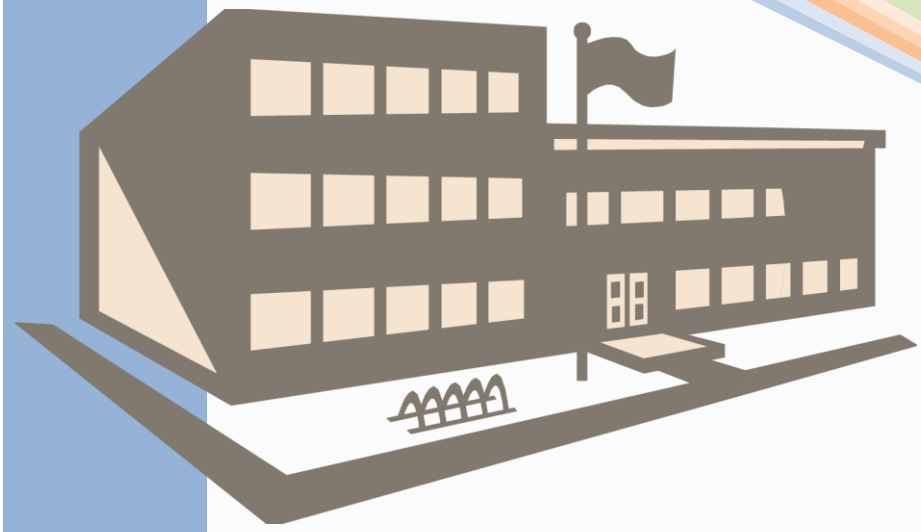
2015 FACILITY CONDITION SURVEY



Skagit Valley College

SURVEY CONDUCTED BY:
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State Board for Community
and Technical Colleges

Olympia, Washington

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ACKNOWLEDGMENTS

The following individuals are acknowledged for their participation in and contribution to the Skagit Valley College Facility Condition Survey.

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SECTION 1

NARRATIVE SUMMARY

Section 1

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INTRODUCTION

The facility condition survey is conducted by the State Board for Community and Technical Colleges (SBCTC) every two years. In 1989 the SBCTC directed that a facility condition survey be performed on all community college facilities owned by the state. The intent of the survey was to provide a determination of the physical condition of state-owned community college facilities, and to identify capital repair project candidates for funding consideration for the bi-annual state budget cycle. Starting in 1991, the five technical colleges and Seattle Vocational Institute were also included in this process.

The current survey continues the process begun in 1989 as a method of identifying and budgeting capital repair needs by applying a uniform process to all colleges system-wide. The capital repair candidate validation process uses a condition evaluation protocol and deficiency prioritization methodology applied in a consistent manner across all of the colleges. The process was initiated with a detailed baseline condition survey conducted at each college in 1989, followed by updates conducted every two years. In 1995 a detailed baseline survey was conducted once again. Updates have been conducted every two years since 1995.

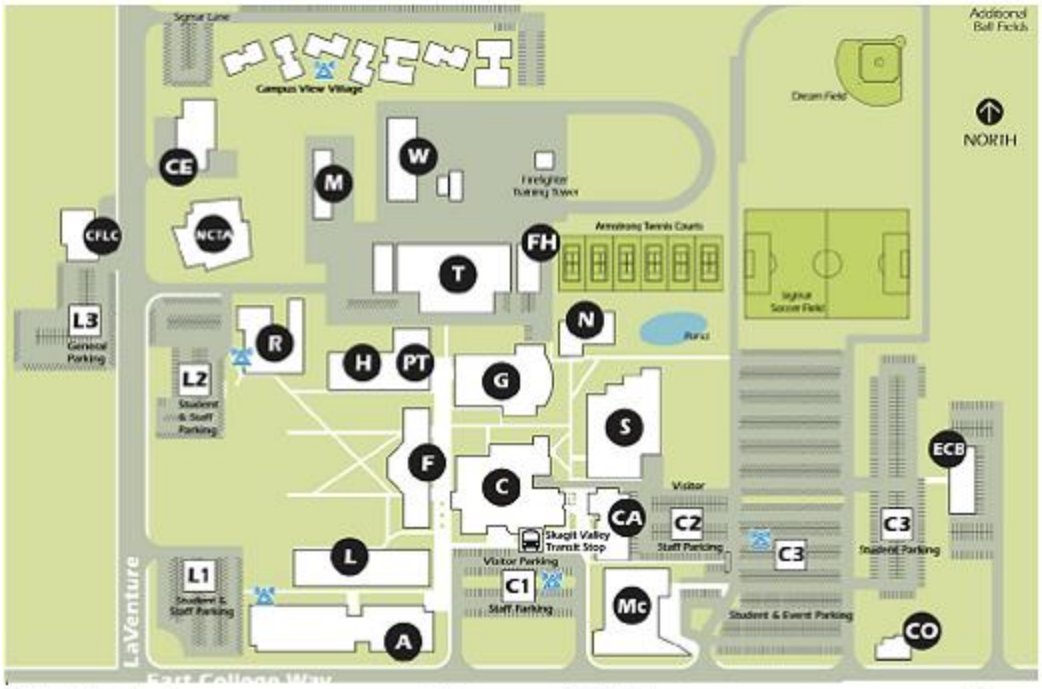
In 2001 the survey was augmented by a facility condition rating process whereby the overall condition of each college facility is rated by evaluating the condition of 20 separate technical adequacy characteristics. A score is calculated for each facility based on this evaluation. The condition rating process continues to be an integral part of the condition survey update process.

The focus of the 2015 survey update includes:

- Reviewing deficiencies documented in the previous survey that have either not been funded or only partially funded for the current biennium, and evaluating the current condition of those deficiencies;
- Updating the relative severity/priority of those deficiencies to result in a deficiency score to be used as a guide for repair request prioritizing and timing;
- Modifying the recommended corrective action for unfunded deficiencies if necessary, and updating the estimate of repair costs for capital repair project requests;
- Reviewing, validating, prioritizing, and estimating corrective costs for “emerging” deficiencies identified by the college as potentially requiring capital repairs;
- Updating the building and site condition ratings.

This survey is intended to assist the SBCTC in establishing the relative severity of each capital repair deficiency to allow system-wide prioritizing of each college repair request. The SBCTC will also be able to estimate the cost of the projects to be requested for its 2017-2019 capital budget.

The scope of the condition survey update, as determined by the SBCTC, includes major building systems, utility distribution systems, and some site elements. It does not include dormitories, parking lots, asbestos hazard identification, ADA compliance, new construction, construction currently under warranty, or facilities recently purchased.



Administrative Annex	CA	Ford Hall	F
Angst Hall	A	Hodson Hall	H
Child & Family Learning Center	CFLC	Knutzen Cardinal Center	C
Chinook Enterprises	CE	Lewis Hall	L
Cole Library	S	Maintenance Building	M
Connite House	CO	McIntyre Hall	Mc
Diesel Building	W	Nelson Hall	N
D Modular	D	Northwest Career & Technical Academy	NWCTA
DuVall Pavilion	G	Reeves Hall	R
East Campus Building	ECB	Roberts Hall	T
Field House	FH	Tarro Theatre	PT


Anacortes
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Northwest Career &
Technical Academy
1606 R Avenue
Anacortes, WA 98221
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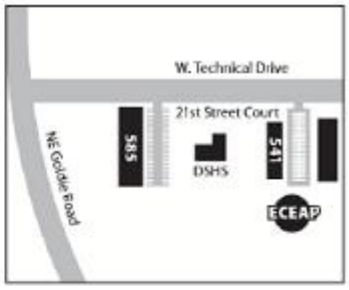
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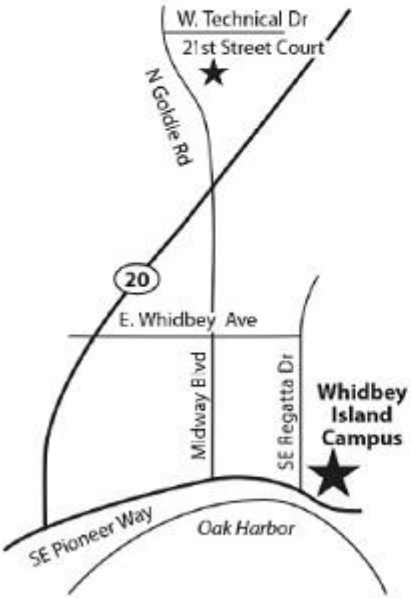
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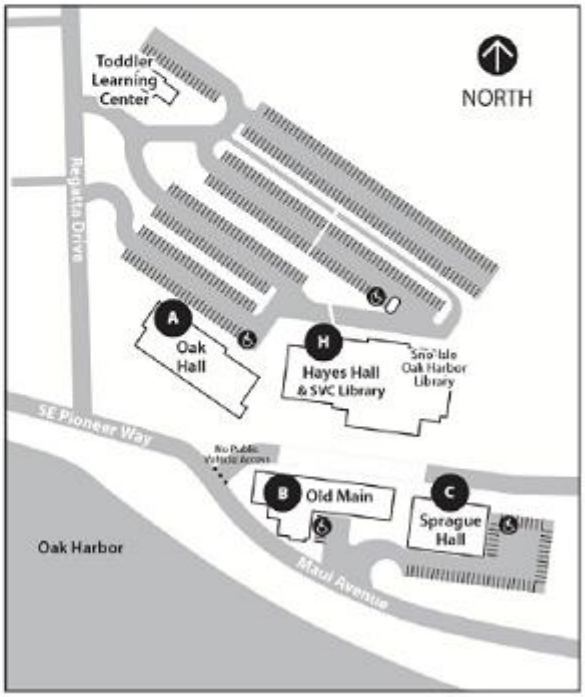
Toddler
Learning
Center
NORTH
Regatta Drive
A
Oak
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H
Hayes Hall
& SVC Library
Sno'Isle
Oak Harbor
Library
SE Pioneer Way
B
Old Main
C
Sprague
Hall
Oak Harbor
Maui Avenue

EXECUTIVE SUMMARY

The campus visit and validation assessment for this facility condition survey update for Skagit Valley College was conducted in 2015. The report will be used to help develop the 2017-2019 capital budget request.

This report includes two main focus areas. One focus area is the identification and evaluation of facility deficiencies that require capital funding. The deficiencies are scored and ranked to determine which projects will be proposed in the capital budget. The other focus is the evaluation of campus sites and buildings to determine the asset conditions. The buildings are scored using consistent criteria. These scores can be used by colleges that submit a major project request for consideration in the 2017-2019 capital budget.

Campus areas and facilities not owned by the State are not evaluated during the survey since they do not qualify for State capital appropriations. Also, dormitories, parking lots and other enterprise activities are not included because they have their own revenue source.

College Overview

Skagit Valley College serves the greater Mt. Vernon area, as well as communities throughout Skagit, Island and San Juan Counties. The main campus, located in the city of Mt. Vernon, has been in operation since 1958. The college also operates a satellite campus in the city of Oak Harbor and satellite facilities in five other locations.

The main campus is located on a 96-acre site that houses twenty-two permanent facilities and three modular facilities. The permanent facilities range in size from 473 GSF to 67,942 GSF. Fifteen of the permanent facilities are considered instructional/academic facilities, five are administrative and student support facilities, one is a maintenance facility, and one is a utility plant.

A satellite campus is located in Oak Harbor on Whidbey Island on a 9.5-acre site that houses five facilities ranging in size from 3,207 GSF to 40,725 GSF. Of the five facilities three are considered instructional/academic facilities, and two are multi-use facilities that include academic, administrative and student support functions. The oldest facility on this campus was originally constructed by the U.S. Navy in 1941. There is one additional site in Oak Harbor operated by the college. The site has an 8,000 GSF building located on a 1.4-acre site that houses an ECEAP program.

Two additional sites are operated by the college in downtown Mt. Vernon and on San Juan Island. The Downtown Center in Mt. Vernon consists of a single 10,262 GSF multi-use building that was constructed in 1936 as a post office and is considered a historic site. This building is leased out and may be put up for sale in the near future. The San Juan Center in Friday Harbor is a single 7,710 GSF multi-use building located on two acres.

The college also owns several portables located off-campus and used as Head Start program facilities.

Deficiency Survey Update Summary

Previous Survey

Several deficiencies were identified in the previous facility condition survey for the Skagit Valley College. Typically, the survey data for all college deficiencies are included in a single list and prioritized by severity. The prioritized list is then pared down to the most severe deficiencies based on the total dollar amount identified in the State Board's capital budget request for Minor Works Preservation projects.

The portion of the funding request related to an individual campus is determined by adding up all of the projects that are included in the pared down list for each campus. After the list is correctly sized, colleges are given the opportunity to make modifications to their preliminary list of projects, but are constrained by the pre-determined budget amount for their college. The State Board then uses the modified project data to help develop the final capital budget Minor Works Preservation request.

To address the worst deficiencies identified in the previous survey, the State Board submitted the following deficiencies as Minor Works Preservation projects in the 2015-2017 capital budget request (some of these have been combined into sub-projects in the budget request or subsequent allocations):

Deficiency F01: Replace entrance storefront system in the Gary Knudzen Cardinal Center building. Project cost estimate = $240,000

Deficiency F02: Replace hvac pneumatic valves in the Ford Hall building. Project cost estimate = $72,000

Deficiency R01: Replace roof membrane in the Norwood Cole Library building. Project cost estimate = $151,000

Deficiency S01: Replace concrete walk at the Whidbey Campus. Project cost estimate = $43,000

Survey Update

This condition survey update validated additional repair deficiencies and recommendations for funding. Many of the deficiencies have been recommended for funding in the 2017-2019 capital budget, however, any deferrable deficiencies should also be included in the budget in order of severity as funds allow.

The following table summarizes by funding category the number of deficiencies, average severity score, and estimated repair cost. Projects not recommended for funding are not included.

Category	Campus	Deficiencies	Average Deficiency Score	Total Repair Cost Estimate
Facility	Main Campus (040A)	2	59	$501,000
	Whidbey Campus (040C)	3	59	$698,000
Roof	Whidbey Campus (040C)	1	58	$451,000
Site	Main Campus (040A)	1	40	$339,000
College Total		7	56	$1,988,000

Capital Repair Requirement Deficiency Overview

All of the deficiencies identified during this survey are summarized below:

Deficiency F01
Main Campus (040A)
Location: Ford Hall (040-54)
Severity Score: 53
Construction Cost Estimate: $320,000

There are rotting pneumatic control tubing is rotten causing air leaks. The leaks are very difficult to locate and fix within walls. The college has had to tear open some walls to make repairs. The control system should be replaced.

Deficiency F02
Main Campus (040A)
Location: Gary Knutzen Cardinal Center (040-30)
Severity Score: 66
Construction Cost Estimate: $35,000

The kitchen makeup air and exhaust units fail frequently and require repairs to maintain the program. The units should be replaced.

Deficiency F03
Whidbey Campus (040C)
Location: Whidbey Old Main (040-11)
Severity Score: 50
Construction Cost Estimate: $21,000

The window seals have failed. Windows are not under warranty because the manufacturer is no longer in business. The windows should be replaced.

Deficiency F04
Whidbey Campus (040C)
Location: Whidbey Old Main (040-11)
Severity Score: 55
Construction Cost Estimate: $24,000

The doors have rotted out at the bottoms and should be replaced. The deck and soffits have also rotted out. The deck surface and soffit should be replaced.

Deficiency F05
Whidbey Campus (040C)
Location: Whidbey Old Main (040-11)
Severity Score: 70

Construction Cost Estimate: $450,000

The old pipes have become clogged and no longer allow hot water to flow to the heaters. The heaters no longer function. The clogged pipes and non-functioning heaters should be replaced.

Deficiency R01
Whidbey Campus (040C)
Location: Whidbey Old Main (040-11)
Severity Score: 58
Construction Cost Estimate: $320,000

There are leaks in multiple locations allowing water to infiltrate the building envelope and cause damage. The roofing should be replaced, however the college would like to replace the building. Therefore the roof should be repaired using an elastomeric or silicon based product. The envelope damage due to leaks should also be repaired.

Deficiency S01
Main Campus (040A)
Location: Site (040A)
Severity Score: 40
Construction Cost Estimate: $240,000

Pavers are a constant maintenance problem because of settling. They constantly need to be repaired to prevent trip hazards. The college has had preliminary steps towards a lawsuit in the past. The pavers should be replaced. A project with a cost below $25,000 is considered maintenance.

The following table summarizes the average severity score and estimated repair cost. The data is sorted by facility.

Campus & Location	Deficiencies	Average Score	Estimated Total Cost	Current Replacement Value	Facility Condition Index
Main Campus (040A)					
Ford Hall (040-54)	1	53	$451,000	$7,528,400	6.0%
Gary Knutzen Cardinal Center (040-30)	1	66	$50,000	$9,149,256	0.5%
Site (040A)	1	40	$339,000	N/A	N/A
Whidbey Campus (040C)					
Whidbey Old Main (040-11)	4	58	$1,149,000	$34,888,392	3.3%
College Total	7	56	$1,988,000		

Facility Condition Index (FCI) = Project Cost / Current Replacement Value

A building in poor condition will have a higher FCI

The following table summarizes the number of deficiencies, average severity score and estimated repair cost. The data is sorted by probable deficiency cause.

Campus & Location	Deficiencies	Average Score	Estimated Total Cost
Main Campus (040A)			
Age/Wear	2	59	$501,000
Design	1	40	$339,000
Whidbey Campus (040C)			
Age/Wear	2	64	$1,086,000
Weather	2	53	$64,000
College Total	7	56	$1,988,000

Since capital funding is derived largely from long-term State bond indebtedness, the investment of capital repair dollars in a facility should likewise result in a long-term benefit, a minimum of thirteen years according to OFM guidelines. This means that facilities for which capital repair dollars are being requested should have a reasonable remaining life expectancy to recover the repair dollar investment. Therefore, capital repair requests for facilities that a college has identified as a high priority for renovation or replacement are carefully scrutinized to determine whether the requests should instead be incorporated into any renovation or replacement proposal that is submitted. Typically, capital repair requirements identified in a facility that is being considered for renovation or replacement are backlogged pending receipt of renovation or replacement funding.

