COMMUNITY AND TECHNICAL COLLEGES
Washington State Board

WENATCHEE VALLEY COLLEGE

WENATCHEE · OMAK

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	41 structures · 514,507 GSF; 25 surveyed — 404,529 GSF
Weighted-avg condition	279 (Needs improvement — maintenance)
2027 preservation request	$2,028,000
Total 2027–2029 Minor Works	$3,895,000
Deferred preservation backlog	$2,672,000

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1. EXECUTIVE SUMMARY

This report covers Wenatchee Valley College for the 2025 SBCTC Facility Condition Survey cycle, which informs the college's Minor Works Preservation capital budget request for the 2027–2029 biennium. The 2025 survey identified **37 capital deficiencies** across the Wenatchee (Main) and Omak (North) campuses. Of the 31 carrying capital cost estimates, **$2,028,000 across 14 projects** is included in the 2027 preservation request and **$2,672,000 across 17 projects** is deferred to future cycles; 6 further deficiencies were excluded from capital funding. The college's 2027–2029 Minor Works request is comprised of: preservation ($2,028,000), infrastructure ($43,000), program ($1,285,000), and Unanticipated Repair Fund ($539,000), together totaling **$3,895,000**.

Capital planning headlines

1. ADA access is the largest slice of the 2027 request — $874,000, or 43%, across three projects.

The Smith Gym restroom reconfiguration (D07, $753,000) is the single largest project in the request, joined by an ADA stall renovation in Knights Hall A (D08, $59,000) and an ADA entry ramp at the North Campus Administration Building (D09, $62,000). A fourth access item — replacing the North Administration Building's outdated stair lift with a code-compliant elevator (D24, $504,000) — is deferred and is the second-largest item in the deferred backlog. Access, not mechanical failure, is what this biennium's request buys first.

2. The roofing program puts $610,000 — 30% of the request — on four roofs this biennium, and roofing work will straddle at least two cycles.

Roof replacements or repairs at Batjer (D01, $202,000), the North Administration Building (D04, $233,000), Van Tassell (D03, $169,000), and Wendall George Hall (D02, $6,000) are all grounded in the college's 2024 roof condition assessment. The Central Washington University building roof ($76,000) is deferred, and the North Friendship Hall and North Burnett Hall roofs were excluded this cycle but carry documented flashing and termination vulnerabilities that will resurface. The Eller/Fox roof leaks at failed solar-panel penetrations (D33) were also excluded pending scope and eligibility confirmation.

3. Batjer is the portfolio's central tension: the worst-scored major building draws 27% of the preservation request while the master plan lists it for replacement.

Batjer (40,784 GSF, built 1950) scores 466 — the worst condition score of any major building — and carries six scored deficiencies plus an unscored fire-alarm panel replacement. Four projects totaling $549,000 (roof, greenhouse heaters, exhaust fans, and HVAC piping) are in the 2027 request; VFDs ($43,000) and the obsolete Siemens control system ($100,000) are deferred. Every included Batjer project is a program-continuity repair — the building recently experienced a catastrophic HVAC piping failure — but the master plan designates Batjer a replacement priority. Section 7 addresses the sequencing question this raises.

4. HVAC dominates the deferred backlog — $1,587,000 of the $2,672,000 deferred, or 59%.

The largest single deferred item in the portfolio is the Music and Art Center make-up air replacement (D30, $641,000) — a code-safety deficiency in the college's best-scored building. Behind it sits an aging rooftop-equipment cohort: ten 25-plus-year-old heat pumps at North Friendship Hall (D17, $352,000), three rooftop units at Wells (D21, $145,000), two at Van Tassell (D19, $120,000), and the failing air conditioner serving Wenatchi Hall's electrical rooms (D23, $151,000). Parts scarcity is cited repeatedly; several of these will not survive to the 2029 request without emergency repairs.

Headline Numbers

Metric	Value
Total structures (FPMT inventory)	**41**
Total portfolio GSF	**514,507**
Buildings surveyed (condition rating)	**25 (404,529 GSF)**
Weighted-average condition score (surveyed)	**279 (Needs improvement — maintenance)**
Buildings rated below “Adequate”	**12 of 25**
Total deficiencies identified (2025 FCS)	**37 scored (+7 unscored college items)**
2027 preservation request	**$2,028,000 (14 projects)**
Deferred preservation backlog	**$2,672,000 (17 projects)**
Excluded deficiencies	**6**
2027 infrastructure request	**$43,000 (1 project)**
2027 program request	**$1,285,000**
2027 URF request	**$539,000**
Total 2027–2029 Minor Works request	**$3,895,000**
Prior biennium requested (2025–2027, all categories)	**$4,083,000**
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 $3,895,000: preservation of $2,028,000 across 14 projects (43% ADA access, 30% roofing, and a $549,000 Batjer mechanical-and-roof package), infrastructure of $43,000 (one North Campus primary switchgear), program of $1,285,000, and URF of $539,000. The preservation request is built of many small projects — an average project cost of $144,857 against a system-wide average of $427,398 (2027 budget summary) — and every included project scored 77 or above (average 82.6).

Mid-term (4–6 years, 2029–2033). The $2,672,000 deferred backlog defines the next ask and is 59% HVAC: the Music and Art Center make-up air units ($641,000), the North Friendship Hall heat-pump cohort ($352,000), rooftop units at Wells and Van Tassell, and the Batjer controls and VFDs. The North Administration Building elevator ($504,000) and $343,000 of window and door envelope work follow. Layered on top are $580,000 of unscored, college-identified items — two discontinued fire-alarm panels, two obsolete lighting-control systems, access-control boards, and an elevator door operator — that will mature into scored deficiencies by the 2027 survey.

Long-term (7–10+ years, 2033 and beyond). A demolition wave reshapes the portfolio first. Sexton was demolished in spring 2025, and Industrial Technology and Refrigeration are scheduled for demolition in 2026. Together they remove 39,443 GSF of the portfolio's worst stock and improve the surveyed weighted average from 279 to roughly 273. The vacant Old West Side HS AH2 (514) also needs to come down. Its demolition has no funding, so the building stays in the inventory. The long-horizon questions that remain are the Batjer replacement (the largest and worst-scored 1950s building), the Gym and Eller/Fox modernizations, disposition of the vacant small North Campus buildings, and a $17,624,000 future pipeline of Main Campus underground-utility renewal (Section 6).

Clean Buildings compliance. Eight buildings exceed the 20,000 GSF coverage floor: Wenatchi Hall and Mish ee twie (Tier 1, June 1, 2028) and six Tier 2 buildings due July 1, 2027 — inside the immediate biennium. The deferred HVAC and envelope backlog overlaps six of the eight, and the college's $1,285,000 program request explicitly cites preparing mechanical systems for the standard. Section 9 develops the alignment.

2. COLLEGE PORTFOLIO OVERVIEW

Wenatchee Valley College serves a roughly 10,000-square-mile district covering Chelan, Douglas, and Okanogan counties, one of the largest rural districts in the state. The Main Campus, in operation in Wenatchee since 1939, sits on a 60-acre site and holds the large instructional stock; the North Campus in Omak, roughly 100 miles north, has operated since 1972 on a 1.5-acre site with a cluster of small instructional and support buildings. The FPMT inventory lists 41 structures totaling 514,507 GSF; 25 buildings (404,529 GSF) were condition-rated this cycle. The two largest buildings anchor the modern end of the portfolio: Wenatchi Hall (82,000 GSF, 2007) and Mish ee twie (78,000 GSF, 2021). The consequential aging stock is the 1950–1967 cohort — Batjer (1950), Wells (1952), Wendall George Hall (1960), the Gym and Van Tassell (1962), Knights Hall A (1963), and Sexton and Refrigeration (1967) — roughly 162,000 GSF that carries most of this cycle's deficiencies.

Building inventory

Building	Campus	GSF	Built	Reno.	Score	Rating	Predominant use
Music And Art Center	Main	27,656	2012	—	**146**	Superior	Music and art labs
New Student Recreation Center	Main	22,500	2017	—	**146**	Superior	Student workout space
North Burnett Hall	North	4,953	2015	—	**153**	Superior	Classrooms and instructor offices
Wenatchi Hall	Main	82,000	2007	—	**167**	Superior	Student support, nursing, science labs, administration
Facilities Storage Building	Main	4,992	2016	—	**170**	Superior	Support
Facilities	Main	7,339	2009	—	**186**	Adequate	Support
Wendall George Hall	North	8,848	1960	—	**217**	Adequate	Science lab, classrooms
Eller/Fox	Main	16,200	1988	—	**242**	Adequate	Instructional / labs
Van Tassell	Main	24,640	1962	—	**246**	Adequate	Student Life, café, Student Senate
North Friendship Hall	North	7,131	1985	—	**248**	Adequate	Student labs
Brown Library	Main	33,756	1972	2010	**260**	Adequate	Library with some instruction
North Administration Bldg	North	5,600	1975	—	**262**	Adequate	Student support offices, Student Senate
Wells	Main	17,305	1952	—	**272**	Adequate	CAMP, Running Start, ceramics lab
Omak Facilities Building	North	1,034	2005	—	**290**	Needs improvement — maintenance	Support
Sexton	Main	26,631	1967	—	**297**	Needs improvement — maintenance	Demolished spring 2025

Building	Campus	GSF	Built	Reno.	Score	Rating	Predominant use
Refrigeration	Main	4,384	1967	—	**392**	Needs improvement — renovation	Vocational lab (demo 2026)
Gym	Main	25,901	1962	—	**426**	Needs improvement — renovation	Athletics and instruction
Industrial Technology	Main	8,428	1970	2010	**428**	Needs improvement — renovation	Vocational labs (demo 2026)
Knights Hall A	Main	13,556	1963	—	**443**	Needs improvement — renovation	Vocational lab / Foundation
Grants House	Main	1,658	1930	—	**458**	Needs improvement — renovation	Public Information Office
Batjer	Main	40,784	1950	—	**466**	Needs improvement — renovation	Instructional / vocational / labs
North Storage Building	North	440	1970	—	**512**	Replace or renovate	Support
Old West Side Hs Ah2	Main	14,760	—	—	**514**	Replace or renovate	Vacant (demo unfunded)
Omak Foundation Office	North	839	2005	—	**526**	Replace or renovate	Vacant
Distance Learning Center	North	3,194	1975	—	**529**	Replace or renovate	Vacant
Portfolio (surveyed, GSF-weighted)		**404,529**			**279**	**Needs improvement — maintenance (avg)**	

Score = 2025 canonical building condition score (BCS), drawn from the CONDITION worksheet of the FCS workbook (lower is better). Built and renovation years per FPMT. Rating bands follow the SBCTC scale in Section 4.1. Predominant use per the college's 2025 pre-survey input.

Unscored Structures

Sixteen structures appear in the FPMT inventory but were not condition-rated this cycle: the new Mish ee twie building (2021), the Central Washington University building (which nonetheless carries one deferred roof deficiency, D25), the Residence Hall complex (dormitories are outside FCS scope), and a set of small athletics, support, and vacant structures. None except the CWU building carries a deficiency this cycle.

Structure	Campus	GSF	Built	FPMT class	Use / status
Mish ee twie	Main	78,000	2021	Educational	Classrooms, offices, student support, conference center
Athletics Baseball Concession/Restrooms	Main	2,808	—	Special Use	Athletics

Athletics Baseball Dugout - Home	Main	704	2000	Special Use	Athletics
Athletics Baseball Dugout - Visitor	Main	312	2000	Special Use	Athletics
Athletics Baseball Press Box	Main	128	2000	Special Use	Athletics
Athletics Baseball Ticket Sales	Main	128	2000	Special Use	Athletics
Athletics Fastpitch Dugout - Home	Main	336	2001	Special Use	Athletics
Athletics Fastpitch Dugout - Visitors	Main	320	2001	Special Use	Athletics
Athletics Fastpitch Storage Shed - Large	Main	160	2001	Special Use	Athletics
Athletics Fastpitch Storage Shed - Small	Main	160	2001	Special Use	Athletics
Athletics Soccer Portable	Main	1,264	—	Special Use	Athletics
Central Washington University	Main	7,667	2006	Educational	Instructional w/ CWU admin
Residence Hall	Main	15,715	2009	Residential	Residence hall (outside FCS scope)
Residence Hall Manager's House/Elliot Street House	Main	1,194	1928	Residential	Residence (outside FCS scope)
Wenatchee Valley College	Main	200	—	Special Use	Flagged by college as a possible error
WSU College Bound Office	North	882	2005	Office	Vacant

Age Profile

The portfolio falls into three cohorts. The 1950–1967 core (Batjer, Wells, Wendall George Hall, the Gym, Van Tassell, Knights Hall A, Sexton, and Refrigeration) is the consequential aging group: it holds five of the six worst-scored major buildings and generates most of this cycle's roofing, HVAC, and accessibility deficiencies. A thin 1970–1988 band (Industrial Technology, Brown Library, the North Campus Administration and Distance Learning buildings, North Friendship Hall, and Eller/Fox) sits in between, with the Omak buildings now carrying their own roof and heat-pump renewals. A 2005–2021 modern wave (the CWU building, Wenatchi Hall, Facilities, the Residence Hall, the Music and Art Center, North Burnett Hall, Facilities Storage, the New Student Recreation Center, and Mish ee twie) holds the strongest scores and roughly half the portfolio's area.

