority 2:** Increased Operating Cost (0.75)

### Problem Description

The Center for Enology & Viticulture (200-T), built in 2003 as a 15,000 SF special-program winery facility, uses an air-handling unit to serve the barrel room and adjacent production spaces where temperature and humidity must stay within narrow ranges for wine aging and instruction. This air handler is original to the building and is now at the end of its expected service life. Actuators have continued to fail, control valves leak, and the fan drive sheaves and pulleys are worn, which leads to poor modulation, loss of capacity, and frequent service calls. Leaks at valves and within the unit contribute to uncontrolled air bypass and potential moisture around the unit in the attic. The unit ties into the building's hot-water boilers and packaged chiller, so degraded controls and drive components waste heating and cooling energy.

### Repair Description

Repair and recondition barrel room air-handling unit by replacing failed actuators and control valves, rebuilding or replacing the fan drive sheaves and pulleys, and correcting casing and piping leaks while reusing compatible ductwork and hydronic connections. Verify that the retrofitted unit can maintain required barrel-room temperature and humidity ranges through functional testing and recommissioning of the controls.

## D28 — Pump motors - VFDs, Main Building (Main Campus)

**Image:** Link

**Score:** 42 | **Building condition:** 314 | **Budget estimate:** $158,000

**Status:** Deferred — below budget threshold cutoff (2027 budget summary)

**System:** D30 HVAC | **Location:** Mechanical

**Deferability:** Immediate

**Priority 1:** Increased Operating Cost (1)

### Problem Description

The main building's chilled-water plant uses four pump motors that currently operate at constant speed to deliver cold water to the chiller. Without variable-speed control, the pumps run at higher output than needed during part-load conditions, which increases electrical consumption and operating cost over the cooling season. The lack of flow modulation also limits the college's ability to optimize chilled-water flow and temperature differential for efficient chiller performance. Retrofitting variable frequency drives (VFDs) on these motors would allow the pumps to match flow to cooling demand, reduce energy use, and lower long-term operating cost for this large 1970s-era facility.

### Repair Description

Replace the existing constant-speed controls on the four chilled-water pump motors with variable frequency drives integrated into the building automation system to allow modulated flow to the chiller and reduce pumping energy use. Recommission the chilled-water plant sequence after VFD installation to verify stable chiller operation, appropriate flow ranges, and documented reduction in electrical demand.

## D29 — Irrigation system, Site (Main Campus)

**Image: Link**

**Score:** 41 | **Building condition:** 261 | **Budget estimate:** —

**Status:** Excluded — college to select funding option (2027 budget summary)

**System:** G20 Site Improvements | **Location:** Multiple

**Deferability:** Immediate

**Priority 1:** Increased Operating Cost (1)

### Problem Description

The main campus irrigation system is over 20 years old and the control components are failing with increasing frequency. The existing central controller(s), field control panels, and associated valves and communication wiring rely on obsolete hardware, and replacement parts are difficult to source and unreliable when installed. As components fail, maintenance staff must manually operate zones or leave areas off-line, which results in inconsistent watering, stress on campus landscaping, and inefficient water use. Aging wiring, corroded valve bodies, and worn actuators increase the risk of leaks or uncontrolled flow, which can create saturated soils, nuisance ponding, and potential damage to adjacent pavements and improvements. The system no longer provides dependable, programmable control for campus irrigation, and failure of key control components could disable large portions of the campus at once.

### Repair Description

Replace the campus irrigation control system components that have reached the end of their service life, including central controller(s), field controllers, associated communication wiring, and failed control valves, while reusing serviceable piping and heads. Coordinate with the college to prioritize zones and quantities by

area, and restore a reliable, programmable irrigation system that supports efficient water use and campus landscape health.

## D30 — Lighting, Health Sci/Performing Art (Main Campus)

**Image:** Link

**Score:** 40 | **Building condition:** 158 | **Budget estimate:** $118,000

**Status:** Deferred — below budget threshold cutoff (2027 budget summary)

**System:** D50 Electrical | **Location:** Auditorium

**Deferability:** Immediate

**Priority 1:** Increased Operating Cost (1)

### Problem Description

The Health Sci/Performing Arts Building (Building E) auditorium relies on about 35 fluorescent lighting fixtures mounted high above the fixed seating area. These fixtures are difficult to access and the college must erect full-height scaffolding in the seating area each time lamps fail or maintenance is needed, which disrupts use of the auditorium and increases labor and safety risk for maintenance staff. The fluorescent fixtures have shorter lamp life and higher energy demand than current LED options, so the space sees recurring relamping needs and extended periods with dark or uneven lighting when lamps fail between service visits. The combination of aging fluorescent fixtures, difficult access, and frequent scaffolding set-ups makes the existing lighting system a maintenance burden for this primary instructional and performance space.

### Repair Description

Replace the approximately 35 high-mounted fluorescent fixtures above the auditorium seating with long-life LED fixtures or LED retrofit kits, including new drivers and compatible controls as needed. Complete the work from scaffolding or lift access in a single mobilization, then verify uniform light levels and proper operation over the seating and stage zones.

## D31 — Stormwater diverter, Cntr For Enology & Vitclt (Main Campus)

**Image:** Link

**Score:** 38 | **Building condition:** 166 | **Budget estimate:** $8,000

**Status:** Deferred — below budget threshold cutoff (2027 budget summary)

**System:** G20 Site Improvements | **Location:** Next to building T

**Deferability:** Deferrable

**Priority 1:** System Use (1)

### Problem Description

The stormwater diverter valve at the catch basin closest to Building T and the adjacent crash pad is stuck and no longer conveys runoff into the city storm system as designed. With the valve frozen in place, stormwater cannot discharge into the municipal system, which leaves the paved service area out of

compliance with current stormwater code expectations for captured and controlled discharge. Flow that cannot enter the pipe network will pond at the crash pad and near the building, increasing the risk of localized flooding, icing, and erosion at the pavement and subgrade. Persistent ponding near the foundation and exterior walls can drive moisture into joints and cracks, accelerate freeze–thaw damage in concrete, and undermine the bearing capacity of the crash pad used for deliveries and program operations.

### Repair Description

Replace the stuck stormwater diverter valve at the catch basin near Building T and the crash pad, restoring a direct, functional connection to the city storm system. Flush and test the basin, piping, and new valve under flow to confirm positive drainage away from the building and document code-compliant operation.

## D32 — Plumbing lines, Clk Child Care Center (Clarkston Campus)

**Image:** Link

**Score:** 25 | **Building condition:** 443 | **Budget estimate:** $92,000

**Status:** Deferred — below budget threshold cutoff (2027 budget summary)

**System:** D20 Plumbing | **Location:** Crawlspace

**Deferability:** Deferrable

**Priority 1:** Facility Use (0.25) | **Priority 2:** Increased Repair/Replacement Cost (0.25)

### Problem Description

The domestic water service piping serving Tender Care West (New Parent Child Center 200-B) consists of galvanized steel pipe running from the city connection into the building crawlspace. The college has already replaced about 100 ft of this piping due to recurring leaks, and estimates that roughly 150 linear feet of galvanized pipe remain in service. The remaining galvanized sections show age-related corrosion and internal buildup, which reduce pipe wall thickness, restrict flow, and increase the risk of new leaks. Because the line runs through a crawlspace, leaks are difficult to detect and repair without access work, and they can introduce moisture into concealed framing and insulation, which increases the risk of rot, mold, and damage to finishes. The domestic water heater serving this building is a Bradford White 50-gallon tank installed in 2003, so the remaining galvanized service piping and storage tank are part of an aging domestic water system that is already experiencing frequent failures.

### Repair Description

Replace the remaining ±150 linear feet of galvanized domestic water service piping from the city connection through the crawlspace with new code-compliant piping, coordinated with the previously replaced 100 ft. After replacement, pressure-test and flush the new line, restore insulation and crawlspace access, and verify that leaks and flow restrictions in the domestic water service to Tender Care West are resolved.

# 5. BUILDING PROFILES

Profiles below cover buildings with capital activity in the 2027 request, a condition score above 275, or a material concentration of deferred deficiencies, ordered worst-first. Seven small structures rated below Adequate — the Stable Storage Building (673), Clarkston Maintenance Shop (526), Clarkston Fitness Center (432), 3 Wall Storage Shed (414), HPER Annex Hitting Facility (408), Auto Paint Booth (379), and Fair Street House (349) — are not profiled individually: all are under 5,500 GSF, none carries a deficiency this cycle, and the master plan flags the Maintenance Shop for replacement and the Stable Storage Building for demolition (Section 7). Their component detail is in the Appendix. Five Superior- and Adequate-rated buildings with no material capital needs this cycle (Workforce & Business Development, Water Environmental Sciences, New Parent Child Center, Technology Center, Applied Tech Training Center) are likewise covered in the Appendix only. ID references cite deficiency text; the verbatim descriptions are in Section 4.2.

## Clk Child Care Center (200-PCC) — condition score 443

| Campus | GSF | Built | Reno. | Predominant use |
|---|---|---|---|---|
| Clarkston Campus | 3,376 | 1975 | — | Child Care |

**Condition.** 2025 condition score 443 (Needs improvement — renovation) (unchanged from 2023). Top weighted contributors: Life/Safety (42), Remaining Life (31), Appearance (31). What drives the score: remaining life and appearance are rated at the worst level (the survey comment reads “35 year old building; unsuitable for use”), maintenance and life/safety rate 4, and nearly every system rates 3.

**Current biennium (2027 request).** None.

**Deferred and emerging.** Deferred: D09 — Siding, $134,000; D15 — Fire alarm panel, $117,000; D17 — Fire alarm panel, $50,000; D22 — Windows, $107,000; D32 — Pumbing lines, $92,000.

**Long-term outlook.** The master plan flags this building for replacement — poor configuration; programs cannot function in the space. It nonetheless carries the largest deferred deficiency count in the portfolio: two fire alarm panels (D15/D17), siding (D09), windows (D22), and crawlspace plumbing (D32), $500,000 in total, all serving a licensed childcare use. The planning question is sequencing: the life-safety panels may not be deferrable to a replacement timeline that is not yet funded, while the envelope items ($241,000) are poor uses of preservation capital if replacement is real. A replacement decision this planning cycle would resolve the conflict; without one, the fire panels should lead the 2029 ask.

## Vocational Technical (200-J) — condition score 336

| Campus | GSF | Built | Reno. | Predominant use |
|---|---|---|---|---|
| Main Campus | 55,819 | 1976 | 2003 | Vocational Arts |

**Condition.** 2025 condition score 336 (Needs improvement — maintenance), up from 325 in 2023. Top weighted contributors: Fire Safety (42), Life/Safety (31), Electrical (25). What drives the score: fire safety rates 4 (hazardous materials in the Auto and Welding shops), and electrical, life/safety, doors, floors, and maintenance all rate 3. The structure is solid tilt-up concrete.