Major Infrastructure Overview

The current campus master plan for the main campus, completed in 2007, discusses utility systems and related issues in Appendix II of the plan document.

In 2007 a study of needed storm water improvements at the college was conducted by AHBL, Inc. This study indicated as background that the City of Olympia's 2005 Storm water manual places additional drainage requirements on the development of any new building projects. While the threshold which triggers the redevelopment requirement remains the same as in the preceding manual, the methodology used to determine the required volume of storm water detention has increased significantly.

The electrical and water infrastructure have both been updated in 2000. There have also been minor repairs on the storm system due to root infiltration.

The AHBL report indicated that if a detailed assessment of existing campus value, and the anticipated construction budget for three projects in process at the time, exceeded the 25% threshold of assessed value in the city's storm water manual, the college would be required to modify existing detention facilities and add new facilities to provide adequate storage from impervious surface drainage.

The report recommended a further detailed assessment and development of a strategy for the implementation of detention storage mitigation, phased with construction of the next series of campus projects.

This appears to be the major infrastructure concern identified at the college at this time.

Consistency of Repair Requests with Facility Master Planning

One of the criteria used for the capital repair request validation process is to review the college's master or facilities plan to determine what the medium and long-term planning and programming objectives of the college are with respect to the facilities for which capital repair dollars are being considered. The primary focus is to determine what the college considers the remaining life of these facilities to be, which will determine whether or not the proposed capital repair projects have economic merit.

The deficiencies that have been identified in this condition survey are located in buildings and campus grounds that will likely be utilized for at least the next fifteen years or are in buildings that are slated for renovation or replacement, but require minor repairs to continue basic use of the space. a

Building Condition Rating Overview

The condition rating of the facilities at Skagit Valley College that are included in this condition survey update ranges from “597” to “146”, and varies significantly, as shown in the following table. The rating scores presented in this summary were generated by the condition analysis conducted as part of the 2015 condition survey update.

In some cases, larger buildings are broken into smaller sections to be scored independently. These newly defined building sections are identified in this report by the “- Partial” label included at the end of the building name. A description of the newly identified building section is provided in the “Building Condition Rating” section.

Building Name	Building Number	Size (SF)	Previous Score	Updated Score
Administrative Annex (040-37)	04037	16,519	190	171
Angst Hall (040-55)	04055	67,942	146	146
Boiler (040-20)	04020	1,443	202	228
Child & Family Learning Center (040-42)	04042	4,792	None	267
Diesel Building (040-86)	04086	10,900	292	325
East Campus Building (040-92)	04092	10,250	314	328
Fire Fighting Storage (040-88)	04088	480	466	480
Fire Station (040-81)	04081	2,400	278	360
Fire Training Tower (040-71)	04071	5,100	146	250
Ford Hall (040-54)	04054	23,600	298	310
Gary Knutzen Cardinal Center (040-30)	04030	27,558	190	204
Greenhouse (040-99)	04099	2,628	166	196
Hodson Exterior Restroom (040-41)	04041	473	372	362
Hodson Hall (040-40)	04040	30,346	186	198
Maintenance Bldg (040-21)	04021	4,800	450	469
Marine Tech Strg Bldg (040-14)	04014	3,024	230	250

Nelson Hall (040-82)	04082	13,055	190	190
Norwood Cole Library (040-70)	04070	26,730	298	321
Oak Hall (040-16)	04016	40,725	158	182
Pavilion (040-50)	04050	27,252	258	282
Reeves Hall (040-85)	04085	21,970	484	469
Roberts Hall (040-80)	04080	33,281	292	327
San Juan Center (040-89)	04089	7,710	308	312
Sprague Hall (040-15)	04015	6,048	472	486
Truck Driver Classroom (040-87)	04087	1,792	506	597
Whidbey Child Care Center (040-19)	04019	3,207	234	246
Whidbey Eceap (040-17)	04017	8,000	334	357
Whidbey Hayes Hall (040-18)	04018	15,562	226	229
Whidbey Marine Tech (040-13)	04013	12,720	342	350
Whidbey Old Main (040-11)	04011	27,342	406	426

Grand Total Area (SF)	457,649
Weighted Average Score	269

146 To 175 = Superior

176 To 275 = Adequate

276 To 350 = Needs Improvement/Additional Maintenance

351 To 475 = Needs Improvement/Renovation

476 To 730 = Replace or Renovate

The rating scores for permanent college facilities that were rated range from a low of 146 to a high of 597, with a lower score indicating a better overall condition rating. (See the Site/Building Condition Scoring Overview and Ratings section for a breakdown of the rating scores.) In general, the better scores were received by the newer facilities and by facilities that have undergone remodels in recent years.

Furthermore, buildings in the construction phase of a major renovation at the time of the survey were rated based on the anticipated condition of the facility after the project is completed. This concept was also applied to major system renovations. Partial renovations and additions were rated based on the average condition of the existing and renovated components of the facility.

In some cases a portion of a larger building was given an independent score. This can be used to request a major project using the defined smaller portion of the building. The overall score for a split building is also shown and includes the total area in the building.

The weighted average score for all rated facilities is 269 for this survey. Based on this score, the overall average condition of the college = “Adequate”. Independent building scores indicate that 13 of the 30 college facilities are rated as either Superior or Adequate. The State Board goal is to bring all building conditions up to the “Adequate” rating or better by 2020. The survey data over the last 10 years suggests that this goal is attainable if capital funding levels remain constant.

Maintenance Management Concerns

Previous State of Washington capital and operating budgets were significantly impacted by the recent recession. The impact of the recession directly affected the level of funding appropriated to the community and technical colleges. As a result, facility maintenance budgets were reduced accordingly. Some college maintenance staffing levels have not returned to their pre-recession level.

One symptom of a reduced maintenance staffing level of is an increase in deferred maintenance. Another result of the temporarily reduced funding level is the trend to approach maintenance with a "repair by replacement" strategy, which is a more expensive approach to maintaining a facility and merely replaces the operating costs with higher capital costs.

Custodial and maintenance personnel are being asked to do more. The amount of square feet maintained per full-time custodian increased by 16 percent; the amount of square feet maintained per full-time maintenance worker increased by 13 percent from the study completed in 2007.

Troubleshooting equipment and taking the time to effect repairs may not be seen as a priority when funding is tight. However, the resulting long-term costs are far higher than following a prudent policy of balancing reasonable and cost-effective repairs and justifiable replacement.

Many facilities have older large equipment, especially HVAC equipment such as air handlers. This equipment, when manufactured, was very well constructed, often to industrial standards, as compared to commercial equipment manufactured today, which is very often much less robust. Much of this older equipment can be cost-effectively repaired. Fans, motor, dampers, heating/cooling coils, shafts and bearings in air handlers can all be replaced as they fail, without the added expense of replacing the case, which often requires expensive structural work because of size and location. Why throw away a chiller, when only the compressors are bad, and when they can often be rebuilt? A lot of smaller unitized equipment can similarly be repaired instead of simply replaced.

This tendency toward replacement rather than repair also too often extends to roofs. Many times the problems that occur with roof membranes can be satisfactorily resolved with repairs or partial replacement instead of wholesale replacement of the entire membrane. This will require more rigorous investigation to determine the extent of problems, often by employing thermal scanning and/or core sampling to determine the extent of leaks or membrane condition as well as condition of underlying insulation. This does cost some money, but if it can save $175,000 to $275,000 for the average replacement cost of a roof, or if repairs can extend the life of the membrane for five to ten more years, it is certainly money well spent.

Roof membranes with a low initial investment often win out over alternatives that may have a higher initial cost, but a lower life-cycle cost. The use of single-ply PCV or TPO membranes seems to be a preferred design option for new buildings and for membrane replacements. These may be a low cost option, but not a good choice for many applications. On a building with a lot of rooftop equipment and penetrations, single-ply membranes have a short life due to the abuse they sustain by people constantly walking and working around equipment on the roof. Such roofs almost always fare better with a torch-down membrane with a mineral-surfaced cap sheet, which are somewhat more costly initially, but typically last much longer and have lower life-cycle maintenance costs.

If the expertise to troubleshoot and to really analyze the condition of building systems does not exist within the maintenance organization, the organization must make sure that the consultants it hires have the experience and expertise to provide effective troubleshooting and diagnosis, and that they can provide reasonable alternative solutions to a problem. Having design expertise is simply not enough. The same is true of contractors. A contractor should not be allowed to take the easy way out and simply recommend replacement when there could be cost-effective repair alternatives. The emphasis should be on contractors and consultants who can provide more than one solution to a maintenance problem, and insure that those solutions are reasonable and cost-effective.

Another increasing concern is DDC control systems. There appears to be a built-in obsolescence factor in these systems, such that manufacturers seem to be recommending replacement about every twelve years. Over the last two to three biennia the survey team has found that colleges are being told that their systems are “obsolete” and will no longer be supported, that replacement parts will no longer be manufactured and that the college needs to upgrade to the latest system, often at very high cost. Attempting to determine the truth of these claims from manufacturers and their distributors has proved very difficult. To test these claims the survey consultant, starting in 2009, asked colleges that requested DDC replacements to have the manufacturer and distributor provide written, signed confirmation that a system would no longer be supported as of a given date, that replacement parts would no longer be available as of a given date, and that there was no third party source of replacement parts. To date no such documentation has been forthcoming from either manufacturers or distributors.

The trend of college maintenance organizations is to make do with less for the foreseeable future. This being the case, they need to make sure that their available maintenance funds are allocated in the most cost-effective manner possible. In practice this will mean giving a lot more thought to what should and can reasonably be rebuilt or repaired rather than simply replaced. It will also mean starting to apply the principles of life-cycle cost analysis and alternatives analysis to repair and replacement decisions.

Facility Condition Survey Report Format

This facility condition survey report is divided into two major sections that present the survey data in varying degrees of detail. Section I is titled *"Narrative Summary"* and includes four subsections. Section II is titled *"Summary/Detail Reports"* and includes three subsections.

Section I - Narrative Summary

The *"Introduction and Executive Summary"* is the first subsection. It includes an overview of the survey objectives; an overview of the college; a summary update of deficiencies funded from the previous survey; an overview of capital repair requests being submitted for the 2017-2019 biennium; a discussion of major infrastructure issues; significant maintenance/repair issues identified by the college maintenance organization, which the survey team determined could not be addressed through the capital repair process; a discussion of the consistency of repair requests with facility master planning; and a building condition rating overview.

The second subsection is titled *"Facility Replacement and Renovation Proposals"* and discusses facilities that are viewed by the college as prime candidates for replacement and major renovation.

The third subsection is titled "*Facility Maintenance Management Overview."* It presents an overview and discussion of maintenance staffing and funding; and an overview and discussion of facility maintenance management issues.

The fourth subsection is titled *"Survey Methodology"* and discusses the methodology of the condition survey, including the survey process; deficiency documentation; deficiency severity scoring; cost estimating; and data management and reporting.

Section II - Summary/Detail Reports

The *"Summary/Detail Reports"* section of the report presents both summary and detail deficiency data. The first subsection is titled *"Repair Programming Summary"* and provides a summary deficiency cost estimate by building and by the criticality or deferability assigned to each deficiency, and a facility repair programming summary report.

The repair programming summary report provides both descriptive and cost deficiency data for each facility, categorized by the criticality or deferability assigned to each deficiency.

The second subsection is titled *"Detailed Deficiency Data"* and contains the detailed deficiency data for each facility wherein deficiencies were identified. Each individual deficiency report page provides detailed information on a single deficiency.

The third subsection is titled *"Site/Building Condition Scoring Overview and Ratings"* and contains a discussion of the facility and site rating process; an overview of facility and site condition; the site rating sheet for the main campus and any satellite campuses; and the building condition rating sheets for each facility.

The report also contains three appendices. *Appendix A* provides a detailed overview of the deficiency severity scoring methodology employed by the survey team. *Appendix B* provides an overview of the building/site condition analysis process, including the evaluation standards and forms used in the analysis. *Appendix C* contains the capital repair request validation criteria that were first developed for the 2001 survey process to insure a consistent approach in identifying candidates for capital repair funding.

FACILITY DEVELOPMENT HISTORY

Development of the main campus of Skagit Valley College has taken place over a fifty-five year period, starting in 1956 with the construction of the Pavilion building. By 1960 nine additional facilities were constructed. The next major phases of construction occurred in the 1970s, when six facilities were constructed, and in the 1980s when an additional five facilities were constructed. Seven additional facilities were constructed in the 1990s.

Only one new facility has been constructed since 1998, the new Angst Hall, which was completed in 2009.

Design funding has been received for a new academic and student services building for the main campus, and design has been completed.

The Whidbey Campus at Oak Harbor became operational in 1970, with the donation of Whidbey Old Main, a former Navy hospital constructed in 1941, to the college. A second building, Sprague Hall, is comprised of portables acquired from the Boeing Co. in 1967. Two additional buildings were constructed during the 1990s, and the newest building, Oak Hall, was constructed in 2003.

The Marine Technology site facilities in Oak Harbor were constructed in 1976 and 1995 respectively. The EACAP facility in Oak Harbor was constructed in 1985.

The facility at the San Juan Center site in Friday Harbor was constructed in 1996. The Downtown Center facility was originally constructed in 1935 as a post office facility. It was renovated by the college in 1988.

Facility planning

The date of the most recent master plan(s) for the college campuses is shown below. During the survey, the college was asked to identify the top four priorities for facility renovation, replacement and demolition based on the master plan(s). This information was used to better understand the future needs of the college, but also to further evaluate the need for repair work. A deficiency located within a building planned for renovation, replacement or demolition was typically not considered for funding if the work was not absolutely required to maintain program functions until the larger project could be funded. It is difficult to justify spending capital funds on an asset that will likely be removed or replaced within a short period of time. The following table summarizes the college planning priories.

Master Plan

Campus	Most recent full plan	Most recent update
Concrete Hs Site (040K)	Need Data	N/A
Downtown Center (040B)	2011	N/A
Graphic Arts Site (040F)	2005	N/A

Main Campus (040A)	2013	N/A
Marine Technology Site (040E)	Need Data	N/A
San Juan Center (040H)	Part of other plan	
San Juan Hs Site (040I)	Part of other plan	
Sedro Woolley Hs Site (040L)	Part of other plan	
Washington School Hs Site (040G)	Part of other plan	
Whidbey Campus (040C)	Part of other plan	

Renovation Priorities

Building	Largest program deficiency or need
Roberts Hall (040-80)	Modernize - Improve instructional infrastructure

Replacement Priorities

Building	Largest program deficiency or need
Norwood Cole Library (040-70)	Poor configuration - Programs cannot function in space

Whidbey Old Main (040-11)	Poor condition - Several major systems failing
Sprague Hall (040-15)	Poor condition - Several major systems failing
Diesel Building (040-86)	Poor condition - Several major systems failing

Demolition Priorities

Building	Planned demolition year
Ford Hall (040-54)	2022
Administrative Annex (040-37)	2022
Fire Fighting Storage (040-88)	2022
East Campus Building (040-92)	2022

FACILITY MAINTENANCE MANAGEMENT

A questionnaire was sent to each college soliciting input from the college maintenance organization on maintenance staffing, the status of the PM program, annual workload, how work is managed, and annual maintenance expenditures. The responses from Skagit Valley College have been analyzed and are discussed below. The data is used to generate an overview of facility maintenance management effectiveness at the college, and is also used to compare all colleges statewide.

The maintenance questionnaire provides data to evaluate and compare maintenance staffing levels and maintenance expenditures. College responses are compared with benchmarking data available from national organizations to help identify variances.

Maintenance Staffing and Expenditure Overview

The benchmarking data for maintenance staffing and expenditures used in previous condition survey updates has come primarily from the International Facility Management Association (IFMA). This organization periodically collects and publishes comparative data gathered through in-depth surveys of a wide variety of maintenance organizations. IFMA completed the last major facility operations and maintenance survey in 2008. That data was reported in a publication titled "Operations and Maintenance Benchmarks – Research Report #32," published in mid-2009.

Similar comparative data was found to be available from an annual maintenance and operations cost study for colleges conducted through a national survey by American School & University (ASU) magazine. The most recent data from this source is their 38th annual study published in April of 2009.

Maintenance Staffing

The Skagit Valley College facility encompasses approximately 457,649 GSF, not including leased facilities. The campus maintenance staff has the following composition:

Maintenance Staff (DOP Classification)	Maint. Hrs Per Wk	Estimated Staff Cost (Salary + Benefits)
Maintenance Mechanic 3	40	$68,772
Maintenance Mechanic 3	40	$68,772

Maintenance Mechanic 3	40	$68,772
Maintenance Mechanic 2	40	$63,942
Maintenance Mechanic 1	40	$57,920
Buildings and Grounds Supervisor B	40	$79,772

Many colleges supplement the maintenance staff effort by hiring outside contractors to complete some of the maintenance activities. A comparative analysis of total maintenance effort at the colleges requires that the outside contractor data be included in the total maintenance effort. See the "Overall Maintenance Comparison" section below for the comparative analysis.

IFMA Survey Comparison

For comparison with the community colleges, the size range of 250,000 to 500,000 GSF was selected from the IFMA data as representative of the average size of a state campus. The average total maintenance staffing reported by IFMA in 2009 for this size of plant was **8.7** FTEs. Dividing the upper end of the selected range (500,000 GSF) by the FTE staffing provides the number of GSF maintained per FTE -- **57,471 GSF**.

In its 2009 report, IFMA also provided comparative data for the average number of maintenance staff by specific categories of maintenance personnel (e.g. electricians, painters, etc.), using the same ranges of physical plant size as for total staffing. This data, which is presented below, could be useful for evaluating the college's existing staffing in terms of specific trades/capabilities and staffing numbers.

Staff position	Average number of staff
Supervisor (incl. Foremen)	1.75
Administrative Support (incl. Help Desk)	2.38
Electricians	1.28
Plumbers	1.13

Controls Techs.	0.94
HVAC and Central Plant	1.93
Painters	1.25
Carpenters	1.28
General Workers	3.22
Locksmiths	0.96

ASU Survey Comparison

The American School & University (ASU) magazine cost study provides data on the average number of maintenance employees and the average GSF of physical plant maintained per employee. However, unlike the IFMA data, this data is not broken down by size ranges of physical plant. The average number of maintenance employees in the 37th annual study was reported as **eight** FTEs per college or university. The corresponding data was not available in the most recent, 38th annual study. The average number of GSF maintained per FTE was reported as **79,293** in the 38th annual study. Using the average number of FTE's identified in the 37th study and the average GSF per FTE identified in the 38th Study, it can be determined that the average campus included roughly 635,000 square feet of buildings.