The demolition program is the portfolio's defining near-term change: Sexton (297) came down in spring 2025, and Industrial Technology (428) and Refrigeration (392) are scheduled for 2026. Together these remove 39,443 GSF concentrated at the weak end of the score distribution; the surveyed weighted average improves from 279 to roughly 273 once they leave the inventory. The vacant Old West Side HS AH2 (514) also needs to come down, but no funds are available for its demolition. It stays in the inventory, and in the weighted average, until demolition funding is in place.

3. CAPITAL PLANNING ROADMAP

3.1 Immediate biennium (2027–2029 request)

The 2027 preservation ask of **$2,028,000 across 14 projects** is a many-small-projects request: the average project cost is $144,857 against a system-wide average of $427,398, and the median ($66,500) is a third of the system median (2027 budget summary). Three categories organize it. ADA access is $874,000 (43%): the Smith Gym restroom reconfiguration (D07, $753,000), the Knights Hall A restroom (D08, $59,000), and the North Administration entry ramp (D09, $62,000). Roofing is $610,000 (30%): Batjer (D01, $202,000), North Administration (D04, $233,000), Van Tassell (D03, $169,000), and Wendall George Hall (D02, $6,000). Mechanical-and-site work makes up the balance ($544,000), $347,000 of it inside Batjer (greenhouse heaters D06, exhaust fans D12, and HVAC piping D16) plus the Brown Library stair repairs (D10, D11), Gym resistance heaters (D14), and Knights Hall A P-Tac units (D15). Beyond preservation, the 2027–2029 Minor Works request carries infrastructure of $43,000 (a North Campus primary switchgear), program of $1,285,000 (Technology, Mechanical Infrastructure and Classroom, serving both campuses), and a $539,000 Unanticipated Repair Fund line, for a College Minor Works total of **$3,895,000**. For context, the college requested $4,083,000 across all categories in the 2025–2027 cycle and had $4,616,000 funded in 2023–2025 (FCS workbook).

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

The **$2,672,000 deferred backlog across 17 projects** defines the mid-term ask; every deferred item fell below the budget threshold cutoff, not below the urgency bar — 13 of the 17 are designated Immediate in the survey. HVAC is 59% of it ($1,587,000). The single dominant item is the **Music and Art Center make-up air replacement (D30, $641,000)**, a code-safety deficiency: the three rooftop units lack integral fail-safes, so a downstream failure can go undetected. The rooftop-equipment cohort follows: ten 25-plus-year-old heat pumps at North Friendship Hall (D17, $352,000), three rooftop units at Wells (D21, $145,000, ceramics studio first), two at Van Tassell (D19, $120,000), and Wenatchi Hall's Unit #5 (D23, $151,000), which conditions the electrical and switch rooms of the college's largest building. Batjer's obsolete Siemens controls (D26, $100,000) and VFDs (D22, $43,000) — both already past critical failures — and the Wenatchi cooling-tower basin (D27, $35,000) round out the mechanical set. Outside HVAC, the North Administration elevator (D24, $504,000) is the largest item, followed by $343,000 of envelope work: Knights Hall A windows (D31, $156,000), Gym windows (D32, $69,000), Wendall George Hall windows (D34, $56,000), and campus entry doors (D29, $62,000). The Central Washington University building roof (D25, $76,000), the campus fountain pump (D36, $66,000), and Wenatchi corridor wall protection (D37, $62,000) complete the list.

The college also identified seven emerging items during the survey that carry no deficiency scores; six are priced at a combined $580,000. These are early-stage entries — chiefly life-safety and controls electronics obsolescence — and the priced ones will likely enter the 2027 survey as scored deficiencies.

Building	College-identified item (unscored)	Estimate
Multiple Buildings	Access control boards are obsolete and we need to start replacing them.	$56,000
Site	Main irrigation line replaceemnt	Unpriced
Brown Library	Fire Alarm control panel is discontinued and reached at its end-of-life. Currently a networked Simplex 4010.	$118,000

Batjer Hall	Fire Alarm control panel is discontinued and reached at its end-of-life. Currently a networked Simplex 4002.	$150,000
Central Washington Building	Lighting control system is failing and obsolete	$115,000
Music And Art Center	light switches are discontinued and no longer repairable.	$41,000
Wenatchi Hall	TKE Door operator parts obsolete on TKE TAC20 elevator	$100,000

College-identified emerging items from the 2025 FCS workbook (rows without deficiency scores). Descriptions abridged for this table; these items do not appear in Section 4. The main irrigation line item carries no estimate.

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

Three long-horizon themes warrant attention now. First, the demolition wave (Sexton done; Industrial Technology and Refrigeration scheduled for 2026) removes 39,443 GSF of the worst stock and clears the way for the second theme: the Batjer replacement question. The master plan also lists the vacant Old West Side HS AH2 (514; 14,760 GSF) for demolition, but no funds are available to demolish it. Batjer is the largest and worst-scored 1950s building (40,784 GSF, score 466), its survey comments record a remaining useful life under 10 years and note it is not cost-effective to renovate, and the master plan lists it as a replacement priority — yet it also anchors the automotive, machining, and greenhouse programs and is drawing 27% of this biennium's preservation request to keep those programs running. A major-project request for Batjer's replacement is the single most consequential capital decision on the college's horizon, and each additional biennium of preservation spending in the building raises the cost of deferring that decision. Third, the North Campus carries a cluster of small vacant or near-vacant buildings — the Distance Learning Center (529, vacant, with the college hoping for federal funds to build on the site), the Omak Foundation Office (526, vacant), and the WSU College Bound Office (vacant, unscored) — that are disposition questions, not repair candidates.

On the infrastructure side, the survey's future-designated pipeline for the Main Campus totals $17,624,000 across 119 assets, dominated by sewer and storm lines of 1950s–1970s vintage (Section 6). No single item is urgent this biennium, but the pipeline is the college's largest unprogrammed long-term liability and will need a phased multi-biennium renewal program similar to what other 1960s-era campuses in the system have begun.

3.4 Cross-cutting system themes

Roofing program. Eight of the 37 deficiencies are roofing or roof-driven, grounded in the college's 2024 roof condition assessment. This biennium funds four (Batjer D01, North Administration D04, Van Tassell D03, and Wendall George Hall D02 — $610,000 combined); the CWU building roof (D25, $76,000) is deferred; and three were excluded — North Friendship Hall (D05) and North Burnett Hall (D28), both with documented flashing and termination vulnerabilities, and the Eller/Fox solar-panel penetrations (D33), where active leaks at failed racking fasteners await scope and eligibility confirmation. The excluded roofs should be re-examined in the 2027 survey; deferral of flashing-level repairs typically converts to membrane-level cost.

Rooftop HVAC cohort. Four buildings carry end-of-life rooftop equipment with parts-scarcity documented in the findings: North Friendship Hall's ten heat pumps (D17, $352,000, 25+ years old), Wells's three units (D21, $145,000), Van Tassell's two Carrier units (D19, $120,000), and the excluded Smith Gym unit (D13). All are deferred or excluded; none is likely to reach 2029 without emergency repairs. Each replacement is also an electrification decision point relevant to Clean Buildings compliance (Section 9).

ADA access. The defining included theme: $874,000 this biennium (Gym restrooms D07, Knights Hall A restroom D08, North Administration ramp D09), with the $504,000 North Administration elevator (D24) deferred as the follow-on. The survey record frames each as a code-compliance failure — reliance on calling security for restroom access at the Gym, an unmarked rear-entry detour at North Administration — rather than a comfort upgrade.

Batjer concentration. Six scored deficiencies (D01, D06, D12, D16, D22, D26 — $549,000 included, $143,000 deferred) plus an unscored $150,000 fire-alarm panel replacement sit in one 1950 building designated for replacement. The included set is program-continuity work: the building recently experienced a catastrophic HVAC piping failure (D16) and a critical VFD failure (D22).

Controls and life-safety electronics obsolescence. A quiet theme spanning scored and unscored items: Batjer's Siemens DDC system (D26) and VFDs (D22) are unsupported; the college separately identified discontinued Simplex fire-alarm panels at Brown Library ($118,000) and Batjer ($150,000), failing lighting-control systems at the CWU building ($115,000) and the Music and Art Center ($41,000), obsolete access-control boards ($56,000), and an obsolete elevator door operator at Wenatchi Hall ($100,000). Individually small, these total roughly $623,000 and share one driver — vendor support ending — which makes their timing non-negotiable once spares run out.

Envelope and glazing. $343,000 of deferred window and door work: full window replacement at Knights Hall A (D31, $156,000, rotted single-pane wood frames), failed glazing units at the Gym (D32) and Wendall George Hall (D34), and campus entry doors that no longer latch (D29). None is urgent alone; together they are the portfolio's slow envelope leak and pair naturally with any Clean Buildings energy work in the covered buildings.

4. DEFICIENCY INVENTORY AND FINDINGS

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

4.1 Summary table

ID	Building	Campus	System	Component	DSc	BCS	Budget	Status
D01	Batjer	Main	B30 Roofing	Roof	**89**	466	$202,000	Included (2027)
D02	Wendall George Hall	North	B30 Roofing	Roof	**85**	217	$6,000	Included (2027)
D03	Van Tassell	Main	B30 Roofing	Roof	**85**	246	$169,000	Included (2027)
D04	North Administration Bldg	North	B30 Roofing	Roof	**85**	262	$233,000	Included (2027)
D05	North Friendship Hall	Main	B30 Roofing	Roof	**85**	248	—	Excluded
D06	Batjer	Main	D30 HVAC	Heater	**85**	466	$52,000	Included (2027)
D07	Gym	Main	C10 Interior Construction	Restroom	**85**	426	$753,000	Included (2027)

ID	Building	Campus	System	Component	DSc	BCS	Budget	Status
D08	Knights Hall A	Main	C10 Interior Construction	Restroom	85	443	$59,000	Included (2027)
D09	North Administration Bldg	North	B20 Exterior Closure	Entry	81	262	$62,000	Included (2027)
D10	Brown Library	Main	G20 Site Improvements	Exterior stair	81	260	$94,000	Included (2027)
D11	Brown Library	Main	C20 Staircases	Nosing	81	260	$31,000	Included (2027)
D12	Batjer	Main	D30 HVAC	Exhaust fans	79	466	$71,000	Included (2027)
D13	Gym	Main	D30 HVAC	Rooftop units	79	426	—	Excluded
D14	Gym	Main	D30 HVAC	Heaters	79	426	$34,000	Included (2027)
D15	Knights Hall A	Main	D30 HVAC	P-Tac	79	443	$38,000	Included (2027)
D16	Batjer	Main	D30 HVAC	PVC pipes	77	466	$224,000	Included (2027)
D17	North Friendship Hall	North	D30 HVAC	Heat pump	75	248	$352,000	Deferred
D18	North Friendship Hall	North	D30 HVAC	Reheat units	75	248	—	Excluded
D19	Van Tassell	Main	D30 HVAC	Rooftop units	75	246	$120,000	Deferred
D20	Music And Art Center	Main	D50 Electrical	Inverter	71	242	$34,000	Deferred
D21	Wells	Main	D30 HVAC	Rooftop units	65	272	$145,000	Deferred
D22	Batjer	Main	D30 HVAC	VFDs	65	466	$43,000	Deferred
D23	Wenatchi Hall	Main	D30 HVAC	Air conditioner	64	167	$151,000	Deferred
D24	North Administration Bldg	North	D10 Vertical Transportation	Stair	63	262	$504,000	Deferred
D25	Central Washington University	Main	B30 Roofing	Roof	55	281	$76,000	Deferred
D26	Batjer	Main	D30 HVAC	Controls	55	466	$100,000	Deferred
D27	Wenatchi Hall	Main	D30 HVAC	Cooling tower	54	167	$35,000	Deferred
D28	North Burnett Hall	Main	B30 Roofing	Roof	53	153	—	Excluded
D29	Multiple	Main	B20 Exterior Closure	Entry doors	52	281	$62,000	Deferred
D30	Music And Art Center	Main	D30 HVAC	Makeup air units	46	146	$641,000	Deferred
D31	Knights Hall A	Main	B20 Exterior Closure	Windows	45	443	$156,000	Deferred
D32	Gym	Main	B20 Exterior Closure	Windows	45	426	$69,000	Deferred

ID	Building	Campus	System	Component	DSc	BCS	Budget	Status
D33	Eller/Fox	Main	D50 Electrical	Solar panels	41	242	—	Excluded
D34	Wendall George Hall	North	B20 Exterior Closure	Windows	26	217	$56,000	Deferred
D35	Knights Hall A	Main	C30 Interior Finishes	Carpet	25	443	—	Excluded
D36	Site	Main	D20 Plumbing	Pump	22	281	$66,000	Deferred
D37	Wenatchi Hall	Main	C30 Interior Finishes	Interior wall finish	20	167	$62,000	Deferred

DSc = deficiency score. BCS = 2025 canonical building condition score; the value shown for Site, Multiple, and the Central Washington University building is the proxy value carried in the deficiency worksheet (see the note at D25). Budget = MACC + soft costs. Status: "Included (2027)" = funded in the 2027 preservation request; "Deferred" = below this biennium's budget threshold cutoff; "Excluded" = not carried for capital funding. Campus as recorded in the deficiency worksheet.

