COMMUNITY AND TECHNICAL COLLEGES
Washington State Board

YAKIMA VALLEY COMMUNITY COLLEGE

MAIN CAMPUS (YAKIMA) · GRANDVIEW CAMPUS

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	111 structures · 861,959 GSF; 26 surveyed — 673,362 GSF
Weighted-avg condition	238 (Adequate)
2027 preservation request	$1,804,000 (3 projects)
Total 2027–2029 Minor Works	$4,217,000
Deferred preservation backlog	$2,536,000 (10 projects)

CONTENTS

1. Executive Summary 4
    Capital planning headlines 4
  Headline Numbers 5
  Capital Outlook 5
2. College Portfolio Overview 7
  Building inventory 7
  Unscored Structures 8
3. Capital Planning Roadmap 9
  3.1 Immediate biennium (2027–2029 request) 9
  3.2 Mid-term (next biennium plus one, 2029–2033) 9
  3.3 Long-term (7–10+ years, 2033 and beyond) 10
  3.4 Cross-cutting system themes 10
4. Deficiency Inventory and Findings 12
  4.1 Summary table 12
    Distribution Observations 13
  4.2 Findings detail 14
    D01 — Air Handling Unit, Raymond Hall Library (Main Campus) 14
    D02 — Multizone unit, Grandview Center (Grandview Campus) 15
    D03 — Multizone unit, Technology Complex (Main Campus) 15
    D04 — Chiller, Prior Hall (Main Campus) 16
    D05 — Air Stack Units, Sundquist Hall (Main Campus) 16
    D06 — Roof, Prior Hall (Main Campus) 17
    D07 — Roof, Sundquist Hall (Main Campus) 17
    D08 — Roof, Glenn Anthon Hall (Main Campus) 18
    D09 — Exterior flatwork, Site (Main Campus) 19
    D10 — Roof top units, Skills Center (Main Campus) 19
    D11 — Roof top units, Skills Center (Main Campus) 20
    D12 — Foundation, Deccio Building (Main Campus) 20
    D13 — Air Handling Unit, Student Residence Center (Main Campus) 21
    D14 — Boilers, Sherar Gym (Main Campus) 21
5. Building Profiles 23
    Kendall Hall — condition score 440 23
    North Boiler Room — condition score 431 23
    Sherar Gym — condition score 429 24

Student Residence Center — condition score 417 24
Skills Center B — condition score 344 24
Larson Gallery — condition score 321 25
Skills Center — condition score 305 25
Technology Complex — condition score 274 25
Prior Hall — condition score 258 26
Grandview Center — condition score 215 26
Sundquist Hall — condition score 202 27
Deccio Building — condition score 188 27
Raymond Hall Library — condition score 182 27
Glenn Anthon Hall — condition score 169 28
6. Infrastructure Systems 29
7. Master Plan Alignment 30
Master planning currency 30
Reported capital priorities 30
8. Maintenance Capacity Snapshot 31
9. Decarbonization and Clean Buildings Compliance 33
9.1 The Clean Buildings Performance Standard 33
9.2 Yakima Valley's Included Buildings 33
9.3 Alignment of Capital Work with Compliance 34
9.4 Compliance Pathway 34
10. Appendix: Building Condition Detail 36

1. EXECUTIVE SUMMARY

This report covers Yakima Valley Community College for the 2026 SBCTC Facility Condition Survey cycle, which informs the college's Minor Works Preservation capital budget request for the 2027–2029 biennium. The 2025 survey workbook records **14 capital deficiency entries** across the Main and Grandview campuses. Of these, **$1,804,000 across 3 projects** is included in the 2027 preservation request, **$2,536,000 across 10 projects** is deferred below the budget threshold cutoff, and 1 project (the Student Residence Center air handling unit) was completed with Unanticipated Repair Fund money in the 2025 biennium and is excluded. Yakima Valley's 2027–2029 Minor Works request is comprised of: preservation ($1,804,000), infrastructure ($70,000), program ($1,426,000), and Unanticipated Repair Fund ($917,000), together totaling **$4,217,000**.

Capital planning headlines

1. The 2027 preservation request is 100% HVAC — three end-of-life rooftop units in three buildings, $1,804,000.

The Technology Complex multizone unit MZU-2 ($770,000), the Grandview Center multizone unit MZU #3 ($518,000), and the Raymond Hall Library rooftop unit AHU-2 ($516,000) are the entire request. All three scored 86 or above (average 87.7, against a deferred-set average of 68.6), all three are designated Immediate, and two of the three are confirmed R-22 refrigerant machines that can no longer be recharged economically. No roofing, electrical, or site work made the cutoff this cycle.

2. Legacy R-22 rooftop equipment is a portfolio-wide cohort, and the 2027 request clears only part of it.

R-22 production and import ended in 2020, and the survey documents R-22 equipment in at least five buildings: Raymond Hall Library (D01, included), Grandview Center (D02, included), Sundquist Hall's four rooftop Air Stack units (D05, $307,000, deferred), the Skills Center Annex's two 1977-vintage rooftop units (D11, $97,000, deferred), and Prior Hall's aging R-134a chiller alongside them (D04, $519,000, deferred). Funding three units this biennium still leaves R-22 fleets in service at Sundquist Hall and the Skills Center through at least 2029 — each a repair-cost and refrigerant-availability exposure the college cannot control.

3. A built-up-roof cohort of $1,044,000 sits entirely in the deferred backlog.

Three built-up roofs failed the survey the same way — chronic leaks, heavy patch history, ponding and blistering: the Prior Hall Annex north end (D06, $449,000, ~10,750–11,000 SF), the Sundquist Hall south lower roof (D07, $321,000, ~4,800 SF), and the Glenn Anthon Hall northeast roof at the penthouse (D08, $274,000, ~5,250 SF). All three are designated Immediate and all three were deferred below the budget threshold. This is the most predictable component of the 2029–2031 ask, and each additional biennium of deferral adds wet-insulation and interior-damage risk.

4. The four worst buildings are a 1949–1961 cohort in the renovation band — and they are a master-plan question, not a repair program.

Kendall Hall (440), the North Boiler Room (431), Sherar Gym (429), and the Student Residence Center (417) all score in the Needs improvement — renovation band and were all built between 1949 and 1961. Almost no preservation capital is directed at them this cycle: the one Sherar Gym deficiency (boilers, $273,000) is deferred with a workbook note that the college is to confirm the diploma program scheduled in the building before funding, and the Student Residence Center air handler was already completed with URF funds. Kendall Hall is a stated replacement priority in the college's master planning input. Disposition decisions for this cohort belong in a master-plan update — the current plans date from 2015 with no update since.

Headline Numbers

Metric	Value
Total structures (FPMT inventory)	**111**
Total portfolio GSF	**861,959**
Buildings surveyed (condition rating)	**26 (85 structures unscored)**
Weighted-average condition score (surveyed)	**238 (Adequate)**
Buildings rated below “Adequate”	**7 of 26**
Deficiency entries in 2025 FCS workbook	**14**
2027 preservation request	**$1,804,000 (3 projects)**
Deferred preservation backlog	**$2,536,000 (10 projects)**
Excluded deficiencies (completed)	**1**
2027 infrastructure request	**$70,000**
2027 program request	**$1,426,000 (4 projects)**
2027 URF request	**$917,000**
Total 2027–2029 Minor Works request	**$4,217,000**
Prior biennium funded (2025–2027, all categories)	**$5,843,000**
Buildings under Clean Buildings Standard (within horizon)	**13 (3 Tier 1; 10 Tier 2)**

Headline figures are drawn from the 2025 FCS workbook (deficiencies, condition scores, FPMT inventory, 2025–2027 funded projects) and the 2027 Minor Works program, infrastructure, and URF workbooks. The 2027 budget summary PDF reports 12 survey deficiencies; the workbook records 14.

Capital Outlook

Immediate biennium (2027–2029). A Minor Works request of $4,217,000: preservation of $1,804,000 across 3 projects — all of it HVAC, all of it scoring 86 or above — plus infrastructure of $70,000 (one electric line), program of $1,426,000 (Deccio lighting and skylights, the Prior Hall elevator, and two gender-neutral restroom conversions), and URF of $917,000. The request is well below the system-wide average preservation request of $2,840,941 per college, reflecting a short deficiency list rather than a healthy backlog: every deferred item is designated Immediate.

Mid-term (4–6 years, 2029–2033). The $2,536,000 deferred backlog defines the next ask. It is two programs and a set of loose ends: the three-building built-up-roof cohort ($1,044,000 at Prior Hall, Sundquist Hall, and Glenn Anthon Hall) and the remaining HVAC renewals ($1,271,000 — the Prior Hall chiller, Sundquist’s four R-22 Air Stack units, the Skills Center’s four remaining rooftop units, and the Sherar Gym boilers pending program confirmation), plus campus exterior flatwork ($171,000) and a Deccio Building settlement evaluation ($50,000).

Long-term (7–10+ years, 2033 and beyond). The 1949–1961 renovation-band cohort — Kendall Hall, the North Boiler Room, Sherar Gym, and the Student Residence Center — is the defining long-horizon question, and it is a replace-or-renovate question rather than a component-repair one. Kendall Hall is a stated replacement priority; Prior Hall (1949, Adequate at 258 but carrying $968,000 of deferred work plus a program-funded elevator replacement) is also flagged for replacement on configuration grounds, which makes the sequencing of its deferred chiller and roof a decision point for the 2029 cycle. Both 2015 master plans are due for refresh before these decisions can be made well.

Clean Buildings compliance. Thirteen buildings exceed the 20,000 GSF Clean Buildings coverage floor — Glenn Anthon Hall (Tier 1, June 1, 2027), the Deccio Building and Student Residence Center (Tier 1, June 1, 2028), and ten Tier 2 buildings due July 1, 2027. Roughly $2,193,000 of the $2,536,000 deferred backlog (86%) sits inside covered buildings, and all three 2027 preservation projects are high-efficiency replacements in covered buildings. The Deccio lighting program project ($663,071) is a direct energy-use-intensity measure in a Tier 1 building a year ahead of its deadline. Section 9 develops the alignment.

2. COLLEGE PORTFOLIO OVERVIEW

Yakima Valley Community College operates two campuses and one satellite facility. The **Main Campus** in Yakima, a 45-acre site in operation since 1949, holds most of the portfolio — 22 of the 26 surveyed buildings and about 607,000 GSF — including the two largest buildings, Glenn Anthon Hall (102,941 GSF, 2007) and the Deccio Building (74,646 GSF, 2002). The **Grandview Campus**, a 7.3-acre site about 45 miles south of Yakima in operation since 1990, holds four surveyed buildings totaling about 71,000 GSF, anchored by the Grandview Center (27,738 GSF, 1990). The Toppenish Learning Center (7,015 GSF, 2016), a satellite instructional facility roughly 20 miles south of Yakima, is carried on the Main Campus inventory. The surveyed portfolio's GSF-weighted condition score is 238 (Adequate), computed from the 2025 CONDITION worksheet against FPMT gross square footage; the 2023 cycle's equivalent figure was 234, a modest portfolio-level deterioration driven mostly by Raymond Hall Library (+16), Grandview Library (+17), and single-digit slips at Prior Hall, Technology Complex, Grandview Center, Glenn Anthon Hall, and the Student Residence Center.

Building inventory

Building	Campus	GSF	Built	Reno.	Score	Rating	FPMT class
Kendall Hall	Main	16,486	1961	—	**440**	Needs improvement — renovation	Special Use
North Boiler Room	Main	2,058	1949	—	**431**	Needs improvement — renovation	Support
Sherar Gym	Main	35,699	1957	—	**429**	Needs improvement — renovation	Special Use
Student Residence Center	Main	57,918	1961	—	**417**	Needs improvement — renovation	Residential
Skills Center B	Main	12,330	—	—	**344**	Needs improvement — maintenance	Educational
Larson Gallery	Main	3,386	1949	—	**321**	Needs improvement — maintenance	Educational
Skills Center	Main	16,672	1980	—	**305**	Needs improvement — maintenance	Educational
Technology Complex	Main	48,140	1975	2001	**274**	Adequate	Educational
Prior Hall	Main	36,319	1949	2015	**258**	Adequate	Educational
Grandview Activity Center	Grandview	5,170	1988	2012	**248**	Adequate	Support
Hopf Union Building	Main	26,497	1957	2001	**240**	Adequate	Support
Sunnyside	Main	3,940	—	—	**229**	Adequate	Educational
Grandview Center	Grandview	27,738	1990	—	**215**	Adequate	Support
Sundquist Hall	Main	33,779	1957	—	**202**	Adequate	Educational
Deccio Building	Main	74,646	2002	—	**188**	Adequate	Educational
Resource Center	Main	1,205	2002	—	**188**	Adequate	Educational
Raymond Hall Library	Main	28,255	1966	2009	**182**	Adequate	Study
Engineering Physics Center	Main	8,161	2000	2018	**176**	Adequate	Educational
Glenn Anthon Hall	Main	102,941	2007	—	**169**	Superior	Educational

Building	Campus	GSF	Built	Reno.	Score	Rating	FPMT class
Grandview Library	Grandview	12,144	2011	—	**169**	Superior	Study
Brown Dental Clinic	Main	15,038	1975	2009	**161**	Superior	Educational
Workforce Education Center	Grandview	26,280	1962	2007	**159**	Superior	Educational
Campus Operations Complex Shop	Main	13,688	2016	—	**154**	Superior	Support
Campus Operations Complex Admin	Main	10,009	2016	—	**146**	Superior	Support
Palmer Martin Hall	Main	47,848	2015	—	**146**	Superior	Educational
Toppenish Learning Center	Main	7,015	2016	—	**146**	Superior	Special Use
Portfolio (surveyed, GSF-weighted)		**673,362**			**238**	**Adequate (avg)**	

Score = 2025 canonical building condition score (BCS), computed as the summed weighted component scores from the CONDITION worksheet of the FCS workbook (lower is better). Ordered worst-first. Rating bands follow the SBCTC scale in Section 4.1. Built/renovation years and FPMT class from the FPMT INVENTORY worksheet; "Unknown" construction dates (Sunnyside, Skills Center B) shown as "—".

Unscored Structures

Eighty-five structures in the FPMT inventory (188,597 GSF) were not condition-rated this cycle. Sixty-one are single-family residences acquired by the college — primarily for future campus expansion and currently held as rental or land-banked properties — accounting for roughly 92,000 GSF. The remainder are support and special-use structures (storage buildings, athletic-field structures, the Jewett Clock Tower, a pedestrian bridge, Central Receiving, the Grandview post office building) plus a small number of larger educational buildings outside the survey scope this cycle: 1704 W Nob Hill Blvd (24,642 GSF), the YVC LPN building (19,152 GSF, 2005), 1608 W Nob Hill Blvd (12,050 GSF), and the Child Care building (9,934 GSF, 2001). None of the unscored structures carries a deficiency this cycle. The 2023 FCS similarly excluded the residential holdings and athletic-field structures from the survey.