Maintenance Expenditures

The total cost of maintenance is the sum of the total cost of college maintenance staff, outside maintenance contracts and maintenance material. Based on this assumption, the total maintenance cost per gross square foot is calculated and shown in the table below. It was critical to include outside contract data since there was significantly different levels of outside contracts for each college.

Some data was not tracked by the colleges, making it difficult to compare the college with benchmark data. As colleges move to more sophisticated tracking software, this data should become more accurate.

Total Estimated Maintenance Staff Cost	Total Cost of Outside Contracts	Cost of Maintenance Material	Total Maintenance Cost per GSF
$471,893	$10,000	$164,900	$1.41

Staff costs were calculated using current Department of Personnel job classification salary data and estimated benefits costs (salary x 1.36 = total cost). If the college did not have the ability to track or did not provide outside maintenance contract expenses, this cost data may be roughly 10% to 30% below actual total maintenance costs. Staff repair efforts related to capital projects (likely funded by Capital Budget bill appropriations) is included in this calculation and varies by college, but this data was difficult to isolate at the time of this survey.

OVERALL MAINTENANCE COMPARISON

The following table compares the college maintenance staff FTEs and area per FTE (GSF/FTE) to other colleges and to the IFMA and ASU averages. Since some colleges spent maintenance funds on outside contracts to supplement their staff efforts, an estimated contract FTE number was generated based on the average annual total contracted amount. If the college did not have the ability to accurately track or did not provide outside maintenance contract expenses, the “Equivalent Contract FTE” data is inaccurate (zero FTEs). This “Equivalent Contract FTE” calculation assumes that the external contracts were primarily labor only. The “Combined Total FTEs” data attempts to reflect the combined in-house and contracted maintenance effort. This analytical approach allows data comparisons between facilities that complete all work with internal staff to facilities that contract out some of their work.

	No. of College Maintenance FTEs	Est. No. of Equivalent Contract FTEs**	Combined Total FTEs	GSF / Combined Total FTEs	Maintenance Cost / GSF
College (SVC)	7.0	0.2	7.2	64,006	$1.41
Average College (weighted)			7.8	86,337	$0.84
IFMA			8.7	57,471	
ASU			8.0	69,873	

** Estimated by dividing the average total fiscal year cost of contracted maintenance work by the statewide average cost of college maintenance FTEs

This data will likely include some level of inaccuracy because of inconsistent data recording methods implemented at each college. It is also difficult to compare college data to the IFMA and ASU data because of similar reasons. The college comparison should become more accurate as the statewide maintenance tracking system is implemented.

Maintenance Philosophy

During the survey process the college maintenance organization was asked to self-rate the level of maintenance at the college based on responses to questions developed by the APPA in the form of a matrix. The APPA matrix identifies five maintenance levels and asks the organization to determine which level applies to his/her institution for each of eleven different measures of maintenance performance, and as a whole. The five maintenance levels are:

1) Showpiece Institution;
2) Comprehensive Stewardship;
3) Managed Care;

4) Reactive Management;

5) Crisis Response.

It is felt that this rating, which measures a very comprehensive set of maintenance performance indicators, reflects to a great extent the overall maintenance philosophy that exists at each college. This is viewed as a useful metric for comparing maintenance effectiveness among the community and technical colleges.

The Skagit Valley College maintenance organization has rated the college as a Managed Care institution in response to this query. The elements that define this rating can be viewed on the following page.

MAINTENANCE LEVEL MATRIX (Based on APPA Guidelines)

Level	1	2	3	4	5
Description	**Showpiece Institution**	**Comp. Stewardship**	**Managed Care**	**Reactive Management**	**Crisis Response**
Customer Service/ Response Time	Able to respond to virtually any type of service; immediate response	Average response time for most service needs, including limited non-maintenance activities is one week or less	Services available only by reducing maintenance, with average response times of two weeks or less	Services available only by reducing maintenance, with average response times of one month or less	Service not available unless directed from administration; none provided except for emergencies
Customer Satisfaction	Proud of facilities; high level of trust for the facilities organization	Satisfied with facilities related services; usually complementary of facilities staff	Accustomed to basic level of facilities care. Generally able to perform mission duties but lack pride in physical environment	Generally critical of cost, respon and quality of services	Consistent customer ridicule and mistrust of facilities services
Preventive Maintenance v Corrective Maintenance Ratio	100% PM	75-100% PM 0-25% Corrective	50-75% PM 25-50% Corrective	25-50% PM 50-75% Corrective	0% PM
Maintenance Mix	All recommended PM scheduled and performed on time. Reactive maintenance minimized to things that are unavoidable or minimal. Emergencies are very infrequent and handled efficiently	Well-developed PM program with most PM done at a frequency on slightly less than defined schedu Reactive maintenance required only due to premature system wear out. Only occasional emergency work required	Reactive maintenance predomina due to system failing to perform, especially during harsh seasona peaks. Effort still made to do PM Priority to schedule as staff and time permit. High number of emergencies is routine.	Worn-out systems require staff t be scheduled to react to poorly performing systems. Significant time spent procuring parts and services due to high number of emergencies. PM is done inconsistently and only for simple tasks.	No PM performed due to more pressing problems. Reactive maintenance predominates due to worn out systems that fail frequently. Good emergency response due to extreme frequency of occurrences.
Interior Aesthetics	Like-new finishes	Clean/crisp finishes	Average finishes	Dingy finishes	Neglected finishes
Exterior Aesthetics	Windows, doors, trim and exteri walls are like new	Watertight and clean. Good exterior appearance	Minor leaks and blemishes Average appearance	Somewhat drafty and leaky. Rou looking exterior. Extra painting routinely necessary	Inoperable, leaky windows unpainted surfaces, significant air and water penetration poor overall appearance
Lighting Aesthetics	Bright, clean attractive lighting	Bright, clean attractive lighting	Small percentage of lights are routinely out, but generally well li and clean	Numerous lights generally out, some missing diffusers; seconda areas are dark	dark, lots of shadows, bulbs and diffusers missing, damaged and missing hardware

Service Efficiency	Maintenance activities highly organized and focused. Typical equipment/building components fully functional and in excellent operating condition. Service and maintenance calls responded to immediately. Buildings and equipment routinely upgraded to keep current with modern standards and usage	Maintenance activities organized with direction. Equipment and bldg. components usually functio and in operating condition. Servic and maintenance calls responde to in timely manner. Buildings and equipment regularly upgraded to keep current with modern standards/usage	Maintenance activities somewha organized, but remain people dependent. Equipment/building components mostly functional but suffer occasional breakdow Service and maintenance call response times are variable and sporadic, without apparent caus Buildings/equipment periodically upgraded but no enough to contr effects of normal usage and deterioration.	Maintenance activities are chaoti and people dependent. Equipmer and building components are frequently broken and inoperativ service and maintenance calls a typically not responded to in a timely manner. Normal usage and deterioration is unabated, making buildings and equipment inadequate to meet needs.	Maintenance activities are chaoti and without direction. Equipment and building components are routinely broken and inoperative. Service and maintenance calls a never responded to in a timely manner. Normal usage and deterioration is unabated, making building and equipment inadequate to meet needs.
Building System Reliability	Breakdown maintenance is rare and limited to vandalism and abuse repairs.	Breakdown maintenance is limited to system components short of mean time between failure (MTBF)	Building and system components periodically or often fail.	Many systems are unreliable. Constant need for repair. Repair backlog exceeds resources.	Many systems are non-functiona Repairs are only instituted for life safety issues.
Facility Maintenance Operating Budget as a % of Current Replacement Value	>4%	3.5-4.0%	3.0-3.5%	2.5-3.0%	<2.5%

SURVEY METHODOLOGY

One of the primary objectives of the 2015-2017 facility condition survey is to identify building and site deficiencies. This process includes two primary focus areas. The first focus area is to re-evaluate deficiencies that were identified in the previous survey, but were not included or were only partially funded in the current capital budget. The second focus area is to incorporate emergent deficiencies identified by the college that qualify as capital repair needs into this update. All college deficiencies identified during this survey were prioritized using a scoring algorithm to derive a deficiency score for each deficiency. The resulting prioritized list was used to help determine the minor works preservation portion of the agency's capital budget request.

Survey Process

The facility condition survey itself was conducted as a five-part process. First, a listing of facilities for each campus was obtained in order to verify the currency and accuracy of facility identification numbers and names, including the new assigned State ID numbers and facility GSF.

Second, a proposed field visit schedule was developed and transmitted to the facility maintenance directors at each college. Once any feedback as to schedule suitability was received, the schedule was finalized.

Third, the field visit to each colleges consisted on an in-brief, an evaluation and validation of the capital repair deficiencies proposed by the college, a building condition rating update, and a debrief. The in-brief consisted of a meeting with college maintenance personnel to review the funded and unfunded 2013-2015 deficiencies, discuss the emergent capital repair deficiency candidates to be validated and evaluated, and arrange for escorts and space access. The survey was conducted by the SBCTC chief architect. During the survey process the chief architect interacted with college maintenance personnel to clarify questions, obtain input as to equipment operating and maintenance histories, and discuss suspected non-observable problems with hidden systems and/or components.

In addition to the condition survey update, a building condition rating update was also conducted. The objective of this update is to provide an overall comparative assessment of each building at a college, as well as a comparison of facility condition among colleges. Each facility is rated on the overall condition of 20 separate building system and technical characteristics. A total rating score is generated for each facility to

serve as a baseline of overall condition that is used to measure improvements as well as deterioration in facility condition over time.

A site condition analysis was also conducted of each separate site at a college. The site analysis rates eight separate site characteristics to provide an overall adequacy and needs evaluation of each college site. **The rating and scoring processes for both analyses are discussed in *Appendix B*.**

Upon conclusion of the field evaluations, an exit debriefing was held with college maintenance personnel to discuss the deficiencies that would be included in the condition survey update by the chief architect and to answer any final questions.

The fourth part of the process consisted of developing or updating MACC costs for each deficiency and preparing the deficiency data for entry into the database management system.

The last step in the process involved the preparation of the final deficiency reports represented by this document.

The condition survey methodology used is comprised of four basic elements:

1) A set of repair and maintenance standards intended to provide a baseline against which to conduct the condition assessment process;
2) A deficiency scoring methodology designed to allow consistent scoring of capital repair deficiencies for prioritization decisions for funding allocation;
3) A "conservative" cost estimating process;
4) A database management system designed to generate a set of standardized detail and summary reports from the deficiency data.

Repair/Maintenance Standards

Repair and maintenance standards originally developed for the 1995 baseline survey continue to be used by the survey teams as a reference baseline for conducting the condition survey. The standards were designed as a tool

to assist facility condition assessment personnel by identifying minimum acceptable standards for building system condition. The standards provide a series of benchmarks that focus on:

- Maintaining a facility in a weather tight condition;
- Providing an adequate level of health and safety for occupants;
- Safeguarding capital investment in facilities;
- Helping meet or exceed the projected design life of key facility systems;
- Providing a baseline for maintenance planning.

Deficiency Documentation

Documentation of emerging capital repair deficiencies was accomplished using a field data collection protocol. The deficiency data collection protocol includes five elements:

1) Campus/building identification information and deficiency designation;
2) Capital repair category and component identification;
3) Deficiency description, location, and associated quantity information;
4) Deficiency prioritization scoring choices;
5) Alternative repair information, if applicable, and a MACC cost estimate.

Deficiency Scoring

To assist in the process of allocating capital repair funding, each deficiency receives a score that reflects its relative severity or priority compared to other deficiencies. The scoring system is designed to maximize the objectivity of the surveyor.

A two-step scoring process has been developed for this purpose. First, a deficiency is designated as immediate, deferrable or future, based on the following definitions:

Immediate - A deficiency that immediately impacts facility systems or programs and should be corrected as soon as possible. This type of deficiency is recommended to be included in the 2017-2019 proposed capital budget.

Deferrable - A deficiency that does not immediately impact facility systems or programs where repairs or replacement can be deferred. This type of deficiency is recommended to be included in the capital budget immediately following the 2017-2019 biennium.

Future - A deficiency that does not immediately impact facility systems or programs where repairs or replacement can be deferred beyond the next two biennia.

Second, a priority is assigned to the deficiency by selecting either one or two potential levels of impact in descending order of relative importance:

- Health/Safety
- Building Function Use
- System Use
- Increased Repair/Replacement Cost
- Increased Operating Cost
- Quality of Use

Each impact choice is relatively less important than the one preceding it, and is assigned a percentage. If two priorities are chosen, they must total 100%.

A score is calculated for each deficiency by multiplying the deficiency category score by the priority score.

A detailed discussion of the deficiency severity scoring methodology is provided in *Appendix A*.

Cost Estimates

The Maximum Allowable Construction Cost (MACC) cost estimates that have been provided for each deficiency represent the total labor and material cost for correcting the deficiency, including sub-contractor overhead and profit. The estimates are based either on the R.S. Means series of construction and repair and remodeling cost guides, data from campus consultants provided to the SBCTC by the college, or from the facility maintenance staff. In some cases cost estimates were obtained directly from vendors or construction specialists.

The cost estimates provided have been developed to be "conservative" in terms of total cost. However, since the condition survey is based on a visual assessment, there are often aspects of a deficiency that cannot be ascertained as they are hidden from view and a clear picture of the extent of deterioration cannot be determined until such time as a repair is actually undertaken.

In some cases, if it is strongly suspected or evident that an unobservable condition exists, the cost estimate is increased to include this contingency. However, assumptions about underlying conditions are often difficult to make and, unless there is compelling evidence, such as a detailed engineering or architectural assessment, the estimate will not reflect non-observable or non-ascertainable conditions. Similarly, the extent of many structural deficiencies that may be behind walls, above ceilings, or below floors is not visible and there are often no apparent signs of additional damage beyond what is apparent on the surface. In such situations the cost estimate only includes the observable deficiency unless documentation to the contrary is provided. This can, and has in many instances, resulted in what may be termed "latent conditions," where the actual repair cost once work is undertaken is higher than the original MACC estimate. Typically a contingency amount is added into the MACC estimate. However, even this may not be enough in some cases to cover some unforeseen costs.

Alternatively, "scope creep" sometimes occurs due to college decisions to change the scope of the repair after funding is received compared to what the deficiency write-up envisioned. Such modifications may occur for a variety of reasons. However, since the survey consultant is not performing a design when developing the deficiency write-up, changes in scope once a deficiency is finalized may result in inadequate funding for that repair.

In some cases the SBCTC may also request that the college retain an architectural or engineering consultant to conduct a more detailed analysis of the problem and develop an appropriate corrective recommendation and associated cost estimate for submittal to the SBCTC. This may be appropriate for more complex projects involving multiple trades.

Survey Data Management and Reporting

The deficiency data identified and documented during the survey process was entered into a computerized database management system. The DBMS is currently built with Microsoft's Excel software. This data resource is used to identify capital repair needs as well as maintenance planning and programming.

SECTION 2

SUMMARY / DETAIL REPORTS

Section 2

IN THIS SECTION:

- Facility Deficiency Summary
- Facility Deficiency Details
- Site / Building Condition
    - Facility Condition Overview

FACILITY DEFICIENCY SUMMARY

The individual deficiency pages presented in this subsection of the report are divided into two parts.

- The first part includes a summary report showing the facility deficiencies grouped by location.
- The second part includes a summary level list of all facility deficiencies, sorted by severity score (highest to lowest).

Campus & Location	Funding Need			Total
	Immediate	Deferrable	Future	
Main Campus (040A)				
Ford Hall (040-54)	$451,000			$451,000
Gary Knutzen Cardinal Center (040-30)	$50,000			$50,000
Site (040A)	$339,000			$339,000
Whidbey Campus (040C)				
Whidbey Old Main (040-11)	$1,149,000			$1,149,000
College Total	$1,988,000			$1,988,000

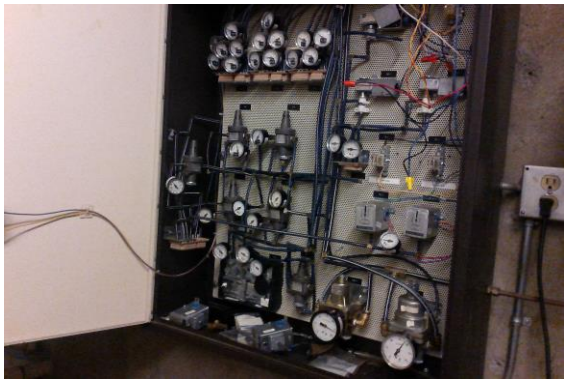
FACILITY DEFICIENCY DETAIL

The individual deficiency pages presented in this subsection of the report are divided into five parts.

- The first part identifies the college and campus; facility number and name; primary building use; and provides the date of the field survey.
- The second part identifies the assigned deficiency number; the applicable capital repair funding category; the deferability recommendation; the affected component; and the affected building system.
- The third part provides a description of the deficiency and recommended corrective action, and any applicable sizing data.
- The fourth part identifies the deficiency location; the probable cause of the deficiency; estimated remaining life and life expectancy when repaired or replaced; the quantity involved; and estimated replacement dates over a 50 year life cycle if a replacement rather than a repair is recommended.
- The fifth part provides the MACC cost estimate and the deficiency score for that deficiency based on the priority assignment and percentage allocation for the assigned priorities.