**Current biennium (2027 request).** D02 — Fire alarm panel, $124,000.

**Deferred and emerging.** No deferred items assigned individually to this building.

**Long-term outlook.** A 55,819 GSF 1976 shop complex (renovated 2003) flagged in the master plan for modernization of instructional infrastructure — and the location of the 2027 program request's Workforce Improvements project. The included fire panel (D02) is the building's single point of alarm failure. It shares in the deferred overhead-door cluster (D20). Its Clean Buildings Tier 1 deadline (June 1, 2028) falls inside the coming biennium; the modernization program and the compliance obligations should be scoped together.

## Diesel Mechanics 2 (200-M) — condition score 316

| Campus | GSF | Built | Reno. | Predominant use |
|---|---|---|---|---|
| Main Campus | 13,172 | 1979 | — | Vocational Arts |

**Condition.** 2025 condition score 316 (Needs improvement — maintenance) (unchanged from 2023). Top weighted contributors: Life/Safety (34), Fire Safety (34), Lights/Power (28). What drives the score: original 1979 shop systems — HVAC, doors, electrical distribution, and finishes rating 3 across the board.

**Current biennium (2027 request).** None.

**Deferred and emerging.** No deferred items assigned individually to this building.

**Long-term outlook.** A 1979 shop building with no individually listed deficiency, but a full participant in the shop-cluster renewal: overhead heaters (D19), overhead doors (D20), and aging water heaters (D21) all name the L/M/N buildings. The program request's Workforce Improvements project also covers it. Expect its share of the cluster work in 2029–2031.

## Farrier (200-N) — condition score 315

| Campus | GSF | Built | Reno. | Predominant use |
|---|---|---|---|---|
| Main Campus | 8,475 | 1975 | — | Vocational Arts |

**Condition.** 2025 condition score 315 (Needs improvement — maintenance) (unchanged from 2023). Top weighted contributors: Roofing (33), Life/Safety (33), Fire Safety (33). What drives the score: 1975-original shop systems, with heating, doors, and finishes in the 3 band.

**Current biennium (2027 request).** None.

**Deferred and emerging.** No deferred items assigned individually to this building.

**Long-term outlook.** Same position as Diesel Mechanics 2: no individually listed deficiency, but named in the shop-heater (D19), overhead-door (D20), and water-heater (D21) clusters and in the program request's Workforce Improvements scope. A cluster-renewal participant, not a standalone project.

## Main Building (200-D) — condition score 314

| Campus | GSF | Built | Reno. | Predominant use |
|---|---|---|---|---|
| Main Campus | 241,912 | 1974 | 2010 | Multi-Use |

**Condition.** 2025 condition score 314 (Needs improvement — maintenance), up from 282 in 2023. Top weighted contributors: Life/Safety (30), Fire Safety (30), Elevators (24). What drives the score: elevators and glazing rate 4 (three aging elevators; single-pane metal-framed windows), and life safety, fire safety, plumbing, and ceilings rate 3. The structure, envelope, and electrical service remain strong. The 32-point worsening since 2023 is the largest in the portfolio.

**Current biennium (2027 request).** D01 — Fire alarm panel, $225,000; D03 — Rooftop unit, $1,114,000; D04 — Elevator, $380,000.

**Deferred and emerging.** Deferred: D11 — Terminal boxes, $944,000; D12 — Valve, $19,000; D23 — Windows, $789,000; D28 — Pump motors - VFDs, $158,000.

**Long-term outlook.** The portfolio keystone — 38% of all GSF, five major additions since 1974, the campus's central alarm hub, and a partially completed multi-biennium mechanical renewal (fans 1–3 done; AHU 4, the well pump, and motor controls funded 2025–27; Fan 5 in this request). Its Tier 1 Clean Buildings deadline (June 1, 2026) has elapsed. The master plan flags it for modernization. The deferred distribution work (D11 terminal boxes, D28 VFDs) is the natural 2029–2031 phase, and the deferred window package (D23, $789,000) is the building's clearest energy-use lever. The college also notes four other aging elevators beyond the culinary unit in this request (2025 pre-survey), so vertical-transportation renewal will recur.

## Health Ed Bldg. (200-H) — condition score 311

| Campus | GSF | Built | Reno. | Predominant use |
|---|---|---|---|---|
| Main Campus | 15,530 | 1977 | 2012 | Classroom |

**Condition.** 2025 condition score 311 (Needs improvement — maintenance) (unchanged from 2023). Top weighted contributors: Life/Safety (31), Lights/Power (25), Maintenance (22). What drives the score: 1977-original systems in the 3 band across HVAC, plumbing, and finishes; renovated 2012.

**Current biennium (2027 request).** None.

**Deferred and emerging.** No deferred items assigned individually to this building.

**Long-term outlook.** No individually listed deficiency this cycle, but named in the excluded four-building roof spot-repair program (D13) and in the program request's Workforce Improvements scope (Building H). A watch-list building: its roof and original systems will surface as defined projects in the next cycle or two.

## Diesel Mechanics 1 (200-L) — condition score 293

| Campus | GSF | Built | Reno. | Predominant use |
|---|---|---|---|---|
| Main Campus | 10,080 | 1974 | — | Vocational Arts |

**Condition.** 2025 condition score 293 (Needs improvement — maintenance) (unchanged from 2023). Top weighted contributors: Elevators (32), Glazing (32), Life/Safety (32). What drives the score: 1974-original shop systems in the 3 band; modest improvement from 301 (2021) to 293.

**Current biennium (2027 request).** None.

**Deferred and emerging.** No deferred items assigned individually to this building.

**Long-term outlook.** The oldest of the shop cluster (1974). Same cluster position as Diesel Mechanics 2 and Farrier: shop heaters (D19), overhead doors (D20), water heaters (D21), and the Workforce Improvements program scope. No standalone capital event is on the horizon.

## Auto Training Center (200-U) — condition score 290

| Campus | GSF | Built | Reno. | Predominant use |
|---|---|---|---|---|
| Main Campus | 22,760 | 1958 | — | Vocational Arts |

**Condition.** 2025 condition score 290 (Needs improvement — maintenance) (unchanged from 2023). Top weighted contributors: Roofing (30), Fire Safety (30), Structure (24). What drives the score: a 1958 purchased building with original roofing (fasteners funded for replacement in 2025–27, R01) and aging shop systems.

**Current biennium (2027 request).** None.

**Deferred and emerging.** No deferred items assigned individually to this building.

**Long-term outlook.** The 2025–27 roof fastener project (R01, $42,000) buys time on the original roof. The building shares in the shop-heater (D19) and overhead-door (D20) clusters. At 22,760 GSF it sits above the Clean Buildings Tier 2 floor with a July 1, 2027 reporting date. A 1958 building rating 290 warrants a renovation-versus-continued-use look in the next master plan update.

## Dietrich Activity Center (200-A) — condition score 248

| Campus | GSF | Built | Reno. | Predominant use |
|---|---|---|---|---|
| Main Campus | 38,500 | 1977 | — | Gymnasium |

**Condition.** 2025 condition score 248 (Adequate) (unchanged from 2023). Top weighted contributors: Life/Safety (30), Fire Safety (30), Plumbing (24). What drives the score: fire safety and life safety rate 3, plumbing and doors rate 3, and glazing rates 3; the aluminum-panel roof is sound but high-maintenance. Most core systems rate 1 — the score is driven by service systems, not the structure.

**Current biennium (2027 request).** None.

**Deferred and emerging.** Deferred: D24 — Envelope, $2,064,000.

**Long-term outlook.** The 1977 gymnasium carries the single largest deficiency in the survey — the envelope (D24, $2,064,000, deferred), 26% of the entire deferred backlog. Its six newer AHUs run on chilled water from the Main Building plant, tying its mechanical future to the Main Building sequence. It is a Tier 2 Clean Buildings building (July 1, 2027); the envelope project is exactly the kind of scope that should be specified for energy performance, not like-for-like, when it is funded — most plausibly as the anchor of the 2029–2031 ask.

## Child Care Center (200-K) — condition score 246

| Campus | GSF | Built | Reno. | Predominant use |
|---|---|---|---|---|

| | | | | |
|---|---|---|---|---|
| Main Campus | 3,295 | 1989 | — | Child Care |

**Condition.** 2025 condition score 246 (Adequate), up from 225 in 2023. Top weighted contributors: Fire Safety (31), HVAC (25), Roofing (21). What drives the score: a 1989 childcare building slipping from 225 (2023) to 246, with finishes and site elements aging.

**Current biennium (2027 request).** D06 — Curb, $19,000.

**Deferred and emerging.** No deferred items assigned individually to this building.

**Long-term outlook.** The included curb project (D06, $19,000) restores the accessible entrance approach. The building's alarm reports through the Main Building panel being replaced under D01. A licensed childcare use keeps small deficiencies consequential, but no major capital event is on the horizon.

## Clarkston Main Building (200-CLK) — condition score 206

| Campus | GSF | Built | Reno. | Predominant use |
|---|---|---|---|---|
| Clarkston Campus | 44,896 | 1988 | 2015 | General Classroom |

**Condition.** 2025 condition score 206 (Adequate) (unchanged from 2023). Top weighted contributors: Electrical (24), Glazing (18), Plumbing (16). What drives the score: solid overall (206, Adequate, unchanged since 2021), with window seals the notable weak point.

**Current biennium (2027 request).** None.

**Deferred and emerging.** Deferred: D25 — Windows, $1,217,000.

**Long-term outlook.** The Clarkston Campus anchor (44,896 GSF, 1988, renovated 2015). Its deferred window package (D25, $1,217,000) is the second-largest deferred item in the portfolio and its clearest energy lever — it is a Tier 2 Clean Buildings building (July 1, 2027). The 2025–27 funded accessible-seating modification (NEW, $46,000) is in progress. The window package is the natural Clarkston centerpiece of the 2029–2031 ask.

## Clarkston Health Science (200-CHS) — condition score 167

| Campus | GSF | Built | Reno. | Predominant use |
|---|---|---|---|---|
| Clarkston Campus | 8,900 | 2007 | — | General Classroom |

**Condition.** 2025 condition score 167 (Superior) (unchanged from 2023). Top weighted contributors: Fire Safety (31), Roofing (10), Life/Safety (10). What drives the score: Superior (167) — a 2007 building in good order. The original chiller is the exception.

**Current biennium (2027 request).** None.

**Deferred and emerging.** Deferred: D07 — Chiller, $376,000.

**Long-term outlook.** The deferred chiller (D07, $376,000) is original 2007 equipment on R-22 refrigerant. Once a major refrigerant loss occurs it cannot be recharged economically, which converts this deferral into an emergency replacement. It is the leading candidate to escalate into the 2029 request — and, at replacement, a natural high-efficiency electrification decision.