SBCTC condition-rating bands

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

Distribution Observations

Batjer concentrates the portfolio: 6 of the 37 scored deficiencies sit in that one building ($549,000 included plus $143,000 deferred), and Knights Hall A, the Gym, and Wenatchi Hall carry three each. By system, D30 HVAC dominates with 15 of 37 deficiencies and $1,587,000 of the deferred backlog; B30 Roofing follows with 7, and B20 Exterior Closure with 5. By campus, 30 deficiencies are recorded on the Main Campus and 7 on the North Campus, though two Main-recorded rows belong to North Campus buildings (see the notes at D05 and D28). The largest included project is the Smith Gym restroom reconfiguration (D07, $753,000); the largest deferred items are the Music and Art Center make-up air units (D30, $641,000) and the North Administration elevator (D24, $504,000). Of the 37 deficiencies, 14 are included in the 2027 request ($2,028,000, average score 82.6), 17 are deferred ($2,672,000, average score 52.8), and 6 are excluded.

4.2 Findings detail

D01 — Roof, Batjer (Main Campus)

Image: See roof report

Deficiency score	89	**Budget estimate**	$202,000
Bldg condition score	466	**Status**	Included in 2027 request
System	B30 Roofing	**Deferability**	Immediate
Location	Roof	**Priorities**	Health/Safety (70%), Increased Repair/Replacement Cost (30%)

Problem Description

Multiple roof areas vary in condition from fair to poor. The mid-level and front entry roofs have active leaks, membrane damage, and missing or failed flashings. The high bay roof lacks slope and shows blistering. The steep slope metal roof has several flashing and integration issues. Priority: High for mid-level and front entry roofs; Medium for high bay and metal roofs.

Repair Description

Replace mid-level and entry roofs. Rework high bay and metal roof terminations and drainage.

D02 — Roof, Wendall George Hall (North Campus)

Image: See roof report

Deficiency score	85	**Budget estimate**	$6,000
Bldg condition score	217	**Status**	Included in 2027 request
System	B30 Roofing	**Deferability**	Immediate
Location	Roof	**Priorities**	Health/Safety (70%), Increased Repair/Replacement Cost (30%)

Problem Description

The roof at Wendell George Hall is a mechanically fastened GenFlex TPO single-ply membrane over rigid foam insulation. The roof is in fair condition but exhibits several areas of concern. Terminations at stucco-clad walls rely on exposed termination bars and topical sealants, which are prone to failure. Conduit penetrations lack proper flashing, and storm collars are missing from several exhaust duct penetrations. Pourable sealant pockets around guy wire penetrations are deteriorated and no longer watertight. Scupper assemblies include newer sleeves installed through older scuppers, creating potential leak paths. Transition flashings at parapet-to-wall junctions are missing. These deficiencies contribute to a compromised building envelope and indicate the need for targeted repairs and potential future replacement.

Repair Description

Repair deteriorated flashing, sealant pockets, and penetrations. Replace or retrofit deficient scuppers and flashing transitions to prevent water intrusion.

D03 — Roof, Van Tassell (Main Campus)

Image: See roof report

Deficiency score	85	**Budget estimate**	$169,000
Bldg condition score	246	**Status**	Included in 2027 request
System	B30 Roofing	**Deferability**	Immediate
Location	Roof	**Priorities**	Health/Safety (70%), Increased Repair/Replacement Cost (30%)

Problem Description

The roof is in poor condition with active leaks over the café and other areas. It is a TPO roof coated with silicone, which is now peeling. The kitchen roof has adhered EPDM, also failing. Multiple areas have standing

water, deteriorated sealants, and inadequate transitions at clerestory walls. Priority: Highest—immediate replacement required.

Repair Description

Replace entire roof including kitchen area. Rebuild transitions and wall interfaces.

D04 — Roof, North Administration Bldg (North Campus)

Image: See roof report

Deficiency score	85	**Budget estimate**	$233,000
Bldg condition score	262	**Status**	Included in 2027 request
System	B30 Roofing	**Deferability**	Immediate
Location	Roof	**Priorities**	Health/Safety (70%), Increased Repair/Replacement Cost (30%)

Problem Description

The Administration Building roof includes both a steep-slope metal roof and a low-slope breezeway roof. The metal roof is generally in fair condition but has several vulnerabilities due to exposed fasteners, deteriorated boot flashings, and missing closures under the ridge cap. The low-slope roof is in poor condition, with signs of ponding, damaged membrane, and improper wall terminations using surface-applied sealant rather than integrated flashings. Water intrusion has been reported at the northwest corner. Priority: High for the low-slope roof; Medium for the metal roof.

Repair Description

Replace the low-slope breezeway roof. Repair fasteners, flashings, and ridge closures on the metal roof. Inspection shows need for roof replacement. AES SWAG cost for Admin, Friendship hall, Wendell George Hall

D05 — Roof, North Friendship Hall (Omak)

Image: See roof report

Deficiency score	85	**Budget estimate**	—
Bldg condition score	248	**Status**	Excluded
System	B30 Roofing	**Deferability**	Immediate
Location	Roof	**Priorities**	Health/Safety (70%), Increased Repair/Replacement Cost (30%)

Problem Description

This TPO membrane roof is in fair condition but has active leaks at the northeast drain and clerestory. Flashings are poorly integrated, especially around stucco transitions, conduits, and rooftop equipment. Sealant at scuppers is failing, and the coping installation lacks adequate fastening in areas. Priority: High due to active leaks and multiple flashing failures.

Repair Description

Repair flashings and terminations at all roof-to-wall and penetration locations. Clear drains and install missing strainers.

D06 — Heater, Batjer (Main Campus)

Image: Link

Deficiency score	85	**Budget estimate**	$52,000
Bldg condition score	466	**Status**	Included in 2027 request
System	D30 HVAC	**Deferability**	Immediate
Location	Greenhouse	**Priorities**	Facility Use (100%)

Problem Description

The greenhouse heater unit at Batjer Hall on the Wenatchee Valley College main campus is deteriorating and should be replaced. There are three greenhouse heaters total serving Batjer Hall. The existing units are Modine high-efficiency models. Two of the units show visible corrosion and are rattling during operation. The metal enclosures are also corroded. While piping appears intact, replacing the entire units is recommended to avoid compatibility issues with new components and ensure long-term reliability.

Repair Description

Replace three greenhouse HVAC heater units at Batjer Hall showing corrosion and mechanical instability.

D07 — Restroom, Gym (Main Campus)

Image: Link

Deficiency score	85	**Budget estimate**	$753,000
Bldg condition score	426	**Status**	Included in 2027 request
System	C10 Interior Construction	**Deferability**	Immediate
Location	Outside Gym	**Priorities**	Facility Use (100%)

Problem Description

There is no ADA-accessible restroom near the Smith Gym. A sign instructs users to call security for access, which does not meet accessibility standards. To provide compliant access, a major reconfiguration of both the men's and women's restrooms will be required. This includes redesigning the layout to incorporate accessible fixtures and circulation clearances.

Repair Description

Reconfigure the Smith Gym men's and women's restrooms to provide ADA-compliant access. Remove reliance on calling security by ensuring direct, unimpeded access to an accessible restroom.

D08 — Restroom, Knights Hall A (Main Campus)

Image: Link

Deficiency score	85	**Budget estimate**	$59,000
Bldg condition score	443	**Status**	Included in 2027 request
System	C10 Interior Construction	**Deferability**	Immediate
Location	Main corridor	**Priorities**	Facility Use (100%)

Problem Description

The primary restroom serving Knights Hall A is not ADA accessible. The designated ADA restroom is difficult to find and challenging to access due to its remote location. To address accessibility requirements, the main restroom should be renovated to provide an ADA-compliant stall. This likely involves removing the stall on the right and expanding the stall on the left to meet dimensional and clearance standards.

Repair Description

Renovate the main Knights Hall A restroom to provide an ADA-accessible stall by reconfiguring existing stalls.

D09 — Entry, North Administration Bldg (North Campus)

Image: Link

Deficiency score	81	**Budget estimate**	$62,000
Bldg condition score	262	**Status**	Included in 2027 request
System	B20 Exterior Closure	**Deferability**	Immediate
Location	Main entry	**Priorities**	Facility Use (100%)

Problem Description

The main entry to the North Campus Administration Building, which serves the student commons area, is not accessible to wheelchair users. The existing entry consists of exterior stairs without an accompanying ADA-compliant route. The accessible entry is located at the rear of the building, requiring detours that are not clearly marked or intuitive for users with mobility impairments. This creates a significant barrier for equal access to core student services housed in the building.

Repair Description

Replace the exterior entry stairs with an ADA-compliant ramp that connects directly to the accessible entrance at the back of the building.

D10 — Exterior stair, Brown Library (Main Campus)

Image: Link

Deficiency score	81	**Budget estimate**	$94,000
Bldg condition score	260	**Status**	Included in 2027 request
System	G20 Site Improvements	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (100%)

Problem Description

The exterior concrete stairs south of the library building are severely deteriorated. Portions of the steps are crumbling, with exposed and rusting rebar visible in multiple areas. The damage has progressed to the point where sections have been cordoned off for safety. A previous repair at the north side of the building is also failing - specifically, the top step of a four-step run is missing its nosing, creating a trip hazard.

Repair Description

Repair all exterior stairs south of the library. Replace the missing nosing on the top step of the north side stair run.

D11 — Nosing, Brown Library (Main Campus)

Image: Link

Deficiency score	81	**Budget estimate**	$31,000
Bldg condition score	260	**Status**	Included in 2027 request
System	C20 Staircases	**Deferability**	Immediate
Location	Interior stair	**Priorities**	Facility Use (100%)

Problem Description

The vinyl stair nose caps in the Brown Library are delaminating due to general material failure. The wear is consistent across the stair treads and may present a tripping hazard. Vinyl riser caps are also beginning to detach from the stair structure beneath, suggesting widespread adhesive failure.

Repair Description

Replace all vinyl stair nose caps and inspect and replace vinyl riser caps where delaminating.

D12 — Exhaust fans, Batjer (Main Campus)

Image: Link

Deficiency score	79	**Budget estimate**	$71,000
Bldg condition score	466	**Status**	Included in 2027 request
System	D30 HVAC	**Deferability**	Immediate
Location	Roof	**Priorities**	Health/Safety (50%), Increased Repair/Replacement Cost (50%)

Problem Description

Five exhaust fans in Batjer Hall have reached the end of their service life. These include units serving the automotive program, one restroom, a custodial room, and a fume hood in Room 8039. The fans are heavily corroded, require frequent repairs, and are no longer reliable. Poor ventilation is compromising air quality in each of these spaces. The associated control system components are outdated and should be replaced along with the fans.

Repair Description

Replace five failed exhaust fans and associated control components serving Batjer Hall.

D13 — Rooftop units, Gym (Main Campus)

Image: Link

Deficiency score	79	**Budget estimate**	—
Bldg condition score	426	**Status**	Excluded
System	D30 HVAC	**Deferability**	Immediate
Location	Roof	**Priorities**	Health/Safety (50%), Increased Repair/Replacement Cost (50%)

Problem Description

The rooftop HVAC unit serving the administrative offices in the Smith Gymnasium is beyond its service life. The unit requires frequent repairs and has become increasingly unreliable. Replacement parts are difficult to

source, and ongoing maintenance is no longer cost-effective. The equipment serves a critical administrative function and should be replaced to maintain building operations.

Repair Description

Replace the rooftop HVAC unit serving the Smith Gym administrative offices.

D14 — Heaters, Gym (Main Campus)

Image: Link

Deficiency score	79	**Budget estimate**	$34,000
Bldg condition score	426	**Status**	Included in 2027 request
System	D30 HVAC	**Deferability**	Immediate
Location	Multiple	**Priorities**	Health/Safety (50%), Increased Repair/Replacement Cost (50%)

Problem Description

The resistance heaters in the north hallway and in all restrooms are not operational. These units are the sole source of heating in these areas. Without them, the spaces cannot be adequately conditioned during colder months. This limits the building's functionality and impacts occupant comfort. Replacement is needed to restore heat and maintain basic thermal comfort standards in these zones.

Repair Description

Replace all non-functioning resistance heaters in the north hallway and restrooms.

D15 — P-Tac, Knights Hall A (Main Campus)

Image: Link

Deficiency score	79	**Budget estimate**	$38,000
Bldg condition score	443	**Status**	Included in 2027 request
System	D30 HVAC	**Deferability**	Immediate
Location	Multiple	**Priorities**	Health/Safety (50%), Increased Repair/Replacement Cost (50%)

Problem Description

The P-Tac heating units in Knight Hall A are beyond their design life and require frequent repairs. Many no longer maintain consistent temperatures, resulting in ongoing occupant discomfort. Facilities staff estimate that approximately 20 to 30 units need to be replaced. These aging units are inefficient and unreliable, and their continued use compromises indoor comfort and operational reliability.

Repair Description

Replace 20 to 30 P-Tac heating units in Knight Hall A that are past their service life and no longer perform reliably.

D16 — PVC pipes, Batjer (Main Campus)

Image: Link

Deficiency score	77	**Budget estimate**	$224,000
Bldg condition score	466	**Status**	Included in 2027 request
System	D30 HVAC	**Deferability**	Immediate
Location	Mechanical space - basement	**Priorities**	Health/Safety (30%), System Use (70%)

Problem Description

Several PVC pipes carrying hot water to HVAC equipment in Batjer Hall are heavily deformed. Pipe joints are failing. The college recently experienced a catastrophic failure in one section, prompting emergency shutdowns and urgent temporary repairs. The system's condition suggests that other failures may follow. The piping network should be reviewed, and degraded sections replaced to prevent future damage and disruption.