Deficiency F01

Carryover from prior survey (not yet funded) : Yes
Location : Main Campus (040A)
Building name : Ford Hall (040-54)
Unique Building Identifier (UBI) : A05075
Funding category in capital budget : Minor Works Facility appropriation
Uniformat category : D30-HVAC
Assessment : Asset is near or at the end of its useful life and should be replaced
Quantity : 1
Unit of measurement : EA
Component : Controls - pneumatic
Location within building or site : Multiple
Issue clarity : Adequate information was provided to assess deficiency
Main cause of asset degradation or failure : Age/Wear
Detailed description : There are rotting pneumatic control tubing is rotten causing air leaks. The leaks are very difficult to locate and fix within walls. The college has had to tear open some walls to make repairs. The control system should be replaced.
Recommended funding schedule : Immediate
Estimated remaining life (years) : 3
Estimated average life expectancy (years) : 25
Scoring priority category 1 : High Repair/Repl. Cost
Category 1 percentage : 60 %
Scoring priority category 2 : System Use
Category 2 percentage : 40 %
Project construction estimate (MACC): $320,000
Total repair estimate (including soft costs): $450,000
Deficiency score : 53



Deficiency F02

Carryover from prior survey : No
Location : Main Campus (040A)
Building name : Gary Knutzen Cardinal Center (040-30)
Unique Building Identifier (UBI) : A09143
Funding category in capital budget : Minor Works Facility appropriation
Uniformat category : D30-HVAC
Assessment : Asset is near or at the end of its useful life and should be replaced
Quantity : 2
Unit of measurement : EA
Component : Makeup air unit and exhaust
Location within building or site : Roof
Issue clarity : Adequate information was provided to assess deficiency
Main cause of asset degradation or failure : Age/Wear
Detailed description : The kitchen makeup air and exhaust units fail frequently and require repairs to maintain the program. The units should be replaced.
Recommended funding schedule : Immediate
Estimated remaining life (years) : 3
Estimated average life expectancy (years) : 25
Scoring priority category 1 : System Use
Category 1 percentage : 70 %
Scoring priority category 2 : Facility Use
Category 2 percentage : 30 %
Project construction estimate (MACC): $35,000
Total repair estimate (including soft costs): $49,000
Deficiency score : 66

Deficiency F03

Carryover from prior survey : No
Location : Whidbey Campus (040C)
Building name : Whidbey Old Main (040-11)
Unique Building Identifier (UBI) : A06127
Funding category in capital budget : Minor Works Facility appropriation
Uniformat category : B20-Exterior Enclosure
Assessment : Asset is near or at the end of its useful life and should be replaced
Quantity : 70
Unit of measurement : EA
Component : Glazing
Location within building or site : Multiple
Issue clarity : Adequate information was provided to assess deficiency
Main cause of asset degradation or failure : Weather
Detailed description : The window seals have failed. Windows are not under warranty because the manufacturer is no longer in business. The windows should be replaced.
Recommended funding schedule : Immediate
Estimated remaining life (years) : 3
Estimated average life expectancy (years) : 25
Scoring priority category 1 : High Repair/Repl. Cost
Category 1 percentage : 80 %
Scoring priority category 2 : System Use
Category 2 percentage : 20 %
Project construction estimate (MACC): $21,000
Total repair estimate (including soft costs): $29,000
Deficiency score : 50

Deficiency F04

Carryover from prior survey : No
Location : Whidbey Campus (040C)
Building name : Whidbey Old Main (040-11)
Unique Building Identifier (UBI) : A06127
Funding category in capital budget : Minor Works Facility appropriation
Uniformat category : B20-Exterior Enclosure
Assessment : Asset is near or at the end of its useful life and should be replaced
Quantity : 6
Unit of measurement : EA
Component : Entry doors
Location within building or site : Basement
Issue clarity : Adequate information was provided to assess deficiency
Main cause of asset degradation or failure : Weather
Detailed description : The doors have rotted out at the bottoms and should be replaced. The deck and soffits have also rotted out. The deck surface and soffit should be replaced.
Recommended funding schedule : Immediate
Estimated remaining life (years) : 3
Estimated average life expectancy (years) : 30
Scoring priority category 1 : System Use
Category 1 percentage : 60 %
Scoring priority category 2 : High Repair/Repl. Cost
Category 2 percentage : 40 %
Project construction estimate (MACC): $24,000
Total repair estimate (including soft costs): $33,000
Deficiency score : 55

Deficiency F05

Carryover from prior survey : No
Location : Whidbey Campus (040C)
Building name : Whidbey Old Main (040-11)
Unique Building Identifier (UBI) : A06127
Funding category in capital budget : Minor Works Facility appropriation
Uniformat category : D30-HVAC
Assessment : Asset is near or at the end of its useful life and should be replaced
Quantity : 53
Unit of measurement : EA
Component : Radiant heaters
Location within building or site : Multiple
Issue clarity : Adequate information was provided to assess deficiency
Main cause of asset degradation or failure : Age/Wear
Detailed description : The old pipes have become clogged and no longer allow hot water to flow to the heaters. The heaters no longer function. The clogged pipes and non-functioning heaters should be replaced.
Recommended funding schedule : Immediate
Estimated remaining life (years) : 3
Estimated average life expectancy (years) : 25
Scoring priority category 1 : Facility Use
Category 1 percentage : 70 %
Scoring priority category 2 : High Repair/Repl. Cost
Category 2 percentage : 30 %
Project construction estimate (MACC): $450,000
Total repair estimate (including soft costs): $634,000
Deficiency score : 70

Deficiency R01

Carryover from prior survey : No
Location : Whidbey Campus (040C)
Building name : Whidbey Old Main (040-11)
Unique Building Identifier (UBI) : A06127
Funding category in capital budget : Minor Works Roof appropriation
Uniformat category : B30-Roofing
Assessment : Asset is near or at the end of its useful life and should be replaced
Quantity : 12000
Unit of measurement : SF
Component : Single-Ply (PVC)
Location within building or site : Roof
Issue clarity : Adequate information was provided to assess deficiency
Main cause of asset degradation or failure : Age/Wear
Detailed description : There are leaks in multiple locations allowing water to infiltrate the building envelope and cause damage. The roofing should be replaced, however the college would like to replace the building. Therefore the roof should be repaired using an elastomeric or silicon based product. The envelope damage due to leaks should also be repaired.
Recommended funding schedule : Immediate
Estimated remaining life (years) : 3
Estimated average life expectancy (years) : 25
Scoring priority category 1 : High Repair/Repl. Cost
Category 1 percentage : 70 %
Scoring priority category 2 : Facility Use
Category 2 percentage : 30 %
Project construction estimate (MACC): $320,000
Total repair estimate (including soft costs): $450,000
Deficiency score : 58

Deficiency S01

Carryover from prior survey : No
Location : Main Campus (040A)
Building name : Site (040A)
Unique Building Identifier (UBI) : 040A
Funding category in capital budget : Minor Works Site appropriation
Uniformat category : G20-Site Improvements
Assessment : Asset is near or at the end of its useful life and should be replaced
Quantity : 1400
Unit of measurement : SY
Component : Geo pavers
Location within building or site : Site
Issue clarity : Adequate information was provided to assess deficiency
Main cause of asset degradation or failure : Design
Detailed description : Pavers are a constant maintenance problem because of settling. They constantly need to be repaired to prevent trip hazards. The college has had preliminary steps towards a lawsuit in the past. The pavers should be replaced. A project with a cost below $25,000 is considered maintenance.
Recommended funding schedule : Immediate
Estimated remaining life (years) : 3
Estimated average life expectancy (years) : 20
Scoring priority category 1 : High Repair/Repl. Cost
Category 1 percentage : 70 %
Scoring priority category 2 : Quality of Use
Category 2 percentage : 30 %
Project construction estimate (MACC): $240,000
Total repair estimate (including soft costs): $338,000
Deficiency score : 40

SITE/BUILDING CONDITION

As part of the condition survey update, the building condition scores for college facilities are updated. This condition score is derived from an evaluation of 17 building system adequacy components, one maintenance condition rating component, one estimate of remaining life, and an appearance rating, with a numerical rating assigned to each component. Each individual component rating is adjusted by a multiplier to produce a score for that component. The scores of all components are totaled to provide an overall condition score for each facility, which can range between 146 points and 730 points. The higher the score received by a facility the poorer its overall condition. The entire score range is divided into five sub-sets of score ranges, and a condition rating designation is assigned to each range. The ranges and associated condition ratings are as follows:

- 146 – 175 = Superior;
- 176 - 275 = Adequate;
- 276 – 350 = Needs Improvement/Additional Maintenance;
- 351 – 475 = Needs Improvement/Renovation (If facility merits keeping);
- 476 – 730 = Replace or Renovate.

Originally the condition ratings were developed to provide an overall picture of the physical condition of a facility and allow a comparison among colleges of overall condition. However, over time the rating scores were viewed more and more by both the SBCTC and the colleges as a key element in determining funding for facility replacement or renovation. The original intent of a simple comparative process became subject to pressure to score facilities low (high score) to support college plans for replacement and/or renovation. This pressure made it increasingly difficult for the consultant to remain objective. The buildings currently being targeted by colleges for replacement or renovation may deserve replacement or renovation consideration from a functional, program adequacy, design, or simply age point of view. However they may also be in reasonably good physical condition, largely because most colleges have continued to replace/update building systems and perform on-going repairs or replacement of system components out of necessity.

In 2011, three rating elements of the 23 original rating elements were removed. Two, named “Adaptability” and “Adequacy for Education” evaluated the functional adequacy of a building for educational use. The third, named “ADA”, evaluated the overall ADA compliance of a college. Buildings are now being rated only on their comparative objective physical condition. If a building that is a high priority for replacement or renovation has newer or adequate building system components, the score for the affected rating elements and for the building will reflect that fact.

Functional adequacy, program adequacy, age, design, classroom size, office size, building size, ADA considerations and grandfathered code considerations will be considered separately from the building condition ratings. This should once again allow greater objectivity in the condition rating process.

One result of this modification is a slight change in total score from the previous biennium for some buildings. This is because the intent was to keep the scoring range the same-146 to 730. However, the elimination of three rating items required a redistribution of the scoring range among fewer items, which necessitated revising several of the weightings associated with several rating elements. For example, where a score of 1 may have had a weighting of 6, it became a 7. Overall, however, the changes should not impact the various scoring ranges unless the previous score was right on the boundary between ranges.

In addition to comments for a rating element, which was all that was printed on the reports in the past, the rating description associated with a 1, 3 or 5 score for each rating element is now also included. Any comments are now in italics below this description

To more accurately assess the condition scores for buildings with missing components (such as elevators that do not exist in a one story building), the scoring method was modified for the 2015 survey. Within this new method, the potential points associated with missing building components were proportionately distributed to the other building components by increasing the category weights. For example, the structural component scoring weight for a building with no elevator could increase from the base weight of 8 to a modified weight of 8.3 because it inherited a part of the weight for the missing elevator. This redistribution of building condition points better reflects the existing conditions and helps to eliminate the previously skewed scores of buildings with missing components. Prior to the 2015 survey these missing components were given a superior condition rating. This past practice did not affect the accuracy of the condition score for buildings that were in superior condition (where most or all components were in excellent condition). However, this less accurate scoring method artificially improved the assessed condition (lower condition score) of buildings that were in poor condition and had missing components.

An average building condition score is also calculated for a college as a whole. This score is a weighted average rather than an arithmetic average. It was decided to use a weighted average because, in many instances, the arithmetic average was not truly reflective of the “average” condition of a college. Smaller buildings, such as portables that were in poor condition, could increase (worsen) the average score for a college, even if most other larger facilities were in good condition. The weighted average score is calculated by summing the GSF of all buildings rated and dividing that total by the total of all individual building scores.

Facility Condition Overview

Building conditions

Individual facility scores for the permanent facilities ranged from a low of 146 to a high of 597 for owned campus buildings. Building scores are derived from the summation of 20 building component scores.

Building component scores change from previous scores for various reasons. Scores tend to increase as buildings age and deteriorate. Scores may increase because of recent renovations. Scores may also vary slightly based on the interpreted conditions, which may be affected by the level of maintenance.

The condition rating reports for each individual facility are provided on the following pages. Photos of each building rated are provided at the end of this section.

BUILDING CONDITION RATING

Whidbey Eceap (040-17) STATE UFI: A08585 Graphic Arts Site (040F)

AREA: 8,000 SF BUILT: 1905 REMODELED: 2005 PREDOMINANT USE: Child/Parent Ed

CONSTRUCTION TYPE: Medium CRV/SF: $211 REPLACEMENT VALUE: $1,688,000

Primary Systems
COMPONENT: Structure RATING: 1 x WEIGHT: 8.3 = SCORE: 8.3
No signs of settlement or cracking, no abrupt vertical changes Columns, bearing walls and roof structure appears sound/free of defects
COMMENTS: Engineered metal building system; steel framing
COMPONENT: Exterior Closure RATING: 3 x WEIGHT: 8.3 = SCORE: 25
Sound and weatherproof but with some deterioration evident
COMMENTS: Corrugated metal panels-random dents
COMPONENT: Roofing RATING: 1 x WEIGHT: 10.4 = SCORE: 10.4
Flashing and penetrations appear sound and membrane appears water- tight; drainage is positive and there are overflow scuppers
COMMENTS: Corrugated metal panels-2005

Secondary Systems						
COMPONENT:	Floor Finishes	RATING: 3	x	WEIGHT: 6.3	=	SCORE: 18.8
Some wear and minor imperfections are evident; beginning deterioration						
COMMENTS:	Concrete; vinyl tile; wood parquet; carpet-surface wear					
COMPONENT:	Wall Finishes	RATING: 3	x	WEIGHT: 6.3	=	SCORE: 18.8
Aging surfaces but sound; some maintenance is required						
COMMENTS:	Gypsum board-dinged/marred					
COMPONENT:	Ceiling Finishes	RATING: 3	x	WEIGHT: 6.3	=	SCORE: 18.8
Some wear and tear; Minor staining or deterioration						
COMMENTS:	Lay-in tile; gypsum board; exposed structure; encapsulated insulation					
COMPONENT:	Doors & Hardware	RATING: 3	x	WEIGHT: 6.3	=	SCORE: 18.8
Functional but dated						
COMMENTS:	Interior wood/HM doors/frames-surface wear; exterior HM doors/frames-surface wear; OH metal doors/frames					

Service Systems						
COMPONENT:	Elevators	RATING: 0	x	WEIGHT: 0	=	SCORE: 0
No data						
COMMENTS:						
COMPONENT:	Plumbing	RATING: 1	x	WEIGHT: 8.3	=	SCORE: 8.3
Fixtures and piping appear to be in good condition; no evidence of leaks						
COMMENTS:	Copper, ABS and steel piping; porcelain fixtures					
COMPONENT:	HVAC	RATING: 3	x	WEIGHT: 8.3	=	SCORE: 25
System generally adequate; some deterioration; needs balancing; Offices areas have A/C; hazardous areas are ventilated						
COMMENTS:	Electric baseboard heat, no ventilation					
COMPONENT:	Electrical	RATING: 3	x	WEIGHT: 8.3	=	SCORE: 25
Service capacity meets current needs but inadequate for future						
COMMENTS:	1200amp, 240/120v; six disconnect rule					
COMPONENT:	Lights/Power	RATING: 3	x	WEIGHT: 8.3	=	SCORE: 25
Adequate work area illumination; adequate outlets for current use						
COMMENTS:	Ceiling mount, lay-in and recessed can fluorescent lights					

Safety Systems						
COMPONENT:	Life/Safety	RATING: 3	x	WEIGHT: 10.4	=	SCORE: 31.3
Generally meets codes for vintage of construction						
COMMENTS:						
COMPONENT:	Fire Safety	RATING: 3	x	WEIGHT: 10.4	=	SCORE: 31.3
Extinguishers and signed egress; no violations; no alarm or sprinklers						
COMMENTS:						
COMPONENT:	Modifications	RATING: 1	x	WEIGHT: 7.3	=	SCORE: 7.3
Modifications appear to be in compliance with codes and sound construction practices; HVAC/electrical service properly provided						
COMMENTS:	Interior remodel for use by Early Childhood Education & Assistance Program					

Quality Standards						
COMPONENT:	Maintenance	RATING: 3	x	WEIGHT: 7.3	=	SCORE: 21.9
Routine maintenance is required; deferred maintenance is evident; impact is minor to moderate						
COMMENTS:						
COMPONENT:	Remaining Life	RATING: 3	x	WEIGHT: 6.3	=	SCORE: 18.8
Life expectancy is 5-15 years; moderate system deterioration						
COMMENTS:	Not cost-effective for long-term use as an instructional/support facility					
COMPONENT:	Appearance	RATING: 3	x	WEIGHT: 6.3	=	SCORE: 18.8
Average construction; average interior and exterior appearance						
COMMENTS:						

Heat Loss						
COMPONENT:	Insulation	RATING: 3	x	WEIGHT: 6.3	=	SCORE: 18.8
Insulation present, but not to current standards (installed prior to 2010)						
COMMENTS:						
COMPONENT:	Glazing	RATING: 1	x	WEIGHT: 6.3	=	SCORE: 6.3
Double glazing with window frames that minimize conductivity						
COMMENTS:						

TOTAL SCORE = 357 PREVIOUS BIENNIUM SCORE = 334

CONDITION: Needs Improvement/Renovation

BUILDING CONDITION RATING

Administrative Annex (040-37) STATE UFI: A00766 Main Campus (040A)

AREA: 16,519 SF BUILT: 1986 REMODELED: 2008 PREDOMINANT USE: Administration

CONSTRUCTION TYPE: Medium CRV/SF: $269 REPLACEMENT VALUE: $4,443,611

Primary Systems
COMPONENT: Structure RATING: 1 x WEIGHT: 8.3 = SCORE: 8.3
No signs of settlement or cracking, no abrupt vertical changes Columns, bearing walls and roof structure appears sound/free of defects
COMMENTS: Wood frame & trusses; glu-lam beans
COMPONENT: Exterior Closure RATING: 1 x WEIGHT: 8.3 = SCORE: 8.3
Weatherproof, tight, well-maintained exterior walls, doors, windows/finishes
COMMENTS: Brick veneer; EIFS; stucco; corrugated metal panels; concrete
COMPONENT: Roofing RATING: 1 x WEIGHT: 10.4 = SCORE: 10.4
Flashing and penetrations appear sound and membrane appears water- tight; drainage is positive and there are overflow scuppers
COMMENTS: TPO single-ply membrane; replaced in 2013