## Cntr For Enology & Vitclt (200-T) — condition score 166

| Campus | GSF | Built | Reno. | Predominant use |
|---|---|---|---|---|
| Main Campus | 15,000 | 2003 | — | Special Program |

**Condition.** 2025 condition score 166 (Superior) (unchanged from 2023). Top weighted contributors: Glazing (18), HVAC (16), Roofing (10). What drives the score: Superior (166, improved from 174 in 2021) — a 2003 special-program building in good order.

**Current biennium (2027 request).** None.

**Deferred and emerging.** Deferred: D27 — Air-handler, $341,000; D31 — Stormwater diverter, $8,000.

**Long-term outlook.** The 2025–27 funded air-handler reconditioning (F12, $243,000) addresses part of the mechanical plant; the deferred barrel-room/tank-room/kitchen air-handler retrofit (D27, $341,000) and the seized stormwater diversion valve under the crush pad (D31, $8,000) remain. Wine-production spaces are unforgiving of HVAC failure, which argues for sequencing D27 early in the 2029 ask.

## Health Sci/Performing Art (200-E) — condition score 158

| Campus | GSF | Built | Reno. | Predominant use |
|---|---|---|---|---|
| Main Campus | 36,164 | 2007 | — | Vocational Arts |

**Condition.** 2025 condition score 158 (Superior) (unchanged from 2023). Top weighted contributors: Appearance (18), Roofing (10), Life/Safety (10). What drives the score: Superior (158, unchanged since 2021) — the strongest large building on the Main Campus.

**Current biennium (2027 request).** None.

**Deferred and emerging.** Deferred: D08 — Boilers, $199,000; D14 — Roof, $180,000; D26 — Condensing units, $503,000; D30 — Lighting, $118,000.

**Long-term outlook.** A Superior 2007 building that nonetheless holds $1,000,000 of the deferred backlog: original boilers (D08), R-22 condensing units (D26), a roof repair (D14), and the auditorium lighting and controls (D30), where over half the lamps are out and hard to reach. It is also in the excluded four-building roof program (D13) and is a Tier 2 Clean Buildings building. The lighting project is the classic first energy-management-plan measure; the boiler and condensing-unit replacements are electrification decision points. This building shows the portfolio's central pattern: the deferred need is original-equipment aging, not building decay.

# 6. INFRASTRUCTURE SYSTEMS

Infrastructure requests (campus utilities, distribution, and site systems) are budgeted separately from building preservation. For the 2027–2029 cycle, the college's infrastructure request is $327,000: replacement of 500 linear feet of underground primary electric line on the Main Campus, running from south of the Technology Center to within the Main Building. It is the college's only infrastructure line item in the 2027–2029 Minor Works capital request, carried at statewide priority 261, and it is the first primary-distribution segment the college has brought forward for renewal.

| System | Component | Asset | Budget estimate | Location |
|---|---|---|---|---|
| Electrical | Electric line (500 LF) | 1955 | $327,000 | South of Technology Center to within Main Building |
| **Total** | | | **$327,000** | |

The 2025–2027 funded infrastructure ($227,000) was point-asset renewal: a 3-phase transformer ($83,000), the primary switchgear at the Dietrich Activity Center ($51,000), four potable water meters ($56,000), and four gas meters ($37,000) — all items the 2019 Infrastructure Survey identified as past useful life. The 2027 request continues that renewal but shifts it from point assets to distribution.

Two themes should carry into upcoming biennia. First, the balance of primary electrical distribution: beyond the segment in this request, the catalogued inventory carries roughly $2.5 million of future electric lines and vaults, and the 2023 FCS report flagged the dependence of the Phase 1 (Main Building) complex on a single primary service from Isaacs Avenue — a feeder failed in May 2005 — and recommended an electrical engineer's review of the main service that had not yet been performed; because the 2027 segment terminates within the Main Building, it should be sequenced with that review. Second, the sewer program: the catalogued inventory identifies roughly $7.3 million of sewer segments and vaults running east across the Main Campus toward the Main Building, none of it funded in this request, and coordinating that work with the flatwork repairs in this request (D05 passes over some of the same ground) would avoid disturbing new concrete. The 2023 report also noted a recommended 8″ water-main loop around the Dietrich Activity Center for firefighting redundancy and widespread gaps in backflow protection; neither appears in the current catalogued request. In all, the infrastructure inventory catalogues 186 assets on the two campuses: 50 sewer, 40 electrical, 26 storm, 25 potable water, 19 communication, 13 gas, 9 non-potable water, and 4 fire-system.

# 7. MASTER PLAN ALIGNMENT

Master plans are dated 2017 (Main Campus) and 2015 (Clarkston Campus), with no updates since (2025 pre-survey). The college reported the following capital priorities.

### Master planning currency

| Campus | Most recent full plan | Most recent update |
|---|---|---|
| Main Campus (200A) | 2017 | N/A |
| Clarkston Campus (200B) | 2015 | N/A |

### Reported capital priorities

| Category | Building | Master plan note |
|---|---|---|
| **Renovation** | Main Building (200-D) | Modernize — improve instructional infrastructure |
| | Professional Technical (200-J) | Modernize — improve instructional infrastructure |
| **Replacement** | Technology Center (200-F) | Reconfigure space to support flexible educational opportunities |
| | Clarkston Maintenance Shop (200-CMS) | Poor condition — several major systems failing |
| | Clarkston Child Care Center (200-PCC) | Poor configuration — programs cannot function in space |
| **Demolition** | Stable Storage Building (200-CST) | Poor condition — several major systems failing |

*Priorities per the 2025 pre-survey input. "Professional Technical (200-J)" is the Vocational Technical building. The 2023 report listed the Stable Storage Building as a replacement priority with no demolition priorities; it has since moved to the demolition list, and the Clarkston plan date advanced from 2009 to 2015.*

The 2027 preservation request aligns with the plan. No 2027 project invests in a building flagged for replacement or demolition. The two renovation-flagged buildings that receive preservation funds — the Main Building ($1,719,000) and Vocational Technical ($124,000), together 69% of the request — are flagged for instructional modernization, not removal; fire alarms, a make-up-air unit, and an elevator preserve the buildings through a future modernization rather than competing with it. The 2027 program request (Workforce Improvements in J/H/L/M/N) is itself the leading edge of that modernization.

The alignment tension is in the deferred backlog, in two places. First, the Clarkston Child Care Center is a replacement priority carrying $500,000 of deferred deficiencies; its life-safety items (two fire panels, $167,000) may not wait for an unfunded replacement, but its envelope items ($241,000 of siding and windows) would be poor uses of preservation capital if replacement proceeds. A replacement decision — or a documented timeline — is needed before the 2029 request. Second, the Main Building's deferred windows ($789,000) and terminal boxes ($944,000) should be scoped against the modernization program so the envelope, distribution, and instructional work are sequenced as one effort, not funded twice. Both plans are now 8–11 years old; a refresh would materially improve the next capital request.

# 8. MAINTENANCE CAPACITY SNAPSHOT

The in-house staffing roster below is from the 2025 pre-survey input document. Contract-maintenance and materials figures were not refreshed in the pre-survey and are carried forward from the 2023 FCS cycle as noted. Area ratios use the surveyed building area (608,684 GSF).

### In-house maintenance staffing (2025 pre-survey)

| Position | Hours per week | Estimated annual cost |
|---|---|---|
| Maintenance Mechanic 2 (WW) | 40 | $80,260 |
| Maintenance Mechanic 2 (WW) | 40 | $88,228 |
| Maintenance Mechanic 3 (WW) | 40 | $95,072 |
| Maintenance Mechanic 3 (WW) | 40 | $95,072 |
| Plant Manager 1 | 25 | $39,397 |
| HVAC Technician (WW) | 40 | $86,162 |
| Maintenance Manager | 40 | $120,560 |
| Bldg & Grounds Supervisor (CLK) | 25 | $48,736 |
| Maintenance Custodian (CLK) | 15 | $30,000 |
| **Total (9 positions)** | **305** | **$683,487** |

### Derived metrics

| | |
|---|---|
| In-house maintenance FTEs (305 hrs/wk ÷ 40) | **7.6** |
| Estimated equivalent contract FTEs (2023 cycle) | **1.5** |
| Combined total FTEs | **9.1** |
| GSF per combined FTE (608,684 GSF surveyed) | **66,888** |
| State average (weighted, 2023 cycle) | **74,279 GSF / FTE** |
| Total maintenance cost (2025 staff + 2023 contract & material) | **$974,287** |
| Maintenance cost per GSF | **$1.60** |
| State average (weighted, 2023 cycle) | **$1.48 / GSF** |
| APPA self-rating (2023 cycle) | **Managed Care (level 3 of 5)** |

Maintenance capacity has grown materially since 2023, when the college reported 5.5 in-house FTEs (7.0 combined) covering 86,220 GSF per FTE at $1.27 per GSF. At 9.1 combined FTEs and 66,888 GSF per FTE, the college now covers less area per person than the 2023 state weighted average (74,279) and spends somewhat above it per square foot. That capacity is consistent with the buildings the capital plan is preserving — a large 1970s core that is maintenance-intensive by construction — and with the survey's own signal: 20 of the 23 deferred deficiencies are designated Immediate, meaning the organization is holding aging equipment in service faster than the capital program is renewing it. The Clean Buildings Standard adds benchmarking, energy-management-plan, and operations-and-maintenance obligations across eight covered buildings from 2026–2027; that workload lands on this same staff.

**Capital reinvestment context.** Industry guidance (APPA and Gordian) places an appropriate annual capital reinvestment rate at roughly 2–4% of current replacement value for a stable portfolio. The college's identified preservation need this cycle — $10,648,000 of priced deficiencies against a 641,870 GSF portfolio — alongside a $2,656,000 biennial preservation request is the relevant comparison to make

against portfolio replacement value when SBCTC assesses whether reinvestment is keeping pace with deterioration.

# 9. DECARBONIZATION AND CLEAN BUILDINGS COMPLIANCE

Washington's Clean Buildings Performance Standard (CBPS), administered by the Department of Commerce under RCW 19.27A, is a binding constraint on how the college's larger buildings are operated and re-equipped. It is a compliance deadline attached to specific buildings, backed by penalties, and it overlaps the window, envelope, HVAC-distribution, and lighting work already in this report's deferred backlog. No college-specific decarbonization plan was provided for this report; this section maps coverage and deadlines from building size and pairs them with the deferred capital already identified.