Repair Description

Replace all deformed and failing sections of PVC pipe serving the HVAC system in Batjer Hall and whole system.

D17 — Heat pump, North Friendship Hall (North Campus)

Image: Link

Deficiency score	75	**Budget estimate**	$352,000
Bldg condition score	248	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Roof	**Priorities**	Health/Safety (50%), Increased Repair/Replacement Cost (50%)

Problem Description

There are 10 rooftop heat pumps on the Friendship Building and the Library Building that have exceeded their expected service life. All units are over 25 years old, and replacement parts are increasingly difficult to source. Reliability has declined, and ongoing failures are likely. These aging systems should be replaced to maintain consistent heating and cooling performance.

Repair Description

Replace 8 rooftop heat pumps on the Friendship and Library buildings. Addresses Electric reheat units @ are being replaced with 25=27 funding

D18 — Reheat units, North Friendship Hall (North Campus)

Image: None

Deficiency score	75	**Budget estimate**	—
Bldg condition score	248	**Status**	Excluded
System	D30 HVAC	**Deferability**	Immediate
Location	Roof	**Priorities**	Health/Safety (50%), Increased Repair/Replacement Cost (50%)

Problem Description

The electric reheat units on the roof of Friendship Hall at the North Campus are failing. These units are no longer performing reliably and are nearing the end of their service life. Replacement is necessary to maintain proper heating function within the building.

Repair Description

Replace all failed electric reheat units on the roof of Friendship Hall.

D19 — Rooftop units, Van Tassell (Main Campus)

Image: Link

Deficiency score	75	**Budget estimate**	$120,000
Bldg condition score	246	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Roof	**Priorities**	Health/Safety (50%), Increased Repair/Replacement Cost (50%)

Problem Description

There are two rooftop HVAC units on the Van Tassell building that are near the end of their service life. Both Carrier units require frequent repairs, and replacement parts are increasingly difficult to find. The units serve the dining, kitchen, and student office areas and are essential for building operations. Reliability has declined, and the burners are no longer dependable. The existing systems are no longer cost-effective to maintain and should be replaced.

Repair Description

Replace units on the Van Tassell roof.

D20 — Inverter, Music And Art Center (Main Campus)

Image: Link

Deficiency score	71	**Budget estimate**	$34,000
Bldg condition score	242	**Status**	Deferred
System	D50 Electrical	**Deferability**	Immediate
Location	Mechanical space - basement	**Priorities**	Facility Use (50%), System Use (50%)

Problem Description

The indoor inverter unit in the Music and Art Center is no longer functioning and must be replaced to support the building's emergency lighting system.

Repair Description

Replace the failed indoor inverter unit in the Music and Art Center that supports emergency lighting.

D21 — Rooftop units, Wells (Main Campus)

Image: Link

Deficiency score	65	**Budget estimate**	$145,000
Bldg condition score	272	**Status**	Deferred

System	D30 HVAC	**Deferability**	Immediate
Location	Roof	**Priorities**	Facility Use (50%), Increased Repair/Replacement Cost (50%)

Problem Description

Wells Hall has three rooftop HVAC units that are beyond their expected service life. The units require frequent repairs, and replacement parts are increasingly difficult to source. The unit serving the ceramics studio is the highest priority, followed by a classroom unit located on the upper roof. These aging systems compromise comfort and reliability in the affected instructional spaces.

Repair Description

Replace all three rooftop HVAC units at Wells Hall, prioritizing the unit serving the ceramics studio and the upper-level classroom.

D22 — VFDs, Batjer (Main Campus)

Image: Link

Deficiency score	65	**Budget estimate**	$43,000
Bldg condition score	466	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Mechanical space - basement	**Priorities**	System Use (100%)

Problem Description

The variable frequency drives (VFDs) serving Batjer Hall's cooling tower and the automotive shop's heating unit are obsolete. The display units no longer function and cannot be used to monitor or adjust system performance. The drives are not interfacing properly with building controls. The college recently experienced a critical failure in one of the systems, prompting an urgent need for replacement. An estimate of $60,000 was provided to replace the two most degraded units.

Repair Description

Replace the two obsolete frequency drives serving the cooling tower and the automotive heating unit.

D23 — Air conditioner, Wenatchi Hall (Main Campus)

Image: Link

Deficiency score	64	**Budget estimate**	$151,000
Bldg condition score	167	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (50%), Increased Repair/Replacement Cost (50%)

Problem Description

The air conditioner serving the electrical and switch rooms on all floors of Wenatchee Hall, identified as Unit #5, is failing. The unit and its associated air handling equipment have deteriorated and require replacement. The exact location is documented in the facility photo log.

Repair Description

Replace air conditioner Unit #5 and associated air handling equipment serving the electrical room.

D24 — Stair, North Administration Bldg (North Campus)

Image: Link

Deficiency score	63	**Budget estimate**	$504,000
Bldg condition score	262	**Status**	Deferred
System	D10 Vertical Transportation	**Deferability**	Immediate
Location	Near back entry	**Priorities**	Facility Use (70%), Quality of Use (30%)

Problem Description

The stair lift serving wheelchair users between the main level and the student lounge is outdated, unsafe, and inadequate for reliable use. It poses a safety risk. The building includes a cellar, which could provide space for elevator mechanical systems. Coordination is needed to identify an appropriate location for the elevator based on existing floorplans.

Repair Description

Replace the existing stair lift with a code-compliant elevator. Confirm placement and layout to ensure feasibility.

D25 — Roof, Central Washington University (Main Campus)

Image: See roof report

Deficiency score	55	**Budget estimate**	$76,000
Bldg condition score	281	**Status**	Deferred
System	B30 Roofing	**Deferability**	Deferrable
Location	Roof	**Priorities**	Health/Safety (70%), Increased Repair/Replacement Cost (30%)

Problem Description

The TPO roof is fair but has flashing and drainage issues, including clogged drains, improperly flashed I-beams, and standing water at curb upslopes. Priority: Medium—no active leaks reported but multiple vulnerabilities present.

Repair Description

Repair membrane holes and flashing details. Clean drains and install overflow protection.

D26 — Controls, Batjer (Main Campus)

Image: Link

Deficiency score	55	**Budget estimate**	$100,000
Bldg condition score	466	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate

Location	Mechanical space - basement	**Priorities**	System Use (50%), Increased Operating Cost (50%)

Problem Description

The Siemens control system at Batjer Hall is obsolete. Replacement parts are no longer available. The system components are increasingly unreliable and cannot be maintained using existing resources. The college has estimated a replacement cost of $80,000.

Repair Description

Replace the obsolete Siemens control components at Batjer Hall. Install a new system to restore reliable function and maintainability.

D27 — Cooling tower, Wenatchi Hall (Main Campus)

Image: Link

Deficiency score	54	**Budget estimate**	$35,000
Bldg condition score	167	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Mechanical courtyard	**Priorities**	System Use (50%), Increased Repair/Replacement Cost (50%)

Problem Description

The cooling tower basin at Wenatchee Hall is heavily corroded, with visible mineral buildup and perimeter leaks. The condition of the basin suggests ongoing water and chemical loss, likely reducing operational efficiency. Further investigation is needed to determine the extent of deterioration and confirm the scope of required repairs.

Repair Description

Repair the corroded and leaking sections of the Wenatchee Hall cooling tower basin after further investigation confirms the full scope.

D28 — Roof, North Burnett Hall (Omak)

Image: See roof report

Deficiency score	53	**Budget estimate**	—
Bldg condition score	153	**Status**	Excluded
System	B30 Roofing	**Deferability**	Deferrable
Location	Roof	**Priorities**	Health/Safety (70%), Increased Repair/Replacement Cost (30%)

Problem Description

This PVC recover roof is compartmentalized by low parapets and curbs, with minor ponding observed around drains. Flashings at curbs and penetrations are inconsistent, often relying on sealant without mechanical support. Divider curb coping is top-fastened and vulnerable. Priority: Medium—serviceable but nearing end-of-life with maintenance concerns.

Repair Description

Monitor and reseal termination details. Install new flashings and coping where needed.

D29 — Entry doors, Multiple (Main Campus)

Image: Link

Deficiency score	52	**Budget estimate**	$62,000
Bldg condition score	281	**Status**	Deferred
System	B20 Exterior Closure	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (50%), Quality of Use (50%)

Problem Description

Several entry doors across both Wenatchee and Omak campuses do not close or latch properly, posing safety and security concerns. Hardware issues are present in multiple buildings, including classroom door 8041 at Batjer Hall, the north exterior door of Batjer Hall, and exterior door 8006 at Batjer Hall. These issues likely stem from worn or misaligned latch mechanisms and failing closers that prevent the doors from securely shutting.

Repair Description

Replace or repair door hardware where doors fail to close and latch securely, including classroom 8041 at Batjer Hall, the north door at Batjer Hall, and door 8006 at Batjer Hall.

D30 — Makeup air units, Music And Art Center (Main Campus)

Image: Link

Deficiency score	46	**Budget estimate**	$641,000
Bldg condition score	146	**Status**	Deferred
System	D30 HVAC	**Deferability**	Deferrable
Location	Roof	**Priorities**	Health/Safety (50%), Increased Repair/Replacement Cost (50%)

Problem Description

The three make-up air units on the roof of the Music and Arts Building lack important safety features. These units were manufactured without integral fail-safes or notification systems. If a failure occurs downstream in the system, it can go undetected, creating a safety hazard. The units were not originally specified or installed with proper protections. These deficiencies make the system noncompliant with current safety expectations.

Repair Description

Replace all three rooftop make-up air units with code-compliant packaged units that include appropriate safety and fault detection systems.

D31 — Windows, Knights Hall A (Main Campus)

Image: Link

Deficiency score	45	**Budget estimate**	$156,000

Bldg condition score	443	**Status**	Deferred
System	B20 Exterior Closure	**Deferability**	Immediate
Location	Multiple	**Priorities**	Increased Operating Cost (100%)

Problem Description

Knight Hall A has single-pane wood-framed windows throughout. The window frames are rotted, and the glazing is failing. Many of the sashes are no longer operable. These conditions contribute to poor energy efficiency, increased maintenance, and potential water intrusion. Given the extent of deterioration, full window replacement is recommended.

Repair Description

Replace all single-pane wood windows in Knight Hall A with energy-efficient units.

D32 — Windows, Gym (Main Campus)

Image: Link

Deficiency score	45	**Budget estimate**	$69,000
Bldg condition score	426	**Status**	Deferred
System	B20 Exterior Closure	**Deferability**	Immediate
Location	North corridor	**Priorities**	Increased Repair/Replacement Cost (70%), Quality of Use (30%)

Problem Description

On the north side of the Smith Gym at Wenatchee Valley College, three fixed windows—each approximately 3 by 5 feet—show signs of gasket failure. Water has infiltrated between the glazing layers, leaving visible mineral deposits and staining. The frames appear structurally sound, but the failed seals have compromised the insulating performance of the glazing units and may lead to further deterioration if not addressed.

Repair Description

Replace the three failed glazing units on the north side of Smith Gym. Retain the existing frames if they remain in good condition.

D33 — Solar panels, Eller/Fox (Main Campus)

Image: Link

Deficiency score	41	**Budget estimate**	—
Bldg condition score	242	**Status**	Excluded
System	D50 Electrical	**Deferability**	Immediate
Location	Roof	**Priorities**	Increased Operating Cost (100%)

Problem Description

The building's standing seam metal roof, installed in 1988, supports five solar panel arrays that are no longer operational. Multiple leaks have been reported adjacent to the main entry and in Room 3018. The racking system securing the solar panels was installed by penetrating the roof panels with screw fasteners,

which are now a primary source of water intrusion. These fasteners rely solely on sealant for waterproofing, which has failed in several locations. Ceiling tile staining in Room 3018 aligns directly with the solar panel penetrations. The metal roof panels themselves are in fair condition, but poor detailing at flashings and penetrations further compromises performance.

Repair Description

Remove the non-functional solar panels. Repair or replace damaged roof panels and seal all penetrations with reinforced flashing. Confirm repair scope and funding eligibility under capital budget guidelines.

D34 — Windows, Wendall George Hall (North Campus)

Image: Link

Deficiency score	26	**Budget estimate**	$56,000
Bldg condition score	217	**Status**	Deferred
System	B20 Exterior Closure	**Deferability**	Deferrable
Location	Multiple	**Priorities**	Increased Repair/Replacement Cost (70%), Quality of Use (30%)

Problem Description

Several windows at Wendell George Hall on the Omak campus have failed gaskets, compromising the building envelope. The degraded seals allow for potential water and air infiltration, affecting energy efficiency and long-term durability of the glazing units. The building was included in the 2024 roof condition assessment, which identified associated envelope concerns.

Repair Description

Replace failed window glazing units where gaskets have deteriorated.

D35 — Carpet, Knights Hall A (Main Campus)

Image: Link

Deficiency score	25	**Budget estimate**	—
Bldg condition score	443	**Status**	Excluded
System	C30 Interior Finishes	**Deferability**	Immediate
Location	Level one	**Priorities**	Quality of Use (100%)

Problem Description

Knights Hall A has heavily worn carpet throughout the first floor. The carpet is tracked, stained, and no longer cleanable. In several areas, the pile is worn through, exposing the subfloor. The condition affects the appearance and function of the space and creates a potential tripping hazard.