Secondary Systems						
COMPONENT:	Floor Finishes	RATING: 1	x	WEIGHT: 6.3	=	SCORE: 6.3
Nice appearance, smooth transitions, level subfloors, no cracks/separating						
COMMENTS:	Vinyl tile; carpet; ceramic tile					
COMPONENT:	Wall Finishes	RATING: 1	x	WEIGHT: 6.3	=	SCORE: 6.3
Maintainable surfaces in good condition						
COMMENTS:	Brick; gypsum board; ceramic tile					
COMPONENT:	Ceiling Finishes	RATING: 1	x	WEIGHT: 6.3	=	SCORE: 6.3
Maintainable surfaces in good condition; good alignment and appearance						
COMMENTS:	Lay-in tile; gypsum board; wood decking					
COMPONENT:	Doors & Hardware	RATING: 1	x	WEIGHT: 6.3	=	SCORE: 6.3
Appropriate hardware, closers, panic devices; in good working order						
COMMENTS:	Interior wood doors/frames; Exterior aluminum doors/frames; HM doors/frames					

Service Systems						
COMPONENT:	Elevators	RATING: 0	x	WEIGHT: 0	=	SCORE: 0
No data						
COMMENTS:						
COMPONENT:	Plumbing	RATING: 1	x	WEIGHT: 8.3	=	SCORE: 8.3
Fixtures and piping appear to be in good condition; no evidence of leaks						
COMMENTS:	Copper, cast iron, steel and ABS piping; porcelain fixtures					
COMPONENT:	HVAC	RATING: 1	x	WEIGHT: 8.3	=	SCORE: 8.3
Equipment in good condition; easily controlled; serves all required spaces; All necessary spaces are adequately ventilated; A/C provided						
COMMENTS:	Variable-flow refrigerant system installed in 2010; rooftop packaged units					
COMPONENT:	Electrical	RATING: 1	x	WEIGHT: 8.3	=	SCORE: 8.3
Adequate service and distribution capacity for current/future needs						
COMMENTS:	400amp 480/277v; 325amp 208/120v					
COMPONENT:	Lights/Power	RATING: 1	x	WEIGHT: 8.3	=	SCORE: 8.3
Contemporary lighting with good work area illumination; ample outlets						
COMMENTS:	Lay-in, hanging and ceiling-mount fluorescent fixtures					

Safety Systems						
COMPONENT:	Life/Safety	RATING: 1	x	WEIGHT: 10.4	=	SCORE: 10.4
Appears to meet current codes						
COMMENTS:						
COMPONENT:	Fire Safety	RATING: 1	x	WEIGHT: 10.4	=	SCORE: 10.4
Locally monitored detection; alarm present; sprinklers in high hazard areas						
COMMENTS:						
COMPONENT:	Modifications	RATING: 1	x	WEIGHT: 7.3	=	SCORE: 7.3
Modifications appear to be in compliance with codes and sound construction practices; HVAC/electrical service properly provided						
COMMENTS:	2008 remodel was well constructed					

Quality Standards						
COMPONENT:	Maintenance	RATING: 1	x	WEIGHT: 7.3	=	SCORE: 7.3
Facility appears well maintained						
COMMENTS:						
COMPONENT:	Remaining Life	RATING: 1	x	WEIGHT: 6.3	=	SCORE: 6.3
Life expectancy is >15 years; minor system deterioration						
COMMENTS:	Significant interior and major system upgrades in 08; 25+ years of life					
COMPONENT:	Appearance	RATING: 1	x	WEIGHT: 6.3	=	SCORE: 6.3
Well-constructed building; generally attractive interior and exterior						
COMMENTS:						

Heat Loss						
COMPONENT:	Insulation	RATING: 3	x	WEIGHT: 6.3	=	SCORE: 18.8
Insulation present, but not to current standards (installed prior to 2010)						
COMMENTS:						
COMPONENT:	Glazing	RATING: 3	x	WEIGHT: 6.3	=	SCORE: 18.8
Double glazing with aluminum/metal window frames						
COMMENTS:						

TOTAL SCORE = 171 PREVIOUS BIENNIUM SCORE = 190

CONDITION: Superior

BUILDING CONDITION RATING

Angst Hall (040-55) STATE UFI: A06053 Main Campus (040A)

AREA: 67,942 SF BUILT: 2009 REMODELED: No PREDOMINANT USE: Science Lab.

CONSTRUCTION TYPE: Heavy CRV/SF: $391 REPLACEMENT VALUE: $26,565,322

Primary Systems
COMPONENT: Structure RATING: 1 x WEIGHT: 8 = SCORE: 8
No signs of settlement or cracking, no abrupt vertical changes Columns, bearing walls and roof structure appears sound/free of defects
COMMENTS: Structural steel; concrete; brick
COMPONENT: Exterior Closure RATING: 1 x WEIGHT: 8 = SCORE: 8
Weatherproof, tight, well-maintained exterior walls, doors, windows/finishes
COMMENTS: Brick; steel sun shades; aluminum window walls; plexiglass panels
COMPONENT: Roofing RATING: 1 x WEIGHT: 10 = SCORE: 10
Flashing and penetrations appear sound and membrane appears water- tight; drainage is positive and there are overflow scuppers
COMMENTS: Single-ply TPO membrane; skylights

Secondary Systems						
COMPONENT:	Floor Finishes	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
Nice appearance, smooth transitions, level subfloors, no cracks/separating						
COMMENTS:	Terrazzo; marmoleum tiles; carpet tile; ceramic tile; sheet vinyl					
COMPONENT:	Wall Finishes	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
Maintainable surfaces in good condition						
COMMENTS:	Gypsum board; brick; glass window walls; ceramic tile					
COMPONENT:	Ceiling Finishes	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
Maintainable surfaces in good condition; good alignment and appearance						
COMMENTS:	Lay-in tile; gypsum board					
COMPONENT:	Doors & Hardware	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
Appropriate hardware, closers, panic devices; in good working order						
COMMENTS:	Interior wood doors w HM frames and HM doors/frames; exterior HM doors/frames and aluminum doors/frames					

Service Systems						
COMPONENT:	Elevators	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
Appropriate and functional for occupancy and use						
COMMENTS:	2 stop					
COMPONENT:	Plumbing	RATING: 1	x	WEIGHT: 8	=	SCORE: 8
Fixtures and piping appear to be in good condition; no evidence of leaks						
COMMENTS:	Copper, cast iron, steel, ABS and PVC piping; stainless and porcelain plumbing fixtures; air blade dryers					
COMPONENT:	HVAC	RATING: 1	x	WEIGHT: 8	=	SCORE: 8
Equipment in good condition; easily controlled; serves all required spaces; All necessary spaces are adequately ventilated; A/C provided						
COMMENTS:	Steam/hot water heating from central plant; air cooled chiller; AHUs and fan coil units; heat recovery					
COMPONENT:	Electrical	RATING: 1	x	WEIGHT: 8	=	SCORE: 8
Adequate service and distribution capacity for current/future needs						
COMMENTS:	2000amp 480/277v; photovoltaic array to offset building power use					
COMPONENT:	Lights/Power	RATING: 1	x	WEIGHT: 8	=	SCORE: 8
Contemporary lighting with good work area illumination; ample outlets						
COMMENTS:	Lay-in, recessed can and hanging strip fluorescent fixtures					

Safety Systems						
COMPONENT:	Life/Safety	RATING: 1	x	WEIGHT: 10	=	SCORE: 10
Appears to meet current codes						
COMMENTS:						
COMPONENT:	Fire Safety	RATING: 1	x	WEIGHT: 10	=	SCORE: 10
Locally monitored detection; alarm present; sprinklers in high hazard areas						
COMMENTS:						
COMPONENT:	Modifications	RATING: 1	x	WEIGHT: 7	=	SCORE: 7
Modifications appear to be in compliance with codes and sound construction practices; HVAC/electrical service properly provided						
COMMENTS:	None					

Quality Standards						
COMPONENT:	Maintenance	RATING: 1	x	WEIGHT: 7	=	SCORE: 7
Facility appears well maintained						
COMMENTS:						
COMPONENT:	Remaining Life	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
Life expectancy is >15 years; minor system deterioration						
COMMENTS:	LEED Platinum building					
COMPONENT:	Appearance	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
Well-constructed building; generally attractive interior and exterior						
COMMENTS:	Lots of interior light					

Heat Loss						
COMPONENT:	Insulation	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
Insulation is up to current standards (2010 or newer)						
COMMENTS:						
COMPONENT:	Glazing	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
Double glazing with window frames that minimize conductivity						
COMMENTS:	Operable units					

TOTAL SCORE = 146 PREVIOUS BIENNIUM SCORE = 146

CONDITION: Superior

BUILDING CONDITION RATING

Boiler (040-20) STATE UFI: A01655 Main Campus (040A)

AREA: 1,443 SF BUILT: 1959 REMODELED: No PREDOMINANT USE: Utility

CONSTRUCTION TYPE: Heavy CRV/SF: $264 REPLACEMENT VALUE: $380,952

Primary Systems					
COMPONENT:	Structure	RATING: 1	x WEIGHT: 9.1	=	SCORE: 9.1
No signs of settlement or cracking, no abrupt vertical changes Columns, bearing walls and roof structure appears sound/free of defects					
COMMENTS:	CMU walls, concrete roof				
COMPONENT:	Exterior Closure	RATING: 1	x WEIGHT: 9.1	=	SCORE: 9.1
Weatherproof, tight, well-maintained exterior walls, doors, windows/finishes					
COMMENTS:	CMU				
COMPONENT:	Roofing	RATING: 1	x WEIGHT: 11.4	=	SCORE: 11.4
Flashing and penetrations appear sound and membrane appears water- tight; drainage is positive and there are overflow scuppers					
COMMENTS:	Single ply hypalon membrane				

Secondary Systems						
COMPONENT:	Floor Finishes	RATING: 1	x	WEIGHT: 6.8	=	SCORE: 6.8
Nice appearance, smooth transitions, level subfloors, no cracks/separating						
COMMENTS:	Concrete					
COMPONENT:	Wall Finishes	RATING: 1	x	WEIGHT: 6.8	=	SCORE: 6.8
Maintainable surfaces in good condition						
COMMENTS:	CMU					
COMPONENT:	Ceiling Finishes	RATING: 0	x	WEIGHT: 0	=	SCORE: 0
No data						
COMMENTS:	Concrete					
COMPONENT:	Doors & Hardware	RATING: 1	x	WEIGHT: 6.8	=	SCORE: 6.8
Appropriate hardware, closers, panic devices; in good working order						
COMMENTS:	Interior wood door w HM frame; exterior HM doors/frames					

Service Systems						
COMPONENT:	Elevators	RATING: 0	x	WEIGHT: 0	=	SCORE: 0
No data						
COMMENTS:						
COMPONENT:	Plumbing	RATING: 1	x	WEIGHT: 9.1	=	SCORE: 9.1
Fixtures and piping appear to be in good condition; no evidence of leaks						
COMMENTS:	Copper and cast iron piping; porcelain fixtures					
COMPONENT:	HVAC	RATING: 1	x	WEIGHT: 9.1	=	SCORE: 9.1
Equipment in good condition; easily controlled; serves all required spaces; All necessary spaces are adequately ventilated; A/C provided						
COMMENTS:	Two low-pressure steam boilers-2003					
COMPONENT:	Electrical	RATING: 1	x	WEIGHT: 9.1	=	SCORE: 9.1
Adequate service and distribution capacity for current/future needs						
COMMENTS:	1600amp 480/277v					
COMPONENT:	Lights/Power	RATING: 3	x	WEIGHT: 9.1	=	SCORE: 27.4
Adequate work area illumination; adequate outlets for current use						
COMMENTS:	Hanging fluorescent and incandescent lights					

Safety Systems						
COMPONENT:	Life/Safety	RATING: 1	x	WEIGHT: 11.4	=	SCORE: 11.4
Appears to meet current codes						
COMMENTS:						
COMPONENT:	Fire Safety	RATING: 3	x	WEIGHT: 11.4	=	SCORE: 34.2
Extinguishers and signed egress; no violations; no alarm or sprinklers						
COMMENTS:						
COMPONENT:	Modifications	RATING: 1	x	WEIGHT: 8	=	SCORE: 8
Modifications appear to be in compliance with codes and sound construction practices; HVAC/electrical service properly provided						
COMMENTS:	Modifications to north side to allow new boiler installation					

Quality Standards						
COMPONENT:	Maintenance	RATING: 1	x	WEIGHT: 8	=	SCORE: 8
Facility appears well maintained						
COMMENTS:						
COMPONENT:	Remaining Life	RATING: 1	x	WEIGHT: 6.8	=	SCORE: 6.8
Life expectancy is >15 years; minor system deterioration						
COMMENTS:	Structurally a very sound building for use					
COMPONENT:	Appearance	RATING: 3	x	WEIGHT: 6.8	=	SCORE: 20.5
Average construction; average interior and exterior appearance						
COMMENTS:						

Heat Loss						
COMPONENT:	Insulation	RATING: 0	x	WEIGHT: 0	=	SCORE: 0
No data						
COMMENTS:						
COMPONENT:	Glazing	RATING: 5	x	WEIGHT: 6.8	=	SCORE: 34.2
Single glazing						
COMMENTS:						

TOTAL SCORE = 228 PREVIOUS BIENNIUM SCORE = 202

CONDITION: Adequate

BUILDING CONDITION RATING

Diesel Building (040-86) STATE UFI: A08595 Main Campus (040A)

AREA: 10,900 SF BUILT: 1982 REMODELED: No PREDOMINANT USE: Vocational Arts

CONSTRUCTION TYPE: Heavy CRV/SF: $3159 REPLACEMENT VALUE: $34,433,100

Primary Systems					
COMPONENT:	Structure	RATING: 1	x WEIGHT: 8.3	=	SCORE: 8.3
No signs of settlement or cracking, no abrupt vertical changes Columns, bearing walls and roof structure appears sound/free of defects					
COMMENTS:	Steel frame				
COMPONENT:	Exterior Closure	RATING: 3	x WEIGHT: 8.3	=	SCORE: 25
Sound and weatherproof but with some deterioration evident					
COMMENTS:	Metal corrugated panels				
COMPONENT:	Roofing	RATING: 1	x WEIGHT: 10.4	=	SCORE: 10.4
Flashing and penetrations appear sound and membrane appears water- tight; drainage is positive and there are overflow scuppers					
COMMENTS:	Metal roof-2008				

Secondary Systems						
COMPONENT:	Floor Finishes	RATING: 1	x	WEIGHT: 6.3	=	SCORE: 6.3
Nice appearance, smooth transitions, level subfloors, no cracks/separating						
COMMENTS:	Concrete; epoxy					
COMPONENT:	Wall Finishes	RATING: 3	x	WEIGHT: 6.3	=	SCORE: 18.8
Aging surfaces but sound; some maintenance is required						
COMMENTS:	Exposed structure and encapsulated insulation-random damage; gypsum board					
COMPONENT:	Ceiling Finishes	RATING: 3	x	WEIGHT: 6.3	=	SCORE: 18.8
Some wear and tear; Minor staining or deterioration						
COMMENTS:	Exposed structure and encapsulated insulation-random damage; gypsum board					
COMPONENT:	Doors & Hardware	RATING: 3	x	WEIGHT: 6.3	=	SCORE: 18.8
Functional but dated						
COMMENTS:	Interior wood doors w HM frames; exterior HM doors/frames and OH metal doors					

Service Systems						
COMPONENT:	Elevators	RATING: 0	x	WEIGHT: 0	=	SCORE: 0
No data						
COMMENTS:						
COMPONENT:	Plumbing	RATING: 1	x	WEIGHT: 8.3	=	SCORE: 8.3
Fixtures and piping appear to be in good condition; no evidence of leaks						
COMMENTS:	Copper, cast iron and steel piping; porcelain fixtures					
COMPONENT:	HVAC	RATING: 3	x	WEIGHT: 8.3	=	SCORE: 25
System generally adequate; some deterioration; needs balancing; Offices areas have A/C; hazardous areas are ventilated						
COMMENTS:	Vehicle exhaust system; gas unit heaters					
COMPONENT:	Electrical	RATING: 3	x	WEIGHT: 8.3	=	SCORE: 25
Service capacity meets current needs but inadequate for future						
COMMENTS:	225amp 480/277v					
COMPONENT:	Lights/Power	RATING: 1	x	WEIGHT: 8.3	=	SCORE: 8.3
Contemporary lighting with good work area illumination; ample outlets						
COMMENTS:	Ceiling-mount and hanging fluorescent fixtures; ESCO upgrades 2011-13					

Safety Systems						
COMPONENT:	Life/Safety	RATING: 3	x	WEIGHT: 10.4	=	SCORE: 31.3
Generally meets codes for vintage of construction						
COMMENTS:	Mezzanines may not meet current code requirements					
COMPONENT:	Fire Safety	RATING: 3	x	WEIGHT: 10.4	=	SCORE: 31.3
Extinguishers and signed egress; no violations; no alarm or sprinklers						
COMMENTS:						
COMPONENT:	Modifications	RATING: 1	x	WEIGHT: 7.3	=	SCORE: 7.3
Modifications appear to be in compliance with codes and sound construction practices; HVAC/electrical service properly provided						
COMMENTS:						

Quality Standards						
COMPONENT:	Maintenance	RATING: 1	x	WEIGHT: 7.3	=	SCORE: 7.3
Facility appears well maintained						
COMMENTS:						
COMPONENT:	Remaining Life	RATING: 1	x	WEIGHT: 6.3	=	SCORE: 6.3
Life expectancy is >15 years; minor system deterioration						
COMMENTS:	New bay added around 2000; basic construction adequate for vocational use					
COMPONENT:	Appearance	RATING: 3	x	WEIGHT: 6.3	=	SCORE: 18.8
Average construction; average interior and exterior appearance						
COMMENTS:						

Heat Loss						
COMPONENT:	Insulation	RATING: 3	x	WEIGHT: 6.3	=	SCORE: 18.8
Insulation present, but not to current standards (installed prior to 2010)						
COMMENTS:						
COMPONENT:	Glazing	RATING: 5	x	WEIGHT: 6.3	=	SCORE: 31.3
Single glazing						
COMMENTS:						