## 9.1 The Clean Buildings Performance Standard

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

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

*Highlighted rows are the deadlines that fall on the college: the Main Building (Tier 1, over 220,000 GSF) on June 1, 2026 — now elapsed; Vocational Technical (Tier 1, 50,001–90,000 GSF) on June 1, 2028; and six Tier 2 buildings on July 1, 2027. Non-compliance penalties run up to $5,000 plus $1.50 per square foot of floor area, assessed annually until the building conforms. Commerce has offered early-adopter incentives on the order of $0.85 per square foot (Tier 1) and $0.30 per square foot (Tier 2).*

## 9.2 Covered Buildings

Eight surveyed buildings exceed the 20,000 GSF coverage floor — two Tier 1 and six Tier 2. The table pairs each with the deferred capital backlog already identified for it in Section 4, the figure that turns this from a compliance exercise into a capital-planning one.

| Building | GSF | Tier | Compliance date | Deferred backlog in building |
|---|---|---|---|---|
| **Main Building** | 241,912 | 1 | **June 1, 2026** | **$1,910,000** |
| **Vocational Technical** | 55,819 | 1 | June 1, 2028 | — |
| **Clarkston Main Building** | 44,896 | 2 | July 1, 2027 | **$1,217,000** |
| **Dietrich Activity Center** | 38,500 | 2 | July 1, 2027 | **$2,064,000** |
| **Health Sci/Performing Art** | 36,164 | 2 | July 1, 2027 | **$1,000,000** |
| **Water Environmental Sci** | 26,832 | 2 | July 1, 2027 | — |
| **Technology Center** | 26,085 | 2 | July 1, 2027 | — |
| **Auto Training Center** | 22,760 | 2 | July 1, 2027 | — |

| | | | | |
|---|---|---|---|---|
| **Covered total (8 buildings)** | **492,968** | | | **$6,191,000** |

*The Main Building's deferred figure is its terminal boxes (D11), windows (D23), VFDs (D28), and chilled-water valve (D12); its $1,719,000 of included 2027 projects is not in the deferred column. Vocational Technical's only deficiency (D02) is in the 2027 request. The Auto Training Center shares in the grouped shop-cluster items (D19/D20), which are assigned to "Multiple" and not allocated to individual buildings here.*

# 9.3 Aligning capital renewal with compliance

The central planning observation is that the deferred backlog and the Clean Buildings obligations are largely the same scope of work seen from two directions. The covered buildings hold $6,191,000 — 77% of the deferred backlog — and the items that most directly move the EUI needle are exactly the deferred ones:

**Windows and envelope —** the three deferred window packages (Main Building D23, $789,000; Clarkston Main D25, $1,217,000; and the Dietrich envelope D24, $2,064,000) total $4,070,000, all in covered buildings, and all replace single-pane or failed-seal assemblies that leak conditioned air by the surveyor's own description. Specifying these for thermal performance at replacement is the largest single EUI opportunity in the portfolio.

**HVAC distribution and controls —** the Main Building's original 1974 terminal boxes (D11, $944,000) and remaining pump-motor VFDs (D28, $158,000) are distribution-efficiency projects in the one building already past its Tier 1 deadline. They complete a mechanical sequence whose supply side is already funded, and they are the kind of measure a Tier 1 energy-management plan will identify first.

**Lighting —** the Health Science/Performing Arts auditorium lighting and controls (D30, $118,000) is the classic first energy-management-plan measure: low cost, high certainty, in a covered building.

**Gas equipment at end of life —** the Health Science/Performing Arts boilers (D08), the shop overhead gas heaters (D19), and the aging water-heater fleet (D21) are gas-fired equipment already at replacement age. Each replacement is a one-time electrification decision point; replacing like-for-like locks in another 20–25 years of combustion equipment inside or beside covered buildings.

Because window failure, equipment age, and the R-22 phase-out force these projects within the same window as the compliance deadlines, the efficient path is to specify the deferred envelope work for thermal performance and the mechanical replacements as high-efficiency (and where practical, electric) at the point of replacement, rather than as like-for-like work. This converts spending the college must make anyway into Clean Buildings progress and positions the covered buildings to capture early-adopter incentives instead of penalty exposure.

# 9.4 Compliance pathway

Washington offers a distinct route for campuses that heat and cool their buildings from a central plant through a shared thermal loop — a district energy system — under HB 1390 and RCW 19.27A.260, substituting a phased central-plant decarbonization plan for building-by-building EUI compliance. The college's configuration is mixed: the Main Building houses a central plant whose chilled water also serves the Dietrich Activity Center's air handlers, and its cooling depends on a dedicated well-water circulation system (well pump funded for replacement in 2025–27), but the rest of the campus — and all of Clarkston — runs on distributed packaged units, split systems, and standalone boilers. On that evidence the covered buildings most likely comply individually on the Tier 1 / Tier 2 schedule in Section 9.2, though the Main Building-to-Dietrich chilled-water tie should be confirmed when the compliance pathway is selected. Since the Main Building's Tier 1 date has already elapsed, documenting benchmarking and an energy-

management plan for it — and folding the deferred D11/D23/D28 scope into that plan — is the immediate priority.

# 10. APPENDIX: BUILDING CONDITION DETAIL

The 20-component condition-score breakdown for each of the 26 surveyed buildings, ordered worst to best overall score. Each table is reference data; there is no narrative. The Weighted Score column reflects the survey's component weighting (weights are redistributed when a component is not applicable), so individual rounded rows may not sum exactly to the building's canonical condition score shown in the total row. Component data from the 2025 CONDITION worksheet.

### Stable Storage Bilding (200-CST) — condition score 673

| Component | Rating | Wt. | Wt. Score | Comment |
|---|---|---|---|---|
| HVAC | 0 | 8 | 0 | |
| Structure | 5 | 8 | 63 | Wood frame; concrete slab; structural concerns |
| Exterior Closure | 5 | 8 | 63 | T&G horizontal wood siding |
| Roofing | 3 | 10 | 48 | Metal roof panels |
| Floor Finishes | 0 | 6 | 0 | Concrete |
| Wall Finishes | 5 | 6 | 48 | Plywood |
| Ceiling Finishes | 0 | 6 | 0 | underside of envelope |
| Doors & Hardware | 5 | 6 | 48 | Wood doors and frames |
| Elevators | 0 | 6 | 0 | |
| Plumbing | 0 | 8 | 0 | |
| Electrical | 3 | 8 | 38 | 200 amp older panel |
| Lights/Power | 0 | 8 | 0 | |
| Life/Safety | 5 | 10 | 79 | |
| Fire Safety | 5 | 10 | 79 | |
| Modifications | 5 | 7 | 56 | Haphazard interior |
| Maintenance | 5 | 7 | 56 | |
| Remaining Life | 5 | 6 | 48 | Very marginal; would need extensive renovation; not cost-effective |
| Appearance | 5 | 6 | 48 | |
| Insulation | 0 | 6 | 0 | |
| Glazing | 0 | 6 | 0 | |
| **Total weighted score** | | | **673** | Replace or renovate |

### Clarkston Maintenance Shop (200-CMS) — condition score 526

| Component | Rating | Wt. | Wt. Score | Comment |
|---|---|---|---|---|
| Structure | 3 | 8 | 27 | CMU and concrete |
| Exterior Closure | 4 | 8 | 35 | CMU; T&G wood siding; plywood |
| Roofing | 1 | 10 | 11 | 3-tab asphalt shingles-replaced in 2010 |
| Floor Finishes | 3 | 6 | 20 | Concrete |
| Wall Finishes | 4 | 6 | 27 | CMU - some efflorescence throughout |

| Component | Rating | Wt. | Wt. Score | Comment |
|---|---|---|---|---|
| Ceiling Finishes | 3 | 6 | 20 | Plywood |
| Doors & Hardware | 5 | 6 | 33 | Wood doors and frames |
| Elevators | 0 | 6 | 0 | |
| Plumbing | 0 | 8 | 0 | |
| Electrical | 3 | 8 | 27 | 60 amp old panel |
| Lights/Power | 3 | 8 | 27 | Ceiling mount fluorescent lights |
| Life/Safety | 3 | 10 | 33 | |
| Fire Safety | 4 | 10 | 44 | |
| Modifications | 1 | 7 | 8 | No modifications evident |
| Maintenance | 5 | 7 | 39 | |
| Remaining Life | 5 | 6 | 33 | 55 year old bldg.; RUL <5 yrs. |
| Appearance | 5 | 6 | 33 | |
| Insulation | 5 | 6 | 33 | |
| Glazing | 5 | 6 | 33 | |
| HVAC | 5 | 8 | 44 | Gas fired unit heater - broken |
| **Total weighted score** | | | **526** | Replace or renovate |

## Clk Child Care Center (200-PCC) — condition score 443

| Component | Rating | Wt. | Wt. Score | Comment |
|---|---|---|---|---|
| Structure | 3 | 8 | 25 | Wood framing; concrete foundation; drainage problem in crawl space |
| Exterior Closure | 3 | 8 | 25 | Horizontal vinyl siding; split brick; masonite siding |
| Roofing | 1 | 10 | 10 | Metal 2019; TPO membrane on flat roof in 2010 |
| Floor Finishes | 3 | 6 | 19 | Carpet and vinyl sheet flooring |
| Wall Finishes | 3 | 6 | 19 | Older gypsum board |
| Ceiling Finishes | 3 | 6 | 19 | Older gypsum board and T&G wood |
| Doors & Hardware | 3 | 6 | 19 | Interior/exterior wood doors/frames |
| Elevators | 0 | 6 | 0 | |
| Plumbing | 3 | 8 | 25 | Copper and galvanized piping; older porcelain fixtures |
| Electrical | 3 | 8 | 25 | 200amp 208/120v |
| Lights/Power | 3 | 8 | 25 | Ceiling mount fluorescent lights |
| Life/Safety | 4 | 10 | 42 | |
| Fire Safety | 2 | 10 | 21 | |
| Modifications | 3 | 7 | 22 | Average construction |
| Maintenance | 4 | 7 | 29 | |
| Remaining Life | 5 | 6 | 31 | 35 year old building; unsuitable for use |
| Appearance | 5 | 6 | 31 | |
| Insulation | 2 | 6 | 13 | |
| Glazing | 3 | 6 | 19 | Some single glazing |

| Component | Rating | Wt. | Wt. Score | Comment |
|---|---|---|---|---|
| HVAC | 3 | 8 | 25 | 1 FAG furnace w A/C |
| **Total weighted score** | | | **443** | Needs improvement — renovation |