Repair Description

Replace all first-floor carpet in Knight Hall A with new carpet tile.

D36 — Pump, Site (Main Campus)

Image: Link

Deficiency score	22	**Budget estimate**	$66,000
Bldg condition score	281	**Status**	Deferred
System	D20 Plumbing	**Deferability**	Immediate
Location	Mechanical space - basement	**Priorities**	Quality of Use (100%)

Problem Description

The fountain pump located in the main campus square at Wenatchee Valley College is in poor condition and no longer functions reliably. The pump's internal components are heavily degraded and are shedding metal fragments into the surrounding fountain basin. This poses a potential safety hazard and ongoing maintenance issue. The system has reached the end of its service life and should be replaced to restore reliable function and prevent further deterioration of the fountain infrastructure.

Repair Description

Replace the degraded fountain pump and associated components with a new unit designed for continuous outdoor operation.

D37 — Interior wall finish, Wenatchi Hall (Main Campus)

Image: Link

Deficiency score	20	**Budget estimate**	$62,000
Bldg condition score	167	**Status**	Deferred
System	C30 Interior Finishes	**Deferability**	Immediate
Location	Level three - Math dept	**Priorities**	Quality of Use (100%)

Problem Description

Interior corridors of Wenatchee Hall in the math wing show significant damage, particularly along the lower wall surfaces. These areas are subject to repeated impact and wear. The existing finishes are not durable enough to withstand this use and are deteriorating as a result.

Repair Description

Extend the protective wall base throughout the math corridor to prevent further damage to the interior surfaces.

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. Buildings pending demolition or disposition are grouped at the end of the section rather than profiled individually; their component detail is in the Appendix. Five surveyed buildings — the New Student Recreation Center (146), North Burnett Hall (153), Facilities Storage (170), Facilities (186), and Eller/Fox (242) — are in superior or adequate condition with no funded capital needs this cycle (Eller/Fox carries one excluded deficiency, D33, and North Burnett one, D28), and the Omak Facilities Building (290) carries none. ID references point to the verbatim descriptions in Section 4.2.

Batjer — condition score 466

Batjer	40,784	1950	—	Instructional / vocational / labs

GSF · Built · Renovated · Predominant use

Condition. 2025 condition score 466 (Needs improvement — renovation), unchanged from 2023 and the worst score of any major building. Roofing, elevators, life/safety, remaining life, and appearance each contribute 30 weighted points; the survey comments record that the building is not cost-effective to renovate, with a remaining useful life under 10 years.

Current biennium (2027 request). D01 — roof, $202,000; D06 — greenhouse heaters, $52,000; D12 — exhaust fans, $71,000; D16 — HVAC piping, $224,000. Total $549,000 — 27% of the college's preservation request.

Deferred and emerging. Deferred: D22 — VFDs, $43,000; D26 — Siemens controls, $100,000. The college separately identified a discontinued Simplex 4002 fire-alarm panel ($150,000, unscored). Both deferred items have already produced critical failures.

Long-term outlook. The master plan designates Batjer a replacement priority (poor configuration — programs cannot function in the space), yet it anchors the automotive, machining, and greenhouse programs. The 2027 package is program-continuity work, not renewal; the replacement decision is the college's most consequential long-horizon capital question, and it should be sequenced before further multi-hundred-thousand-dollar preservation cycles accumulate. Batjer is a Clean Buildings Tier 2 building (July 1, 2027), which adds benchmarking and energy-management obligations to a building the college intends to replace (Section 9).

Knights Hall A — condition score 443

Knights Hall A	13,556	1963	—	Vocational lab / Foundation

GSF · Built · Renovated · Predominant use

Condition. 2025 condition score 443 (Needs improvement — renovation), unchanged from 2023. HVAC (32), elevators (30), and life/safety (30) lead the weighted contributors.

Current biennium (2027 request). D08 — ADA restroom renovation, $59,000; D15 — P-Tac heating units, $38,000. Total $97,000.

Deferred and emerging. Deferred: D31 — full window replacement, $156,000 (rotted single-pane wood frames). Excluded: D35 — first-floor carpet.

Long-term outlook. A 1963 vocational-lab building in the renovation band that appears on none of the master plan's renovation, replacement, or demolition lists. Its deficiency set — 20 to 30 end-of-life P-Tac units, failing windows, worn-through carpet — reads as a whole-building renewal question rather than a component list; the next master-plan update should assign it a trajectory before the 2029 request.

Gym — condition score 426

Gym	25,901	1962	—	Athletics and instruction

GSF · Built · Renovated · Predominant use

Condition. 2025 condition score 426 (Needs improvement — renovation), unchanged from 2023. Elevators, life/safety, and fire safety each contribute 30 weighted points.

Current biennium (2027 request). D07 — ADA restroom reconfiguration, $753,000 (the largest project in the request); D14 — resistance heaters, $34,000. Total $787,000.

Deferred and emerging. Deferred: D32 — north-side glazing units, $69,000. Excluded: D13 — the rooftop unit serving the administrative offices.

Long-term outlook. The master plan lists the Gym as a renovation priority (modernize — improve instructional infrastructure). The $753,000 restroom reconfiguration is the request's largest single commitment; its scope should be coordinated with the modernization concept so the new restrooms are not rebuilt a second time. The excluded rooftop unit will resurface — the finding documents parts scarcity and unreliability. Tier 2 Clean Buildings building (July 1, 2027).

Wells — condition score 272

Wells	17,305	1952	—	CAMP, Running Start, ceramics lab

GSF · Built · Renovated · Predominant use

Condition. 2025 condition score 272 (Adequate), unchanged from 2023 (the 2023 survey had lowered it from 365). Plumbing and lights/power (25 each) lead the weighted contributors.

Current biennium (2027 request). None.

Deferred and emerging. Deferred: D21 — three rooftop units, $145,000, with the ceramics-studio unit the stated first priority.

Long-term outlook. A 1952 building housing CAMP, Running Start, and the ceramics lab. The rooftop-unit cohort is its only capital exposure this cycle; the units are past service life with parts increasingly difficult to source, making D21 a strong 2029 candidate — and an electrification decision point when it moves.

North Administration Bldg — condition score 262

North Administration Bldg	5,600	1975	—	Student support offices, Student Senate

GSF · Built · Renovated · Predominant use

Condition. 2025 condition score 262 (Adequate), unchanged from 2023. Life/safety and fire safety (30 each) lead the weighted contributors.

Current biennium (2027 request). D04 — roof (low-slope breezeway replacement plus metal-roof repairs), $233,000; D09 — ADA entry ramp, $62,000. Total $295,000.

Deferred and emerging. Deferred: D24 — replace the stair lift with a code-compliant elevator, $504,000 — the second-largest item in the deferred backlog.

Long-term outlook. The master plan flags the building for renovation (poor configuration — inefficient space use). A $504,000 elevator in a 5,600 GSF building is a large commitment; it should be scoped with the configuration fix so vertical circulation is solved once. The 2027 roof and ramp work is preservation-appropriate regardless of that sequencing.

Brown Library — condition score 260

Brown Library	33,756	1972	2010	Library with some instruction

GSF · Built · Renovated · Predominant use

Condition. 2025 condition score 260 (Adequate), unchanged from 2023. Life/safety, fire safety, and glazing (30 each) lead the weighted contributors.

Current biennium (2027 request). D10 — exterior stair repairs, $94,000 (sections cordoned off for safety); D11 — interior stair nosing, $31,000. Total $125,000.

Deferred and emerging. No scored deferred items. The college identified a discontinued, networked Simplex 4010 fire-alarm panel ($118,000, unscored) that will need replacement as vendor support ends.

Long-term outlook. A 1972 building renovated in 2010; the 2027 items are safety repairs, not system renewals. The fire-alarm panel is the emerging item to program. Tier 2 Clean Buildings building (July 1, 2027).

North Friendship Hall — condition score 248

North Friendship Hall	7,131	1985	—	Student labs

GSF · Built · Renovated · Predominant use

Condition. 2025 condition score 248 (Adequate), unchanged from 2023. Fire safety (31) and HVAC (25) lead the weighted contributors.

Current biennium (2027 request). None. The building's electric reheat units are being replaced with 2025–27 funding (per the D17 repair text), and its roof (D05) and reheat units (D18) were excluded this cycle.

Deferred and emerging. Deferred: D17 — rooftop heat pumps serving the Friendship and Library buildings, $352,000; all units are over 25 years old with parts increasingly difficult to source.

Long-term outlook. The North Campus's principal instructional lab building (1985, donated construction). The heat-pump cohort is the largest single North Campus capital need and the clearest electrification decision point at that campus; the excluded roof carries active leaks and should be re-examined in 2027 before the flashing failures escalate.

Van Tassell — condition score 246

Van Tassell	24,640	1962	—	Student Life, café, Student Senate

GSF · Built · Renovated · Predominant use

Condition. 2025 condition score 246 (Adequate), improved from 257 in the 2021 cycle and unchanged from 2023. Exterior closure and plumbing (25 each) lead the weighted contributors.

Current biennium (2027 request). D03 — full roof replacement including the kitchen area, $169,000. The 2025–27 request also carried four Van Tassell facility projects totaling $363,000 (FCS workbook).

Deferred and emerging. Deferred: D19 — two rooftop units serving the dining, kitchen, and student office areas, $120,000.

Long-term outlook. The student-life hub (1962). The roof is failing now — active leaks over the café — and is funded; the rooftop units are the next mechanical event and serve food-service functions that cannot ride out an extended outage. Tier 2 Clean Buildings building (July 1, 2027).

Wendall George Hall — condition score 217

Wendall George Hall	8,848	1960	—	Science lab, classrooms

GSF · Built · Renovated · Predominant use

Condition. 2025 condition score 217 (Adequate), unchanged from 2023. Fire safety (31) leads the weighted contributors.

Current biennium (2027 request). D02 — roof flashing and penetration repairs, $6,000 — the smallest project in the request.

Deferred and emerging. Deferred: D34 — failed window glazing units, $56,000.

Long-term outlook. The North Campus science-lab building (1960). The 2024 roof condition assessment identified the flashing repairs now funded; the failed window gaskets were flagged in the same assessment and are the building's remaining envelope item.

Wenatchi Hall — condition score 167

Wenatchi Hall	82,000	2007	—	Student support, nursing, science labs, administration

GSF · Built · Renovated · Predominant use

Condition. 2025 condition score 167 (Superior), unchanged from 2023. Roofing (32) is the only material weighted contributor.

Current biennium (2027 request). None.

Deferred and emerging. Deferred: D23 — air conditioner Unit #5 serving the electrical and switch rooms on all floors, $151,000; D27 — cooling-tower basin repairs, $35,000; D37 — corridor wall protection, $62,000. Total $248,000. The college also identified an obsolete TKE elevator door operator ($100,000, unscored).

Long-term outlook. The college's largest building (82,000 GSF, 2007) and its administrative and science core. Unit #5 is the item to watch: it conditions the electrical rooms, so its failure risks equipment well beyond occupant comfort. Tier 1 Clean Buildings building (June 1, 2028); its strong score indicates the systems are otherwise sound.

Music And Art Center — condition score 146

Music And Art Center	27,656	2012	—	Music and art labs

GSF · Built · Renovated · Predominant use

Condition. 2025 condition score 146 (Superior), tied for the best score in the portfolio, unchanged from 2023.

Current biennium (2027 request). None.

Deferred and emerging. Deferred: D30 — three rooftop make-up air units, $641,000 — the largest single deferred item in the portfolio — and D20 — the failed inverter supporting emergency lighting, $34,000. The college also identified a discontinued lighting-control head unit ($41,000, unscored).

Long-term outlook. The best-scored building carries the worst deferred exposure. The make-up air units lack integral fail-safes — a code-safety deficiency, not a wear item — and the failed inverter supports egress lighting; both deferrals are score-driven (46 and 71), not risk-free. The replacement specification is also the building's Clean Buildings opportunity (Tier 2, July 1, 2027).

Buildings pending demolition or disposition

Three buildings are leaving the inventory: Sexton (297) was demolished in spring 2025, and Industrial Technology (428) and Refrigeration (392) are scheduled for demolition in 2026. The vacant Old West Side HS AH2 (514) also needs to come down, but no funds are available for its demolition. It stays in the inventory, vacant, until demolition funding is in place. No 2027 preservation dollars are directed to any of the four, consistent with the master plan. Two small structures in the weak bands — Grants House (458; a 1930 residence of 1,658 GSF used as the Public Information Office) and the North Storage Building (512; 440 GSF) — carry no deficiencies and are whole-building decisions rather than repair candidates. On the North Campus, the vacant Distance Learning Center (529 — the college hopes to secure federal funds to build on the site), the vacant Omak Foundation Office (526), and the vacant WSU College Bound Office (unscored) are disposition questions for the next master-plan update.

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 $43,000 for one project: replacement of the North Campus primary switchgear (asset 3692), a 600-amp interior switch located within the North Classroom building that serves the entire campus. The asset is roughly 32 years old against a 40-year expected service life, with about one year of expected life remaining (2025 infrastructure survey).