Age Profile

The portfolio falls into distinct cohorts, and the score distribution follows them almost exactly. The **1949–1961 cohort** — Prior Hall, Larson Gallery, and the North Boiler Room (1949); Sherar Gym, Sundquist Hall, and the Hopf Union Building (1957); Kendall Hall and the Student Residence Center (1961) — contains every building in the renovation band and most of the maintenance band. These buildings age out together: the four renovation-band buildings are all in this cohort, and the deferred roofing and mechanical backlog concentrates in it. A **1962–1980 middle cohort** (Workforce Education Center 1962, Raymond Hall Library 1966, Brown Dental Clinic and Technology Complex 1975, Skills Center 1980) is where this cycle's HVAC renewal pressure sits — Raymond, the Technology Complex, and the Skills Center all carry rooftop-equipment deficiencies. The **2000–2016 cohort** (Engineering Physics Center, Deccio, Resource Center, Glenn Anthon Hall, Grandview Library, Palmer Martin Hall, the Campus Operations Complex, Toppenish) holds the strongest scores; its first age-driven items are now surfacing in the form of the Glenn Anthon northeast roof (D08) and the Deccio settlement recurrence (D12). Grandview's small four-building campus spans 1962–2011 and is in superior-to-adequate condition apart from the Grandview Center's aging multizone equipment.

3. CAPITAL PLANNING ROADMAP

3.1 Immediate biennium (2027–2029 request)

The 2027 preservation ask of **$1,804,000 across 3 projects** is a single-system request: all three projects replace end-of-life rooftop HVAC equipment. The Technology Complex multizone unit MZU-2 (D03, $770,000) is the largest; the Grandview Center multizone unit MZU #3 (D02, $518,000) and the Raymond Hall Library rooftop unit AHU-2 (D01, $516,000) are nearly identical in size. The included projects average a deficiency score of 87.7 against 68.6 for the deferred set, and each replaces equipment the college's maintenance staff identified in the pre-survey as past useful life and requiring escalating repair. Two of the three (Raymond AHU-2 and Grandview MZU #3) are confirmed R-22 machines.

Beyond preservation, the 2027–2029 Minor Works request carries infrastructure of **$70,000** (one electric line northeast of Glenn Anthon Hall, asset 3287), program of **$1,426,000** across four projects — the Deccio Building lighting replacement and skylight upgrade ($663,071), the Prior Hall elevator replacement ($477,530), and gender-neutral restroom conversions at the Grandview Main Building ($229,334) and the Hopf Union Building ($56,065) — and a **$917,000** Unanticipated Repair Fund line, for a College Minor Works total of **$4,217,000**. For context, the college's preservation request is below the system-wide average of $2,840,941, and its average project cost ($601,333) is above the system median project cost of $202,000 — a short list of large mechanical replacements rather than a broad list of small repairs (2027 budget summary).

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

The **$2,536,000 deferred backlog across 10 projects** defines the mid-term ask. Every deferred item is designated Immediate in the survey; all were deferred as below the budget threshold cutoff, not because they can wait on condition grounds. By system:

Roofing — $1,044,000 across three buildings. The built-up-roof cohort (D06 Prior Hall Annex $449,000, D07 Sundquist Hall south lower $321,000, D08 Glenn Anthon Hall northeast $274,000) shares a single failure mode — chronic leaks, heavy patch history, ponding, and blistering — and is the most predictable component of the 2029–2031 request. Deferral risk here is not linear: each of these roofs already shows the moisture-entrapment indicators (bubbling, standing water at curbs) that precede wet insulation and interior damage, which converts a roof project into a roof-plus-interiors project.

HVAC — $1,271,000 across four buildings. The Prior Hall chiller (D04, $519,000) is the largest deferred mechanical item and serves a campus critical instructional load with a machine described in the survey as beyond economic service life; a hot-season failure would force an emergency replacement at URF or operating expense. Sundquist Hall's four R-22 Air Stack units (D05, $307,000) and the Skills Center's four remaining rooftop units (D10 and D11 together, $172,000 — including the 1977-vintage R-22 pair at the Annex) are the residual R-22 exposure after the 2027 request. The Sherar Gym boilers (D14, $273,000) carry a workbook condition: the college is to confirm the diploma program scheduled in the building before funding.

Site and structure — $221,000. Campus exterior flatwork repairs across five designated areas (D09, $171,000, ~3,715 SF, a trip-hazard and accessibility item) and the Deccio Building south-end settlement (D12, $50,000), which funds a structural engineering evaluation and finish repairs. D12 is small in dollars but is the item most likely to escalate in scope: the south end was stabilized about ten years ago and is

moving again, and the college's master planning input lists the settlement as Deccio's renovation-priority driver.

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

Two long-horizon themes warrant attention now. First, the **1949–1961 renovation-band cohort** — Kendall Hall (440), the North Boiler Room (431), Sherar Gym (429), and the Student Residence Center (417) — has reached the point where component-by-component repair is a poor investment. Kendall Hall is a stated replacement priority (undersized for recent growth); Sherar Gym's one deficiency is on hold pending a program decision; the Student Residence Center is a 57,918 GSF dormitory whose score has slipped from 409 to 417 since 2023 even after its air handler was replaced with URF funds. These are whole-building decisions, and none of them can be made well against master plans that date from 2015. The North Boiler Room is the smallest of the four (2,058 GSF) but is the campus utility plant: its boiler, pumps, and controls were replaced in the 2023–2025 request cycle, which buys time, but a 1949 plant building scoring 431 should be part of any long-term heating-system decision — particularly one shaped by Clean Buildings electrification economics (Section 9).

Second, **Prior Hall** (1949, 36,319 GSF, Adequate at 258) is the portfolio's sequencing problem. It is flagged for replacement in the college's planning input on configuration grounds, yet it carries $968,000 of deferred preservation (chiller and roof), a $477,530 program-funded elevator replacement this biennium, and a 2015 renovation on its record. If replacement is a realistic 10-year outcome, the deferred roof and chiller should be scoped as bridge investments; if it is not, the college should say so in a master-plan update and the 2029 request should fund both without hesitation. The Technology Complex — flagged for replacement in the 2023 cycle but not in the 2025 input — shows the same tension resolving in the other direction: its multizone unit is now being replaced with 2027 preservation funds.

3.4 Cross-cutting system themes

R-22 refrigerant phase-out. The dominant theme this cycle. The survey documents R-22 rooftop equipment at Raymond Hall Library (AHU-2), the Grandview Center (MZU #3), Sundquist Hall (four Air Stack units), and the Skills Center Annex (two 1977 rooftop units), with the Technology Complex MZU-2 of the same vintage class. With production and import banned since 2020, every recharge depends on reclaimed stock, and a moderate leak renders a unit uneconomical to repair. The 2027 request retires the Raymond, Grandview, and Technology Complex machines ($1,804,000); the Sundquist and Skills Center fleets ($404,000 combined) remain in service into 2029–2031 as the college's residual exposure.

Staggered rooftop-unit renewal programs. Three buildings are mid-way through multi-biennium unit-by-unit replacements. Raymond Hall Library had six rooftop units replaced in 2018 and two more funded in the 2021–23 biennium; AHU-2 (D01) is the remaining legacy unit. The Skills Center replaced units 1–3 previously; units 4 and 5 (D10) plus the two Annex units (D11) complete the fleet. At the Grandview Center, one rooftop unit has been replaced and AHU #1 is targeted for 2029 per the survey record; MZU #3 (D02) is the next critical replacement. Sundquist Hall's four Air Stack units (D05) have not yet started. The planning implication: these buildings will keep generating one-to-two-unit requests every biennium until each fleet is cleared, and bundling remaining units per building would reduce mobilization cost.

Built-up-roof renewal. Three BUR sections totaling roughly 21,000 SF and $1,044,000 (Prior Hall Annex, Sundquist south lower, Glenn Anthon northeast) share end-of-life membrane symptoms and are all deferred. A fourth roof — the Hopf Union Building — was funded for reconditioning in the 2025–2027 biennium ($341,000). Together these define a roofing program that will span at least two more biennia; the repair

specifications in the survey (tapered insulation, crickets at curbs, positive drainage) are consistent across all three and could be packaged as one procurement.

1949–1961 building-cohort concentration. The deferred backlog maps almost entirely onto the oldest cohort: Prior Hall ($968,000), Sundquist Hall ($628,000), and Sherar Gym ($273,000) account for $1,869,000 — 74% of the deferred total — and all three buildings date from 1949–1957. The exceptions are the Glenn Anthon roof ($274,000, a 2007 building), the site flatwork ($171,000), the Skills Center units ($172,000, 1980), and the Deccio settlement ($50,000, 2002).

Master plan currency. Both campus master plans date from 2015 with no update. Replacement flags (Kendall Hall, Prior Hall), the Deccio settlement renovation priority, the renovation-band cohort's disposition, and any Clean Buildings-driven heating electrification all depend on a refreshed plan. This is the cheapest high-leverage capital-planning action available to the college before the 2029 cycle.

Clean Buildings alignment. All three 2027 preservation projects, 86% of the deferred backlog, and the largest program project (Deccio lighting, $663,071) sit inside the thirteen buildings covered by the Clean Buildings Performance Standard. Because the mechanical and lighting replacements the college must make anyway are also the principal energy-use-intensity levers, specifying them as high-efficiency, current-refrigerant, controls-integrated replacements — as the survey repair descriptions already do — converts required repair into compliance progress. Section 9 develops this.

4. DEFICIENCY INVENTORY AND FINDINGS

Section 4.1 is a ranked navigation index with the SBCTC rating-band legend and distribution notes. Section 4.2 reproduces the problem and repair descriptions verbatim from the 2025 survey workbook — 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	Raymond Hall Library	Main	D30 HVAC	Air Handling Unit	**91**	182	$516,000	**Included (2027)**
D02	Grandview Center	Grandview	D30 HVAC	Multizone unit	**86**	215	$518,000	**Included (2027)**
D03	Technology Complex	Main	D30 HVAC	Multizone unit	**86**	274	$770,000	**Included (2027)**
D04	Prior Hall	Main	D30 HVAC	Chiller	**75**	258	$519,000	Deferred
D05	Sundquist Hall	Main	D30 HVAC	Air Stack Units	**75**	202	$307,000	Deferred
D06	Prior Hall	Main	B30 Roofing	Roof	**75**	258	$449,000	Deferred
D07	Sundquist Hall	Main	B30 Roofing	Roof	**75**	202	$321,000	Deferred
D08	Glenn Anthon Hall	Main	B30 Roofing	Roof	**74**	169	$274,000	Deferred
D09	Site	Main	G20 Site Improvements	Exterior flatwork	**72**	—	$171,000	Deferred
D10	Skills Center	Main	D30 HVAC	Roof top units	**62**	305	$75,000	Deferred
D11	Skills Center	Main	D30 HVAC	Roof top units	**57**	305	$97,000	Deferred
D12	Deccio Building	Main	A10 Foundations	Foundation	**57**	188	$50,000	Deferred
D13	Student Residence Center	Main	D30 HVAC	Air Handling Unit	**23**	417	Completed	Excluded — completed
D14	Sherar Gym	Main	D30 HVAC	Boilers	**NA**	429	$273,000	Deferred

DSc = deficiency score (NA where the survey assigned no score). BCS = 2025 canonical building condition score; the Site row carries no building score. Budget = MACC + soft costs. Status: "Included (2027)" = funded in the 2027 preservation request; "Deferred" = below this biennium's budget threshold cutoff; "Excluded — completed" = completed with URF funds in the 2025 biennium. All deferred items are designated Immediate in the survey.

SBCTC condition-rating bands

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

Distribution Observations

The list is short, mechanical, and Main Campus-heavy. Twelve of the 14 entries are on the Main Campus; the Grandview Center multizone unit (D02) is the only Grandview deficiency, and the campus-wide flatwork (D09) is the only site item. By system, D30 HVAC dominates with 9 of 14 entries and $3,075,000 of the $4,340,000 in workbook budget estimates; B30 Roofing follows with three entries at $1,044,000, all deferred. Prior Hall concentrates the deferred backlog — $968,000 across its chiller (D04) and roof (D06), 38% of the deferred total — followed by Sundquist Hall at $628,000 (D05, D07). The three included projects are the three highest-scored deficiencies (86–91); the deferred set spans 57–75 plus the unscored Sherar Gym boilers. The only Future-designated entry (D13) is already complete.

4.2 Findings detail

Findings and recommended actions below are reproduced verbatim from the PROBLEM DESCRIPTION and REPAIR DESCRIPTION columns of the 2025 FCS workbook, in the ranked order of Section 4.1. Original punctuation, capitalization, spelling, and equipment references are preserved exactly, including source typographical artifacts.

D01 — Air Handling Unit, Raymond Hall Library (Main Campus)

Deficiency score	91	**Budget estimate**	$516,000
Bldg condition score	182	**Status**	Included in 2027 request
System	D30 HVAC	**Deferability**	Immediate
Location	Roof	**Priorities**	Health/Safety (50%), Facility Use (50%)

Problem Description

Air Handling Unit (AHU) 2 is a Four Seasons–labeled rooftop air handler serving the second floor of Raymond Hall Library (Building 7, UFI A03586). The unit is a direct-expansion (DX) rooftop package using R-22 refrigerant and is located on the roof. The 2023 FCS rated the component as near the end of its 20-year expected life with only three years of estimated remaining life and recommends immediate replacement; the college also reports increasing failures and maintenance needs on this unit.

Mechanically, the unit shows age-related wear: compressors and contactors have begun to fail and the control components are at the end of their useful life, consistent with a rooftop DX unit operating beyond its typical 15–20-year economic service life. Because the unit runs year-round ("four seasons") to condition library spaces with steady occupancy, that wear is accelerated by frequent cycling, thermal expansion/contraction of refrigerant circuitry, and electrical stress on starters and contactors. Loss of capacity or a hard failure will directly impact second-floor reading rooms and study areas, with limited redundancy in the building HVAC system.

The use of R-22 is now a structural risk driver for this equipment. R-22 production and import were banned in the U.S. as of January 1, 2020; any recharge now depends on reclaimed or stockpiled refrigerant, which is increasingly scarce and expensive. Continuing to operate an R-22 system exposes the college to higher service costs, longer repair lead times, and the possibility that a moderate leak renders the unit uneconomical to repair. Combined with age-related mechanical failure, this creates a high likelihood of unplanned outage during heating or cooling seasons.