## Clarkston Fitness Center (200-CFC) — condition score 432

| Component | Rating | Wt. | Wt. Score | Comment |
|---|---|---|---|---|
| Structure | 3 | 8 | 25 | |
| Exterior Closure | 4 | 8 | 33 | EIFS applied over brick exterior in 1989 |
| Roofing | 3 | 10 | 31 | Built-up roof w UV coating applied in 1985-coating beginning to deteriorate |
| Floor Finishes | 3 | 6 | 19 | Sheet vinyl; vinyl-tile; ceramic tile; carpet |
| Wall Finishes | 2 | 6 | 13 | Gypsum board; ceramic tile |
| Ceiling Finishes | 2 | 6 | 13 | Lay-in tile |
| Doors & Hardware | 3 | 6 | 19 | Interior wood doors/frames; exterior aluminum doors/frames; OH coiling door |
| Elevators | 0 | 6 | 0 | none |
| Plumbing | 3 | 8 | 25 | Copper, cast iron, steel and ABS piping; porcelain fixtures |
| Electrical | 1 | 8 | 8 | 200amp |
| Lights/Power | 1 | 8 | 8 | Lay-in and wall mount fluorescent lighting |
| Life/Safety | 4 | 10 | 42 | |
| Fire Safety | 5 | 10 | 52 | |
| Modifications | 3 | 7 | 22 | Remodel modifications were well constructed |
| Maintenance | 3 | 7 | 22 | |
| Remaining Life | 3 | 6 | 19 | Total renovation in 1989 effectively extended building life for 25+ years |
| Appearance | 3 | 6 | 19 | |
| Insulation | 3 | 6 | 19 | |
| Glazing | 3 | 6 | 19 | |
| HVAC | 3 | 8 | 25 | Gas furnace 1990 |
| **Total weighted score** | | | **432** | Needs improvement — renovation |

## 3 Wall Storage Shed (200-0) — condition score 414

| Component | Rating | Wt. | Wt. Score | Comment |
|---|---|---|---|---|
| HVAC | 0 | 8 | 0 | |
| Structure | 3 | 8 | 57 | |
| Exterior Closure | 1 | 8 | 19 | |
| Roofing | 2 | 10 | 48 | |
| Floor Finishes | 3 | 6 | 43 | |
| Wall Finishes | 0 | 6 | 0 | |

| Component | Rating | Wt. | Wt. Score | Comment |
|---|---|---|---|---|
| Ceiling Finishes | 0 | 6 | 0 | |
| Doors & Hardware | 0 | 6 | 0 | |
| Elevators | 0 | 6 | 0 | |
| Plumbing | 0 | 8 | 0 | |
| Electrical | 0 | 8 | 0 | |
| Lights/Power | 0 | 8 | 0 | |
| Life/Safety | 2 | 10 | 48 | |
| Fire Safety | 0 | 10 | 0 | |
| Modifications | 0 | 7 | 0 | |
| Maintenance | 5 | 7 | 84 | |
| Remaining Life | 3 | 6 | 43 | |
| Appearance | 5 | 6 | 72 | |
| Insulation | 0 | 6 | 0 | |
| Glazing | 0 | 6 | 0 | |
| **Total weighted score** | | | **414** | Needs improvement — renovation |

## Hper Annex Hitting Fac (200-PEX) — condition score 408

| Component | Rating | Wt. | Wt. Score | Comment |
|---|---|---|---|---|
| Structure | 2 | 8 | 19 | Wood frame; lots of water stained trusses |
| Exterior Closure | 1 | 8 | 9 | Metal panels |
| Roofing | 1 | 10 | 12 | Metal panels |
| Floor Finishes | 3 | 6 | 21 | Concrete |
| Wall Finishes | 3 | 6 | 21 | Plywood; well worn from use |
| Ceiling Finishes | 0 | 6 | 0 | Metal panels |
| Doors & Hardware | 3 | 6 | 21 | Exterior wood doors w HM frames |
| Elevators | 0 | 6 | 0 | |
| Plumbing | 0 | 8 | 0 | |
| Electrical | 1 | 8 | 9 | 200amp 208/120v |
| Lights/Power | 3 | 8 | 28 | Ceiling mount HPS lights |
| Life/Safety | 3 | 10 | 35 | |
| Fire Safety | 5 | 10 | 58 | |
| Modifications | 3 | 7 | 24 | None evident |
| Maintenance | 5 | 7 | 41 | |
| Remaining Life | 3 | 6 | 21 | May have 10 yr. life as current use or for storage |
| Appearance | 3 | 6 | 21 | |
| Insulation | 3 | 6 | 21 | |
| Glazing | 3 | 6 | 21 | |
| HVAC | 3 | 8 | 28 | electric infra-red heaters; gas unit heater |

| Component | Rating | Wt. | Wt. Score | Comment |
|---|---|---|---|---|
| **Total weighted score** | | | **408** | Needs improvement — renovation |

## Auto Paint Booth (200-0) — condition score 379

| Component | Rating | Wt. | Wt. Score | Comment |
|---|---|---|---|---|
| HVAC | 3 | 8 | 29 | |
| Structure | 1 | 8 | 10 | |
| Exterior Closure | 1 | 8 | 10 | |
| Roofing | 3 | 10 | 37 | |
| Floor Finishes | 3 | 6 | 22 | |
| Wall Finishes | 3 | 6 | 22 | |
| Ceiling Finishes | 3 | 6 | 22 | |
| Doors & Hardware | 3 | 6 | 22 | |
| Elevators | 0 | 6 | 0 | |
| Plumbing | 0 | 8 | 0 | |
| Electrical | 1 | 8 | 10 | |
| Lights/Power | 3 | 8 | 29 | |
| Life/Safety | 3 | 10 | 37 | |
| Fire Safety | 3 | 10 | 37 | |
| Modifications | 0 | 7 | 0 | |
| Maintenance | 3 | 7 | 26 | |
| Remaining Life | 3 | 6 | 22 | |
| Appearance | 3 | 6 | 22 | |
| Insulation | 3 | 6 | 22 | |
| Glazing | 0 | 6 | 0 | |
| **Total weighted score** | | | **379** | Needs improvement — renovation |

## Fair Street House (200-FSH) — condition score 349

| Component | Rating | Wt. | Wt. Score | Comment |
|---|---|---|---|---|
| HVAC | 2 | 8 | 17 | 2 FAG furnaces with A/C in 1998; 1 FAG furnace w/o A/C in 1998 |
| Structure | 4 | 8 | 33 | Wood frame; concrete slab; partial concrete basement |
| Exterior Closure | 3 | 8 | 25 | Horizontal beveled siding - may be asbestos |
| Roofing | 1 | 10 | 10 | Metal roofing 2019 |
| Floor Finishes | 3 | 6 | 19 | Carpet and sheet vinyl - new in 1998 |
| Wall Finishes | 2 | 6 | 13 | Painted Gypsum board |
| Ceiling Finishes | 1 | 6 | 6 | Painted Gypsum board |
| Doors & Hardware | 1 | 6 | 6 | Interior HM doors/frames and wood frames; exterior HM doors/frames |

| Component | Rating | Wt. | Wt. Score | Comment |
|---|---|---|---|---|
| Elevators | 0 | 6 | 0 | |
| Plumbing | 1 | 8 | 8 | New copper and some PVC piping in 1998 |
| Electrical | 1 | 8 | 8 | Two new 200 amp panels in 1998 |
| Lights/Power | 3 | 8 | 25 | Ceiling-mount fluorescent lighting in 1998 |
| Life/Safety | 3 | 10 | 31 | |
| Fire Safety | 2 | 10 | 21 | Spaces are fairly chopped up |
| Modifications | 3 | 7 | 22 | Very limited; essentially a single family residence |
| Maintenance | 4 | 7 | 29 | |
| Remaining Life | 4 | 6 | 25 | Medium term life |
| Appearance | 3 | 6 | 19 | Old exterior |
| Insulation | 2 | 6 | 13 | Insulated during remodel |
| Glazing | 3 | 6 | 19 | window trim deteriorating on exterior |
| **Total weighted score** | | | **349** | Needs improvement — maintenance |

## Vocational Technical (200-J) — condition score 336

| Component | Rating | Wt. | Wt. Score | Comment |
|---|---|---|---|---|
| HVAC | 2 | 8 | 17 | Split system heat pumps 2004; radiant ceiling heating; HVAC RTUs; make-up air/reheat units; exhaust in Welding (repl. funded 21-23) |
| Structure | 1 | 8 | 8 | Tilt-up concrete; steel trusses; steel beams |
| Exterior Closure | 2 | 8 | 17 | Tilt-up concrete; CMU; EIFS-random cracking |
| Roofing | 1 | 10 | 10 | BUR on Auto covered w PVC membrane in 09; Welding area new 2012 |
| Floor Finishes | 3 | 6 | 19 | Concrete; vinyl tile; carpet-random carpet deterioration |
| Wall Finishes | 2 | 6 | 13 | Concrete and Gypsum board |
| Ceiling Finishes | 1 | 6 | 6 | Concrete and lay-in ceiling tile |
| Doors & Hardware | 3 | 6 | 19 | Interior HM doors/frames; exterior aluminum doors/frames; metal OH doors |
| Elevators | 0 | 6 | 0 | |
| Plumbing | 2 | 8 | 17 | Galvanized, cast iron, steel and copper piping; porcelain fixtures |
| Electrical | 3 | 8 | 25 | 800amp 480/277; 2000amp 480/208; 1200amp 480/240 |
| Lights/Power | 1 | 8 | 8 | Lay-in, hanging and ceiling-mount fluorescent |
| Life/Safety | 3 | 10 | 31 | |
| Fire Safety | 4 | 10 | 42 | Hazardous materials used in Auto and Welding shops |
| Modifications | 1 | 7 | 7 | Music room addition in 2003 (1,958 GSF); well constructed |
| Maintenance | 3 | 7 | 22 | |
| Remaining Life | 3 | 6 | 19 | Structure is solid; medium term life |

| Component | Rating | Wt. | Wt. Score | Comment |
|---|---|---|---|---|
| Appearance | 3 | 6 | 19 | Except for Auto shop, remodeled in 2002, interior and exterior are very dated and "tired" looking |
| Insulation | 3 | 6 | 19 | |
| Glazing | 3 | 6 | 19 | |
| **Total weighted score** | | | **336** | Needs improvement — maintenance |