Recent cycles show a steady, modest infrastructure program. The 2025–2027 request carried $822,000: storm lines (assets 3659 and 3633, $460,000), two Main Campus primary switchgear units (3660 and 3661, $98,000), the cooling tower (3689, $190,000), a potable water meter (3602, $49,000), and a gas meter (3571, $25,000). The 2023–2025 biennium funded $843,000: storm lines (3656 and 3658, $463,000), a sewer line (3648, $308,000), a primary switchgear (3691, $45,000), and a gas meter (3662, $27,000).

The longer-term picture is larger. The infrastructure survey designates 119 Main Campus assets as future needs totaling $17,624,000 — essentially all of it underground distribution of 1950s–1970s vintage. No single item is urgent this biennium, but this pipeline is the college's largest unprogrammed capital liability, and a phased sewer-and-storm renewal scope should anchor the 2029–2031 infrastructure request.

System	Future assets	Estimated cost
Sewer	29	$5,223,000
Storm	36	$2,961,000
Emergency access roads	14	$2,803,000
Non-potable water	9	$2,515,000
Potable water	10	$2,361,000
Fire-system water	3	$622,000
Electrical	8	$621,000
Communication	10	$518,000
Total	**119**	**$17,624,000**

Future-designated Wenatchee Valley College assets in the 2025 infrastructure survey, grouped by system. All are Main Campus; the 2027-requested switchgear is the only North Campus asset in the college's infrastructure list.

7. MASTER PLAN ALIGNMENT

The Main Campus master plan is a 2005 full plan with a 2017 update; the North Campus plan dates to 2013 with no update on record (2025 pre-survey). The college reported the following renovation, replacement, and demolition priorities.

Master planning currency

Campus	Most recent full plan	Most recent update
Main Campus	2005	2017
North Campus	2013	N/A

Reported capital priorities

Category	Building	Master plan note
Renovation	Gym	Modernize — improve instructional infrastructure
	Eller/Fox	Modernize — improve instructional infrastructure
	North Administration Bldg	Poor configuration — inefficient space use
Replacement	Industrial Technology	Poor configuration — programs cannot function in space; demo scheduled Fall 2026
	Batjer	Poor configuration — programs cannot function in space
	Sexton	Poor configuration — programs cannot function in space; demoed Spring 2025
	Refrigeration	Poor configuration — programs cannot function in space; demo scheduled Fall 2026
Demolition	Old West Side Hs Ah2	Planned demolition year 2026; no demolition funding

The 2027 recommendations are largely aligned. No preservation dollars are directed to Industrial Technology, Refrigeration, Sexton, or Old West Side HS AH2. Sexton is already demolished, and Industrial Technology and Refrigeration are scheduled for demolition in fall 2026. Old West Side HS AH2 remains a demolition priority, but no funds are available for its demolition. The two renovation-priority buildings that receive funding — the Gym ($787,000) and the North Administration Building ($295,000) — receive envelope, heating, and accessibility work that preserves them through a future modernization rather than pre-empting it, though the Gym restroom reconfiguration and the deferred North Administration elevator should each be scoped against the modernization concepts so the work is done once.

The exception is Batjer. It is a replacement priority, and it receives $549,000 — 27% of the preservation request — with another $143,000 deferred and a $150,000 unscored fire-alarm item behind that. The survey record supports each project as necessary to keep the automotive, machining, and greenhouse programs operating (the building has already produced one catastrophic piping failure and one critical VFD failure), and funding work in a replacement-designated building is defensible on program-continuity grounds when no replacement project is yet funded. But the pattern should not be allowed to repeat indefinitely: the Main Campus master plan is now a 2005 document with a 2017 update, and a refresh that puts a date on

the Batjer replacement — and assigns a trajectory to Knights Hall A, which sits in the renovation band on no priority list — would give the 2029 request a firmer basis than another round of component repairs.

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. Ratios use the surveyed building area (404,529 GSF).

In-house maintenance staffing (2025 pre-survey)

Position	Hours per week	Estimated annual cost
Maintenance Mechanic 2	25	$89,435
Maintenance Mechanic 2	40	$91,274
Plumber	5	$11,410
Refrigeration Mechanic	40	$95,233
Electrician	40	$97,283
Refrigeration Mechanic Lead	40	$103,671
Maintenance Mechanic 1	5	$10,293
Maintenance Custodian 2	5	$7,710
Maintenance Custodian 2	10	$7,710
Maintenance Mechanic 2	40	$89,435
Maintenance Mechanic 1 – Omak	10	$18,989
Total (11 positions)	**260**	**$622,443**

Derived metrics

In-house maintenance FTEs (260 hrs/wk ÷ 40)	**6.5**
Estimated equivalent contract FTEs (2023 cycle)	**1.6**
Combined total FTEs	**8.1**
GSF per combined FTE (404,529 GSF surveyed)	**49,942**
State average (weighted, 2023 cycle)	**74,279 GSF / FTE**
Total maintenance cost (2025 staff + 2023 contract and material)	**$851,443**
Maintenance cost per GSF	**$2.10**
State average (weighted, 2023 cycle)	**$1.48 / GSF**
APPA self-rating (2023 cycle)	**Managed Care (level 3 of 5)**

The college is staffed more densely than the system norm — 49,942 GSF per combined FTE against a 2023 state weighted average of 74,279 and benchmarks of 57,471 (IFMA) and 79,293 (ASU) — and spends more per square foot ($2.10 versus the $1.48 state average). Two structural facts explain much of the difference: the district operates two campuses roughly 100 miles apart, which fragments coverage, and the pre-demolition building stock includes some of the system's oldest vocational space. That staffing level appears adequate to sustain the buildings the 2027 request preserves; the Sexton, Industrial Technology, and

Refrigeration demolitions will reduce maintained area by roughly 10% and should ease coverage further. Old West Side HS AH2 (14,760 GSF) stays in the maintained area until demolition funding is in place. The college self-rates as a Managed Care institution (APPA level 3 of 5, 2023 cycle). Contract and material figures are 2023-cycle estimates; the cost-per-GSF ratio should be read as approximate until the college refreshes those inputs.

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 HVAC and envelope work already in this report's deferred backlog. This section maps which buildings are covered, when each must comply, and how the deferred renewal can be sequenced so required repairs and required efficiency work are funded as one effort.

9.1 The Clean Buildings Performance Standard

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

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

Highlighted rows are the deadlines that fall on Wenatchee Valley College: two Tier 1 buildings in the 50,001–90,000 GSF band (June 1, 2028) and six Tier 2 buildings (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.

9.2 The College's Included Buildings

Eight buildings exceed the 20,000 GSF coverage floor — two Tier 1 and six Tier 2. The table pairs each with the scored 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
Wenatchi Hall	82,000	1	June 1, 2028	**$248,000**

Mish ee twie	78,000	1	June 1, 2028	—
Batjer	40,784	2	July 1, 2027	**$143,000**
Brown Library	33,756	2	July 1, 2027	—
Music And Art Center	27,656	2	July 1, 2027	**$675,000**
Gym	25,901	2	July 1, 2027	**$69,000**
Van Tassell	24,640	2	July 1, 2027	**$120,000**
New Student Recreation Center	22,500	2	July 1, 2027	—
Covered total (8 buildings)	**335,237**			**$1,255,000**

Sexton (26,631 GSF) would have been a ninth covered building but was demolished in spring 2025. Unscored college-identified items add roughly $409,000 inside covered buildings: the Batjer ($150,000) and Brown Library ($118,000) fire-alarm panels, the Music and Art Center lighting head unit ($41,000), and the Wenatchi Hall elevator door operator ($100,000). Mish ee twie (2021) is new construction with no identified deficiencies.

9.3 Aligning capital renewal with compliance

The college's deferred backlog and its Clean Buildings obligations overlap in six of the eight covered buildings, and the college has already connected the two itself: the $1,285,000 program request states that the funding will be used to prepare mechanical systems for increasingly strict energy standards and new state regulations, citing the CBPS by name (2027 program request). Three specific alignments matter. First, the Music and Art Center make-up air replacement (D30, $641,000) is a forced equipment event in a Tier 2 building; specifying high-efficiency, code-compliant units converts a safety repair into EUI progress at no additional capital event. Second, the rooftop-equipment cohort — Van Tassell (D19) inside the covered set, and Wells (D21), North Friendship Hall (D17), and the excluded Gym unit (D13) outside or below the floor — makes each replacement an electrification decision point; like-for-like gas or resistance replacements lock in another 20-year equipment life. Third, a functioning controls layer is a prerequisite for the benchmarking, energy-management-plan, and O&M obligations: Batjer's unsupported Siemens DDC system (D26), the failing lighting controls the college identified at the CWU building and the Music and Art Center, and the Gym and Knights Hall A window deficiencies all bear directly on the covered buildings' ability to demonstrate compliance.

9.4 Compliance pathway

Washington offers a district-energy alternative under HB 1390 and RCW 19.27A.260 for campuses that heat and cool through a shared central plant. Wenatchee Valley College has no district energy system: its buildings run on distributed packaged units, heat pumps, and building-level plants, and no HB 1390 decarbonization plan is on record for the college. The covered buildings will therefore comply individually on the Tier 1 / Tier 2 schedule above. One sequencing question deserves early attention: Batjer is a Tier 2 covered building that the master plan designates for replacement. Benchmarking, energy-management, and O&M obligations attach to it regardless, but capital-intensive EUI upgrades in Batjer would be poorly spent if the replacement proceeds; a dated replacement decision (Section 7) would let the college scope Batjer's compliance effort to the administrative minimum and direct efficiency capital to the buildings that will remain.

10. APPENDIX: BUILDING CONDITION DETAIL

The 20-component condition-score breakdown for each of the 25 surveyed buildings, ordered worst to best overall score. Each table is reference data; there is no narrative. The Weighted Score column reflects the survey's component weighting, so an individual row's rounded weighted score may not sum exactly to the building's canonical condition score shown in the total row.

Distance Learning Center — condition score 529 (North Campus)

Component	Rating	Wt.	Wt. Score	Comment
HVAC	3	8	24	Electric baseboards; window A/C; electric force air furnace w cooling coil
Structure	4	8	32	Wood frame; enclosed porch is sagging; possible structural issues
Exterior Closure	5	8	40	Wood siding
Roofing	3	10	30	Asphalt shingles
Floor Finishes	4	6	24	Carpet; sheet vinyl
Wall Finishes	3	6	18	Gypsum board
Ceiling Finishes	3	6	18	Gypsum board; direct-adhered tile
Doors & Hardware	3	6	18	Interior wood doors/frames; exterior HM/wood doors/wood frames
Elevators	5	6	30	2 story w basement; no elevator
Plumbing	3	8	24	Copper; cast iron and ABS piping
Electrical	1	8	8	200amp 208/120v
Lights/Power	3	8	24	Ceiling mount fluorescent lights; inadequate
Life/Safety	5	10	50	
Fire Safety	3	10	30	
Modifications	5	7	35	Interior poorly modified by previous owners
Maintenance	4	7	28	Average maintenance
Remaining Life	5	6	30	Most systems are older; not cost-effective to renovate; RUL <10 yrs.
Appearance	5	6	30	
Insulation	3	6	18	
Glazing	3	6	18	
Total weighted score			**529**	Replace or renovate

Omak Foundation Office — condition score 526 (North Campus)

Component	Rating	Wt.	Wt. Score	Comment
HVAC	3	8	25	Electric wall heaters w fans
Structure	4	8	33	Wood frame; concrete foundation
Exterior Closure	3	8	25	Horizontal wood siding; older and checked

Roofing	2	10	21	Metal roof panels over asphalt shingles
Floor Finishes	3	6	19	Carpet; sheet vinyl
Wall Finishes	2	6	13	Gypsum board
Ceiling Finishes	3	6	19	Gypsum board
Doors & Hardware	3	6	19	Interior wood doors/frames; exterior wood/HM doors/wood frames
Elevators	0	6	0	1 story w partial basement. No elevator.
Plumbing	3	8	25	Galvanized and cast iron piping; porcelain fixtures
Electrical	3	8	25	100amp 208/120v
Lights/Power	3	8	25	Ceiling mount fluorescent lights; inadequate
Life/Safety	5	10	52	
Fire Safety	5	10	52	
Modifications	5	7	36	Interior poorly modified by previous owners
Maintenance	5	7	36	
Remaining Life	5	6	31	Most systems are older; not cost-effective to renovate; RUL <10 yrs.
Appearance	5	6	31	
Insulation	3	6	19	
Glazing	3	6	19	
Total weighted score			**526**	Replace or renovate

Old West Side Hs Ah2 — condition score 514 (Main Campus)

Component	Rating	Wt.	Wt. Score	Comment
Structure	2	8	16	
Exterior Closure	3	8	24	
Roofing	4	10	40	
Floor Finishes	3	6	18	
Wall Finishes	2	6	12	
Ceiling Finishes	3	6	18	
Doors & Hardware	3	6	18	
Elevators	5	6	30	
Plumbing	3	8	24	
Electrical	3	8	24	
Lights/Power	3	8	24	
Life/Safety	4	10	40	
Fire Safety	3	10	30	
Modifications	3	7	21	
Maintenance	5	7	35	

Remaining Life	5	6	30	
Appearance	4	6	24	
Insulation	4	6	24	
Glazing	5	6	30	
HVAC	4	8	32	
Total weighted score			**514**	Replace or renovate

North Storage Building — condition score 512 (North Campus)