At the building level, Raymond Hall is served by multiple rooftop packaged units with DX coils; six units were replaced in 2018 and two additional replacements were funded in the 2021–23 biennium, leaving a small number of legacy units in service. AHU 2 is one of the remaining older units and is now the weak link: its failure would compromise thermal comfort and ventilation for a significant portion of a 28,255-SF library building that has sustained interior renovations and now relies on conditioned space for technology, collections, and occupant comfort. With the component already flagged in the 2023 FCS with an immediate funding recommendation and a MACC of $250,000 (total project estimate $349,000), the risk of in-service failure and extended downtime is high if replacement is deferred.

Repair Description

Replace the existing Four Seasons AHU 2 rooftop R-22 unit serving the second floor of Raymond Hall Library with a new high-efficiency, code-compliant packaged rooftop unit (or AHU/condensing unit pair) using a non-ozone-depleting refrigerant, sized to match documented design capacity, and including new curb/adapter, duct and piping transitions, electrical/controls integration, and seismic/structural coordination as required. Replacement work will include full removal and disposal of the existing unit and R-22 charge, reconnection to existing

distribution systems, and testing, adjusting, and balancing with functional performance testing to verify airflow, temperature control, economizer operation, and life-safety interlocks.

D02 — Multizone unit, Grandview Center (Grandview Campus)

Deficiency score	86	**Budget estimate**	$518,000
Bldg condition score	215	**Status**	Included in 2027 request
System	D30 HVAC	**Deferability**	Immediate
Location	Roof	**Priorities**	Health/Safety (25%), Facility Use (75%)

Problem Description

MZU #3 is a Mammoth multi-zone rooftop DX air handler (model DHEBFRC-242-G400-N100-MZ7; serial 41645-01-01) serving the Grandview Campus Main Building (Bldg 56). It is original to this construction phase, uses R-22 refrigerant, and has required increasing maintenance. The unit is beyond useful life and functionally obsolete relative to current codes and refrigerant availability. R-22 production/import ended in 2020; only reclaimed stock remains, which elevates operating risk and cost for any major repair (compressor failure, refrigerant leaks).

Observed failure pattern—rising service calls, aging compressors/contactors, and legacy controls—is typical of end-of-life DX rooftop equipment subjected to years of thermal cycling and outdoor exposure. From a building-science lens, degraded coils, fans, and control logic impair heat transfer, ventilation effectiveness, and comfort stability, widening the gap between intended and actual performance; post-replacement commissioning and feedback are essential to close that gap.

Risk: continued failures that interrupt conditioning for high-occupancy spaces; parts scarcity and refrigerant scarcity; non-compliance exposure on economizer/smoke detection if major alterations are attempted piecemeal; and probable inefficiency relative to current code baselines. (Economizers are required on new cooling systems in Washington.)

Other units: peer RTUs for this building—one already replaced; AHU #1 targeted for 2029—indicate a staggered renewal program; MZU #3 is the next critical replacement.

Repair Description

Replace MZU #3 with a code-compliant packaged rooftop system sized to match existing loads and zones (replacement multi-zone or conversion to VAV with terminal boxes), including factory or field controls integration, outdoor-air economizer, curb adapter, smoke detection, seismic anchorage, TAB, and functional performance testing. Acceptance criteria: matched/superior capacity and ventilation, BAS integration verified, air-leakage and airflow setpoints achieved, and documented commissioning with seasonal performance review.

D03 — Multizone unit, Technology Complex (Main Campus)

Deficiency score	86	**Budget estimate**	$770,000
Bldg condition score	274	**Status**	Included in 2027 request
System	D30 HVAC	**Deferability**	Immediate
Location	Roof	**Priorities**	Health/Safety (25%), Facility Use (75%)

Problem Description

MZU-2 is a Mammoth multi-zone rooftop direct-expansion (DX) air handler (model DHEBFPC-343-W160-141S-MZ8; serial RMZONE 00129200). The unit is past its useful life with escalating maintenance. Multi-zone RTUs meter hot- and cold-deck air to multiple branches at the unit; age-related wear on dampers, actuators, compressors, fans, and legacy controls degrades heat transfer and ventilation, driving unstable comfort and higher energy use. This pattern is typical for end-of-life rooftop DX equipment exposed to years of thermal cycling and weather. If the unit uses R-22, scarcity of reclaimed refrigerant raises repair risk and cost.

Repair Description

Replace MZU-2 with a new packaged rooftop system serving the same zones (replace-in-kind), including new compressors/coils, supply/return fans, economizer, mixing section, and DDC controls integrated to the BAS; provide curb/adapter as required. Acceptance: watertight curb/roof interface; verified capacity and ventilation; stable coil/airflow setpoints under design conditions; functional testing and TAB complete with a commissioning report.

D04 — Chiller, Prior Hall (Main Campus)

Deficiency score	75	**Budget estimate**	$519,000
Bldg condition score	258	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Mechanical	**Priorities**	Facility Use (70%), System Use (30%)

Problem Description

Prior Hall's central chiller is a Trane Series R, air-cooled screw machine (RTAC family). Field notes indicate: 60 Hz power; eight condenser fans (~1.25 hp each noted on site); design pressures ~350 psig (high) / ~200 psig (low); refrigerant R-134a. The reported unit is very old, unreliable, and maintenance-intensive with repeated service interventions. For air-cooled DX chillers, age-driven degradation shows up as fouled coils (lower heat rejection), tired fan motors and contactors (reduced airflow), refrigerant leaks/compressor wear (lowered capacity), and legacy controls (poor reset/coordination). The net effect is unstable leaving-water temperature, nuisance trips in hot weather, and high operating risk for instruction/office loads. Manufacturer literature places RTAC at 140–500 tons using R-134a and helical-rotary compressors, which aligns with the observed nameplate family and refrigerant; at this vintage the machine is beyond economic service life for a campus critical load.

Repair Description

Replace the existing Trane RTAC chiller (≈140-ton class) with a new air-cooled chiller sized for Prior Hall's peak load; include demolition/disposal, pad/anchorage, electrical feeders/disconnect, BACnet/BAS integration, condenser-fan hail guards as needed.

D05 — Air Stack Units, Sundquist Hall (Main Campus)

Deficiency score	75	**Budget estimate**	$307,000
Bldg condition score	202	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Roof	**Priorities**	Facility Use (70%), System Use (30%)

Problem Description

Sundquist Hall's rooftop is equipped with four "Air Stack" units (Model: ASP 10, Serial: JD0640, 208 VAC, dual compressors/unit, R-22 refrigerant). These units have exceeded their design life and are no longer compliant with current refrigerant and energy standards. Field evidence confirms they operate with obsolete controls, degraded compressors, and compromised refrigerant circuits. R-22 phaseout (per EPA 2020 ban) now renders any major repair both cost-prohibitive and operationally risky. Age-driven failures—worn bearings, contactor failures, and persistent refrigerant leaks—drive unstable supply air temperatures, unreliable cooling, and high operating costs. The burden of maintaining obsolete equipment introduces ongoing risk to instructional and administrative spaces beneath. Building science drivers include continuous exposure to thermal cycling, rooftop UV, and vibration, all accelerating enclosure wear at the curb/roof interface and increasing the risk of leaks and insulation wetting if left unaddressed

Repair Description

Replace all four rooftop Air Stack units (ASP 10, R-22) with new code-compliant, high-efficiency packaged air handlers compatible with current refrigerant standards (e.g., R-410A or R-454B). Scope includes removal/disposal of legacy units (incl. refrigerant recovery), curb and flashing modification, new units with comparable or improved airflow and capacity, electrical upgrades to match new MCA/MOP, integration to BAS, and full TAB and commissioning. Acceptance: Verified cooling/heating capacity, code-compliant refrigerant, sealed roof curbs/penetrations, and owner training.

D06 — Roof, Prior Hall (Main Campus)

Deficiency score	75	**Budget estimate**	$449,000
Bldg condition score	258	**Status**	Deferred
System	B30 Roofing	**Deferability**	Immediate
Location	Roof	**Priorities**	Health/Safety (50%), Increased Repair/Replacement Cost (50%)

Problem Description

Prior Hall Annex (Building 1) — North End BUR. The north-end built-up roof (BUR) has chronic leaks and heavy patch history. The college estimates ~10,750–11,000 SF requires replacement. Field notes documented persistent standing water around rooftop equipment even after weeks without rain, indicating inadequate slope and missing/undersized crickets at RTU curbs and adjacent roof-to-wall interfaces.

Mechanism and risk: Ponded water increases accelerates membrane deterioration/blistering, and limits drying because roofing membranes that block liquid water often also impede vapor flow; trapped moisture raises the likelihood of interstitial condensation and wet insulation, with recurring leaks and heat-loss penalties.

Repair Description

Replace the north-end BUR (~10,750–11,000 SF) with full tear-off to deck, remove/replace wet insulation, and install a tapered insulation scheme with crickets at all RTU curbs and roof-to-wall interfaces to re-establish positive drainage to drains/scuppers; raise/reflash curbs and penetrations as required and correct drain elevations. Provide membrane/warranty system details and verify performance with flood testing/TAB-style punch for ponding flow paths.

D07 — Roof, Sundquist Hall (Main Campus)

Deficiency score	75	**Budget estimate**	$321,000

Bldg condition score	202	**Status**	Deferred
System	B30 Roofing	**Deferability**	Immediate
Location	South Lower Roof	**Priorities**	Health/Safety (50%), Increased Repair/Replacement Cost (50%)

Problem Description

The South lower roof of Sundquist Hall is a built-up roof (BUR) section showing extensive membrane failure: the college has patched this area multiple times, but widespread bubbling and blistering now appear across the field, especially near air handler curbs. These defects indicate trapped moisture, bitumen de-bonding, and compromised vapor release—all classic end-of-life failure modes for built-up roofs. Persistent bubbling signals elevated risk of membrane rupture, wet insulation, and interior leakage. Field observations confirm the condition is beyond local repair and requires full replacement. Four rooftop air handling units sit on this roof zone; prior curb details have been a recurring leak point.

Repair Description

Replace ≈4,800 SF of built-up roofing at the Sundquist Hall south lower roof. Remove all roofing down to the deck where wet, install new insulation and tapered fill as needed to promote positive drainage, install new multi-ply BUR, and re-flash all four AHU curbs and penetrations.

D08 — Roof, Glenn Anthon Hall (Main Campus)

Deficiency score	74	**Budget estimate**	$274,000
Bldg condition score	169	**Status**	Deferred
System	B30 Roofing	**Deferability**	Immediate
Location	NE Roof	**Priorities**	Health/Safety (50%), Increased Repair/Replacement Cost (50%)

Problem Description

The northeast roof around the penthouse has a history of localized leaks despite the overall BUR field being in good condition; the failure pattern points to interfaces—flashings at penthouse walls/curbs, penetrations, edge metal, and areas of poor drainage—where bulk water exploits detailing and movement joints. On flat assemblies, water management and drying capacity are the physics that matter: bulk water must be shed, vapor drives must be controlled, and details must tolerate thermal expansion/contraction—otherwise wet insulation, deck corrosion, and interior damage follow (leaks recur where ponding concentrates UV/heat and where flashing terminations are weak).

Given repeated patches and multiple leak locations at this roof corner, the risk is progressive moisture entrapment in the assembly (loss of R-value, blisters/splits) and latent defects masked by patching; targeted replacement at the NE zone plus a condition assessment of the remaining roofs is the right balance of risk, cost, and performance feedback.

Repair Description

Replace ≈5,250 SF of BUR at the NE roof around the penthouse: sawcut limits; remove membrane/insulation to deck; repair deck; install tapered insulation for positive drainage; new multi-ply membrane and full-height base/counter-flashings at penthouse walls/curbs/penetrations; new edge metal, terminations, and accessories; integrate tie-ins to adjacent roof; and perform leak testing (flood or ELD) with manufacturer's standard warranty.

D09 — Exterior flatwork, Site (Main Campus)

Deficiency score	72	**Budget estimate**	$171,000
Bldg condition score	—	**Status**	Deferred
System	G20 Site Improvements	**Deferability**	Immediate
Location	Multiple	**Priorities**	Facility Use (75%), Increased Repair/Replacement Cost (25%)

Problem Description

The college has five designated exterior flatwork areas totaling approximately 3,715 SF slated for repair. Exterior slabs at grade are vulnerable to water ingress, thermal cycling, and ground movement; once joints and subgrade lose integrity, cracking, spalls, and differential settlement create trip hazards, ponding, and accessibility non-compliance. The objective is to restore safe, durable walking surfaces and positive drainage at these locations.

Repair Description

Repair ≈3,715 SF of concrete flatwork across five areas: sawcut limits, demo and remove failed panels, recompact subgrade, place 4–6 in. compacted crushed base, and pour 4,000-psi air-entrained concrete with broom finish; install control/expansion joints (12–15 ft o.c. typical), dowel to adjacent slabs as required, seal joints, and grade for positive drainage (accessible routes ≤2% cross-slope; walks ≤5% running slope; ramps ≤8.33% with compliant landings).

D10 — Roof top units, Skills Center (Main Campus)

Deficiency score	62	**Budget estimate**	$75,000
Bldg condition score	305	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Roof	**Priorities**	Facility Use (50%), Increased Operating Cost (50%)

Problem Description

Rooftop Units 4 and 5 are the final remaining original units serving the Skill Center (Bldg 32) to be replaced; Units 1–3 have already been addressed. Both units were installed in 2002 and have now surpassed their typical 15–20 year economic service life. Observed failure modes include compressor and fan wear, unreliable ignition/controls, and escalating maintenance needs.

The building's 1980 vintage and RTU age expose both units to accelerated aging from high rooftop thermal cycling, daily temperature swings, and UV exposure—typical drivers for cracked gaskets, coil corrosion, control drift, and recurring refrigerant losses. Both units are reported to have required multiple repairs in recent years. Remaining operation exposes the facility to risk of service interruptions and non-compliance with energy and refrigerant standards.

Repair Description

Replace both rooftop units (RTUs 4 & 5) with new high-efficiency packaged rooftop units sized to match existing heating/cooling loads. Scope includes removal/disposal of existing units, new curb adaptors as needed, reconnection of gas/electrical/control services, refrigerant line adjustments, and full start-up/commissioning.

D11 — Roof top units, Skills Center (Main Campus)

Deficiency score	57	**Budget estimate**	$97,000
Bldg condition score	305	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Roof	**Priorities**	Health/Safety (25%), Increased Operating Cost (75%)

Problem Description

Rooftop Units 1 and 2 at the Skill Center Annex (Building 33) are original, installed in 1977, and have exceeded their expected service lives. Both units use R-22 refrigerant, which is now obsolete and banned for new use under EPA rules since 2020, creating significant risk and maintenance burden for the facility. Typical observed failures for aging RTUs of this vintage include:

Loss of compressor efficiency, frequent short-cycling, and declining airflow due to fan/motor wear.