TOTAL SCORE = 325 PREVIOUS BIENNIUM SCORE = 292

CONDITION: Needs Improvement/Additional Maintenance

BUILDING CONDITION RATING

East Campus Building (040-92) STATE UFI: A06954 Main Campus (040A)

AREA: 10,250 SF BUILT: 1905 REMODELED: No PREDOMINANT USE: Vacant

CONSTRUCTION TYPE: Light CRV/SF: $185 REPLACEMENT VALUE: $1,896,250

Primary Systems
COMPONENT: Structure RATING: 1 x WEIGHT: 8 = SCORE: 8
No signs of settlement or cracking, no abrupt vertical changes Columns, bearing walls and roof structure appears sound/free of defects
COMMENTS: wood frame
COMPONENT: Exterior Closure RATING: 1 x WEIGHT: 8 = SCORE: 8
Weatherproof, tight, well-maintained exterior walls, doors, windows/finishes
COMMENTS: Vertical wood siding; cedar shingles
COMPONENT: Roofing RATING: 1 x WEIGHT: 10 = SCORE: 10
Flashing and penetrations appear sound and membrane appears water- tight; drainage is positive and there are overflow scuppers
COMMENTS: New composition asphalt shingle roof 2011-13

Secondary Systems						
COMPONENT:	Floor Finishes	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
Some wear and minor imperfections are evident; beginning deterioration						
COMMENTS:	Carpet; vinyl tile					
COMPONENT:	Wall Finishes	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
Maintainable surfaces in good condition						
COMMENTS:	Gypsum board					
COMPONENT:	Ceiling Finishes	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
Maintainable surfaces in good condition; good alignment and appearance						
COMMENTS:	Gypsum board; lay-in tile					
COMPONENT:	Doors & Hardware	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
Functional but dated						
COMMENTS:	Interior wood doors/frames; exterior wood doors/frames and aluminum doors/frames					

Service Systems						
COMPONENT:	Elevators	RATING: 5	x	WEIGHT: 6	=	SCORE: 30
No elevator access for upper floors						
COMMENTS:						
COMPONENT:	Plumbing	RATING: 1	x	WEIGHT: 8	=	SCORE: 8
Fixtures and piping appear to be in good condition; no evidence of leaks						
COMMENTS:	Copper, cast iron, steel and PVC piping; porcelain fixtures					
COMPONENT:	HVAC	RATING: 3	x	WEIGHT: 8	=	SCORE: 24
System generally adequate; some deterioration; needs balancing; Offices areas have A/C; hazardous areas are ventilated						
COMMENTS:	Gas forced air furnaces; some baseboard electric heat					
COMPONENT:	Electrical	RATING: 1	x	WEIGHT: 8	=	SCORE: 8
Adequate service and distribution capacity for current/future needs						
COMMENTS:	200amp 208/120v - 2 ea.					
COMPONENT:	Lights/Power	RATING: 3	x	WEIGHT: 8	=	SCORE: 24
Adequate work area illumination; adequate outlets for current use						
COMMENTS:	Ceiling mount, hanging and lay-in fluorescent fixtures					

Safety Systems						
COMPONENT:	Life/Safety	RATING: 3	x	WEIGHT: 10	=	SCORE: 30
Generally meets codes for vintage of construction						
COMMENTS:						
COMPONENT:	Fire Safety	RATING: 3	x	WEIGHT: 10	=	SCORE: 30
Extinguishers and signed egress; no violations; no alarm or sprinklers						
COMMENTS:						
COMPONENT:	Modifications	RATING: 1	x	WEIGHT: 7	=	SCORE: 7
Modifications appear to be in compliance with codes and sound construction practices; HVAC/electrical service properly provided						
COMMENTS:	None evident					

Quality Standards						
COMPONENT:	Maintenance	RATING: 3	x	WEIGHT: 7	=	SCORE: 21
Routine maintenance is required; deferred maintenance is evident; impact is minor to moderate						
COMMENTS:						
COMPONENT:	Remaining Life	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
Life expectancy is 5-15 years; moderate system deterioration						
COMMENTS:						
COMPONENT:	Appearance	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
Average construction; average interior and exterior appearance						
COMMENTS:						

Heat Loss						
COMPONENT:	Insulation	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
Insulation present, but not to current standards (installed prior to 2010)						
COMMENTS:						
COMPONENT:	Glazing	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
Double glazing with aluminum/metal window frames						
COMMENTS:						

TOTAL SCORE = 328 PREVIOUS BIENNIUM SCORE = 314

CONDITION: Needs Improvement/Additional Maintenance

BUILDING CONDITION RATING

Fire Fighting Storage (040-88) STATE UFI: A04018 Main Campus (040A)

AREA: 480 SF BUILT: 1995 REMODELED: No PREDOMINANT USE: Administration

CONSTRUCTION TYPE: Light CRV/SF: $106 REPLACEMENT VALUE: $50,880

Primary Systems						
COMPONENT:	Structure	RATING: 3	x	WEIGHT: 8.3	=	SCORE: 25
Some cracking evident but does not likely affect structural integrity; Visible defects apparent but are non-structural						
COMMENTS:	wood frame					
COMPONENT:	Exterior Closure	RATING: 5	x	WEIGHT: 8.3	=	SCORE: 41.7
Significant deterioration, leaking and air infiltration apparent						
COMMENTS:	T1-11 wood panels					
COMPONENT:	Roofing	RATING: 3	x	WEIGHT: 10.4	=	SCORE: 31.3
Some deterioration is evident in membrane and flashings; maintenance or minor repair is needed						
COMMENTS:	Composition shingle					

Secondary Systems						
COMPONENT:	Floor Finishes	RATING: 5	x	WEIGHT: 6.3	=	SCORE: 31.3
Extensive deterioration and unevenness						
COMMENTS:	Vinyl tile and sheet vinyl					
COMPONENT:	Wall Finishes	RATING: 3	x	WEIGHT: 6.3	=	SCORE: 18.8
Aging surfaces but sound; some maintenance is required						
COMMENTS:	Vinyl clad gypsum board					
COMPONENT:	Ceiling Finishes	RATING: 3	x	WEIGHT: 6.3	=	SCORE: 18.8
Some wear and tear; Minor staining or deterioration						
COMMENTS:	Lay-in tile					
COMPONENT:	Doors & Hardware	RATING: 3	x	WEIGHT: 6.3	=	SCORE: 18.8
Functional but dated						
COMMENTS:	HM doors and frames					

Service Systems						
COMPONENT:	Elevators	RATING: 0	x	WEIGHT: 0	=	SCORE: 0
No data						
COMMENTS:						
COMPONENT:	Plumbing	RATING: 3	x	WEIGHT: 8.3	=	SCORE: 25
Fixtures are functional but dated; some leaks; maintenance required						
COMMENTS:	Copper and cast iron piping; porcelain fixtures					
COMPONENT:	HVAC	RATING: 3	x	WEIGHT: 8.3	=	SCORE: 25
System generally adequate; some deterioration; needs balancing; Offices areas have A/C; hazardous areas are ventilated						
COMMENTS:	Gas fired wall-mount HVAC					
COMPONENT:	Electrical	RATING: 3	x	WEIGHT: 8.3	=	SCORE: 25
Service capacity meets current needs but inadequate for future						
COMMENTS:						
COMPONENT:	Lights/Power	RATING: 3	x	WEIGHT: 8.3	=	SCORE: 25
Adequate work area illumination; adequate outlets for current use						
COMMENTS:	Lay-in fluorescent lighting					

Safety Systems						
COMPONENT:	Life/Safety	RATING: 3	x	WEIGHT: 10.4	=	SCORE: 31.3
Generally meets codes for vintage of construction						
COMMENTS:						
COMPONENT:	Fire Safety	RATING: 3	x	WEIGHT: 10.4	=	SCORE: 31.3
Extinguishers and signed egress; no violations; no alarm or sprinklers						
COMMENTS:						
COMPONENT:	Modifications	RATING: 1	x	WEIGHT: 7.3	=	SCORE: 7.3
Modifications appear to be in compliance with codes and sound construction practices; HVAC/electrical service properly provided						
COMMENTS:	None					

Quality Standards						
COMPONENT:	Maintenance	RATING: 5	x	WEIGHT: 7.3	=	SCORE: 36.5
General deterioration is evident; lack of adequate maintenance is evident; impact is moderate to severe						
COMMENTS:						
COMPONENT:	Remaining Life	RATING: 5	x	WEIGHT: 6.3	=	SCORE: 31.3
Life expectancy is <5 years; significant system deterioration						
COMMENTS:	NO LONGER NEEDED BY COLLEGE; WILL BE DEMOLISHED					
COMPONENT:	Appearance	RATING: 3	x	WEIGHT: 6.3	=	SCORE: 18.8
Average construction; average interior and exterior appearance						
COMMENTS:	Average					

Heat Loss						
COMPONENT:	Insulation	RATING: 3	x	WEIGHT: 6.3	=	SCORE: 18.8
Insulation present, but not to current standards (installed prior to 2010)						
COMMENTS:						
COMPONENT:	Glazing	RATING: 3	x	WEIGHT: 6.3	=	SCORE: 18.8
Double glazing with aluminum/metal window frames						
COMMENTS:						

TOTAL SCORE = 480 PREVIOUS BIENNIUM SCORE = 466

CONDITION: Replace or Renovate

BUILDING CONDITION RATING

Fire Station (040-81) STATE UFI: A03657 Main Campus (040A)

AREA: 2,400 SF BUILT: 1973 REMODELED: No PREDOMINANT USE: Storage

CONSTRUCTION TYPE: Light CRV/SF: $158 REPLACEMENT VALUE: $379,200

Primary Systems					
COMPONENT:	Structure	RATING: 1	x WEIGHT: 9.1	=	SCORE: 9.1
No signs of settlement or cracking, no abrupt vertical changes Columns, bearing walls and roof structure appears sound/free of defects					
COMMENTS:	Steel frame				
COMPONENT:	Exterior Closure	RATING: 1	x WEIGHT: 9.1	=	SCORE: 9.1
Weatherproof, tight, well-maintained exterior walls, doors, windows/finishes					
COMMENTS:	Metal corrugated panels				
COMPONENT:	Roofing	RATING: 3	x WEIGHT: 11.4	=	SCORE: 34.2
Some deterioration is evident in membrane and flashings; maintenance or minor repair is needed					
COMMENTS:	Metal corrugated panels				

Secondary Systems						
COMPONENT:	Floor Finishes	RATING: 1	x	WEIGHT: 6.8	=	SCORE: 6.8
Nice appearance, smooth transitions, level subfloors, no cracks/separating						
COMMENTS:	Concrete					
COMPONENT:	Wall Finishes	RATING: 0	x	WEIGHT: 0	=	SCORE: 0
No data						
COMMENTS:	Exposed structure and encapsulated insulation					
COMPONENT:	Ceiling Finishes	RATING: 0	x	WEIGHT: 0	=	SCORE: 0
No data						
COMMENTS:	Exposed structure and encapsulated insulation					
COMPONENT:	Doors & Hardware	RATING: 3	x	WEIGHT: 6.8	=	SCORE: 20.5
Functional but dated						
COMMENTS:	Interior/exterior HM doors/frames; metal glazed OH doors					

Service Systems						
COMPONENT:	Elevators	RATING: 0	x	WEIGHT: 0	=	SCORE: 0
No data						
COMMENTS:						
COMPONENT:	Plumbing	RATING: 3	x	WEIGHT: 9.1	=	SCORE: 27.4
Fixtures are functional but dated; some leaks; maintenance required						
COMMENTS:						
COMPONENT:	HVAC	RATING: 3	x	WEIGHT: 9.1	=	SCORE: 27.4
System generally adequate; some deterioration; needs balancing; Offices areas have A/C; hazardous areas are ventilated						
COMMENTS:	Gas unit heater					
COMPONENT:	Electrical	RATING: 3	x	WEIGHT: 9.1	=	SCORE: 27.4
Service capacity meets current needs but inadequate for future						
COMMENTS:	225amp 208/120v					
COMPONENT:	Lights/Power	RATING: 1	x	WEIGHT: 9.1	=	SCORE: 9.1
Contemporary lighting with good work area illumination; ample outlets						
COMMENTS:	Hanging fluorescent fixtures; ESCO upgrades 2012					

Safety Systems						
COMPONENT:	Life/Safety	RATING: 3	x	WEIGHT: 11.4	=	SCORE: 34.2
Generally meets codes for vintage of construction						
COMMENTS:						
COMPONENT:	Fire Safety	RATING: 5	x	WEIGHT: 11.4	=	SCORE: 57
Violations exist; No exit signs or extinguishers; No sprinklers in high hazard areas						
COMMENTS:						
COMPONENT:	Modifications	RATING: 1	x	WEIGHT: 8	=	SCORE: 8
Modifications appear to be in compliance with codes and sound construction practices; HVAC/electrical service properly provided						
COMMENTS:	Front modified for OH doors for fire trucks					

Quality Standards						
COMPONENT:	Maintenance	RATING: 1	x	WEIGHT: 8	=	SCORE: 8
Facility appears well maintained						
COMMENTS:						
COMPONENT:	Remaining Life	RATING: 3	x	WEIGHT: 6.8	=	SCORE: 20.5
Life expectancy is 5-15 years; moderate system deterioration						
COMMENTS:	Depends on program needs and replacement opportunities					
COMPONENT:	Appearance	RATING: 3	x	WEIGHT: 6.8	=	SCORE: 20.5
Average construction; average interior and exterior appearance						
COMMENTS:						

Heat Loss						
COMPONENT:	Insulation	RATING: 3	x	WEIGHT: 6.8	=	SCORE: 20.5
Insulation present, but not to current standards (installed prior to 2010)						
COMMENTS:						
COMPONENT:	Glazing	RATING: 3	x	WEIGHT: 6.8	=	SCORE: 20.5
Double glazing with aluminum/metal window frames						
COMMENTS:	In OH doors only					

TOTAL SCORE = 360 PREVIOUS BIENNIUM SCORE = 278

CONDITION: Needs Improvement/Renovation

BUILDING CONDITION RATING

Fire Training Tower (040-71) STATE UFI: A08310 Main Campus (040A)

AREA: 5,100 SF BUILT: 1998 REMODELED: No PREDOMINANT USE: Training

CONSTRUCTION TYPE: Medium CRV/SF: $158 REPLACEMENT VALUE: $805,800

Primary Systems
COMPONENT: Structure RATING: 1 x WEIGHT: 13 = SCORE: 13
No signs of settlement or cracking, no abrupt vertical changes Columns, bearing walls and roof structure appears sound/free of defects
COMMENTS: CMU, concrete; steel exterior staircase
COMPONENT: Exterior Closure RATING: 1 x WEIGHT: 13 = SCORE: 13
Weatherproof, tight, well-maintained exterior walls, doors, windows/finishes
COMMENTS: CMU
COMPONENT: Roofing RATING: 3 x WEIGHT: 16.2 = SCORE: 48.7
Some deterioration is evident in membrane and flashings; maintenance or minor repair is needed
COMMENTS: Concrete; plywood for training area

Secondary Systems						
COMPONENT:	Floor Finishes	RATING: 1	x	WEIGHT: 9.7	=	SCORE: 9.7
Nice appearance, smooth transitions, level subfloors, no cracks/separating						
COMMENTS:	Concrete					
COMPONENT:	Wall Finishes	RATING: 0	x	WEIGHT: 0	=	SCORE: 0
No data						
COMMENTS:	CMU					
COMPONENT:	Ceiling Finishes	RATING: 0	x	WEIGHT: 0	=	SCORE: 0
No data						
COMMENTS:	Concrete					
COMPONENT:	Doors & Hardware	RATING: 1	x	WEIGHT: 9.7	=	SCORE: 9.7
Appropriate hardware, closers, panic devices; in good working order						
COMMENTS:	Exterior HM door/frame					

Service Systems						
COMPONENT:	Elevators	RATING: 0	x	WEIGHT: 0	=	SCORE: 0
No data						
COMMENTS:	Not required for training facility					
COMPONENT:	Plumbing	RATING: 0	x	WEIGHT: 0	=	SCORE: 0
No data						
COMMENTS:						
COMPONENT:	HVAC	RATING: 0	x	WEIGHT: 0	=	SCORE: 0
No data						
COMMENTS:						
COMPONENT:	Electrical	RATING: 0	x	WEIGHT: 0	=	SCORE: 0
No data						
COMMENTS:						
COMPONENT:	Lights/Power	RATING: 0	x	WEIGHT: 0	=	SCORE: 0
No data						
COMMENTS:						

Safety Systems						
COMPONENT:	Life/Safety	RATING: 1	x	WEIGHT: 16.2	=	SCORE: 16.2
Appears to meet current codes						
COMMENTS:						
COMPONENT:	Fire Safety	RATING: 3	x	WEIGHT: 16.2	=	SCORE: 48.7
Extinguishers and signed egress; no violations; no alarm or sprinklers						
COMMENTS:	Sprinklers on ground floor (for training)					
COMPONENT:	Modifications	RATING: 1	x	WEIGHT: 11.4	=	SCORE: 11.4
Modifications appear to be in compliance with codes and sound construction practices; HVAC/electrical service properly provided						
COMMENTS:	No modifications to present					

Quality Standards						
COMPONENT:	Maintenance	RATING: 1	x	WEIGHT: 11.4	=	SCORE: 11.4
Facility appears well maintained						
COMMENTS:						
COMPONENT:	Remaining Life	RATING: 1	x	WEIGHT: 9.7	=	SCORE: 9.7
Life expectancy is >15 years; minor system deterioration						
COMMENTS:						
COMPONENT:	Appearance	RATING: 5	x	WEIGHT: 9.7	=	SCORE: 48.7
Poor to average construction, but very unattractive exterior and interior spaces						
COMMENTS:	Special purpose training facility					

Heat Loss						
COMPONENT:	Insulation	RATING: 1	x	WEIGHT: 9.7	=	SCORE: 9.7
Insulation is up to current standards (2010 or newer)						
COMMENTS:	None needed					
COMPONENT:	Glazing	RATING: 0	x	WEIGHT: 0	=	SCORE: 0
No data						
COMMENTS:						

TOTAL SCORE = 250 PREVIOUS BIENNIUM SCORE = 146

CONDITION: Adequate

BUILDING CONDITION RATING

Ford Hall (040-54) STATE UFI: A05075 Main Campus (040A)

AREA: 23,600 SF BUILT: 1988 REMODELED: No PREDOMINANT USE: Computer Lab.