Component	Rating	Wt.	Wt. Score	Comment
HVAC	0	8	0	
Structure	3	8	35	
Exterior Closure	4	8	47	
Roofing	2	10	29	
Floor Finishes	1	6	9	
Wall Finishes	0	6	0	
Ceiling Finishes	0	6	0	
Doors & Hardware	3	6	27	
Elevators	0	6	0	
Plumbing	0	8	0	
Electrical	3	8	35	
Lights/Power	3	8	35	
Life/Safety	3	10	44	
Fire Safety	5	10	74	
Modifications	0	7	0	
Maintenance	5	7	52	
Remaining Life	4	6	35	
Appearance	5	6	44	
Insulation	5	6	44	
Glazing	0	6	0	
Total weighted score			**512**	Replace or renovate

Batjer — condition score 466 (Main Campus)

Component	Rating	Wt.	Wt. Score	Comment
HVAC	3	8	24	2 hot water boilers-new in 96; new chillers in 01; packaged rooftop unit; AHU
Structure	3	8	24	Concrete; steel framing; concrete slab

Exterior Closure	3	8	24	Concrete; brick
Roofing	3	10	30	Hypalon single-ply/cap sheet; concrete parapet replacement in 08
Floor Finishes	4	6	24	Vinyl tile; concrete; carpet
Wall Finishes	3	6	18	CMU; gypsum board; ceramic tile; concrete
Ceiling Finishes	3	6	18	Lay-in tile; direct-adhered tile; gypsum board; metal roof deck
Doors & Hardware	4	6	24	Interior wood/HM doors/HM frames; exterior metal frame glazed doors; metal OH doors
Elevators	5	6	30	2 stories
Plumbing	3	8	24	Copper, galvanized and cast iron pipe; mix of old and newer fixtures
Electrical	3	8	24	1000amp 208/120v
Lights/Power	3	8	24	Ceiling mount and hanging fluorescent lighting
Life/Safety	3	10	30	
Fire Safety	1	10	10	Fire alarm; sprinklers in shop areas
Modifications	3	7	21	Some space modifications not well thought out
Maintenance	3	7	21	
Remaining Life	5	6	30	Building is not cost-effective to renovate; RUL <10 yrs.
Appearance	5	6	30	
Insulation	3	6	18	Inadequate in some areas
Glazing	3	6	18	Glass block in addition to windows
Total weighted score			**466**	Needs improvement — renovation

Grants House — condition score 458 (Main Campus)

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	8	Electric baseboard heat and window A/C units
Structure	3	8	24	Wood frame; CMU and concrete foundation
Exterior Closure	3	8	24	Aluminum siding and T1-11 wood
Roofing	2	10	20	3-tab asphalt shingle roof
Floor Finishes	2	6	12	Carpet over wood strip flooring - carpet is stained; ceramic tile
Wall Finishes	2	6	12	Plaster
Ceiling Finishes	2	6	12	Plaster
Doors & Hardware	3	6	18	Interior/exterior wood panel doors/frames
Elevators	5	6	30	One story w basement
Plumbing	3	8	24	Galvanized, cast iron and steel piping; porcelain fixtures
Electrical	1	8	8	200amp 208/120v
Lights/Power	3	8	24	Ceiling mount fluorescent and incandescent fixtures
Life/Safety	4	10	40	

Fire Safety	5	10	50	
Modifications	3	7	21	Basement modifications; average
Maintenance	5	7	35	
Remaining Life	5	6	30	77 year old single family house; good only as tear down
Appearance	3	6	18	
Insulation	5	6	30	
Glazing	3	6	18	
Total weighted score			**458**	Needs improvement — renovation

Knights Hall A — condition score 443 (Main Campus)

Component	Rating	Wt.	Wt. Score	Comment
Structure	2	8	16	
Exterior Closure	3	8	24	
Roofing	2	10	20	
Floor Finishes	3	6	18	
Wall Finishes	2	6	12	
Ceiling Finishes	3	6	18	
Doors & Hardware	2	6	12	
Elevators	5	6	30	
Plumbing	3	8	24	
Electrical	3	8	24	1600 Amp 3 phase
Lights/Power	3	8	24	
Life/Safety	3	10	30	
Fire Safety	2	10	20	
Modifications	3	7	21	
Maintenance	4	7	28	
Remaining Life	4	6	24	
Appearance	3	6	18	
Insulation	3	6	18	
Glazing	5	6	30	
HVAC	4	8	32	
Total weighted score			**443**	Needs improvement — renovation

Industrial Technology — condition score 428 (Main Campus)

Component	Rating	Wt.	Wt. Score	Comment

HVAC	3	8	25	Rooftop packaged units; unit heaters; welding ventilation
Structure	3	8	25	CMU; concrete; wood beam; seismic concerns
Exterior Closure	3	8	25	CMU
Roofing	1	10	10	Songle-ply 2016
Floor Finishes	3	6	19	Carpet; concrete
Wall Finishes	3	6	19	CMU and gypsum board
Ceiling Finishes	3	6	19	Lay-in tile; wood roof deck; gypsum board
Doors & Hardware	3	6	19	Interior/exterior HM doors/frames; metal OH doors
Elevators	0	6	0	
Plumbing	3	8	25	Galvanized, cast iron, steel and copper piping; porcelain fixtures
Electrical	3	8	25	1200amp 208/120v
Lights/Power	3	8	25	Lay-in, ceiling-mount and hanging fluorescent lighting
Life/Safety	3	10	31	
Fire Safety	3	10	31	
Modifications	1	7	7	New welding shop remodel has been well done
Maintenance	3	7	22	
Remaining Life	5	6	31	Building has met life expectancy; should be replaced
Appearance	5	6	31	
Insulation	3	6	19	
Glazing	3	6	19	
Total weighted score			**428**	Needs improvement — renovation

Gym — condition score 426 (Main Campus)

Component	Rating	Wt.	Wt. Score	Comment
HVAC	2	8	16	Rooftop packaged units; mix of vintages
Structure	3	8	24	Steel; concrete; CMU; wood beams; some seismic concerns
Exterior Closure	3	8	24	CMU; concrete wall panels-minor cracking
Roofing	2	10	20	Single-ply hypalon roof membrane-new in 2004
Floor Finishes	3	6	18	Hardwood; carpet; vinyl tile; ceramic tile; concrete
Wall Finishes	2	6	12	CMU; gypsum board; ceramic tile; Dryvit panels
Ceiling Finishes	3	6	18	Tectum panels; gypsum board; lay-in tile; wood roof deck
Doors & Hardware	3	6	18	Interior HM/laminate/wood doors w wood/HM frames; exterior HM doors/frames
Elevators	5	6	30	Lower level weight room
Plumbing	3	8	24	Copper, cast iron, steel and galvanized piping; partial water piping replaced in 04; older porcelain fixtures

Electrical	1	8	8	800amp 277/480v
Lights/Power	2	8	16	Ceiling mount, hanging and lay-in fluorescent lighting
Life/Safety	3	10	30	
Fire Safety	3	10	30	
Modifications	3	7	21	Modifications appear very haphazard
Maintenance	3	7	21	
Remaining Life	5	6	30	Building is inadequate in terms of support space; over 45 years old
Appearance	5	6	30	
Insulation	3	6	18	
Glazing	3	6	18	
Total weighted score			**426**	Needs improvement — renovation

Refrigeration — condition score 392 (Main Campus)

Component	Rating	Wt.	Wt. Score	Comment
Structure	3	8	26	CMU; wood beams; seismic concerns
Exterior Closure	3	8	26	Dryvit panels-larger cracks in several panels
Roofing	1	10	11	Single-ply membrane 2015
Floor Finishes	1	6	7	Concrete floor throughout
Wall Finishes	1	6	7	Unfinished CMU walls
Ceiling Finishes	1	6	7	T&G wood ceiling-underside of roof deck
Doors & Hardware	3	6	20	Exterior/interior HM doors/frames; metal OH door
Elevators	0	6	0	
Plumbing	3	8	26	Galvanized, copper and cast iron piping; porcelain fixtures
Electrical	1	8	9	400amp 208/120v
Lights/Power	3	8	26	Ceiling-mount fluorescent fixtures; inadequate lighting in some areas
Life/Safety	3	10	33	
Fire Safety	3	10	33	
Modifications	1	7	8	None evident
Maintenance	3	7	23	
Remaining Life	5	6	33	Older building that is inadequate in size and poor design for instructional use
Appearance	5	6	33	
Insulation	5	6	33	
Glazing	0	6	0	
HVAC	4	8	35	Rooftop packaged A/C units
Total weighted score			**392**	Needs improvement — renovation

Sexton — condition score 297 (Main Campus)

Component	Rating	Wt.	Wt. Score	Comment
HVAC	2	8	17	4 new air handlers in 1999; hot water boiler and chiller in central plant
Structure	1	8	8	CMU and concrete; wood roof deck; laminated wood beams
Exterior Closure	3	8	25	CMU with Dryvit overlay-random exterior cracking
Roofing	2	10	21	Single-ply hypalon roof-new in 2004
Floor Finishes	2	6	13	Carpet; vinyl tile; ceramic tile
Wall Finishes	2	6	13	CMU and gypsum board
Ceiling Finishes	3	6	19	Lay-in and direct adhered tile; new ceilings in 80% of building in 99; drywall
Doors & Hardware	3	6	19	Interior wood doors w HM frames; exterior aluminum doors/frames
Elevators	0	6	0	
Plumbing	1	8	8	Copper, galvanized, steel and cast iron piping' porcelain fixtures
Electrical	1	8	8	600amp 277/480v
Lights/Power	1	8	8	Lay-in and ceiling-mount fluorescent lighting; halogen spotlights
Life/Safety	1	10	10	
Fire Safety	3	10	31	
Modifications	1	7	7	None evident; 1999 remodel was well constructed
Maintenance	2	7	15	
Remaining Life	3	6	19	Interior remodel in 1999; may not be cost-effective for long-term use
Appearance	3	6	19	
Insulation	3	6	19	
Glazing	3	6	19	
Total weighted score			**297**	Needs improvement — maintenance

Omak Facilities Building — condition score 290 (North Campus)

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	8	Electric wall furnace and window A/C
Structure	1	8	8	Wood frame; concrete slab
Exterior Closure	2	8	17	Metal siding
Roofing	1	10	10	Metal roof
Floor Finishes	2	6	13	Concrete; carpet; sheet vinyl
Wall Finishes	1	6	6	Gypsum board

Ceiling Finishes	1	6	6	Gypsum board
Doors & Hardware	1	6	6	Interior/exterior HM doors/wood frames
Elevators	0	6	0	
Plumbing	1	8	8	Copper, steel, cast iron and ABS piping; porcelain fixtures
Electrical	1	8	8	200amp 120/208v
Lights/Power	1	8	8	Ceiling mount fluorescent lighting
Life/Safety	3	10	31	
Fire Safety	5	10	52	
Modifications	3	7	22	Minor modifications; average workmanship
Maintenance	3	7	22	
Remaining Life	1	6	6	Newer metal building; should have RUL of 20 yrs.
Appearance	3	6	19	Average looking interior and exterior
Insulation	3	6	19	
Glazing	3	6	19	
Total weighted score			**290**	Needs improvement — maintenance

Wells — condition score 272 (Main Campus)

Component	Rating	Wt.	Wt. Score	Comment
HVAC	2	8	17	Chiller in Batjer; hot water boilers; rooftop packaged A/C units; some replaced in 1996
Structure	1	8	8	Concrete; brick; wood framing; some seismic concerns
Exterior Closure	1	8	8	Concrete and brick-exterior deterioration in an number of areas on all wings
Roofing	1	10	10	Hypalon single-ply roof 2014 on the upper roof. Single-ply on other sections.
Floor Finishes	2	6	13	Vinyl tile; ceramic tile; carpet
Wall Finishes	2	6	13	CMU; brick; gypsum board; ceramic tile
Ceiling Finishes	2	6	13	Lay-in tile; direct adhered tile; gypsum board
Doors & Hardware	2	6	13	Interior wood doors w HM frames; exterior metal doors/frames and aluminum doors/frames
Elevators	0	6	0	
Plumbing	3	8	25	Galvanized, steel and cast iron piping; some copper; porcelain fixtures
Electrical	1	8	8	1200amp 208/120v new equipment 2021 for replacement area
Lights/Power	3	8	25	Ceiling mount, hanging and lay-in fluorescent lighting; some inadequate lighting
Life/Safety	2	10	21	
Fire Safety	2	10	21	

Modifications	1	7	7	Modifications in replacement area appear well done, but still under construction
Maintenance	2	7	15	
Remaining Life	1	6	6	Three wings partially remodeled in recent years, but building is almost 60 years old
Appearance	3	6	19	
Insulation	2	6	13	
Glazing	3	6	19	Mix of old single and double glazed windows
Total weighted score			**272**	Adequate

North Administration Bldg — condition score 262 (North Campus)