Refrigerant circuit leaks and recharge events due to gasket and seal failures, exacerbated by repeated freeze–thaw and daily thermal cycling on the roof.

Control system drift, ignition reliability issues, and increasing difficulty sourcing compatible replacement parts.

These risks are compounded by R-22 phaseout—repairing major leaks or compressors is now cost-prohibitive and environmentally non-compliant. Routine exposure to thermal cycling, UV degradation, and wind loading accelerates gasket breakdown, coil corrosion, and curb/roof interface failures, further increasing potential for leaks and wet insulation in the roof assembly. Remaining operation exposes campus to service interruptions, high energy costs, and compliance risk.

Repair Description

Replace both rooftop units (RTU-1: Model DDUC-W090 N165A, Serial NLG134574; RTU-2: Model DC3G0 76A8246ECB, Serial NGXM138989) with new, code-compliant packaged RTUs sized for existing capacity, including new curb adapters, controls integration, and reconnection of all HVAC, electrical, and refrigerant lines; remove and properly dispose of legacy R-22 units and refrigerant.

D12 — Foundation, Deccio Building (Main Campus)

Deficiency score	57	**Budget estimate**	$50,000
Bldg condition score	188	**Status**	Deferred
System	A10 Foundations	**Deferability**	Immediate
Location	South end of building	**Priorities**	Facility Use (25%), Increased Repair/Replacement Cost (75%)

Problem Description

The Deccio Building (Building 8, Higher Education Center) shows evidence of differential settlement at the south end. The south portion was reportedly stabilized about ten years ago, but field observations confirm continued movement—manifested as visible cracking throughout second-level walls in the affected zone. Cracking is typical of ongoing soil or foundation settlement: wall fissures, stepped cracks at joints, and alignment issues in finishes. Repeat settlement after a prior intervention is a strong indicator that the original stabilization measures were insufficient, or that subsurface conditions (e.g., expansive/clay soils, inadequate bearing, moisture fluctuation, or ground movement) persist.

Concerns include:

Differential movement at foundations and slabs (likely due to soil shrink/swell, poor compaction, or water table fluctuation).

Cyclical loading and moisture changes from landscaping or drainage errors can exacerbate settlement and drive progressive wall cracking.

Structural continuity risk: further movement could compromise envelope integrity, interior partitions, or building services at the south end, potentially triggering secondary moisture ingress or envelope leaks.

If left unaddressed, risk escalates: long-term consequences may include damage to finishes, doors/windows out of plumb, joint separation, and eventual impacts to structural performance, with high repair costs.

Repair Description

Repair all cracked interior and exterior wall finishes at the south end of the building. Commission a structural engineering evaluation to confirm the extent and cause of continued settlement and to develop targeted stabilization/underpinning or soil remediation. Repairs should address both cosmetic and underlying structural issues.

D13 — Air Handling Unit, Student Residence Center (Main Campus)

Deficiency score	23	**Budget estimate**	Completed
Bldg condition score	417	**Status**	Excluded — completed
System	D30 HVAC	**Deferability**	-
Location	Mechanical	**Priorities**	Facility Use (75%), Increased Operating Cost (25%)

Problem Description

AHU-1 is a Hayes natural-gas furnace serving the dining commons and conference room; the unit is nonfunctional and requires replacement. Aging forced-air equipment and legacy controls typically drive unstable comfort and higher energy use as components (burners, heat exchanger, safeties, fan assembly) degrade, widening the gap between intended and actual performance; restoring capacity with commissioning closes that gap.

Repair Description

Replace AHU-1 with two new gas-fired heating units sized for the dining commons and conference room, including new flues/venting and combustion air, gas piping, electrical, controls integration, and any required duct modifications; provide TAB and start-up/owner training. Acceptance: safe combustion and code-compliant venting, design airflow and temperature delivered, CO detection interlocked, and O&M closeout.

D14 — Boilers, Sherar Gym (Main Campus)

Deficiency score	NA	**Budget estimate**	$273,000
Bldg condition score	429	**Status**	Deferred
System	D30 HVAC	**Deferability**	Immediate
Location	Mechanical	**Priorities**	Health/Safety (50%), Increased Operating Cost (50%)

Problem Description

Sherar Gym contains two boilers (100,000 BTU each), both installed in 1998. These units are reported by college maintenance to be a persistent maintenance burden, requiring frequent repairs to sustain basic operation. Both boilers are at the end of their typical economic service life (25–30 years for mid-size commercial hydronic boilers), with increasing risk of unplanned failure.

- Failure mechanisms for boilers of this age/vintage typically include:
- Burner and heat exchanger scaling from years of thermal cycling, leading to reduced efficiency, poor combustion, and occasional flame failures.
- Recurrent control faults and ignition issues due to wear of original relays and sensors.
- Corrosion at flue/vent connections and within the combustion chamber, especially as condensation and cycling increase near end-of-life.
- Leaks or failures at gaskets, pump seals, and welded connections, increasing risk of water loss and unplanned shutdowns.

Operational risk is high: frequent downtime disrupts space heating, impacts occupant comfort, and exposes piping/distribution to freeze risk during winter outages. The current repair burden also imposes excessive load on maintenance staff and carries material cost penalties from repeated emergency parts replacement.

Concenrs:

Continuous thermal cycling and mineral scaling accelerate efficiency loss and material fatigue in the heat exchanger and burner assemblies.

Flue gas condensation (from frequent cycling and low return-water temps) accelerates corrosion in vent sections and heat exchangers, especially with older atmospheric designs.

Deferred replacement increases risk of catastrophic failure, loss of service, and costly water or combustion gas leaks.

Repair Description

Replace both gym boilers with new high-efficiency condensing units sized for the original heating load (≥200,000 BTU total). Scope includes all new venting, isolation valves, primary/secondary pumps, and controls integration.

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. Twelve buildings are not profiled individually — Brown Dental Clinic, the Campus Operations Complex (Admin and Shop), the Engineering Physics Center, the Grandview Activity Center, the Grandview Library, the Hopf Union Building, Palmer Martin Hall, the Resource Center, Sunnyside, the Toppenish Learning Center, and the Workforce Education Center — because each is in superior or adequate condition with no deficiency this cycle (the Hopf Union Building's roof reconditioning was funded in the 2025–2027 biennium and is not a 2027-cycle item). Their component detail is in the Appendix. Deficiency IDs reference Section 4.2; the verbatim descriptions are not repeated here.

Kendall Hall — condition score 440

Building	GSF	Built	Reno.	FPMT class
Kendall Hall (160-012)	16,486	1961	—	Special Use

Condition. 2025 condition score 440 (Needs improvement — renovation), unchanged from 2023. Top weighted contributors: Life/Safety (42), Remaining Life (31), Appearance (31). The worst score in the portfolio, unchanged across cycles.

Current biennium (2027 request). None.

Deferred and emerging. None. The building carries no survey deficiencies this cycle.

Long-term outlook. A 1961 building (16,486 GSF) that the college lists as a replacement priority — undersized to meet recent growth. Its score of 440 has been static since at least 2023, consistent with a building being run out rather than renewed. The absence of deficiencies is a planning signal, not a health signal: the college is correctly not requesting component repairs in a building it intends to replace. The replacement case should be developed in a master-plan update (the current plan is from 2015) so a major-capital request can be positioned.

North Boiler Room — condition score 431

Building	GSF	Built	Reno.	FPMT class
North Boiler Room (160-010)	2,058	1949	—	Support

Condition. 2025 condition score 431 (Needs improvement — renovation), unchanged from 2023. Top weighted contributors: Life/Safety (46), Insulation (34), Glazing (34). Static across cycles.

Current biennium (2027 request). None.

Deferred and emerging. None this cycle. The 2023–2025 request cycle funded replacement of the boiler, pumps, and controls in this building ($260,000 estimate at the time).

Long-term outlook. A 1949, 2,058 GSF utility plant scoring 431. The recent boiler-plant renewal buys a decade or more of equipment life, but the building shell itself is in the renovation band. Any long-term campus heating decision — including a Clean Buildings-driven move toward electrification or heat recovery (Section 9) — should treat this plant and the buildings it serves as one system rather than renewing the 1949 structure by components.

Sherar Gym — condition score 429

Building	GSF	Built	Reno.	FPMT class
Sherar Gym (160-006)	35,699	1957	—	Special Use

Condition. 2025 condition score 429 (Needs improvement — renovation), unchanged from 2023. Top weighted contributors: Modifications (36), HVAC (33), Remaining Life (31). Static across cycles.

Current biennium (2027 request). None.

Deferred and emerging. D14 — boilers, $273,000, deferred with a workbook condition: the college is to confirm the diploma program scheduled in the building before funding. The two 1998 boilers are described in the survey as a persistent maintenance burden at end of economic service life.

Long-term outlook. A 1957 gymnasium (35,699 GSF) scoring 429 — renovation band. The boiler deferral condition is the right instinct: a $273,000 heating-plant replacement in a building whose long-term role is undecided is exactly the kind of investment the master-plan alignment test exists to catch. The building is also a Clean Buildings Tier 2 building (July 1, 2027), which adds benchmarking and energy-management obligations regardless of the program decision. Resolving the program question before the 2029 cycle determines whether D14 is funded or the building moves to the disposition list.

Student Residence Center — condition score 417

Building	GSF	Built	Reno.	FPMT class
Student Residence Center (160-035)	57,918	1961	—	Residential

Condition. 2025 condition score 417 (Needs improvement — renovation), up from 409 in 2023. Top weighted contributors: HVAC (42), Elevators (32), Glazing (32). The score slipped despite the completed air-handler replacement.

Current biennium (2027 request). None.

Deferred and emerging. D13 (AHU-1 serving the dining commons and conference room) is excluded — completed with URF funds in the 2025 biennium. No other deficiencies are recorded.

Long-term outlook. A 1961, 57,918 GSF dormitory — the third-largest building in the portfolio — scoring 417 and drifting worse (409 in 2023). Dormitories are outside parts of the FCS funding scope, which suppresses its deficiency count relative to its condition. As a residential building over 50,000 GSF it falls under Clean Buildings Tier 1 (June 1, 2028 band). A 417-scoring residence hall with a 2028 compliance date and a thin capital record is a strong candidate for a dedicated housing renewal study ahead of the 2029–2031 biennium.

Skills Center B — condition score 344

Building	GSF	Built	Reno.	FPMT class
Skills Center B	12,330	—	—	Educational

Condition. 2025 condition score 344 (Needs improvement — maintenance), unchanged from 2023. Top weighted contributors: Roofing (33), HVAC (26), Maintenance (23). Effectively static across cycles.

Current biennium (2027 request). None recorded against this building.

Deferred and emerging. None recorded against this building in the workbook — but see D11: its verbatim finding places two 1977 R-22 rooftop units at the "Skill Center Annex (Building 33)," which this condition survey scores as Skills Center B, while the workbook assigns the deficiency to Skills Center.

Long-term outlook. A 12,330 GSF shop/instructional building of unknown construction date scoring 344 — the worst maintenance-band score. If the D11 units are in fact on this building, its mechanical renewal is already in the deferred backlog under the wrong roof; resolving the building assignment before the 2029 request will keep the funding request and the asset record consistent. Its 2023–2025 cycle air-handler replacement (F10, $115,000 estimate) is on record.

Larson Gallery — condition score 321

Building	GSF	Built	Reno.	FPMT class
Larson Gallery (160-013)	3,386	1949	—	Educational

Condition. 2025 condition score 321 (Needs improvement — maintenance), unchanged from 2023. Top weighted contributors: Life/Safety (31), Fire Safety (31), HVAC (25). Static across cycles.

Current biennium (2027 request). None.

Deferred and emerging. None. No survey deficiencies this cycle.

Long-term outlook. A 1949, 3,386 GSF gallery building scoring 321 (maintenance band). Small enough that component repair remains rational, but its cohort (1949, with Prior Hall and the North Boiler Room) and static score argue for including it in the same master-plan disposition review as the renovation-band buildings rather than waiting for a failure to force the question.

Skills Center — condition score 305

Building	GSF	Built	Reno.	FPMT class
Skills Center (160-029)	16,672	1980	—	Educational

Condition. 2025 condition score 305 (Needs improvement — maintenance), unchanged from 2023. Top weighted contributors: Modifications (22), Roofing (21), Life/Safety (21). Effectively static across cycles.

Current biennium (2027 request). None.

Deferred and emerging. D10 — rooftop units 4 and 5, $75,000 (2002 units past economic service life; units 1–3 already replaced). D11 — rooftop units 1 and 2, $97,000. The 2023–2025 cycle funded a Skills Center air-handler replacement (F09, $260,000 estimate).

Long-term outlook. A 1980, 16,672 GSF workforce building scoring 305. Completing the rooftop-unit program — four units across D10 and D11, $172,000 — in a single 2029 project would finish a renewal that has now spanned three biennia and retire the college's oldest operating R-22 equipment. The building is below the 20,000 GSF Clean Buildings floor.

Technology Complex — condition score 274

Building	GSF	Built	Reno.	FPMT class
Technology Complex (160-017)	48,140	1975	2001	Educational

Condition. 2025 condition score 274 (Adequate), up from 266 in 2023. Top weighted contributors: Roofing (30), Fire Safety (30), HVAC (24). The slip from 266 reflects aging mechanical and interior systems in the un-renovated portions.

Current biennium (2027 request). D03 — multizone unit MZU-2 replacement, $770,000, the largest project in the 2027 request. A companion chiller replacement (F05, $332,000) was funded in the 2025–2027 biennium.

Deferred and emerging. None.

Long-term outlook. A 1975, 48,140 GSF instructional complex (renovated 2001) scoring 274 — the bottom edge of Adequate. It was flagged as a replacement priority in the 2023 cycle (poor configuration) but not in the 2025 planning input; the 2027 multizone replacement and the 2025–27 chiller effectively commit to continued operation. A Clean Buildings Tier 2 building (July 1, 2027) — the new packaged system's controls integration should feed directly into the benchmarking and energy-management plan the standard requires.

Prior Hall — condition score 258

Building	GSF	Built	Reno.	FPMT class
Prior Hall (160-001)	36,319	1949	2015	Educational

Condition. 2025 condition score 258 (Adequate), up from 250 in 2023. Top weighted contributors: HVAC (32), Life/Safety (30), Fire Safety (30). Drifting worse (250 in 2023).