CONSTRUCTION TYPE: Medium CRV/SF: $301 REPLACEMENT VALUE: $7,103,600

Primary Systems
COMPONENT: Structure RATING: 1 x WEIGHT: 8 = SCORE: 8
No signs of settlement or cracking, no abrupt vertical changes Columns, bearing walls and roof structure appears sound/free of defects
COMMENTS: Wood frame and trusses; concrete; glu-lam framed breezeway between buildings
COMPONENT: Exterior Closure RATING: 1 x WEIGHT: 8 = SCORE: 8
Weatherproof, tight, well-maintained exterior walls, doors, windows/finishes
COMMENTS: Brick veneer; stucco
COMPONENT: Roofing RATING: 1 x WEIGHT: 10 = SCORE: 10
Flashing and penetrations appear sound and membrane appears water- tight; drainage is positive and there are overflow scuppers
COMMENTS: Cement tile; corrugated lexan panels; skylight over light well/atrium

Secondary Systems						
COMPONENT:	Floor Finishes	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
Some wear and minor imperfections are evident; beginning deterioration						
COMMENTS:	Vinyl tile-older and worn; carpet; ceramic tile; rubber; raised floor in server room. New floor 2nd floor 2014					
COMPONENT:	Wall Finishes	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
Maintainable surfaces in good condition						
COMMENTS:	Gypsum board and ceramic tile					
COMPONENT:	Ceiling Finishes	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
Some wear and tear; Minor staining or deterioration						
COMMENTS:	Lay-in tiles; gypsum board					
COMPONENT:	Doors & Hardware	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
Functional but dated						
COMMENTS:	Exterior & interior wood doors w HM frames-general wear					

Service Systems						
COMPONENT:	Elevators	RATING: 5	x	WEIGHT: 6	=	SCORE: 30
No elevator access for upper floors						
COMMENTS:	2 story					
COMPONENT:	Plumbing	RATING: 1	x	WEIGHT: 8	=	SCORE: 8
Fixtures and piping appear to be in good condition; no evidence of leaks						
COMMENTS:	Copper, cast iron, steel and PVC piping; porcelain fixtures					
COMPONENT:	HVAC	RATING: 3	x	WEIGHT: 8	=	SCORE: 24
System generally adequate; some deterioration; needs balancing; Offices areas have A/C; hazardous areas are ventilated						
COMMENTS:	Air-cooled chiller (2008) and fan coil units; 4-pipe univents; 2 CRAC units; pneumatic control problems					
COMPONENT:	Electrical	RATING: 1	x	WEIGHT: 8	=	SCORE: 8
Adequate service and distribution capacity for current/future needs						
COMMENTS:	800amp 480/277v					
COMPONENT:	Lights/Power	RATING: 1	x	WEIGHT: 8	=	SCORE: 8
Contemporary lighting with good work area illumination; ample outlets						
COMMENTS:	Lay-in, hanging, wall-mount and surface-mount fluorescent lighting					

Safety Systems						
COMPONENT:	Life/Safety	RATING: 3	x	WEIGHT: 10	=	SCORE: 30
Generally meets codes for vintage of construction						
COMMENTS:						
COMPONENT:	Fire Safety	RATING: 3	x	WEIGHT: 10	=	SCORE: 30
Extinguishers and signed egress; no violations; no alarm or sprinklers						
COMMENTS:						
COMPONENT:	Modifications	RATING: 1	x	WEIGHT: 7	=	SCORE: 7
Modifications appear to be in compliance with codes and sound construction practices; HVAC/electrical service properly provided						
COMMENTS:	No modifications to present					

Quality Standards						
COMPONENT:	Maintenance	RATING: 1	x	WEIGHT: 7	=	SCORE: 7
Facility appears well maintained						
COMMENTS:						
COMPONENT:	Remaining Life	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
Life expectancy is 5-15 years; moderate system deterioration						
COMMENTS:	Low first cost building					
COMPONENT:	Appearance	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
Average construction; average interior and exterior appearance						
COMMENTS:						

Heat Loss						
COMPONENT:	Insulation	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
Insulation present, but not to current standards (installed prior to 2010)						
COMMENTS:						
COMPONENT:	Glazing	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
Double glazing with aluminum/metal window frames						
COMMENTS:						

TOTAL SCORE = 310 PREVIOUS BIENNIUM SCORE = 298

CONDITION: Needs Improvement/Additional Maintenance

BUILDING CONDITION RATING

Gary Knutzen Cardinal Center (040-30) STATE UFI: A09143 Main Campus (040A)

AREA: 27,558 SF BUILT: 1959 REMODELED: 2005 PREDOMINANT USE: Student Center

CONSTRUCTION TYPE: Medium CRV/SF: $313 REPLACEMENT VALUE: $8,625,654

Primary Systems
COMPONENT: Structure RATING: 1 x WEIGHT: 8.3 = SCORE: 8.3
No signs of settlement or cracking, no abrupt vertical changes Columns, bearing walls and roof structure appears sound/free of defects
COMMENTS: Steel; wood framing
COMPONENT: Exterior Closure RATING: 1 x WEIGHT: 8.3 = SCORE: 8.3
Weatherproof, tight, well-maintained exterior walls, doors, windows/finishes
COMMENTS: Brick; stucco; concrete
COMPONENT: Roofing RATING: 3 x WEIGHT: 10.4 = SCORE: 31.3
Some deterioration is evident in membrane and flashings; maintenance or minor repair is needed
COMMENTS: New single-ply PVC roof in Kitchen and Counseling areas funded in current biennium

Secondary Systems						
COMPONENT:	Floor Finishes	RATING: 1	x	WEIGHT: 6.3	=	SCORE: 6.3
Nice appearance, smooth transitions, level subfloors, no cracks/separating						
COMMENTS:	Carpet; vinyl asbestos and composition tile; concrete; ceramic tile; sheet vinyl-some wear					
COMPONENT:	Wall Finishes	RATING: 1	x	WEIGHT: 6.3	=	SCORE: 6.3
Maintainable surfaces in good condition						
COMMENTS:	Gypsum board, brick, ceramic tile; moveable partition walls					
COMPONENT:	Ceiling Finishes	RATING: 1	x	WEIGHT: 6.3	=	SCORE: 6.3
Maintainable surfaces in good condition; good alignment and appearance						
COMMENTS:	Gypsum board; lay-in tile; wood decking; metal deck pan					
COMPONENT:	Doors & Hardware	RATING: 3	x	WEIGHT: 6.3	=	SCORE: 18.8
Functional but dated						
COMMENTS:	Interior wood doors w HM frames-significant surface wear; exterior HM doors/frames; aluminum doors/frames; window wall					

Service Systems						
COMPONENT:	Elevators	RATING: 0	x	WEIGHT: 0	=	SCORE: 0
No data						
COMMENTS:						
COMPONENT:	Plumbing	RATING: 1	x	WEIGHT: 8.3	=	SCORE: 8.3
Fixtures and piping appear to be in good condition; no evidence of leaks						
COMMENTS:	Copper, cast iron, steel and ABS piping; porcelain fixtures					
COMPONENT:	HVAC	RATING: 1	x	WEIGHT: 8.3	=	SCORE: 8.3
Equipment in good condition; easily controlled; serves all required spaces; All necessary spaces are adequately ventilated; A/C provided						
COMMENTS:	Air cooled chiller; HW heat from central plant; fan-coil units; packaged rooftop HVAC units; split system A/C units					
COMPONENT:	Electrical	RATING: 1	x	WEIGHT: 8.3	=	SCORE: 8.3
Adequate service and distribution capacity for current/future needs						
COMMENTS:	800amp 480/277v					
COMPONENT:	Lights/Power	RATING: 1	x	WEIGHT: 8.3	=	SCORE: 8.3
Contemporary lighting with good work area illumination; ample outlets						
COMMENTS:	Recessed, can, lay-in, ceiling-mount and hanging strip fluorescent fixtures; gallery spot lights					

Safety Systems						
COMPONENT:	Life/Safety	RATING: 1	x	WEIGHT: 10.4	=	SCORE: 10.4
Appears to meet current codes						
COMMENTS:						
COMPONENT:	Fire Safety	RATING: 1	x	WEIGHT: 10.4	=	SCORE: 10.4
Locally monitored detection; alarm present; sprinklers in high hazard areas						
COMMENTS:						
COMPONENT:	Modifications	RATING: 1	x	WEIGHT: 7.3	=	SCORE: 7.3
Modifications appear to be in compliance with codes and sound construction practices; HVAC/electrical service properly provided						
COMMENTS:	Major renovation in 2008 was well done; good integration of previous additions					

Quality Standards						
COMPONENT:	Maintenance	RATING: 1	x	WEIGHT: 7.3	=	SCORE: 7.3
Facility appears well maintained						
COMMENTS:						
COMPONENT:	Remaining Life	RATING: 1	x	WEIGHT: 6.3	=	SCORE: 6.3
Life expectancy is >15 years; minor system deterioration						
COMMENTS:	Major renovation completed in 2008; 25+ year expected life					
COMPONENT:	Appearance	RATING: 1	x	WEIGHT: 6.3	=	SCORE: 6.3
Well-constructed building; generally attractive interior and exterior						
COMMENTS:						

Heat Loss						
COMPONENT:	Insulation	RATING: 3	x	WEIGHT: 6.3	=	SCORE: 18.8
Insulation present, but not to current standards (installed prior to 2010)						
COMMENTS:						
COMPONENT:	Glazing	RATING: 3	x	WEIGHT: 6.3	=	SCORE: 18.8
Double glazing with aluminum/metal window frames						
COMMENTS:	Single glazed windows remain in one small area					

TOTAL SCORE = 204 PREVIOUS BIENNIUM SCORE = 190

CONDITION: Adequate

BUILDING CONDITION RATING

Greenhouse (040-99) STATE UFI: A10392 Main Campus (040A)

AREA: 2,628 SF BUILT: 2010 REMODELED: No PREDOMINANT USE: Other (All Purpose)

#VALUE!

Primary Systems
COMPONENT: Structure RATING: 1 x WEIGHT: 9.1 = SCORE: 9.1
No signs of settlement or cracking, no abrupt vertical changes Columns, bearing walls and roof structure appears sound/free of defects
COMMENTS: Steel framing
COMPONENT: Exterior Closure RATING: 1 x WEIGHT: 9.1 = SCORE: 9.1
Weatherproof, tight, well-maintained exterior walls, doors, windows/finishes
COMMENTS: Glass; brick
COMPONENT: Roofing RATING: 1 x WEIGHT: 11.4 = SCORE: 11.4
Flashing and penetrations appear sound and membrane appears water- tight; drainage is positive and there are overflow scuppers
COMMENTS: Glass

Secondary Systems						
COMPONENT:	Floor Finishes	RATING: 1	x	WEIGHT: 6.8	=	SCORE: 6.8
Nice appearance, smooth transitions, level subfloors, no cracks/separating						
COMMENTS:	Concrete					
COMPONENT:	Wall Finishes	RATING: 1	x	WEIGHT: 6.8	=	SCORE: 6.8
Maintainable surfaces in good condition						
COMMENTS:	Glass; vinyl panels; CMU; corrugated metal panels					
COMPONENT:	Ceiling Finishes	RATING: 0	x	WEIGHT: 0	=	SCORE: 0
No data						
COMMENTS:	Glass; plywood deck					
COMPONENT:	Doors & Hardware	RATING: 1	x	WEIGHT: 6.8	=	SCORE: 6.8
Appropriate hardware, closers, panic devices; in good working order						
COMMENTS:	Interior/exterior HM doors/frames					

Service Systems						
COMPONENT:	Elevators	RATING: 0	x	WEIGHT: 0	=	SCORE: 0
No data						
COMMENTS:						
COMPONENT:	Plumbing	RATING: 1	x	WEIGHT: 9.1	=	SCORE: 9.1
Fixtures and piping appear to be in good condition; no evidence of leaks						
COMMENTS:	Copper and steel piping					
COMPONENT:	HVAC	RATING: 1	x	WEIGHT: 9.1	=	SCORE: 9.1
Equipment in good condition; easily controlled; serves all required spaces; All necessary spaces are adequately ventilated; A/C provided						
COMMENTS:	Gas unit heaters; evaporative coolers					
COMPONENT:	Electrical	RATING: 1	x	WEIGHT: 9.1	=	SCORE: 9.1
Adequate service and distribution capacity for current/future needs						
COMMENTS:	225amp 208/120v					
COMPONENT:	Lights/Power	RATING: 1	x	WEIGHT: 9.1	=	SCORE: 9.1
Contemporary lighting with good work area illumination; ample outlets						
COMMENTS:	High pressure sodium; ceiling-mount fluorescent lighting					

Safety Systems						
COMPONENT:	Life/Safety	RATING: 1	x	WEIGHT: 11.4	=	SCORE: 11.4
Appears to meet current codes						
COMMENTS:	Generally meets codes for use					
COMPONENT:	Fire Safety	RATING: 3	x	WEIGHT: 11.4	=	SCORE: 34.2
Extinguishers and signed egress; no violations; no alarm or sprinklers						
COMMENTS:						
COMPONENT:	Modifications	RATING: 1	x	WEIGHT: 8	=	SCORE: 8
Modifications appear to be in compliance with codes and sound construction practices; HVAC/electrical service properly provided						
COMMENTS:	Brand new building					

Quality Standards						
COMPONENT:	Maintenance	RATING: 1	x	WEIGHT: 8	=	SCORE: 8
Facility appears well maintained						
COMMENTS:						
COMPONENT:	Remaining Life	RATING: 1	x	WEIGHT: 6.8	=	SCORE: 6.8
Life expectancy is >15 years; minor system deterioration						
COMMENTS:	Brand new building, well-constructed; should last at least 35+ years					
COMPONENT:	Appearance	RATING: 1	x	WEIGHT: 6.8	=	SCORE: 6.8
Well-constructed building; generally attractive interior and exterior						
COMMENTS:						

Heat Loss						
COMPONENT:	Insulation	RATING: 0	x	WEIGHT: 0	=	SCORE: 0
No data						
COMMENTS:						
COMPONENT:	Glazing	RATING: 5	x	WEIGHT: 6.8	=	SCORE: 34.2
Single glazing						
COMMENTS:	Glass wall and ceiling panels					

TOTAL SCORE = 196 PREVIOUS BIENNIUM SCORE = 166

CONDITION: Adequate

BUILDING CONDITION RATING

Hodson Exterior Restroom (040-41) STATE UFI: A03904 Main Campus (040A)

AREA: 473 SF BUILT: 1980 REMODELED: No PREDOMINANT USE: Rest Room

CONSTRUCTION TYPE: Medium CRV/SF: $158 REPLACEMENT VALUE: $74,734

Primary Systems					
COMPONENT:	Structure	RATING: 1	x WEIGHT: 8.7	=	SCORE: 8.7
No signs of settlement or cracking, no abrupt vertical changes Columns, bearing walls and roof structure appears sound/free of defects					
COMMENTS:	Brick w wood roof framing				
COMPONENT:	Exterior Closure	RATING: 1	x WEIGHT: 8.7	=	SCORE: 8.7
Weatherproof, tight, well-maintained exterior walls, doors, windows/finishes					
COMMENTS:	Brick				
COMPONENT:	Roofing	RATING: 3	x WEIGHT: 10.9	=	SCORE: 32.7
Some deterioration is evident in membrane and flashings; maintenance or minor repair is needed					
COMMENTS:	PVC single-ply roof				

Secondary Systems						
COMPONENT:	Floor Finishes	RATING: 1	x	WEIGHT: 6.5	=	SCORE: 6.5
Nice appearance, smooth transitions, level subfloors, no cracks/separating						
COMMENTS:	Concrete floor w epoxy coating					
COMPONENT:	Wall Finishes	RATING: 1	x	WEIGHT: 6.5	=	SCORE: 6.5
Maintainable surfaces in good condition						
COMMENTS:	Brick and tile					
COMPONENT:	Ceiling Finishes	RATING: 3	x	WEIGHT: 6.5	=	SCORE: 19.6
Some wear and tear; Minor staining or deterioration						
COMMENTS:	Lay-in tile					
COMPONENT:	Doors & Hardware	RATING: 3	x	WEIGHT: 6.5	=	SCORE: 19.6
Functional but dated						
COMMENTS:	Wood doors and frames					

Service Systems						
COMPONENT:	Elevators	RATING: 0	x	WEIGHT: 0	=	SCORE: 0
No data						
COMMENTS:						
COMPONENT:	Plumbing	RATING: 1	x	WEIGHT: 8.7	=	SCORE: 8.7
Fixtures and piping appear to be in good condition; no evidence of leaks						
COMMENTS:	Copper, cast iron and ABS piping; porcelain fixtures					
COMPONENT:	HVAC	RATING: 3	x	WEIGHT: 8.7	=	SCORE: 26.1
System generally adequate; some deterioration; needs balancing; Offices areas have A/C; hazardous areas are ventilated						
COMMENTS:	Baseboard electric heat; exhaust fans					
COMPONENT:	Electrical	RATING: 1	x	WEIGHT: 8.7	=	SCORE: 8.7
Adequate service and distribution capacity for current/future needs						
COMMENTS:	200amp 480/277v					
COMPONENT:	Lights/Power	RATING: 3	x	WEIGHT: 8.7	=	SCORE: 26.1
Adequate work area illumination; adequate outlets for current use						
COMMENTS:	Lay-in fluorescent lights					

Safety Systems						
COMPONENT:	Life/Safety	RATING: 3	x	WEIGHT: 10.9	=	SCORE: 32.7
Generally meets codes for vintage of construction						
COMMENTS:						
COMPONENT:	Fire Safety	RATING: 5	x	WEIGHT: 10.9	=	SCORE: 54.5
Violations exist; No exit signs or extinguishers; No sprinklers in high hazard areas						
COMMENTS:						
COMPONENT:	Modifications	RATING: 1	x	WEIGHT: 7.6	=	SCORE: 7.6
Modifications appear to be in compliance with codes and sound construction practices; HVAC/electrical service properly provided						
COMMENTS:	Adjacent electrical distribution room					