## Diesel Mechanics 2 (200-M) — condition score 316

| Component | Rating | Wt. | Wt. Score | Comment |
|---|---|---|---|---|
| Structure | 1 | 8 | 9 | Steel framing; concrete slab |
| Exterior Closure | 1 | 8 | 9 | Metal walls |
| Roofing | 1 | 10 | 11 | Metal roof 2011 |
| Floor Finishes | 2 | 6 | 14 | Concrete and vinyl tile |
| Wall Finishes | 3 | 6 | 21 | Gypsum board and CMU |
| Ceiling Finishes | 0 | 6 | 0 | Metal roof deck |
| Doors & Hardware | 1 | 6 | 7 | Interior/exterior HM doors/frames; OH doors 2012 |
| Elevators | 0 | 6 | 0 | |
| Plumbing | 2 | 8 | 18 | Copper, steel, cast iron and galvanized piping; new rest rooms in 04; new supply piping |
| Electrical | 2 | 8 | 18 | 1000amp 208/120v |
| Lights/Power | 3 | 8 | 28 | Ceiling-mount and hanging fluorescent fixtures |
| Life/Safety | 3 | 10 | 34 | |
| Fire Safety | 3 | 10 | 34 | |
| Modifications | 0 | 7 | 0 | None evident |
| Maintenance | 1 | 7 | 8 | |
| Remaining Life | 2 | 6 | 14 | Should have 20-25 years of remaining life; addition on east end built in 2001 |
| Appearance | 3 | 6 | 21 | |
| Insulation | 3 | 6 | 21 | |
| Glazing | 3 | 6 | 21 | |
| HVAC | 3 | 8 | 28 | Hanging unit heaters; ceiling radiant heat; paddle fans; new ventilation/exhaust system in 04 |
| **Total weighted score** | | | **316** | Needs improvement — maintenance |

## Farrier (200-N) — condition score 315

| Component | Rating | Wt. | Wt. Score | Comment |
|---|---|---|---|---|
| Structure | 1 | 8 | 9 | Metal framing; concrete slab |
| Exterior Closure | 3 | 8 | 26 | Metal walls-some random dents and rust |
| Roofing | 3 | 10 | 33 | Metal roof has had rubberized coating applied |
| Floor Finishes | 3 | 6 | 20 | Concrete floors; vinyl tile; sheet vinyl; |

| Component | Rating | Wt. | Wt. Score | Comment |
|---|---|---|---|---|
| Wall Finishes | 1 | 6 | 7 | Gypsum board; plastic wall panels |
| Ceiling Finishes | 1 | 6 | 7 | Metal panels; gypsum board |
| Doors & Hardware | 2 | 6 | 13 | Interior/exterior HM doors/frames-some new in 04; OH metal doors |
| Elevators | 0 | 6 | 0 | 2nd floor storage only |
| Plumbing | 1 | 8 | 9 | New copper piping and fixtures in 04; cast iron, steel |
| Electrical | 1 | 8 | 9 | 2 ea 250amp 208/120-new in 04; 600amp 208/120v main |
| Lights/Power | 2 | 8 | 18 | Ceiling mount and hanging fluorescent lighting |
| Life/Safety | 3 | 10 | 33 | |
| Fire Safety | 3 | 10 | 33 | |
| Modifications | 0 | 7 | 0 | None evident |
| Maintenance | 1 | 7 | 8 | |
| Remaining Life | 1 | 6 | 7 | Sound structure; should have 20-25 years of remaining life |
| Appearance | 3 | 6 | 20 | Upgraded interior |
| Insulation | 3 | 6 | 20 | |
| Glazing | 3 | 6 | 20 | |
| HVAC | 3 | 8 | 26 | Gas fired unit heaters; 2 FAG furnaces w A/C; electric baseboard heat |
| **Total weighted score** | | | **315** | Needs improvement — maintenance |

## Main Building (200-D) — condition score 314

| Component | Rating | Wt. | Wt. Score | Comment |
|---|---|---|---|---|
| HVAC | 2 | 8 | 16 | 2 HW boilers; 2 chillers-new in 2007; air handlers; rooftop packaged HVAC units; penthouse louver problems |
| Structure | 2 | 8 | 16 | Concrete column and beam; steel; CMU |
| Exterior Closure | 1 | 8 | 8 | EIFS wall system; concrete |
| Roofing | 2 | 10 | 20 | TPO single-ply (50% of area 2015); EPDM; BUR w UV coating- ply |
| Floor Finishes | 2 | 6 | 12 | Carpet; concrete; vinyl tile-random carpet wear throughout |
| Wall Finishes | 1 | 6 | 6 | Concrete; gypsum board; CMU |
| Ceiling Finishes | 3 | 6 | 18 | Lay-in ceiling tile; concrete; metal roof pan |
| Doors & Hardware | 2 | 6 | 12 | Interior wood veneer, laminate and HM metal doors w HM frames; exterior aluminum doors/frames and HM doors/frames |
| Elevators | 4 | 6 | 24 | 3 elevators-two 3 stop and one 2 stop |
| Plumbing | 3 | 8 | 24 | Copper, galvanized, cast iron, steel and PVC piping; porcelain fixtures |
| Electrical | 1 | 8 | 8 | 1600amp 480/277; 1800amp 208/120 |

| Component | Rating | Wt. | Wt. Score | Comment |
|---|---|---|---|---|
| Lights/Power | 2 | 8 | 16 | Lay-in and recessed can fluorescent lighting |
| Life/Safety | 3 | 10 | 30 | Generally meets codes for vintage of construction |
| Fire Safety | 3 | 10 | 30 | Building is partially sprinklered |
| Modifications | 1 | 7 | 7 | Five major additions since 1974; modifications are adequate; minor renovations funded 21-23 |
| Maintenance | 1 | 7 | 7 | |
| Remaining Life | 1 | 6 | 6 | Building is structurally very sound; medium to long term life expectancy |
| Appearance | 3 | 6 | 18 | Exterior is very average and nondescript |
| Insulation | 2 | 6 | 12 | |
| Glazing | 4 | 6 | 24 | |
| **Total weighted score** | | | **314** | Needs improvement — maintenance |

## Health Ed Bldg. (200-H) — condition score 311

| Component | Rating | Wt. | Wt. Score | Comment |
|---|---|---|---|---|
| HVAC | 2 | 8 | 17 | Condensing unit (failing) - funded 21-23 |
| Structure | 1 | 8 | 8 | |
| Exterior Closure | 2 | 8 | 17 | |
| Roofing | 2 | 10 | 21 | single-ply with insulation and solar panels |
| Floor Finishes | 2 | 6 | 13 | |
| Wall Finishes | 2 | 6 | 13 | |
| Ceiling Finishes | 1 | 6 | 6 | |
| Doors & Hardware | 3 | 6 | 19 | |
| Elevators | 0 | 6 | 0 | |
| Plumbing | 1 | 8 | 8 | |
| Electrical | 1 | 8 | 8 | 400Amp |
| Lights/Power | 3 | 8 | 25 | |
| Life/Safety | 3 | 10 | 31 | |
| Fire Safety | 2 | 10 | 21 | |
| Modifications | 1 | 7 | 7 | East shop well done |
| Maintenance | 3 | 7 | 22 | |
| Remaining Life | 3 | 6 | 19 | |
| Appearance | 3 | 6 | 19 | |
| Insulation | 3 | 6 | 19 | |
| Glazing | 3 | 6 | 19 | |
| **Total weighted score** | | | **311** | Needs improvement — maintenance |

## Diesel Mechanics 1 (200-L) — condition score 293

| Component | Rating | Wt. | Wt. Score | Comment |
|---|---|---|---|---|
| HVAC | 2 | 8 | 17 | Ceiling radiant heat-new in 2007; 2 FAG furnaces w A/C |
| Structure | 1 | 8 | 8 | |
| Exterior Closure | 2 | 8 | 17 | Metal walls |
| Roofing | 1 | 10 | 11 | New metal roof 2011 |
| Floor Finishes | 2 | 6 | 13 | Concrete and vinyl tile |
| Wall Finishes | 2 | 6 | 13 | Gypsum board and CMU |
| Ceiling Finishes | 2 | 6 | 13 | Acoustical adhered and lay-in ceiling tile |
| Doors & Hardware | 1 | 6 | 6 | New OH doors 2013 |
| Elevators | 5 | 6 | 32 | second floor storage and office |
| Plumbing | 3 | 8 | 25 | Galvanized, cast iron and steel piping; porcelain fixtures |
| Electrical | 1 | 8 | 8 | 600amp 208/120v |
| Lights/Power | 1 | 8 | 8 | Ceiling mount and hanging fluorescent lighting |
| Life/Safety | 3 | 10 | 32 | |
| Fire Safety | 2 | 10 | 21 | partial sprinklers |
| Modifications | 0 | 7 | 0 | None evident |
| Maintenance | 1 | 7 | 7 | |
| Remaining Life | 1 | 6 | 6 | Sound structure; should have 20-25 years of remaining life |
| Appearance | 1 | 6 | 6 | |
| Insulation | 3 | 6 | 19 | |
| Glazing | 5 | 6 | 32 | |
| **Total weighted score** | | | **293** | Needs improvement — maintenance |

## Auto Training Center (200-U) — condition score 290

| Component | Rating | Wt. | Wt. Score | Comment |
|---|---|---|---|---|
| HVAC | 1 | 8 | 8 | Unit heaters in shop 1996; ceiling radiant heat; rooftop packaged HVAC units |
| Structure | 3 | 8 | 24 | Steel and wood framing; CMU; concrete slab; slab cracking throughout |
| Exterior Closure | 2 | 8 | 16 | CMU and metal panels |
| Roofing | 3 | 10 | 30 | Metal roof with failing fasteners. North section single ply 2021. |
| Floor Finishes | 3 | 6 | 18 | Concrete; vinyl tile; sheet vinyl; concrete is cracked throughout |
| Wall Finishes | 1 | 6 | 6 | Gypsum board; CMU; metal panels; plywood |
| Ceiling Finishes | 1 | 6 | 6 | Lay-in ceiling tile; acoustical tile; plywood; gypsum board |
| Doors & Hardware | 1 | 6 | 6 | Interior wood and HM doors w HM frames; exterior aluminum and HM doors/frames; OH metal doors |
| Elevators | 1 | 6 | 6 | 2nd floor storage only |

| Component | Rating | Wt. | Wt. Score | Comment |
|---|---|---|---|---|
| Plumbing | 3 | 8 | 24 | Galvanized, steel, copper and cast iron piping; porcelain fixtures |
| Electrical | 1 | 8 | 8 | 600amp 208/120v - newer service |
| Lights/Power | 3 | 8 | 24 | Ceiling-mount, lay-in and hanging fluorescent-mix of older and newer |
| Life/Safety | 1 | 10 | 10 | |
| Fire Safety | 3 | 10 | 30 | Fire alarm; no sprinklers |
| Modifications | 1 | 7 | 7 | Small addition in 2001 (800 GSF); well constructed |
| Maintenance | 1 | 7 | 7 | |
| Remaining Life | 3 | 6 | 18 | Interior was remodeled in 1999 and 2000; but 53 years old |
| Appearance | 3 | 6 | 18 | |
| Insulation | 1 | 6 | 6 | |
| Glazing | 3 | 6 | 18 | Combination of single and double glazing |
| **Total weighted score** | | | **290** | Needs improvement — maintenance |