Current biennium (2027 request). None in the preservation request. The program request funds the Prior Hall elevator replacement and upgrade ($477,530) this biennium.

Deferred and emerging. D04 — chiller, $519,000 (Trane RTAC-family air-cooled machine, beyond economic service life, serving a campus critical load). D06 — Annex north-end built-up roof, $449,000 (~10,750–11,000 SF, chronic leaks and standing water). Together $968,000 — 38% of the entire deferred backlog.

Long-term outlook. The portfolio's sequencing problem: a 1949 building (36,319 GSF, renovated 2015) flagged for replacement on configuration grounds, yet carrying the largest deferred concentration, a program-funded elevator this biennium, and a Tier 2 Clean Buildings date (July 1, 2027). If replacement is realistic within 10 years, the 2029 request should scope D04 and D06 as bridge investments (the chiller sized for reuse, the roof as a minimum-life membrane); if it is not, both should be funded without hesitation and the replacement flag retired in a master-plan update. A hot-season chiller failure before then would force the decision at emergency prices.

Grandview Center — condition score 215

Building	GSF	Built	Reno.	FPMT class
Grandview Center (160-046)	27,738	1990	—	Support

Condition. 2025 condition score 215 (Adequate), up from 206 in 2023. Top weighted contributors: HVAC (25), Roofing (21), Fire Safety (21). Drifting worse (206 in 2023).

Current biennium (2027 request). D02 — multizone unit MZU #3 replacement, $518,000. The 2023–2025 cycle funded the Grandview Center air handler F02 ($404,000 estimate).

Deferred and emerging. None recorded, but the verbatim D02 finding notes the building's staggered renewal program: one rooftop unit already replaced, AHU #1 targeted for 2029.

Long-term outlook. The Grandview campus anchor — 27,738 GSF, 1990, Adequate at 215. Its rooftop fleet is being renewed one unit per biennium; MZU #3 is the current critical unit and AHU #1 is the known 2029 candidate. A Clean Buildings Tier 2 building (July 1, 2027). Bundling AHU #1 with any remaining legacy units in 2029 would close out the building's mechanical renewal.

Sundquist Hall — condition score 202

Building	GSF	Built	Reno.	FPMT class
Sundquist Hall (160-014)	33,779	1957	—	Educational

Condition. 2025 condition score 202 (Adequate), unchanged from 2023. Top weighted contributors: Plumbing (24), Roofing (20), Glazing (18). Unchanged from 2023.

Current biennium (2027 request). None.

Deferred and emerging. D05 — four rooftop Air Stack units, $307,000 (R-22, obsolete controls, degraded compressors). D07 — south lower built-up roof, $321,000 (~4,800 SF, widespread bubbling and blistering; the four air handlers sit on this roof zone). Together $628,000 — 25% of the deferred backlog.

Long-term outlook. A 1957, 33,779 GSF instructional building, Adequate at 202 but carrying the portfolio's cleanest example of a coordination opportunity: the failing roof section and the four end-of-life units that sit on it should be one 2029 project, not two — replacing the units first and the roof second (or vice versa) doubles curb and flashing work and risks damaging the new membrane. A Clean Buildings Tier 2 building (July 1, 2027).

Deccio Building — condition score 188

Building	GSF	Built	Reno.	FPMT class
Deccio Building (160-018)	74,646	2002	—	Educational

Condition. 2025 condition score 188 (Adequate), unchanged from 2023. Top weighted contributors: Roofing (20), Floor Finishes (18), Glazing (18). Unchanged from 2023.

Current biennium (2027 request). None in the preservation request. The program request funds the Deccio lighting replacement and skylight upgrade ($663,071); the 2025–2027 biennium funded replacement of the building's two chillers (F03, $377,000).

Deferred and emerging. D12 — south-end foundation settlement, $50,000 (structural engineering evaluation plus finish repairs; the south end was stabilized about ten years ago and is moving again).

Long-term outlook. A 2002, 74,646 GSF instructional building — the second largest in the portfolio — Adequate at 188 and listed as the college's renovation priority because of the recurring settlement. D12's $50,000 is the cheapest risk-reduction spend in the backlog: the engineering evaluation should precede or accompany the program-funded lighting work so that finish repairs are not made over an unresolved structural movement. A Clean Buildings Tier 1 building (June 1, 2028); the LED conversion is a direct energy-use-intensity measure a year ahead of that date.

Raymond Hall Library — condition score 182

Building	GSF	Built	Reno.	FPMT class
Raymond Hall Library (160-007)	28,255	1966	2009	Study

Condition. 2025 condition score 182 (Adequate), up from 166 in 2023. Top weighted contributors: HVAC (32), Floor Finishes (12), Wall Finishes (12). The largest single-building score slip this cycle (166 in 2023), driven by aging rooftop mechanical and roofing components.

Current biennium (2027 request). D01 — rooftop unit AHU-2 replacement, $516,000 (Four Seasons R-22 unit serving the second floor). A companion project (F02, $377,000) was funded in the 2025–2027 biennium.

Deferred and emerging. None. The verbatim D01 finding records the building's renewal history: six rooftop units replaced in 2018, two more funded in 2021–23; AHU-2 is the remaining legacy unit.

Long-term outlook. A 1966, 28,255 GSF library (renovated 2009) whose rooftop-unit program is one unit from complete. Funding D01 closes the building's known mechanical exposure and retires its last R-22 machine. A Clean Buildings Tier 2 building (July 1, 2027) — with a fully renewed rooftop fleet, its benchmarking baseline should be favorable.

Glenn Anthon Hall — condition score 169

Building	GSF	Built	Reno.	FPMT class
Glenn Anthon Hall (160-026)	102,941	2007	—	Educational

Condition. 2025 condition score 169 (Superior), up from 161 in 2023. Top weighted contributors: HVAC (25), Insulation (13), Roofing (11). Slipped from 161 in 2023, driven by the northeast roof condition.

Current biennium (2027 request). None.

Deferred and emerging. D08 — northeast roof at the penthouse, $274,000 (~5,250 SF; repeated leaks at flashings and penetrations despite a generally sound field).

Long-term outlook. The portfolio's largest building (102,941 GSF, 2007) and its first Clean Buildings deadline: Tier 1, June 1, 2027. The deferred roof section is an interface failure, not general membrane age — the verbatim finding recommends targeted replacement of the NE zone plus a condition assessment of the remaining roofs, which should be scheduled before the 2029 request in case other zones are approaching the same state. The 2027 infrastructure request (the $70,000 electric line, asset 3287) terminates northeast of this building.

6. INFRASTRUCTURE SYSTEMS

Infrastructure requests (campus utilities, distribution, and site systems) are budgeted separately from building preservation. For the 2027–2029 cycle, Yakima Valley's infrastructure request is **$70,000**: replacement of one electric line (asset 3287), roughly 100 linear feet of buried conduit on a campus loop path beginning and ending northeast of Glenn Anthon Hall, serving about 50% of the campus across multiple buildings (infrastructure workbook).

The prior biennium is the relevant context: the 2025–2027 cycle funded **$1,662,000** of Main Campus infrastructure drawn from the agency's 2019 Infrastructure Survey — sewer lines ($673,000, assets 3327, 3341, 3396), communication lines ($369,000, assets 3438, 3440, 3441, 3476), storm lines ($240,000, assets 3368, 3379), primary switchgear ($162,000, assets 3312, 3424, 3426), potable water lines ($124,000, assets 3352, 3353), potable water meters ($54,000, assets 3345, 3347), and gas meters ($40,000, assets 3315, 3320, 3322, 3324, 3326, 3410). The 2023–2025 cycle similarly funded primary switchgear and a three-phase transformer.

This is the standard phased renewal of a 1949-era campus's underground distribution, and the funded 2025–2027 package addresses the assets the 2019 survey ranked most likely to fail. Two items belong on the radar for the 2029–2031 cycle: first, the remaining un-renewed segments of the 71-year-old sewer, water, and switchgear systems documented in the 2019 survey — the survey is now seven years old and a refresh would re-rank the remaining assets; second, electrical service capacity, which becomes a constraint if Clean Buildings compliance (Section 9) pushes any of the thirteen covered buildings toward heating electrification.

7. MASTER PLAN ALIGNMENT

Both campus master plans date from 2015 with no update recorded. The 2025 pre-survey input reported the following capital priorities; there are no demolition priorities.

Master planning currency

Campus	Most recent full plan	Most recent update
Main Campus (160A)	2015	None
Grandview Campus (160B)	2015	None

Reported capital priorities

Category	Building	Master plan note
Renovation	Deccio Building (160-018)	The building has settled over time and there are stress cracks throughout the building.
Replacement	Kendall Hall (160-012)	Recent Growth — Undersized to meet needs
	Prior Hall (160-001)	Poor configuration — Programs cannot function in space
Demolition	None	—

Source: 2025 pre-survey input. The 2023 cycle additionally listed the Technology Complex as a replacement priority (poor configuration); the 2025 input does not, and the 2027 request commits preservation capital to that building.

The alignment test — is preservation capital being committed to buildings flagged for replacement or demolition? — comes back mostly clean but with one live tension. Kendall Hall, a replacement priority, receives nothing, which is correct. The Deccio Building, a renovation priority driven by settlement rather than obsolescence, receives program-funded lighting ($663,071) and carries the deferred D12 settlement evaluation; investing in a 2002 building whose renovation need is a specific structural repair is defensible, provided the D12 engineering evaluation precedes the finish and lighting work.

Prior Hall is the tension. It is flagged for replacement, yet this biennium funds a $477,530 elevator replacement through the program category, and $968,000 of deferred preservation (chiller D04, roof D06) is queued behind that. The elevator is an ADA-access obligation and is justified on that basis regardless of the building's future — but the combination of a replacement flag, an accessibility investment, and the portfolio's largest deferred concentration in one 1949 building means the 2029 preservation request cannot be scoped rationally until the college decides whether Prior Hall's replacement is a realistic ten-year outcome. A master-plan refresh (both plans are now more than a decade old) is the prerequisite, and it should also cover the disposition of the renovation-band cohort discussed in Section 3.3.

8. MAINTENANCE CAPACITY SNAPSHOT

The in-house staffing roster below is from the 2025 pre-survey input. 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 (673,362 GSF).

In-house maintenance staffing (2025 pre-survey)

Position	Hours per week	Estimated annual cost
Maintenance Mechanic 2	40	$95,740
Maintenance Mechanic 2	40	$95,740
Maintenance Mechanic 2	40	$95,740
Maintenance Mechanic 2	40	$95,740
Plumber	40	$103,649
HVAC — Refrigeration Mechanic	40	$94,532
Electrician	40	$105,314
Total (7 positions)	**280**	**$686,455**

Derived metrics

In-house maintenance FTEs	**7.0**
Estimated equivalent contract FTEs (2023 cycle)	**1.8**
Combined total FTEs	**8.8**
GSF per combined FTE (673,362 GSF surveyed)	**76,518**
State average (weighted, 2023 cycle)	**74,279 GSF / FTE**
Total maintenance cost (2025 staff + 2023 contract and material)	**$1,013,188**
Maintenance cost per GSF	**$1.50**
State average (weighted, 2023 cycle)	**$1.48 / GSF**
APPA self-rating (2023 cycle)	**Comprehensive Stewardship (level 2 of 5)**

Contract cost ($154,348) and material cost ($172,385) are 2023-cycle figures; combining them with the 2025 staff roster overstates precision but is the best available composite. The 2023 report's all-2023 figures were 8.8 combined FTEs, 76,430 GSF/FTE, and $1.34/GSF.

Maintenance capacity is near the state average on both coverage and cost, and the college self-rates at Comprehensive Stewardship — the second-highest APPA level. That is consistent with the survey record: a short deficiency list, several multi-biennium equipment-renewal programs being executed unit by unit, and pre-survey input that identified equipment by model and serial number. The exposure is not capacity but equipment age — seven FTEs maintaining a portfolio whose deferred backlog is entirely Immediate-designated HVAC and roofing will spend an increasing share of hours keeping R-22-era machines alive until the 2029 request clears them. The Clean Buildings Standard's benchmarking, energy-management-plan, and O&M-program obligations arrive for thirteen buildings during 2027–2028 and will land on this same organization; planning for contract support on the compliance workload is prudent.

Capital reinvestment context

Industry guidance (APPA; Gordian's State of Facilities in Higher Education) places a sustainable annual capital-reinvestment rate at roughly 2–4% of current replacement value. FPMT replacement-cost fields for this portfolio are recorded as "Unknown," so the ratio cannot be computed from the workbook; the college's $4,217,000 biennial Minor Works request against an 861,959 GSF portfolio is the practical proxy, and it is modest. Populating FPMT replacement values would let the next cycle state the reinvestment rate directly.

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 Yakima Valley's larger buildings are operated and re-equipped. It is not an abstract sustainability goal — it is a compliance deadline attached to specific buildings, backed by penalties, and it overlaps the HVAC and lighting work already in this report's request and backlog. No college-specific decarbonization plan was provided for this report; this section maps coverage and deadlines from building size and pairs them with the capital record.

9.1 The Clean Buildings Performance Standard

The standard applies in two tiers by gross floor area. Tier 1 covers commercial buildings over 50,000 GSF (including dormitories) 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 O&M program, with an enforceable EUI target expected later in the rollout. Compliance dates are staggered by building size:

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

Highlighted dates are the deadlines that fall on Yakima Valley: Glenn Anthon Hall (Tier 1, 90,001–220,000 GSF) on June 1, 2027; the Deccio Building and Student Residence Center (Tier 1, 50,001–90,000 GSF) on June 1, 2028; and ten Tier 2 buildings on July 1, 2027. Non-compliance penalties run up to $5,000 plus $1.50 per square foot, assessed annually until the building conforms; Commerce has offered early-adopter incentives on the order of $0.85 per square foot (Tier 1) and $0.30 per square foot (Tier 2).

9.2 Yakima Valley's Included Buildings

Thirteen buildings exceed the 20,000 GSF coverage floor — three Tier 1 and ten Tier 2 (one of the ten, 1704 W Nob Hill Blvd, is an unscored educational building in the FPMT inventory). The table pairs each with its 2027-cycle capital activity, the figure that turns this from a compliance exercise into a capital-planning one.