Component	Rating	Wt.	Wt. Score	Comment
HVAC	2	8	16	Rooftop packaged HVAC w electric heat-new in 2000; forced air furnace with A/C
Structure	1	8	8	Wood frame; concrete foundation
Exterior Closure	2	8	16	Plaster exterior walls
Roofing	1	10	10	Metal roof-new in 1996
Floor Finishes	3	6	18	Carpet-some wear; sheet vinyl; vinyl tile
Wall Finishes	1	6	6	Gypsum board; carpet wainscot; wood paneling
Ceiling Finishes	1	6	6	Gypsum board; lay-in tile; direct-adhered tile
Doors & Hardware	1	6	6	Interior wood doors/frames; exterior wood/HM doors and wood frames-some wear
Elevators	1	6	6	ADA lift to basement
Plumbing	1	8	8	Copper, steel, cast iron and galvanized piping; porcelain fixtures
Electrical	1	8	8	225amp 120/208v new service and distribution in 1996
Lights/Power	1	8	8	Lay-in and ceiling-mount fluorescent lighting
Life/Safety	3	10	30	
Fire Safety	3	10	30	
Modifications	1	7	7	Remodel was well thought out and well done
Maintenance	1	7	7	
Remaining Life	3	6	18	Structurally sound but older building; should last at least 20 yrs.
Appearance	3	6	18	Exterior is older but serviceable
Insulation	3	6	18	
Glazing	3	6	18	
Total weighted score			**262**	Adequate

Brown Library — condition score 260 (Main Campus)

Component	Rating	Wt.	Wt. Score	Comment
HVAC	2	8	16	Chiller; hot water boiler; reheat coils; unit ventilators; new AHU in basement in 07
Structure	2	8	16	Poured concrete; brick; steel; concrete columns
Exterior Closure	2	8	16	Brick; concrete; aluminum window walls
Roofing	1	10	10	New TPO single-ply membrane installed in 2011
Floor Finishes	2	6	12	Carpet tile; concrete; vinyl tile; sheet vinyl
Wall Finishes	2	6	12	Brick and gypsum board
Ceiling Finishes	1	6	6	Gypsum board; lay-in tile
Doors & Hardware	1	6	6	Interior laminate\wood doors w HM\wood frames; exterior aluminum doors/frames
Elevators	2	6	12	3 stop-renovated in 2007. Service elevator controls 2018
Plumbing	2	8	16	Copper, cast iron, black steel and galvanized piping; porcelain fixtures
Electrical	1	8	8	1000amp 208/120v
Lights/Power	1	8	8	Lay-in, ceiling-mount, hanging strip and recessed can fluorescent lights
Life/Safety	3	10	30	
Fire Safety	3	10	30	
Modifications	1	7	7	Basement remodeled for WHETS in 1990; good construction
Maintenance	1	7	7	
Remaining Life	1	6	6	Extensive interior remodel in 2007; structurally sound building in good condition
Appearance	1	6	6	
Insulation	1	6	6	
Glazing	5	6	30	Single glazing; aluminum-framed
Total weighted score			**260**	Adequate

North Friendship Hall — condition score 248 (North Campus)

Component	Rating	Wt.	Wt. Score	Comment
HVAC	3	8	25	Rooftop packaged HVAC units with electric heat-replaced in 2000
Structure	1	8	8	CMU; wood framing
Exterior Closure	2	8	17	Stucco (dryvit)-some minor cracks need patching; wood soffits
Roofing	1	10	10	New TPO membrane installed in 2011 to overlay defective membrane installed in 2011; warranty work
Floor Finishes	2	6	13	Carpet-some wear; vinyl tile; exposed aggregate concrete; ceramic tile

Wall Finishes	1	6	6	Gypsum board throughout; good condition
Ceiling Finishes	3	6	19	Lay-in tile; gypsum board-some stains from roof leaks; wood
Doors & Hardware	2	6	13	Interior wood doors w HM frames; exterior aluminum/wood doors and aluminum/HM frames
Elevators	0	6	0	
Plumbing	1	8	8	Copper, steel and cast iron piping; porcelain fixtures
Electrical	1	8	8	800amp 240/120v
Lights/Power	1	8	8	Lay-in and recessed can fluorescent lighting
Life/Safety	1	10	10	
Fire Safety	3	10	31	
Modifications	1	7	7	Old lab converted to nursing
Maintenance	1	7	7	
Remaining Life	1	6	6	Structurally sound building; should have 30 years of remaining life
Appearance	2	6	13	
Insulation	3	6	19	
Glazing	3	6	19	
Total weighted score			**248**	Adequate

Van Tassell — condition score 246 (Main Campus)

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	8	Rooftop packaged HVAC units-new in 98 and 04; window units; wall radiators
Structure	1	8	8	CMU; concrete; wood roof deck; wood beams
Exterior Closure	3	8	25	CMU and cement masonry panels-random cracking; aluminum glazed window walls
Roofing	2	10	21	New single-ply hypalon roof in 2003
Floor Finishes	2	6	13	Carpet; vinyl tile; ceramic tile; quarry tile
Wall Finishes	1	6	6	CMU and gypsum board; ceramic tile
Ceiling Finishes	2	6	13	Lay-in tile; acoustical tile; wood roof deck; gypsum board
Doors & Hardware	2	6	13	Newer interior p-lam and wood doors/frames; exterior aluminum doors/frames
Elevators	0	6	0	
Plumbing	3	8	25	Copper, cast iron, steel and galvanized piping; porcelain fixtures
Electrical	1	8	8	1000amp 277/480v
Lights/Power	1	8	8	Ceiling mount, lay-in and hanging circular fluorescent lighting
Life/Safety	1	10	10	

Fire Safety	1	10	10	
Modifications	1	7	7	1998 remodel was well constructed; 04 kitchen/dining remodel very nice
Maintenance	1	7	7	
Remaining Life	1	6	6	Interior was extensively remodeled in 1998 and 2004
Appearance	3	6	19	Very average and utilitarian exterior
Insulation	3	6	19	
Glazing	3	6	19	
Total weighted score			**246**	Adequate

Eller/Fox — condition score 242 (Main Campus)

Component	Rating	Wt.	Wt. Score	Comment
HVAC	3	8	25	Air cooled chiller-aging compressors; hot water boiler; DX refrigeration; AHUs w VAV
Structure	1	8	8	CMU; concrete
Exterior Closure	2	8	17	CMU; EIFS; metal panels
Roofing	1	10	10	Standing seam metal roof
Floor Finishes	3	6	19	Carpet-random deterioration; vinyl tile; sheet vinyl; concrete; ceramic tile
Wall Finishes	1	6	6	CMU; gypsum board; ceramic tile
Ceiling Finishes	3	6	19	Lay-in tile throughout
Doors & Hardware	3	6	19	Interior laminate doors w HM frames; exterior HM doors/frames
Elevators	0	6	0	
Plumbing	1	8	8	Copper, cast iron, steel and ABS piping; porcelain fixtures
Electrical	1	8	8	1200amp 120/208v
Lights/Power	1	8	8	Lay-in ceiling fluorescent lighting
Life/Safety	1	10	10	
Fire Safety	3	10	31	
Modifications	1	7	7	No modifications evident
Maintenance	1	7	7	
Remaining Life	1	6	6	Newer building-average construction; 25-30 years of remaining life
Appearance	1	6	6	
Insulation	1	6	6	
Glazing	3	6	19	
Total weighted score			**242**	Adequate

Wendall George Hall — condition score 217 (North Campus)

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	8	Rooftop packaged HVAC units with electric heat-new in 2000
Structure	1	8	8	Concrete; wood framing
Exterior Closure	1	8	8	New EIFS exterior in 2000; wood soffits
Roofing	1	10	10	New TPO membrane installed in 2011 to overlay defective membrane installed in 2011; warranty work
Floor Finishes	2	6	13	Carpet; epoxy flooring; vinyl tile; ceramic tile
Wall Finishes	1	6	6	Gypsum board; ceramic tile
Ceiling Finishes	3	6	19	Lay-in tiles-staining on many tiles from roof leaks
Doors & Hardware	2	6	13	Interior wood doors w HM frames; exterior aluminum and HM doors w aluminum/HM frames
Elevators	0	6	0	
Plumbing	1	8	8	Copper, steel, galvanized and cast iron piping; porcelain fixtures
Electrical	1	8	8	600amp 120/208v
Lights/Power	1	8	8	Lay-in 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	
Remaining Life	1	6	6	Structurally sound building; new science lab addition built in 2001
Appearance	1	6	6	
Insulation	3	6	19	
Glazing	3	6	19	
Total weighted score			**217**	Adequate

Facilities — condition score 186 (Main Campus)

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	8	FAG unit heaters; FAG furnaces w cooling coils
Structure	1	8	8	Steel frame; CMU
Exterior Closure	1	8	8	Metal panel; CMU
Roofing	1	10	10	Metal panel
Floor Finishes	2	6	13	Vinyl tile; concrete; sheet vinyl
Wall Finishes	1	6	6	Gypsum board
Ceiling Finishes	1	6	6	Lay-in tile
Doors & Hardware	1	6	6	Exterior/interior HM doors/frames; OH sectional metal doors

Elevators	0	6	0	
Plumbing	1	8	8	Copper, cast iron and black steel piping; porcelain fixtures
Electrical	1	8	8	600amp 208/120v
Lights/Power	1	8	8	Lay-in and hanging fluorescent lighting
Life/Safety	1	10	10	
Fire Safety	3	10	31	
Modifications	1	7	7	None; built in 2009
Maintenance	1	7	7	
Remaining Life	1	6	6	New building; RUL >25 yrs.
Appearance	1	6	6	Very nice interior/exterior for maintenance building
Insulation	1	6	6	
Glazing	3	6	19	
Total weighted score			**186**	Adequate

Facilities Storage Building — condition score 170 (Main Campus)

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	11	
Structure	1	8	11	
Exterior Closure	1	8	11	
Roofing	None	10	0	
Floor Finishes	1	6	8	
Wall Finishes	None	6	0	
Ceiling Finishes	1	6	8	
Doors & Hardware	1	6	8	
Elevators	0	6	0	
Plumbing	0	8	0	
Electrical	1	8	11	
Lights/Power	1	8	11	
Life/Safety	1	10	13	
Fire Safety	1	10	13	
Modifications	0	7	0	
Maintenance	1	7	9	
Remaining Life	1	6	8	
Appearance	1	6	8	
Insulation	1	6	8	
Glazing	4	6	32	

Total weighted score			**170**	Superior

Wenatchi Hall — condition score 167 (Main Campus)

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	8	Chillers; AHUs w electric duct heaters and VAVs; small DX units
Structure	1	8	8	Steel frame; brick; concrete columns
Exterior Closure	1	8	8	Brick; aluminum window walls; aluminum panels; sandstone block
Roofing	3	10	32	TPO single-ply membrane; skylight
Floor Finishes	1	6	6	Carpet; vinyl tile; ceramic tile
Wall Finishes	1	6	6	Sandstone block; gypsum board; ceramic tile; masonite wainscot; concrete columns
Ceiling Finishes	1	6	6	Lay-in tile; gypsum board; perforated wood tiles
Doors & Hardware	1	6	6	Interior wood doors w HM frames; exterior aluminum doors/frames
Elevators	1	6	6	4 stop - 2 elevators
Plumbing	1	8	8	Copper, cast iron, steel and ABS piping; porcelain fixtures-water saving
Electrical	1	8	8	1600amp 208/120v; 4000amp 480/277v; 275 kva generator
Lights/Power	1	8	8	Lay-in, hanging pendant, recessed can and hanging strip fluorescent lighting
Life/Safety	1	10	11	
Fire Safety	1	10	11	
Modifications	0	7	0	New building
Maintenance	1	7	7	
Remaining Life	1	6	6	Very well constructed building; quality materials; RUL >45 yrs.
Appearance	1	6	6	
Insulation	1	6	6	
Glazing	1	6	6	
Total weighted score			**167**	Superior

North Burnett Hall — condition score 153 (North Campus)

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	2	6	13	
Insulation	1	6	7	
Glazing	1	6	7	
Total weighted score			**153**	Superior

Music And Art Center — condition score 146 (Main Campus)

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	8	
Structure	1	8	8	Steel frame; brick
Exterior Closure	1	8	8	Brick; aluminum window walls; aluminum panels
Roofing	1	10	10	TPO single-ply membrane
Floor Finishes	1	6	6	
Wall Finishes	1	6	6	
Ceiling Finishes	1	6	6	
Doors & Hardware	1	6	6	
Elevators	0	6	0	
Plumbing	1	8	8	
Electrical	1	8	8	
Lights/Power	1	8	8	
Life/Safety	1	10	10	
Fire Safety	1	10	10	
Modifications	1	7	7	New building
Maintenance	1	7	7	

Remaining Life	1	6	6	Very well constructed building; quality materials; RUL >45 yrs.
Appearance	1	6	6	
Insulation	1	6	6	
Glazing	1	6	6	
Total weighted score			**146**	Superior

New Student Recreation Center — condition score 146 (Main Campus)

Component	Rating	Wt.	Wt. Score	Comment
HVAC	1	8	8	
Structure	1	8	8	
Exterior Closure	1	8	8	
Roofing	1	10	11	
Floor Finishes	1	6	6	
Wall Finishes	1	6	6	
Ceiling Finishes	1	6	6	
Doors & Hardware	1	6	6	
Elevators	1	6	6	
Plumbing	1	8	8	
Electrical	1	8	8	
Lights/Power	1	8	8	
Life/Safety	1	10	11	
Fire Safety	1	10	11	
Modifications	0	7	0	
Maintenance	1	7	7	
Remaining Life	1	6	6	
Appearance	1	6	6	
Insulation	1	6	6	
Glazing	1	6	6	
Total weighted score			**146**	Superior