## Dietrich Activity Center (200-A) — condition score 248

| Component | Rating | Wt. | Wt. Score | Comment |
|---|---|---|---|---|
| HVAC | 1 | 8 | 8 | 6 new AHUs connected to chiller in D building; 3 HW boilers; DX cooling; through ESCO contract in 2011 |
| Structure | 1 | 8 | 8 | Concrete; CMU; metal framing |
| Exterior Closure | 1 | 8 | 8 | Concrete and CMU |
| Roofing | 2 | 10 | 20 | Aluminum roof panels-but high maintenance; panels recaulked in 2008; connection bolt-packs funded 21-23 |
| Floor Finishes | 1 | 6 | 6 | Concrete; wood; carpet; quarry tile |
| Wall Finishes | 1 | 6 | 6 | Concrete and CMU; ceramic tile |
| Ceiling Finishes | 1 | 6 | 6 | Concrete and vinyl |
| Doors & Hardware | 3 | 6 | 18 | Interior HM doors/frames; exterior glazed metal doors/frames-extensive wear |
| Elevators | 3 | 6 | 18 | 2 stop |
| Plumbing | 3 | 8 | 24 | Copper, steel, cast iron and galvanized piping-partially replaced in 2010; porcelain fixtures |
| Electrical | 1 | 8 | 8 | 1600amp 480/277v; 1200amp 480/277v |
| Lights/Power | 1 | 8 | 8 | Ceiling and wall mount fluorescent lighting-relamped in 2001 by ESCO contract; metal halide lighting-new in 08 |
| Life/Safety | 3 | 10 | 30 | |
| Fire Safety | 3 | 10 | 30 | |
| Modifications | 1 | 7 | 7 | None evident |
| Maintenance | 1 | 7 | 7 | |
| Remaining Life | 1 | 6 | 6 | Should have medium to long term life expectancy if properly maintained |
| Appearance | 1 | 6 | 6 | Interesting exterior design |

| Component | Rating | Wt. | Wt. Score | Comment |
|---|---|---|---|---|
| Insulation | 1 | 6 | 6 | |
| Glazing | 3 | 6 | 18 | |
| **Total weighted score** | | | **248** | Adequate |

## Child Care Center (200-K) — condition score 246

| Component | Rating | Wt. | Wt. Score | Comment |
|---|---|---|---|---|
| Structure | 1 | 8 | 8 | Wood framing; concrete slab |
| Exterior Closure | 2 | 8 | 17 | EIFS and wood siding-some wood deterioration |
| Roofing | 2 | 10 | 21 | New 3-tab asphalt shingles and gutters in 04 |
| Floor Finishes | 2 | 6 | 13 | Carpet-wearing; vinyl tile; sheet vinyl |
| Wall Finishes | 2 | 6 | 13 | Gypsum board; plastic wall panels |
| Ceiling Finishes | 1 | 6 | 6 | Gypsum board |
| Doors & Hardware | 2 | 6 | 13 | Interior wood doors w HM frames; exterior HM doors/frames |
| Elevators | 0 | 6 | 0 | |
| Plumbing | 1 | 8 | 8 | Copper, steel and cast iron piping; porcelain fixtures |
| Electrical | 1 | 8 | 8 | 400amp 208/120v |
| Lights/Power | 1 | 8 | 8 | Ceiling mount and recessed can fluorescent lighting |
| Life/Safety | 1 | 10 | 10 | |
| Fire Safety | 3 | 10 | 31 | |
| Modifications | 1 | 7 | 7 | None evident |
| Maintenance | 1 | 7 | 7 | Well maintained; cleanliness dictated by State health requirements |
| Remaining Life | 1 | 6 | 6 | Should have 25-35 years of remaining life; east end addition completed in 1996 |
| Appearance | 1 | 6 | 6 | |
| Insulation | 3 | 6 | 19 | |
| Glazing | 3 | 6 | 19 | Wood framed;  glazing failing in many areas |
| HVAC | 3 | 8 | 25 | 4 forced air gas furnaces with cooling coils |
| **Total weighted score** | | | **246** | Adequate |

## Applied Tech Training Cnt (200-P) — condition score 228

| Component | Rating | Wt. | Wt. Score | Comment |
|---|---|---|---|---|
| Structure | 1 | 8 | 8 | Steel frame; concrete slab |
| Exterior Closure | 1 | 8 | 8 | Metal wall panels |
| Roofing | 2 | 10 | 20 | Metal roof |
| Floor Finishes | 1 | 6 | 6 | Concrete; vinyl tile; carpet |
| Wall Finishes | 1 | 6 | 6 | Gypsum board and vinyl-faced insulation |
| Ceiling Finishes | 1 | 6 | 6 | Lay-in tile; gypsum board; metal ceiling deck |

| Component | Rating | Wt. | Wt. Score | Comment |
|---|---|---|---|---|
| Doors & Hardware | 1 | 6 | 6 | Interior wood doors w HM frames; exterior HM doors/frames; OH metal doors |
| Elevators | 5 | 6 | 30 | 2nd floor classrooms |
| Plumbing | 1 | 8 | 8 | Copper, cast iron, steel and PVC piping; porcelain fixtures |
| Electrical | 1 | 8 | 8 | 600 amp 208/120v motor control center; 400amp 208/120v-also feeds Greenhouse |
| Lights/Power | 1 | 8 | 8 | Lay-in, hanging and ceiling-mount fluorescent lighting |
| Life/Safety | 1 | 10 | 10 | |
| Fire Safety | 3 | 10 | 30 | |
| Modifications | 1 | 7 | 7 | None evident |
| Maintenance | 1 | 7 | 7 | |
| Remaining Life | 1 | 6 | 6 | Sound structure; estimate 20-30 year life |
| Appearance | 1 | 6 | 6 | |
| Insulation | 1 | 6 | 6 | |
| Glazing | 3 | 6 | 18 | |
| HVAC | 3 | 8 | 24 | Gas fired radiant heating; 3 FAG furnaces w A/C; paddle fans |
| **Total weighted score** | | | **228** | Adequate |

## Technology Center (200-F) — condition score 220

| Component | Rating | Wt. | Wt. Score | Comment |
|---|---|---|---|---|
| Structure | 1 | 8 | 8 | Steel frame and CMU; concrete |
| Exterior Closure | 2 | 8 | 17 | CMU and EIFS |
| Roofing | 1 | 10 | 11 | Metal roof; hypalon roof |
| Floor Finishes | 2 | 6 | 13 | Carpet-general wear; vinyl tile; ceramic tile; concrete |
| Wall Finishes | 1 | 6 | 6 | CMU and painted Gypsum board; ceramic tile |
| Ceiling Finishes | 2 | 6 | 13 | Lay-in ceiling tile and painted Gypsum board; metal deck pan |
| Doors & Hardware | 2 | 6 | 13 | Interior wood doors w HM frames; exterior aluminum doors/frames |
| Elevators | 2 | 6 | 13 | 2 stop |
| Plumbing | 1 | 8 | 8 | Copper, steel, cast iron and PVC piping; porcelain fixtures |
| Electrical | 1 | 8 | 8 | 2000amp 480/240v |
| Lights/Power | 1 | 8 | 8 | Lay-in, recessed can and wall-mount fluorescent lighting |
| Life/Safety | 1 | 10 | 11 | |
| Fire Safety | 2 | 10 | 21 | Fire alarm panel is obsolete; repair parts are no longer available; replacement is warranted |
| Modifications | 0 | 7 | 0 | None evident |
| Maintenance | 1 | 7 | 7 | |

| Component | Rating | Wt. | Wt. Score | Comment |
|---|---|---|---|---|
| Remaining Life | 1 | 6 | 6 | Life expectancy is 25+ years |
| Appearance | 1 | 6 | 6 | |
| Insulation | 1 | 6 | 6 | |
| Glazing | 3 | 6 | 19 | Operable awning window sections in offices |
| HVAC | 3 | 8 | 25 | Chiller funded 23-25; AHU w VAVs (VAV replacement funded 21-23); hot water boiler-deteriorated |
| **Total weighted score** | | | **220** | Adequate |

## Clarkston Main Building (200-CLK) — condition score 206

| Component | Rating | Wt. | Wt. Score | Comment |
|---|---|---|---|---|
| HVAC | 1 | 8 | 8 | Split system heat pumps-90% new (2010 & 2012) |
| Structure | 1 | 8 | 8 | Brick; concrete; no problems |
| Exterior Closure | 1 | 8 | 8 | Brick; EIFS |
| Roofing | 1 | 10 | 10 | Cement tile-tile/flashing repairs in 2010 |
| Floor Finishes | 2 | 6 | 12 | Carpet and vinyl tile; ceramic tile; sheet vinyl |
| Wall Finishes | 2 | 6 | 12 | Gypsum board; brick; vinyl wall panels; ceramic tile |
| Ceiling Finishes | 2 | 6 | 12 | Gypsum board; lay-in tile-random water stains |
| Doors & Hardware | 2 | 6 | 12 | Interior wood doors w HM frames; exterior aluminum doors/frames and HM doors/frames |
| Elevators | 1 | 6 | 6 | 2 stop |
| Plumbing | 2 | 8 | 16 | PVC, copper, steel and cast iron piping; porcelain fixtures |
| Electrical | 3 | 8 | 24 | 1600amp 208/120v |
| Lights/Power | 1 | 8 | 8 | Lay-in, ceiling-mount, recessed can and hanging fluorescent lighting |
| Life/Safety | 1 | 10 | 10 | |
| Fire Safety | 1 | 10 | 10 | West end sprinklers converted in 2009; east end sprinklers need conversion to glycol |
| Modifications | 1 | 7 | 7 | New library on upper floor in 2001 (4,896 GSF); well constructed |
| Maintenance | 1 | 7 | 7 | |
| Remaining Life | 1 | 6 | 6 | Very sound building; long term life expectancy |
| Appearance | 1 | 6 | 6 | |
| Insulation | 1 | 6 | 6 | |
| Glazing | 3 | 6 | 18 | |
| **Total weighted score** | | | **206** | Adequate |