Building	GSF	Tier	Compliance date	2027-cycle capital activity
Glenn Anthon Hall	102,941	1	**June 1, 2027**	Deferred: NE roof (D08, $274,000)
Deccio Building	74,646	1	June 1, 2028	Program: lighting/skylights ($663,071); deferred: settlement (D12, $50,000)
Student Residence Center	57,918	1	June 1, 2028	AHU completed with URF funds (D13)
Technology Complex	48,140	2	July 1, 2027	Included: MZU-2 (D03, $770,000)
Palmer Martin Hall	47,848	2	July 1, 2027	—

Prior Hall	36,319	2	July 1, 2027	Deferred: chiller + roof (D04, D06, $968,000); program: elevator ($477,530)
Sherar Gym	35,699	2	July 1, 2027	Deferred: boilers (D14, $273,000)
Sundquist Hall	33,779	2	July 1, 2027	Deferred: Air Stack units + roof (D05, D07, $628,000)
Raymond Hall Library	28,255	2	July 1, 2027	Included: AHU-2 (D01, $516,000)
Grandview Center	27,738	2	July 1, 2027	Included: MZU #3 (D02, $518,000)
Hopf Union Building	26,497	2	July 1, 2027	Roof reconditioning funded 2025–27 ($341,000); program: restroom ($56,065)
Workforce Education Center	26,280	2	July 1, 2027	—
1704 W Nob Hill Blvd	24,642	2	July 1, 2027	— (unscored this cycle)
Covered total (13 buildings)	**570,702**			**All three 2027 preservation projects; $2,193,000 of $2,536,000 deferred (86%)**

The Student Residence Center is a dormitory; dormitories over 50,000 GSF are covered commercial buildings under RCW 19.27A.200. Coverage and dates should be confirmed against the Department of Commerce's covered-buildings list when the college files its compliance documentation.

9.3 Alignment of Capital Work with Compliance

The overlap between the CBPS-covered list and the capital record is nearly complete: all three 2027 preservation projects and $2,193,000 (86%) of the deferred backlog sit in covered buildings. That is leverage, not merely exposure. The Raymond, Grandview, and Technology Complex air-handler replacements retire 1970s-era constant-volume equipment in Tier 2 buildings whose benchmarking obligations begin July 2027 — each replacement is also the largest single EUI lever those buildings have. The Deccio lighting and skylight program ($663,071) is an EUI measure in a Tier 1 building sixteen months ahead of its June 2028 deadline. And the deferred BUR roof cohort (D06, D07, D08) offers the standard opportunity to bring roof insulation to current code at replacement, which matters most on Glenn Anthon — the college's largest building and its earliest Tier 1 deadline.

The planning implication runs the other direction too: the 2029–2031 request that clears the deferred HVAC backlog (Section 3.2) should be scoped with EUI targets in hand, not retrofitted to them afterward. Sherar Gym's boiler replacement (D14) is the clearest case — a heating-plant decision in a covered building is precisely where an electrification or heat-recovery option should be priced against in-kind replacement before the request is written.

9.4 Compliance Pathway

HB 1390 (RCW 19.27A.260) directs state agencies to evaluate district-energy approaches for campus decarbonization. Yakima Valley's Main Campus has no campus-wide heating or cooling loop: the North Boiler Room (1949, 2,058 GSF) serves a limited building group and its boiler was replaced in the 2023–2025 cycle ($260,000), while the remainder of the portfolio is served by building-level equipment. Absent a district system, each covered building complies individually — benchmarking, an energy-management plan, and an O&M program per building, with EUI targets on the three Tier 1 structures. No college-specific decarbonization plan (McKinstry, ATS, or similar) was provided for this report; commissioning one before the

2029–2031 request is drafted would let the college sequence the deferred HVAC work, the roof cohort, and the compliance deadlines as a single program rather than three parallel lists.

10. APPENDIX: BUILDING CONDITION DETAIL

One table per surveyed building: the 20-component score breakdown behind each building condition score, presented worst-first to match Section 5. Component scores run 1 (superior) to 5 (unsatisfactory); a score of 0 indicates the component is not present and its weight is redistributed. Weighted scores reflect adjusted weights and sum to the building condition score. Comments are the surveyor's, reproduced from the 2025 CONDITION worksheet.

Kendall Hall (160-012) — Condition score 440 — Needs improvement — renovation

Component	Rating	Wt.	Wt. score	Surveyor comment
HVAC	2	8.3	16.7	Air cooled chiller, AHUs and VAVs; New frequency drives, 2 air handlers, HW boilers in 2018
Structure	1	8.3	8.3	Brick; concrete; steel framing
Exterior Closure	3	8.3	25.0	Brick and CMU
Roofing	2	10.4	20.9	Modified bitumen with UV coating; new roof in 2006
Floor Finishes	3	6.3	18.8	Wood; carpet; ceramic tile; sheet vinyl; vinyl tile; concrete
Wall Finishes	3	6.3	18.8	Gypsum board; brick; acoustical tile; wall covering
Ceiling Finishes	3	6.3	18.8	Lay-in tile; metal pan ceiling; gypsum board
Doors & Hardware	3	6.3	18.8	Interior wood/HM doors and wood/HM frames; exterior HM and aluminum doors/frames
Elevators	N/A	0.0	0.0	One story w mezzanines; poor access to mezzanines
Plumbing	3	8.3	25.0	Galvanized, cast iron and steel piping; porcelain fixtures
Electrical	3	8.3	25.0	800amp 120/208v
Lights/Power	3	8.3	25.0	Lay-in, hanging and ceiling-mount fluorescent and metal halide lighting
Life/Safety	4	10.4	41.7	—
Fire Safety	2	10.4	20.9	—
Modifications	3	7.3	21.9	Some layouts were not well thought out
Maintenance	3	7.3	21.9	—
Remaining Life	5	6.3	31.3	Building not cost effective to renovate; too small for performing arts use
Appearance	5	6.3	31.3	—
Insulation	5	6.3	31.3	—
Glazing	3	6.3	18.8	Double glazing; aluminum-framed; single glazed metal framed; generally deteriorating
Building condition score			**440**	Needs improvement — renovation

North Boiler Room (160-010) — Condition score 431 — Needs improvement — renovation

Component	Rating	Wt.	Wt. score	Surveyor comment
HVAC	2	9.2	18.4	2 HW pulse boilers funded 23-25; new air-cooled chiller in 2006
Structure	1	9.2	9.2	Brick and concrete
Exterior Closure	3	9.2	27.6	Brick walls-need cleaning and minor tuck pointing
Roofing	1	11.5	11.5	New built-up roof and coping in 2006
Floor Finishes	4	6.9	27.6	Concrete floor; some portions being removed in 2015
Wall Finishes	3	6.9	20.7	Brick walls-needs cleaning and minor tuck pointing

Ceiling Finishes	N/A	0.0	0.0	Concrete roof deck
Doors & Hardware	4	6.9	27.6	Exterior HM doors/frames; OH metal coiling door
Elevators	N/A	0.0	0.0	1 story
Plumbing	2	9.2	18.4	Copper, steel and cast iron piping; no fixtures
Electrical	3	9.2	27.6	2000amp 208/120v; 40kw emergency generator
Lights/Power	3	9.2	27.6	Hanging fluorescent lighting
Life/Safety	4	11.5	46.0	Some exiting violations
Fire Safety	3	11.5	34.5	—
Modifications	N/A	0.0	0.0	No modifications evident
Maintenance	3	8.0	24.1	—
Remaining Life	3	6.9	20.7	Equipment serves many areas of campus; replacement not cost-effective
Appearance	3	6.9	20.7	—
Insulation	5	6.9	34.5	—
Glazing	5	6.9	34.5	—
Building condition score			**431**	Needs improvement — renovation

Sherar Gym (160-006) — Condition score 429 — Needs improvement — renovation

Component	Rating	Wt.	Wt. score	Surveyor comment
Structure	3	8.3	25.0	Concrete and CMU; minor column deterioration; some seismic issues
Exterior Closure	1	8.3	8.3	CMU; three side have been overlaid w dryvit; brick; wood fascia
Roofing	2	10.4	20.9	Mineral surfaced cap sheet; BUR with UV coating; new UV coat IN 04
Floor Finishes	2	6.3	12.5	Carpet; vinyl tile; wood; concrete; sheet vinyl; ceramic tile
Wall Finishes	2	6.3	12.5	CMU; wood; gypsum board; ceramic tile
Ceiling Finishes	3	6.3	18.8	Concrete; gypsum board; direct adhered tile
Doors & Hardware	3	6.3	18.8	Interior wood doors/frames-badly dinged; HM doors/frames; exterior HM doors/frames-dinged; aluminum doors/frames
Elevators	N/A	0.0	0.0	—
Plumbing	3	8.3	25.0	Galvanized, cast iron, copper, steel and ABS piping; porcelain fixtures
Electrical	3	8.3	25.0	1200amp 208/120v
Lights/Power	3	8.3	25.0	Lay-in, hanging and ceiling-mount fluorescent fixtures; hanging metal-halide
Life/Safety	2	10.4	20.9	—
Fire Safety	3	10.4	31.3	—
Modifications	5	7.3	36.5	Small office areas and non gym portion modifications are poor
Maintenance	2	7.3	14.6	—
Remaining Life	5	6.3	31.3	Building is older and does not support PE programs well
Appearance	5	6.3	31.3	—
Insulation	3	6.3	18.8	—
Glazing	3	6.3	18.8	—
HVAC	4	8.3	33.4	2 HW boilers 1998; rooftop air cooled chiller; original rooftop gas heating units; rooftop AHU; rooftop packaged units
Building condition score			**429**	Needs improvement — renovation

Student Residence Center (160-035) — Condition score 417 — Needs improvement — renovation

Component	Rating	Wt.	Wt. score	Surveyor comment
HVAC	5	8.4	42.0	—
Structure	1	8.4	8.4	—
Exterior Closure	3	8.4	25.2	—
Roofing	3	10.5	31.5	—
Floor Finishes	3	6.3	18.9	—
Wall Finishes	1	6.3	6.3	—
Ceiling Finishes	1	6.3	6.3	—
Doors & Hardware	3	6.3	18.9	—
Elevators	5	6.3	31.5	—
Plumbing	2	8.4	16.8	—
Electrical	3	8.4	25.2	—
Lights/Power	3	8.4	25.2	—
Life/Safety	3	10.5	31.5	—
Fire Safety	3	10.5	31.5	—
Modifications	N/A	0.0	0.0	—
Maintenance	3	7.4	22.1	—
Remaining Life	1	6.3	6.3	—
Appearance	3	6.3	18.9	—
Insulation	3	6.3	18.9	—
Glazing	5	6.3	31.5	—
Building condition score			**417**	Needs improvement — renovation

Skills Center B (Main Campus) — Condition score 344 — Needs improvement — maintenance

Component	Rating	Wt.	Wt. score	Surveyor comment
HVAC	3	8.8	26.3	Rooftop units require repair. Mini split units SW portion 21-23. Two units funded NW portion 23-25
Structure	2	8.8	17.6	—
Exterior Closure	2	8.8	17.6	—
Roofing	3	11.0	32.9	—
Floor Finishes	3	6.6	19.8	—
Wall Finishes	3	6.6	19.8	—
Ceiling Finishes	2	6.6	13.2	—
Doors & Hardware	3	6.6	19.8	—
Elevators	N/A	0.0	0.0	—
Plumbing	2	8.8	17.6	—
Electrical	1	8.8	8.8	—
Lights/Power	2	8.8	17.6	—
Life/Safety	2	11.0	22.0	—
Fire Safety	2	11.0	22.0	—
Modifications	N/A	0.0	0.0	—
Maintenance	3	7.7	23.1	—
Remaining Life	3	6.6	19.8	—
Appearance	2	6.6	13.2	—
Insulation	3	6.6	19.8	—

Glazing	2	6.6	13.2	—
Building condition score			**344**	Needs improvement — maintenance

Larson Gallery (160-013) — Condition score 321 — Needs improvement — maintenance

Component	Rating	Wt.	Wt. score	Surveyor comment
HVAC	3	8.3	25.0	Rooftop packaged HVAC unit; Aging, but functioning units
Structure	1	8.3	8.3	Concrete and brick
Exterior Closure	2	8.3	16.7	Brick
Roofing	2	10.4	20.9	BUR with UV coat; new roof in 2008
Floor Finishes	3	6.3	18.8	9"x9" VAT and 12"x12" vinyl tile
Wall Finishes	2	6.3	12.5	Concrete and brick walls
Ceiling Finishes	1	6.3	6.3	Lay-in tile; gypsum board
Doors & Hardware	3	6.3	18.8	Interior wood doors/frames; exterior HM doors/frames
Elevators	N/A	0.0	0.0	—
Plumbing	3	8.3	25.0	Galvanized and cast iron piping; porcelain fixtures
Electrical	1	8.3	8.3	200amp 208/120v; fed from North Boiler building
Lights/Power	1	8.3	8.3	Track and lay-in lights
Life/Safety	3	10.4	31.3	—
Fire Safety	3	10.4	31.3	—
Modifications	1	7.3	7.3	No modifications evident; big open area
Maintenance	1	7.3	7.3	—
Remaining Life	3	6.3	18.8	Building is structurally sound but older; 2002 interior update
Appearance	3	6.3	18.8	—
Insulation	3	6.3	18.8	—
Glazing	3	6.3	18.8	Glass block windows
Building condition score			**321**	Needs improvement — maintenance

Skills Center (160-029) — Condition score 305 — Needs improvement — maintenance

Component	Rating	Wt.	Wt. score	Surveyor comment
HVAC	2	8.3	16.7	Gas unit heaters; HW boiler-old; rooftop packaged HVAC units; AHU and air-cooled condenser-old
Structure	1	8.3	8.3	Steel trusses; CMU
Exterior Closure	2	8.3	16.7	CMU-flat and split-face; T1-11; Hardiboard horizontal beveled siding
Roofing	2	10.4	20.9	BUR mineral surfaced cap sheet; Repairs & reconditioning funded 21-23
Floor Finishes	3	6.3	18.8	Concrete; vinyl tile; ceramic tile; carpet; sheet vinyl-moderate wear
Wall Finishes	2	6.3	12.5	CMU; carpet
Ceiling Finishes	2	6.3	12.5	Metal roof deck pan; lay-in tile-random minor damage
Doors & Hardware	3	6.3	18.8	Interior wood doors w HM frames and HM doors/frames; exterior HM doors/frames; exterior aluminum doors/frames; exterior metal OH doors
Elevators	N/A	0.0	0.0	—
Plumbing	2	8.3	16.7	Galvanized, cast iron, copper, steel and ABS piping; porcelain fixtures
Electrical	1	8.3	8.3	2000amp 480/277v; 1600amp 480/277v; 800amp 208/120v
Lights/Power	1	8.3	8.3	Lay-in, hanging and recessed can fluorescent lighting

Life/Safety	2	10.4	20.9	—
Fire Safety	2	10.4	20.9	—
Modifications	3	7.3	21.9	Interior modifications in main wing were done with no apparent plan
Maintenance	1	7.3	7.3	—
Remaining Life	3	6.3	18.8	42 year old building; should have at least another 20 years
Appearance	3	6.3	18.8	—
Insulation	3	6.3	18.8	—
Glazing	3	6.3	18.8	—
Building condition score			**305**	Needs improvement — maintenance

Technology Complex (160-017) — Condition score 274 — Adequate

Component	Rating	Wt.	Wt. score	Surveyor comment
HVAC	3	8.0	24.0	Rooftop packaged HVAC units; 2 HW pulse boilers 2021; rooftop AHU - 2 units funded 23-25
Structure	1	8.0	8.0	Concrete; CMU; steel framing
Exterior Closure	1	8.0	8.0	CMU
Roofing	3	10.0	30.0	Mineral surfaced cap sheet-needs minor repair of blisters
Floor Finishes	2	6.0	12.0	Carpet; vinyl tile; concrete; terrazzo; ceramic tile; epoxy
Wall Finishes	2	6.0	12.0	CMU and gypsum board; ceramic tile
Ceiling Finishes	2	6.0	12.0	Lay-in tile; metal pan deck
Doors & Hardware	3	6.0	18.0	Interior wood/laminate doors w HM frames; exterior HM door/frames and metal OH doors
Elevators	1	6.0	6.0	2 stop
Plumbing	1	8.0	8.0	Copper, cast iron, steel, PVC and galvanized piping; porcelain fixtures; new fire service in 06
Electrical	1	8.0	8.0	2500amp 208/120v; 1200amp 208/120v
Lights/Power	2	8.0	16.0	Hanging, lay-in and ceiling-mount fluorescent lighting
Life/Safety	2	10.0	20.0	—
Fire Safety	3	10.0	30.0	—
Modifications	1	7.0	7.0	Second floor addition and remodel was well constructed
Maintenance	1	7.0	7.0	—
Remaining Life	1	6.0	6.0	2000 remodel has added value to building; 20+ years of remaining life
Appearance	3	6.0	18.0	Exterior is very utilitarian
Insulation	3	6.0	18.0	—
Glazing	1	6.0	6.0	New windows/window walls installed in 08
Building condition score			**274**	Adequate

Prior Hall (160-001) — Condition score 258 — Adequate

Component	Rating	Wt.	Wt. score	Surveyor comment
HVAC	4	8.0	32.0	Chiller; HW boiler; AHU w VAV; AHU needs overhaul-funded in 2011
Structure	1	8.0	8.0	Concrete
Exterior Closure	1	8.0	8.0	EIFS applied over brick exterior in 1989
Roofing	1	10.0	10.0	Built-up roof w UV coating applied in 2013
Floor Finishes	3	6.0	18.0	Sheet vinyl; vinyl-tile; ceramic tile; carpet

Wall Finishes	1	6.0	6.0	Gypsum board; ceramic tile
Ceiling Finishes	1	6.0	6.0	Lay-in tile
Doors & Hardware	2	6.0	12.0	Interior wood doors/frames; exterior aluminum doors/frames; OH coiling door
Elevators	4	6.0	24.0	2 stop - does not meet ADA
Plumbing	1	8.0	8.0	Copper, cast iron, steel and ABS piping; porcelain fixtures
Electrical	1	8.0	8.0	1200amp 208/120v; fed from Prior Annex
Lights/Power	1	8.0	8.0	Lay-in and wall mount fluorescent lighting
Life/Safety	3	10.0	30.0	—
Fire Safety	3	10.0	30.0	—
Modifications	1	7.0	7.0	Remodel modifications were well constructed
Maintenance	1	7.0	7.0	—
Remaining Life	1	6.0	6.0	Total renovation in 1989 effectively extended building life for 25+ years
Appearance	1	6.0	6.0	—
Insulation	1	6.0	6.0	—
Glazing	3	6.0	18.0	—
Building condition score			**258**	Adequate

Grandview Activity Center (160-052) — Condition score 248 — Adequate

Component	Rating	Wt.	Wt. score	Surveyor comment
HVAC	3	8.3	25.0	Rooftop packaged HVAC unit
Structure	1	8.3	8.3	Wood frame
Exterior Closure	1	8.3	8.3	Stucco
Roofing	2	10.4	20.9	TPO single-ply
Floor Finishes	3	6.3	18.8	Carpet-general wear; hardwood; vinyl tile; ceramic tile
Wall Finishes	2	6.3	12.5	Gypsum board; vinyl wall cover
Ceiling Finishes	1	6.3	6.3	Lay-in tile
Doors & Hardware	1	6.3	6.3	Interior/exterior wood doors/frames; exterior HM doors/frames
Elevators	N/A	0.0	0.0	—
Plumbing	1	8.3	8.3	Copper, cast iron, ABS and steel piping; porcelain fixtures
Electrical	1	8.3	8.3	400amp 208/120v
Lights/Power	1	8.3	8.3	Lay-in, recessed can and wall-mount fluorescent lighting
Life/Safety	1	10.4	10.4	—
Fire Safety	4	10.4	41.7	—
Modifications	1	7.3	7.3	No real modifications evident
Maintenance	1	7.3	7.3	—
Remaining Life	1	6.3	6.3	Should have at least 25 year of remaining life
Appearance	3	6.3	18.8	Very utilitarian exterior
Insulation	1	6.3	6.3	—
Glazing	3	6.3	18.8	—
Building condition score			**248**	Adequate

Hopf Union Building (160-009) — Condition score 240 — Adequate

Component	Rating	Wt.	Wt. score	Surveyor comment
HVAC	2	8.3	16.7	Rooftop packaged HVAC units w DX coils. 6 replaced 2018; 2 funded in 21-23
Structure	1	8.3	8.3	Concrete and brick; steel columns
Exterior Closure	1	8.3	8.3	Brick; wood fascia
Roofing	3	10.4	31.3	BUR-parapet/curb lap seal tape peeling; 3-tab asphalt shingles; skylights; Repairs funded 21-23
Floor Finishes	3	6.3	18.8	Carpet; vinyl tile; ceramic tile; epoxy; concrete
Wall Finishes	2	6.3	12.5	Gypsum board; brick; ceramic tile
Ceiling Finishes	1	6.3	6.3	Lay-in tile
Doors & Hardware	1	6.3	6.3	Interior wood doors/frames-random wear; exterior HM doors/frames and aluminum doors/frames
Elevators	N/A	0.0	0.0	—
Plumbing	1	8.3	8.3	Copper, cast iron, steel and ABS piping; porcelain fixtures
Electrical	1	8.3	8.3	1600amp 208/120v
Lights/Power	1	8.3	8.3	Lay-in and hanging ceiling fluorescent lighting
Life/Safety	3	10.4	31.3	—
Fire Safety	1	10.4	10.4	—
Modifications	1	7.3	7.3	Comprehensive Interior renovation in 2000 was well done; addition was well constructed
Maintenance	1	7.3	7.3	—
Remaining Life	1	6.3	6.3	Renovation has extended life expectancy; new 2000 addition increased space
Appearance	1	6.3	6.3	—
Insulation	3	6.3	18.8	—
Glazing	3	6.3	18.8	Some operable units
Building condition score			**240**	Adequate

Sunnyside (160-039) — Condition score 229 — Adequate

Component	Rating	Wt.	Wt. score	Surveyor comment
HVAC	1	8.8	8.8	—
Structure	1	8.8	8.8	—
Exterior Closure	2	8.8	17.6	—
Roofing	2	11.0	22.0	—
Floor Finishes	2	6.6	13.2	—
Wall Finishes	2	6.6	13.2	—
Ceiling Finishes	1	6.6	6.6	—
Doors & Hardware	1	6.6	6.6	—
Elevators	N/A	0.0	0.0	—
Plumbing	1	8.8	8.8	—
Electrical	1	8.8	8.8	—
Lights/Power	1	8.8	8.8	—
Life/Safety	1	11.0	11.0	—
Fire Safety	2	11.0	22.0	—
Modifications	N/A	0.0	0.0	—
Maintenance	1	7.7	7.7	—

Remaining Life	1	6.6	6.6	—
Appearance	3	6.6	19.8	—
Insulation	3	6.6	19.8	—
Glazing	3	6.6	19.8	—
Building condition score			**229**	Adequate

Grandview Center (160-046) — Condition score 215 — Adequate

Component	Rating	Wt.	Wt. score	Surveyor comment
HVAC	3	8.3	25.0	Rooftop packaged HVAC units with cooling coils and gas furnaces; west unit and exhaust fans 19-21
Structure	1	8.3	8.3	Steel frame structure
Exterior Closure	1	8.3	8.3	Stucco; metal panels; aluminum window walls
Roofing	2	10.4	20.9	Modified bitumen with UV coat; skylight
Floor Finishes	2	6.3	12.5	Vinyl tile; ceramic tile; carpet-minor carpet wear and puckering
Wall Finishes	1	6.3	6.3	Gypsum board; ceramic tile; moveable partition walls
Ceiling Finishes	2	6.3	12.5	Lay-in tile; gypsum board
Doors & Hardware	1	6.3	6.3	Interior wood doors w HM frames; exterior aluminum doors/frames and HM doors/frames
Elevators	N/A	0.0	0.0	—
Plumbing	1	8.3	8.3	Copper, cast iron, steel and ABS piping; porcelain fixtures
Electrical	1	8.3	8.3	800amp 480/277v; 400amp 208/120v
Lights/Power	1	8.3	8.3	Lay-in and wall-mount fluorescent fixtures
Life/Safety	1	10.4	10.4	—
Fire Safety	2	10.4	20.9	no sprinklers
Modifications	1	7.3	7.3	Interior modifications are minor and well done
Maintenance	1	7.3	7.3	Well maintained
Remaining Life	1	6.3	6.3	Building should easily have a 35+ year life; one 6,820GSF addition in 1994 and one 7,799 GSF addition in 2001
Appearance	1	6.3	6.3	—
Insulation	2	6.3	12.5	—
Glazing	3	6.3	18.8	—
Building condition score			**215**	Adequate

Sundquist Hall (160-014) — Condition score 202 — Adequate

Component	Rating	Wt.	Wt. score	Surveyor comment
HVAC	1	8.0	8.0	Rooftop packaged HVAC units funded 21-23; multi-zone rooftop units; air cooled chillers; 1/2 of equipment replaced in 2004
Structure	1	8.0	8.0	Brick and concrete
Exterior Closure	1	8.0	8.0	Brick
Roofing	2	10.0	20.0	Modified bitumen cap sheet with mineral coating; skylight
Floor Finishes	2	6.0	12.0	Carpet and vinyl tile; ceramic tile
Wall Finishes	1	6.0	6.0	Gypsum board; CMU; brick; ceramic tile
Ceiling Finishes	1	6.0	6.0	Lay-in tile
Doors & Hardware	1	6.0	6.0	Interior wood doors w HM/wood frames; exterior aluminum doors/frames

Elevators	1	6.0	6.0	2 stop
Plumbing	3	8.0	24.0	Boilers funded 21-23; Copper, cast iron, and steel piping; porcelain fixtures
Electrical	1	8.0	8.0	1200amp 208/120v
Lights/Power	1	8.0	8.0	Lay-in and ceiling-mount fluorescent lighting
Life/Safety	1	10.0	10.0	—
Fire Safety	1	10.0	10.0	—
Modifications	1	7.0	7.0	1996 and 2004 remodels of interior were well constructed; Minor renovation funded 21-23
Maintenance	1	7.0	7.0	—
Remaining Life	1	6.0	6.0	Building is structurally sound; snack bar/lounge addition in 2004
Appearance	2	6.0	12.0	Exterior of building is very dated
Insulation	2	6.0	12.0	—
Glazing	3	6.0	18.0	—
Building condition score			**202**	Adequate

Deccio Building (160-018) — Condition score 188 — Adequate

Component	Rating	Wt.	Wt. score	Surveyor comment
HVAC	2	8.0	16.0	2 HW boilers; air cooled chiller; AHUs w VAV boxes
Structure	1	8.0	8.0	Steel; concrete; brick; foundation settling problems corrected
Exterior Closure	1	8.0	8.0	Brick; aluminum panels; concrete; glass window walls; stucco
Roofing	2	10.0	20.0	Single-ply TPO; skylight
Floor Finishes	3	6.0	18.0	Terrazzo and vinyl tile-cracks in a number of areas; quarry tile; carpet; concrete
Wall Finishes	1	6.0	6.0	Gypsum board; wood paneling; fabric panels; ceramic tile; brick; moveable partition walls
Ceiling Finishes	1	6.0	6.0	Lay-in ceiling tile; perforated tile; gypsum board
Doors & Hardware	1	6.0	6.0	Interior wood doors w HM frames; exterior aluminum doors/frames
Elevators	1	6.0	6.0	3 stop
Plumbing	1	8.0	8.0	Copper, steel, cast iron and ABS piping; porcelain and stainless steel fixtures
Electrical	1	8.0	8.0	2500amp 480/277v; emergency generator
Lights/Power	1	8.0	8.0	Indirect hanging, recessed LED cans, and lay-in fluorescent lights; hanging metal-halide lights
Life/Safety	1	10.0	10.0	—
Fire Safety	1	10.0	10.0	—
Modifications	1	7.0	7.0	No modifications to date
Maintenance	1	7.0	7.0	—
Remaining Life	1	6.0	6.0	Should be a 50+ year building
Appearance	1	6.0	6.0	—
Insulation	1	6.0	6.0	—
Glazing	3	6.0	18.0	Double glazing, aluminum framed
Building condition score			**188**	Adequate

Resource Center (160-025) — Condition score 188 — Adequate

Component	Rating	Wt.	Wt. score	Surveyor comment

HVAC	1	8.8	8.8	Split system heat pump
Structure	1	8.8	8.8	Wood framing; concrete slab
Exterior Closure	1	8.8	8.8	Hardi-board lap siding; brick facing; plywood soffits
Roofing	1	11.0	11.0	3-tab asphalt shingles
Floor Finishes	2	6.6	13.2	Carpet; vinyl tile
Wall Finishes	1	6.6	6.6	Gypsum board
Ceiling Finishes	1	6.6	6.6	Lay-in tile
Doors & Hardware	1	6.6	6.6	Interior wood doors w HM frames; exterior HM doors/frames
Elevators	N/A	0.0	0.0	—
Plumbing	1	8.8	8.8	Copper, cast iron and steel piping; porcelain fixtures
Electrical	1	8.8	8.8	200amp 240/120v
Lights/Power	1	8.8	8.8	Lay-in fluorescent fixtures and recessed can lights
Life/Safety	1	11.0	11.0	—
Fire Safety	3	11.0	32.9	—
Modifications	N/A	0.0	0.0	No modifications
Maintenance	1	7.7	7.7	Not occupied; appears to be low maintenance
Remaining Life	1	6.6	6.6	Should last 35+ years
Appearance	1	6.6	6.6	—
Insulation	3	6.6	19.8	—
Glazing	1	6.6	6.6	Vinyl frames
Building condition score			**188**	Adequate