## New Parent Child Center (200-B) — condition score 171

| Component | Rating | Wt. | Wt. Score | Comment |
|---|---|---|---|---|
| HVAC | 2 | 8 | 17 | High efficiency split system gas furnaces with A/C |

| Component | Rating | Wt. | Wt. Score | Comment |
|---|---|---|---|---|
| Structure | 1 | 8 | 8 | Wood framing/Concrete footings/Raised foundation |
| Exterior Closure | 1 | 8 | 8 | Hardi-Plank horizontal lap siding/river rock |
| Roofing | 1 | 10 | 10 | 3-tab architectural asphalt shingles |
| Floor Finishes | 1 | 6 | 6 | Sheet vinyl/carpet/quarry tile |
| Wall Finishes | 1 | 6 | 6 | Painted Gypsum board |
| Ceiling Finishes | 1 | 6 | 6 | Painted Gypsum board |
| Doors & Hardware | 1 | 6 | 6 | Six panel fir and glazed fir interior doors w wood frames; glazed wood exterior doors |
| Elevators | 0 | 6 | 0 | |
| Plumbing | 1 | 8 | 8 | Copper steel, cast iron and PVC piping; porcelain fixtures |
| Electrical | 1 | 8 | 8 | 200amp 480/240v; 200amp 208/120v |
| Lights/Power | 1 | 8 | 8 | Hanging, recessed can and ceiling-mount fluorescent lighting; Craftsman wall/hanging fixtures |
| Life/Safety | 1 | 10 | 10 | |
| Fire Safety | 2 | 10 | 21 | |
| Modifications | 1 | 7 | 7 | None evident |
| Maintenance | 1 | 7 | 7 | Building has remained in very good condition |
| Remaining Life | 1 | 6 | 6 | Should have 35-50 year life |
| Appearance | 1 | 6 | 6 | |
| Insulation | 2 | 6 | 13 | |
| Glazing | 1 | 6 | 6 | Wood framed Pella windows throughout |
| **Total weighted score** | | | **171** | Superior |

## Water Environmental Sci (200-R) — condition score 169

| Component | Rating | Wt. | Wt. Score | Comment |
|---|---|---|---|---|
| HVAC | 2 | 8 | 17 | Rooftop packaged HVAC units w gas heat; AHU w DX coil and heat recovery |
| Structure | 1 | 8 | 8 | Wood frame; some structural steel |
| Exterior Closure | 1 | 8 | 8 | Painted gypsum board; metal panels; Kalwall panels; cement board panels; aluminum window walls |
| Roofing | 1 | 10 | 10 | TPO single ply membrane; metal deck |
| Floor Finishes | 1 | 6 | 6 | Carpet; concrete; carpet tile; ceramic tile |
| Wall Finishes | 1 | 6 | 6 | Gypsum board; ceramic tile; vinyl wall cover |
| Ceiling Finishes | 1 | 6 | 6 | Exposed metal deck and trusses; glu-lam beams; wood T&G; lay-in ceiling tile; gypsum board |
| Doors & Hardware | 1 | 6 | 6 | Exterior aluminum and HM doors/frames; interior wood doors/frames; metal roll-up doors |
| Elevators | 0 | 6 | 0 | |
| Plumbing | 1 | 8 | 8 | Copper; cast iron; black steel and PVC piping; porcelain fixtures; waterless urinals |
| Electrical | 1 | 8 | 8 | 800amp 120/208v; 1200 amp 480/277v |

| Component | Rating | Wt. | Wt. Score | Comment |
|---|---|---|---|---|
| Lights/Power | 1 | 8 | 8 | Hanging strip, round pendant, recessed can, wall mount and lay-in fluorescent lights |
| Life/Safety | 1 | 10 | 10 | |
| Fire Safety | 1 | 10 | 10 | |
| Modifications | 1 | 7 | 7 | New building with a 16,261 GSF addition completed in 2011 |
| Maintenance | 3 | 7 | 22 | Exterior panels are screwed on; could be long term maintenance problem |
| Remaining Life | 1 | 6 | 6 | Adequate construction; remaining life >35 years |
| Appearance | 1 | 6 | 6 | |
| Insulation | 1 | 6 | 6 | |
| Glazing | 1 | 6 | 6 | Windows have operable sections |
| **Total weighted score** | | | **169** | Superior |

## Clarkston Health Science (200-CHS) — condition score 167

| Component | Rating | Wt. | Wt. Score | Comment |
|---|---|---|---|---|
| HVAC | 1 | 8 | 8 | Air cooled chiller; AHUs w VAVs; electric duct heaters |
| Structure | 1 | 8 | 8 | Wood and steel framing |
| Exterior Closure | 1 | 8 | 8 | Brick; split face CMU; Kalwall panels |
| Roofing | 1 | 10 | 10 | Cement shingles; Kalwall skylights (leaks - repairs funded 21-23); stucco soffits |
| Floor Finishes | 1 | 6 | 6 | Carpet; vinyl tile; ceramic tile |
| Wall Finishes | 1 | 6 | 6 | Gypsum board; ceramic tile |
| Ceiling Finishes | 1 | 6 | 6 | Lay-in tile; gypsum board |
| Doors & Hardware | 1 | 6 | 6 | Exterior aluminum doors/frames; interior wood doors/HM frames; lever hardware |
| Elevators | 0 | 6 | 0 | |
| Plumbing | 1 | 8 | 8 | Copper; cast iron; black steel; porcelain fixtures |
| Electrical | 1 | 8 | 8 | 800 amp main; 3 ph; 4 wire |
| Lights/Power | 1 | 8 | 8 | Lay-in, hanging pendant and wall mount fluorescent lights |
| Life/Safety | 1 | 10 | 10 | |
| Fire Safety | 3 | 10 | 31 | |
| Modifications | 1 | 7 | 7 | New building |
| Maintenance | 1 | 7 | 7 | |
| Remaining Life | 1 | 6 | 6 | New building-well constructed; RUL >35 yrs. |
| Appearance | 1 | 6 | 6 | |
| Insulation | 1 | 6 | 6 | |
| Glazing | 1 | 6 | 6 | |
| **Total weighted score** | | | **167** | Superior |

## Cntr For Enology & Vitclt (200-T) — condition score 166

| Component | Rating | Wt. | Wt. Score | Comment |
|---|---|---|---|---|
| HVAC | 2 | 8 | 16 | 2 hot water boilers; packaged chiller; air handlers |
| Structure | 1 | 8 | 8 | Wood framing w concrete slab |
| Exterior Closure | 1 | 8 | 8 | EIFS |
| Roofing | 1 | 10 | 10 | Clay tile |
| Floor Finishes | 1 | 6 | 6 | Concrete; sheet vinyl; carpet; ceramic tile |
| Wall Finishes | 1 | 6 | 6 | Concrete; Gypsum board; vinyl wall covering; ceramic tile |
| Ceiling Finishes | 1 | 6 | 6 | Concrete; Gypsum board; lay-in ceiling tiles; metal floor pan deck |
| Doors & Hardware | 1 | 6 | 6 | Interior and exterior wood doors w HM frames and HM doors/frames |
| Elevators | 1 | 6 | 6 | 2 stop |
| Plumbing | 1 | 8 | 8 | Copper, PVC, cast iron and steel piping; porcelain fixtures |
| Electrical | 1 | 8 | 8 | 800amp 480/208v |
| Lights/Power | 1 | 8 | 8 | Ceiling mount, recessed can and lay-in fluorescent lights hanging chandeliers and wall sconces |
| Life/Safety | 1 | 10 | 10 | |
| Fire Safety | 1 | 10 | 10 | |
| Modifications | 1 | 7 | 7 | Two small additions were completed in 2009 |
| Maintenance | 1 | 7 | 7 | |
| Remaining Life | 1 | 6 | 6 | Should have 35+ year life |
| Appearance | 1 | 6 | 6 | |
| Insulation | 1 | 6 | 6 | |
| Glazing | 3 | 6 | 18 | |
| **Total weighted score** | | | **166** | Superior |

## Health Sci/Performing Art (200-E) — condition score 158

| Component | Rating | Wt. | Wt. Score | Comment |
|---|---|---|---|---|
| HVAC | 1 | 8 | 8 | DX refrigeration w air cooled condensers; AHUs w VAVs; hot water boilers |
| Structure | 1 | 8 | 8 | Steel frame; CMU; brick |
| Exterior Closure | 1 | 8 | 8 | Brick; concrete; aluminum window walls |
| Roofing | 1 | 10 | 10 | Single ply membrane-coated |
| Floor Finishes | 1 | 6 | 6 | Vinyl tile; ceramic tile; concrete; carpet; hardwood stage floor |
| Wall Finishes | 1 | 6 | 6 | Gypsum board; masonite panels; concrete; brick; wood panels |
| Ceiling Finishes | 1 | 6 | 6 | Lay-in tiles; gypsum board |
| Doors & Hardware | 1 | 6 | 6 | Interior wood doors w HM frames and sidelites; exterior aluminum doors/frames |

| Component | Rating | Wt. | Wt. Score | Comment |
|---|---|---|---|---|
| Elevators | 1 | 6 | 6 | 2 stop |
| Plumbing | 1 | 8 | 8 | Copper, cast iron, galvanized and steel piping ; porcelain fixtures |
| Electrical | 1 | 8 | 8 | 2000amp 120/208 v; 15 KW emergency generator |
| Lights/Power | 1 | 8 | 8 | Recessed can, hanging strip, hanging circular, and lay-in fluorescent lights |
| Life/Safety | 1 | 10 | 10 | |
| Fire Safety | 1 | 10 | 10 | |
| Modifications | 1 | 7 | 7 | New building; none evident |
| Maintenance | 1 | 7 | 7 | |
| Remaining Life | 1 | 6 | 6 | Well constructed building; RUL >30 yrs. |
| Appearance | 3 | 6 | 18 | Very bright interior spaces; good use of light; exterior is somewhat bland |
| Insulation | 1 | 6 | 6 | |
| Glazing | 1 | 6 | 6 | |
| **Total weighted score** | | | **158** | Superior |

## Clk Workforce & Bus Dev (200-CWB) — condition score 146

| Component | Rating | Wt. | Wt. Score | Comment |
|---|---|---|---|---|
| HVAC | 1 | 8 | 9 | |
| Structure | 1 | 8 | 9 | |
| Exterior Closure | 1 | 8 | 9 | |
| Roofing | 1 | 10 | 11 | |
| Floor Finishes | 1 | 6 | 7 | |
| Wall Finishes | 1 | 6 | 7 | |
| Ceiling Finishes | 1 | 6 | 7 | |
| Doors & Hardware | 1 | 6 | 7 | |
| Elevators | 0 | 6 | 0 | |
| Plumbing | 1 | 8 | 9 | |
| Electrical | 1 | 8 | 9 | |
| Lights/Power | 1 | 8 | 9 | |
| Life/Safety | 1 | 10 | 11 | |
| Fire Safety | 1 | 10 | 11 | |
| Modifications | 0 | 7 | 0 | |
| Maintenance | 1 | 7 | 8 | |
| Remaining Life | 1 | 6 | 7 | |
| Appearance | 1 | 6 | 7 | |
| Insulation | 1 | 6 | 7 | |

| Component | Rating | Wt. | Wt. Score | Comment |
|---|---|---|---|---|
| Glazing | 1 | 6 | 7 | |
| **Total weighted score** | | | **146** | Superior |