Raymond Hall Library (160-007) — Condition score 182 — Adequate

Component	Rating	Wt.	Wt. score	Surveyor comment
HVAC	4	8.0	32.0	Rooftop packaged DX units with gas heat
Structure	1	8.0	8.0	Brick, concrete, and structural steel
Exterior Closure	1	8.0	8.0	Brick
Roofing	1	10.0	10.0	BUR 2011 on older section; granular surfaced torch-down on addition
Floor Finishes	2	6.0	12.0	Carpet; vinyl tile; ceramic tile
Wall Finishes	2	6.0	12.0	Gypsum board; ceramic tile; aluminum window walls; brick; fabric; acoustic panels warping
Ceiling Finishes	1	6.0	6.0	Lay-in tile; gypsum board
Doors & Hardware	1	6.0	6.0	Interior wood doors w HM frames; exterior aluminum doors/frames and HM doors/frames
Elevators	1	6.0	6.0	2 stop
Plumbing	1	8.0	8.0	Copper, cast iron, black steel and ABS piping; porcelain fixtures
Electrical	1	8.0	8.0	2000amp 208/120v; 25kw emergency generator
Lights/Power	1	8.0	8.0	Recessed can, wall-mount and lay-in fluorescent lights; pendant halogen lights
Life/Safety	1	10.0	10.0	—
Fire Safety	1	10.0	10.0	—
Modifications	1	7.0	7.0	Brand new total interior renovation in 2008 w small addition
Maintenance	1	7.0	7.0	—
Remaining Life	1	6.0	6.0	5,600 GSF addition; RUL >25 yrs.
Appearance	1	6.0	6.0	—
Insulation	1	6.0	6.0	—

Glazing	1	6.0	6.0	—
Building condition score			**182**	Adequate

Engineering Physics Center (160-034) — Condition score 176 — Adequate

Component	Rating	Wt.	Wt. score	Surveyor comment
HVAC	1	8.0	8.0	Gas unit heaters; FAG furnace w A/C
Structure	1	8.0	8.0	Concrete and CMU; wood trusses; steel columns
Exterior Closure	1	8.0	8.0	CMU walls
Roofing	1	10.0	10.0	Modified bitumen mineral-surfaced cap sheet
Floor Finishes	2	6.0	12.0	Vinyl tile; carpet; concrete in shop area
Wall Finishes	1	6.0	6.0	Gypsum board in office area; CMU in shops
Ceiling Finishes	1	6.0	6.0	Lay-in tile in offices; wood roof deck in shops
Doors & Hardware	1	6.0	6.0	Interior wood and HM doors w HM frames; exterior HM doors/frames; metal H doors
Elevators	3	6.0	18.0	Offices 2nd floor
Plumbing	1	8.0	8.0	Copper, cast iron, steel and ABS piping; porcelain fixtures
Electrical	1	8.0	8.0	200amp 208/120v
Lights/Power	1	8.0	8.0	Lay-in, ceiling-mount and hanging fluorescent lighting
Life/Safety	1	10.0	10.0	—
Fire Safety	1	10.0	10.0	—
Modifications	1	7.0	7.0	Renovation south wing well construct
Maintenance	1	7.0	7.0	—
Remaining Life	1	6.0	6.0	Well built; should have a 40+ year life
Appearance	1	6.0	6.0	—
Insulation	1	6.0	6.0	—
Glazing	3	6.0	18.0	—
Building condition score			**176**	Adequate

Glenn Anthon Hall (160-026) — Condition score 169 — Superior

Component	Rating	Wt.	Wt. score	Surveyor comment
HVAC	3	8.4	25.2	Chillers; hot water boilers; air handler w VAV; rooftop packaged HVAC units
Structure	1	8.4	8.4	Steel frame and concrete
Exterior Closure	1	8.4	8.4	Concrete; brick; stucco
Roofing	1	10.5	10.5	Built-up roof membrane with mineral surfaced cap sheet
Floor Finishes	1	6.3	6.3	Carpet; ceramic/clay tile; vinyl tile; sheet flooring
Wall Finishes	1	6.3	6.3	Gypsum board; ceramic/clay tile; wood panels; vinyl panels
Ceiling Finishes	1	6.3	6.3	Lay-in tiles gypsum board
Doors & Hardware	1	6.3	6.3	Interior wood doors w HM frames; exterior aluminum doors/frames and HM doors/frames
Elevators	1	6.3	6.3	4 stop
Plumbing	1	8.4	8.4	Copper, PVC, ABS, steel and cast iron piping; porcelain fixtures; Corian lav counters
Electrical	1	8.4	8.4	2000amp 480/277v
Lights/Power	1	8.4	8.4	Lay-in fluorescent lights; wall sconces; hanging pendant lighting

Life/Safety	1	10.5	10.5	—
Fire Safety	1	10.5	10.5	—
Modifications	N/A	0.0	0.0	None to date
Maintenance	1	7.4	7.4	—
Remaining Life	1	6.3	6.3	Should have 45+ year life
Appearance	1	6.3	6.3	—
Insulation	2	6.3	12.6	—
Glazing	1	6.3	6.3	—
Building condition score			**169**	Superior

Grandview Library (160-055) — Condition score 169 — Superior

Component	Rating	Wt.	Wt. score	Surveyor comment
HVAC	3	8.3	25.0	Rooftop packaged DX units; rooftop gas furnaces w heat recovery; A/c Fan coils; paddle fans
Structure	1	8.3	8.3	Wood beam and frame; concrete
Exterior Closure	1	8.3	8.3	Stucco; split-rock; metal soffits
Roofing	1	10.4	10.4	TPO single-ply
Floor Finishes	2	6.3	12.5	Carpet tile; ceramic tile; vinyl tile
Wall Finishes	1	6.3	6.3	Gypsum board; ceramic tile; cloth sound panels
Ceiling Finishes	1	6.3	6.3	Wood beam; lay-in tile
Doors & Hardware	1	6.3	6.3	Interior wood doors w HM frames; exterior HM doors/frames and aluminum storefront doors/frames
Elevators	N/A	0.0	0.0	—
Plumbing	1	8.3	8.3	Copper, cast iron, steel and ABS piping; porcelain fixtures
Electrical	1	8.3	8.3	800amp 208/120v
Lights/Power	1	8.3	8.3	Lay-in, recessed can and wall-mount fluorescent lighting; hanging halogen lighting
Life/Safety	1	10.4	10.4	—
Fire Safety	1	10.4	10.4	—
Modifications	1	7.3	7.3	Brand new building
Maintenance	1	7.3	7.3	—
Remaining Life	1	6.3	6.3	Well constructed; should have 40+ year life; LEED building
Appearance	1	6.3	6.3	—
Insulation	1	6.3	6.3	—
Glazing	1	6.3	6.3	—
Building condition score			**169**	Superior

Brown Dental Clinic (160-003) — Condition score 161 — Superior

Component	Rating	Wt.	Wt. score	Surveyor comment
HVAC	1	8.3	8.3	Rooftop multizone unit w DX coils and gas heat; fan coils
Structure	2	8.3	16.7	Concrete; steel columns; brick
Exterior Closure	1	8.3	8.3	Brick; metal panels
Roofing	1	10.4	10.4	TPO single-ply membrane
Floor Finishes	2	6.3	12.5	Carpet; vinyl tile; ceramic tile

Wall Finishes	1	6.3	6.3	Gypsum board; brick; ceramic tile
Ceiling Finishes	1	6.3	6.3	Lay-in tile
Doors & Hardware	1	6.3	6.3	Interior HM doors/frames-some glazed; exterior aluminum doors/frames
Elevators	N/A	0.0	0.0	—
Plumbing	1	8.3	8.3	Copper, cast iron, steel and ABS piping; porcelain fixtures
Electrical	1	8.3	8.3	800amp 480/277v; 800amp 208/120v
Lights/Power	1	8.3	8.3	Lay-in and hanging fluorescent lighting
Life/Safety	1	10.4	10.4	—
Fire Safety	1	10.4	10.4	—
Modifications	1	7.3	7.3	Comprehensive interior and some exterior remodel in 2009; well executed
Maintenance	1	7.3	7.3	—
Remaining Life	1	6.3	6.3	7,383 GSF addition completed in 2009; 25+ yr. life
Appearance	1	6.3	6.3	—
Insulation	1	6.3	6.3	—
Glazing	1	6.3	6.3	—
Building condition score			**161**	Superior

Workforce Education Center (160-051) — Condition score 159 — Superior

Component	Rating	Wt.	Wt. score	Surveyor comment
HVAC	1	8.3	8.3	Rooftop packaged HVAC units; DX units w gas heat; air cooled chiller for wine tank room
Structure	1	8.3	8.3	Wood frame w steel columns
Exterior Closure	1	8.3	8.3	CMU, stucco; random cut split faced sandstone block
Roofing	1	10.4	10.4	Mineral surfaced torch down cap sheet membrane
Floor Finishes	2	6.3	12.5	Vinyl tile; ceramic tile; slate tile; concrete
Wall Finishes	2	6.3	12.5	Vinyl wall panels; vinyl wall cover; ceramic tile; CMU
Ceiling Finishes	1	6.3	6.3	Lay-in tile and gypsum board
Doors & Hardware	1	6.3	6.3	Interior wood doors w HM frames; exterior aluminum doors/frames
Elevators	N/A	0.0	0.0	—
Plumbing	1	8.3	8.3	Copper, cast iron, ABS and piping; porcelain fixtures
Electrical	1	8.3	8.3	800amp 208/480v; 1200amp 120/208v
Lights/Power	1	8.3	8.3	Lay-in and hanging strip fluorescent lighting
Life/Safety	1	10.4	10.4	—
Fire Safety	1	10.4	10.4	—
Modifications	1	7.3	7.3	80% of interior and 100% of exterior were renovated in 2007; the remaining 20% was completed in 2009
Maintenance	1	7.3	7.3	Well maintained
Remaining Life	1	6.3	6.3	Total renovation should provide 25+ yrs. Of life
Appearance	1	6.3	6.3	—
Insulation	1	6.3	6.3	—
Glazing	1	6.3	6.3	—
Building condition score			**159**	Superior

Campus Operations Complex Shop (160-028) — Condition score 154 — Superior

Component	Rating	Wt.	Wt. score	Surveyor comment
HVAC	2	8.0	16.0	—
Structure	1	8.0	8.0	—
Exterior Closure	1	8.0	8.0	—
Roofing	1	10.0	10.0	—
Floor Finishes	1	6.0	6.0	—
Wall Finishes	1	6.0	6.0	—
Ceiling Finishes	1	6.0	6.0	—
Doors & Hardware	1	6.0	6.0	—
Elevators	1	6.0	6.0	—
Plumbing	1	8.0	8.0	—
Electrical	1	8.0	8.0	—
Lights/Power	1	8.0	8.0	—
Life/Safety	1	10.0	10.0	—
Fire Safety	1	10.0	10.0	—
Modifications	1	7.0	7.0	—
Maintenance	1	7.0	7.0	—
Remaining Life	1	6.0	6.0	—
Appearance	1	6.0	6.0	—
Insulation	1	6.0	6.0	—
Glazing	1	6.0	6.0	—
Building condition score			**154**	Superior

Campus Operations Complex Admin (Main Campus) — Condition score 146 — Superior

Component	Rating	Wt.	Wt. score	Surveyor comment
HVAC	1	8.0	8.0	—
Structure	1	8.0	8.0	—
Exterior Closure	1	8.0	8.0	—
Roofing	1	10.0	10.0	—
Floor Finishes	1	6.0	6.0	—
Wall Finishes	1	6.0	6.0	—
Ceiling Finishes	1	6.0	6.0	—
Doors & Hardware	1	6.0	6.0	—
Elevators	1	6.0	6.0	—
Plumbing	1	8.0	8.0	—
Electrical	1	8.0	8.0	—
Lights/Power	1	8.0	8.0	—
Life/Safety	1	10.0	10.0	—
Fire Safety	1	10.0	10.0	—
Modifications	1	7.0	7.0	—
Maintenance	1	7.0	7.0	—
Remaining Life	1	6.0	6.0	—
Appearance	1	6.0	6.0	—
Insulation	1	6.0	6.0	—

Glazing	1	6.0	6.0	—
Building condition score			**146**	Superior

Palmer Martin Hall (160-020) — Condition score 146 — Superior

Component	Rating	Wt.	Wt. score	Surveyor comment
HVAC	1	8.0	8.0	—
Structure	1	8.0	8.0	—
Exterior Closure	1	8.0	8.0	—
Roofing	1	10.0	10.0	—
Floor Finishes	1	6.0	6.0	—
Wall Finishes	1	6.0	6.0	—
Ceiling Finishes	1	6.0	6.0	—
Doors & Hardware	1	6.0	6.0	—
Elevators	1	6.0	6.0	—
Plumbing	1	8.0	8.0	—
Electrical	1	8.0	8.0	—
Lights/Power	1	8.0	8.0	—
Life/Safety	1	10.0	10.0	—
Fire Safety	1	10.0	10.0	—
Modifications	1	7.0	7.0	—
Maintenance	1	7.0	7.0	—
Remaining Life	1	6.0	6.0	—
Appearance	1	6.0	6.0	—
Insulation	1	6.0	6.0	—
Glazing	1	6.0	6.0	—
Building condition score			**146**	Superior

Toppenish Learning Center (160-041) — Condition score 146 — Superior

Component	Rating	Wt.	Wt. score	Surveyor comment
HVAC	1	8.3	8.3	—
Structure	1	8.3	8.3	—
Exterior Closure	1	8.3	8.3	—
Roofing	1	10.4	10.4	—
Floor Finishes	1	6.3	6.3	—
Wall Finishes	1	6.3	6.3	—
Ceiling Finishes	1	6.3	6.3	—
Doors & Hardware	1	6.3	6.3	—
Elevators	N/A	0.0	0.0	—
Plumbing	1	8.3	8.3	—
Electrical	1	8.3	8.3	—
Lights/Power	1	8.3	8.3	—
Life/Safety	1	10.4	10.4	—
Fire Safety	1	10.4	10.4	—

Modifications	1	7.3	7.3	—
Maintenance	1	7.3	7.3	—
Remaining Life	1	6.3	6.3	—
Appearance	1	6.3	6.3	—
Insulation	1	6.3	6.3	—
Glazing	1	6.3	6.3	—
Building condition score			**146**	Superior