Quality Standards						
COMPONENT:	Maintenance	RATING: 3	x	WEIGHT: 7.6	=	SCORE: 22.9
Routine maintenance is required; deferred maintenance is evident; impact is minor to moderate						
COMMENTS:						
COMPONENT:	Remaining Life	RATING: 3	x	WEIGHT: 6.5	=	SCORE: 19.6
Life expectancy is 5-15 years; moderate system deterioration						
COMMENTS:	Should have 10 to 15 year life left					
COMPONENT:	Appearance	RATING: 5	x	WEIGHT: 6.5	=	SCORE: 32.7
Poor to average construction, but very unattractive exterior and interior spaces						
COMMENTS:						

Heat Loss						
COMPONENT:	Insulation	RATING: 3	x	WEIGHT: 6.5	=	SCORE: 19.6
Insulation present, but not to current standards (installed prior to 2010)						
COMMENTS:						
COMPONENT:	Glazing	RATING: 0	x	WEIGHT: 0	=	SCORE: 0
No data						
COMMENTS:						

TOTAL SCORE = 362 PREVIOUS BIENNIUM SCORE = 372

CONDITION: Needs Improvement/Renovation

BUILDING CONDITION RATING

Hodson Hall (040-40) STATE UFI: A09436 Main Campus (040A)

AREA: 30,346 SF BUILT: 1959 REMODELED: 2009 PREDOMINANT USE: Visual Arts

CONSTRUCTION TYPE: Medium CRV/SF: $337 REPLACEMENT VALUE: $10,226,602

Primary Systems
COMPONENT: Structure RATING: 1 x WEIGHT: 8 = SCORE: 8
No signs of settlement or cracking, no abrupt vertical changes Columns, bearing walls and roof structure appears sound/free of defects
COMMENTS: Steel framed original building and second story addition; steel columns; wood framing
COMPONENT: Exterior Closure RATING: 1 x WEIGHT: 8 = SCORE: 8
Weatherproof, tight, well-maintained exterior walls, doors, windows/finishes
COMMENTS: Brick; stucco; metal fascia; corrugated metal siding - good condition
COMPONENT: Roofing RATING: 1 x WEIGHT: 10 = SCORE: 10
Flashing and penetrations appear sound and membrane appears water- tight; drainage is positive and there are overflow scuppers
COMMENTS: Metal standing seam roof; hypalon single-ply roof

Secondary Systems						
COMPONENT:	Floor Finishes	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
Some wear and minor imperfections are evident; beginning deterioration						
COMMENTS:	Vinyl tile; carpet; concrete; ceramic tile					
COMPONENT:	Wall Finishes	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
Maintainable surfaces in good condition						
COMMENTS:	Gypsum board; concrete; ceramic tile					
COMPONENT:	Ceiling Finishes	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
Maintainable surfaces in good condition; good alignment and appearance						
COMMENTS:	Lay-in tiles; wood slat accents; metal deck pan					
COMPONENT:	Doors & Hardware	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
Appropriate hardware, closers, panic devices; in good working order						
COMMENTS:	Interior wood doors w HM frames; exterior HM doors/frames; aluminum doors/frames					

Service Systems						
COMPONENT:	Elevators	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
Appropriate and functional for occupancy and use						
COMMENTS:	2 stop					
COMPONENT:	Plumbing	RATING: 1	x	WEIGHT: 8	=	SCORE: 8
Fixtures and piping appear to be in good condition; no evidence of leaks						
COMMENTS:	Copper, cast iron, steel and PVC piping; porcelain fixtures					
COMPONENT:	HVAC	RATING: 3	x	WEIGHT: 8	=	SCORE: 24
System generally adequate; some deterioration; needs balancing; Offices areas have A/C; hazardous areas are ventilated						
COMMENTS:	4-pipe fan coil units; air-cooled chiller; hydronic heat from central plant; DX cooling; unit heaters; 43 yr. old AHU funded in 09 to replace					
COMPONENT:	Electrical	RATING: 1	x	WEIGHT: 8	=	SCORE: 8
Adequate service and distribution capacity for current/future needs						
COMMENTS:	600amp 480/277v					
COMPONENT:	Lights/Power	RATING: 1	x	WEIGHT: 8	=	SCORE: 8
Contemporary lighting with good work area illumination; ample outlets						
COMMENTS:	Lay-in, recessed can, wall-mount, surface mount and hanging fluorescent fixtures					

Safety Systems						
COMPONENT:	Life/Safety	RATING: 1	x	WEIGHT: 10	=	SCORE: 10
Appears to meet current codes						
COMMENTS:						
COMPONENT:	Fire Safety	RATING: 1	x	WEIGHT: 10	=	SCORE: 10
Locally monitored detection; alarm present; sprinklers in high hazard areas						
COMMENTS:						
COMPONENT:	Modifications	RATING: 1	x	WEIGHT: 7	=	SCORE: 7
Modifications appear to be in compliance with codes and sound construction practices; HVAC/electrical service properly provided						
COMMENTS:	2005 and 2009 theater wing remodels and modifications are well constructed and good quality					

Quality Standards						
COMPONENT:	Maintenance	RATING: 1	x	WEIGHT: 7	=	SCORE: 7
Facility appears well maintained						
COMMENTS:						
COMPONENT:	Remaining Life	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
Life expectancy is >15 years; minor system deterioration						
COMMENTS:	Soundly constructed building; second story addition in 2005					
COMPONENT:	Appearance	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
Well-constructed building; generally attractive interior and exterior						
COMMENTS:						

Heat Loss						
COMPONENT:	Insulation	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
Insulation present, but not to current standards (installed prior to 2010)						
COMMENTS:						
COMPONENT:	Glazing	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
Double glazing with aluminum/metal window frames						
COMMENTS:	Some single-glazed windows in small area-being replaced in 2011					

TOTAL SCORE = 198 PREVIOUS BIENNIUM SCORE = 186

CONDITION: Adequate

BUILDING CONDITION RATING

Maintenance Bldg (040-21) STATE UFI: A07870 Main Campus (040A)

AREA: 4,800 SF BUILT: 1976 REMODELED: No PREDOMINANT USE: Maintenance

CONSTRUCTION TYPE: Medium CRV/SF: $211 REPLACEMENT VALUE: $1,012,800

Primary Systems
COMPONENT: Structure RATING: 1 x WEIGHT: 8.7 = SCORE: 8.7
No signs of settlement or cracking, no abrupt vertical changes Columns, bearing walls and roof structure appears sound/free of defects
COMMENTS: Steel frame
COMPONENT: Exterior Closure RATING: 3 x WEIGHT: 8.7 = SCORE: 26.1
Sound and weatherproof but with some deterioration evident
COMMENTS: Metal panels-random damage
COMPONENT: Roofing RATING: 3 x WEIGHT: 10.9 = SCORE: 32.7
Some deterioration is evident in membrane and flashings; maintenance or minor repair is needed
COMMENTS: Deteriorating metal roof and gutters; new roof funded in 2007; will not be done

Secondary Systems						
COMPONENT:	Floor Finishes	RATING: 3	x	WEIGHT: 6.5	=	SCORE: 19.6
Some wear and minor imperfections are evident; beginning deterioration						
COMMENTS:	Concrete; carpet					
COMPONENT:	Wall Finishes	RATING: 3	x	WEIGHT: 6.5	=	SCORE: 19.6
Aging surfaces but sound; some maintenance is required						
COMMENTS:	Exposed structure and encapsulated insulation; gypsum board					
COMPONENT:	Ceiling Finishes	RATING: 0	x	WEIGHT: 0	=	SCORE: 0
No data						
COMMENTS:	Exposed structure and encapsulated insulation; gypsum board					
COMPONENT:	Doors & Hardware	RATING: 3	x	WEIGHT: 6.5	=	SCORE: 19.6
Functional but dated						
COMMENTS:	Interior/exterior HM doors/frames; OH metal doors-random dents					

Service Systems						
COMPONENT:	Elevators	RATING: 0	x	WEIGHT: 0	=	SCORE: 0
No data						
COMMENTS:						
COMPONENT:	Plumbing	RATING: 1	x	WEIGHT: 8.7	=	SCORE: 8.7
Fixtures and piping appear to be in good condition; no evidence of leaks						
COMMENTS:	Copper and cast iron piping; porcelain fixtures					
COMPONENT:	HVAC	RATING: 5	x	WEIGHT: 8.7	=	SCORE: 43.6
Inadequate capacity, zoning and distribution; equipment deteriorating; No A/C in office areas; no ventilation in hazardous areas						
COMMENTS:	No ventilation; unit heaters only; no shop dust collection; window A/C					
COMPONENT:	Electrical	RATING: 3	x	WEIGHT: 8.7	=	SCORE: 26.1
Service capacity meets current needs but inadequate for future						
COMMENTS:	200amp 208/120v					
COMPONENT:	Lights/Power	RATING: 3	x	WEIGHT: 8.7	=	SCORE: 26.1
Adequate work area illumination; adequate outlets for current use						
COMMENTS:	Hanging and ceiling-mount fluorescent and high bay mercury vapor lighting;					

Safety Systems						
COMPONENT:	Life/Safety	RATING: 3	x	WEIGHT: 10.9	=	SCORE: 32.7
Generally meets codes for vintage of construction						
COMMENTS:						
COMPONENT:	Fire Safety	RATING: 5	x	WEIGHT: 10.9	=	SCORE: 54.5
Violations exist; No exit signs or extinguishers; No sprinklers in high hazard areas						
COMMENTS:						
COMPONENT:	Modifications	RATING: 3	x	WEIGHT: 7.6	=	SCORE: 22.9
Some modifications lack code compliance; HVAC service not fully considered during renovation						
COMMENTS:	Many small interior modifications; generally haphazard					

Quality Standards						
COMPONENT:	Maintenance	RATING: 3	x	WEIGHT: 7.6	=	SCORE: 22.9
Routine maintenance is required; deferred maintenance is evident; impact is minor to moderate						
COMMENTS:						
COMPONENT:	Remaining Life	RATING: 3	x	WEIGHT: 6.5	=	SCORE: 19.6
Life expectancy is 5-15 years; moderate system deterioration						
COMMENTS:	Building and site may be taken over by a local school consortium in 3 to 5 years					
COMPONENT:	Appearance	RATING: 5	x	WEIGHT: 6.5	=	SCORE: 32.7
Poor to average construction, but very unattractive exterior and interior spaces						
COMMENTS:						

Heat Loss						
COMPONENT:	Insulation	RATING: 3	x	WEIGHT: 6.5	=	SCORE: 19.6
Insulation present, but not to current standards (installed prior to 2010)						
COMMENTS:						
COMPONENT:	Glazing	RATING: 5	x	WEIGHT: 6.5	=	SCORE: 32.7
Single glazing						
COMMENTS:						

TOTAL SCORE = 469 PREVIOUS BIENNIUM SCORE = 450

CONDITION: Needs Improvement/Renovation

BUILDING CONDITION RATING

Nelson Hall (040-82) STATE UFI: A07932 Main Campus (040A)

AREA: 13,055 SF BUILT: 1996 REMODELED: No PREDOMINANT USE: General Classroom

CONSTRUCTION TYPE: Medium CRV/SF: $301 REPLACEMENT VALUE: $3,929,555

Primary Systems
COMPONENT: Structure RATING: 1 x WEIGHT: 8 = SCORE: 8
No signs of settlement or cracking, no abrupt vertical changes Columns, bearing walls and roof structure appears sound/free of defects
COMMENTS: Wood frame and concrete
COMPONENT: Exterior Closure RATING: 1 x WEIGHT: 8 = SCORE: 8
Weatherproof, tight, well-maintained exterior walls, doors, windows/finishes
COMMENTS: Brick veneer; corrugated metal siding; stucco
COMPONENT: Roofing RATING: 1 x WEIGHT: 10 = SCORE: 10
Flashing and penetrations appear sound and membrane appears water- tight; drainage is positive and there are overflow scuppers
COMMENTS: Hypalon single ply membrane

Secondary Systems						
COMPONENT:	Floor Finishes	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
Nice appearance, smooth transitions, level subfloors, no cracks/separating						
COMMENTS:	Ceramic tile; rubber; carpet-random wear; vinyl tile					
COMPONENT:	Wall Finishes	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
Maintainable surfaces in good condition						
COMMENTS:	Gypsum board; concrete; ceramic tile					
COMPONENT:	Ceiling Finishes	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
Maintainable surfaces in good condition; good alignment and appearance						
COMMENTS:	Gypsum board; lay-in tile					
COMPONENT:	Doors & Hardware	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
Functional but dated						
COMMENTS:	Interior wood doors w HM frames; exterior HM doors/frames-worn					

Service Systems						
COMPONENT:	Elevators	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
Appropriate and functional for occupancy and use						
COMMENTS:	3 stop (2 story split level building)					
COMPONENT:	Plumbing	RATING: 1	x	WEIGHT: 8	=	SCORE: 8
Fixtures and piping appear to be in good condition; no evidence of leaks						
COMMENTS:	Copper, cast iron, steel and ABS piping; porcelain fixtures					
COMPONENT:	HVAC	RATING: 1	x	WEIGHT: 8	=	SCORE: 8
Equipment in good condition; easily controlled; serves all required spaces; All necessary spaces are adequately ventilated; A/C provided						
COMMENTS:	AHUs w VAVs; DX cooling; hydronic and steam heat from central plant					
COMPONENT:	Electrical	RATING: 1	x	WEIGHT: 8	=	SCORE: 8
Adequate service and distribution capacity for current/future needs						
COMMENTS:	400amp 480/277v					
COMPONENT:	Lights/Power	RATING: 1	x	WEIGHT: 8	=	SCORE: 8
Contemporary lighting with good work area illumination; ample outlets						
COMMENTS:	Lay-in, hanging, and wall mount fluorescent fixtures					

Safety Systems						
COMPONENT:	Life/Safety	RATING: 1	x	WEIGHT: 10	=	SCORE: 10
Appears to meet current codes						
COMMENTS:						
COMPONENT:	Fire Safety	RATING: 3	x	WEIGHT: 10	=	SCORE: 30
Extinguishers and signed egress; no violations; no alarm or sprinklers						
COMMENTS:						
COMPONENT:	Modifications	RATING: 1	x	WEIGHT: 7	=	SCORE: 7
Modifications appear to be in compliance with codes and sound construction practices; HVAC/electrical service properly provided						
COMMENTS:	No modifications to present					

Quality Standards						
COMPONENT:	Maintenance	RATING: 1	x	WEIGHT: 7	=	SCORE: 7
Facility appears well maintained						
COMMENTS:						
COMPONENT:	Remaining Life	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
Life expectancy is >15 years; minor system deterioration						
COMMENTS:	Relatively new facility					
COMPONENT:	Appearance	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
Well-constructed building; generally attractive interior and exterior						
COMMENTS:						

Heat Loss						
COMPONENT:	Insulation	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
Insulation is up to current standards (2010 or newer)						
COMMENTS:						
COMPONENT:	Glazing	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
Double glazing with aluminum/metal window frames						
COMMENTS:						

TOTAL SCORE = 190 PREVIOUS BIENNIUM SCORE = 190

CONDITION: Adequate

BUILDING CONDITION RATING

Norwood Cole Library (040-70) STATE UFI: A05680 Main Campus (040A)

AREA: 26,730 SF BUILT: 1963 REMODELED: 1995 PREDOMINANT USE: Library

CONSTRUCTION TYPE: Medium CRV/SF: $301 REPLACEMENT VALUE: $8,045,730

Primary Systems
COMPONENT: Structure RATING: 1 x WEIGHT: 8.3 = SCORE: 8.3
No signs of settlement or cracking, no abrupt vertical changes Columns, bearing walls and roof structure appears sound/free of defects
COMMENTS: Steel columns and joists; concrete columns; steel beams; exterior wood trellis
COMPONENT: Exterior Closure RATING: 3 x WEIGHT: 8.3 = SCORE: 25
Sound and weatherproof but with some deterioration evident
COMMENTS: Brick veneer; stucco; concrete; brick cracks in multiple areas; stucco deterioration at some corners
COMPONENT: Roofing RATING: 3 x WEIGHT: 10.4 = SCORE: 31.3
Some deterioration is evident in membrane and flashings; maintenance or minor repair is needed
COMMENTS: TPO single-ply membrane; cap sheet BUR-edges at gutters need sealing; standing seam metal cap

Secondary Systems						
COMPONENT:	Floor Finishes	RATING: 3	x	WEIGHT: 6.3	=	SCORE: 18.8
Some wear and minor imperfections are evident; beginning deterioration						
COMMENTS:	Vinyl tile; carpet; ceramic tile					
COMPONENT:	Wall Finishes	RATING: 1	x	WEIGHT: 6.3	=	SCORE: 6.3
Maintainable surfaces in good condition						
COMMENTS:	Gypsum board; concrete; ceramic tile					
COMPONENT:	Ceiling Finishes	RATING: 3	x	WEIGHT: 6.3	=	SCORE: 18.8
Some wear and tear; Minor staining or deterioration						
COMMENTS:	Gypsum board; lay-in tile; vent wood; direct-adhered tile					
COMPONENT:	Doors & Hardware	RATING: 1	x	WEIGHT: 6.3	=	SCORE: 6.3
Appropriate hardware, closers, panic devices; in good working order						
COMMENTS:	Interior wood doors w HM frames; exterior HM and aluminum doors/frames					

Service Systems						
COMPONENT:	Elevators	RATING: 0	x	WEIGHT: 0	=	SCORE: 0
No data						
COMMENTS:						
COMPONENT:	Plumbing	RATING: 3	x	WEIGHT: 8.3	=	SCORE: 25
Fixtures are functional but dated; some leaks; maintenance required						
COMMENTS:	Copper, cast iron, steel and ABS piping; porcelain fixtures					
COMPONENT:	HVAC	RATING: 3	x	WEIGHT: 8.3	=	SCORE: 25
System generally adequate; some deterioration; needs balancing; Offices areas have A/C; hazardous areas are ventilated						
COMMENTS:	AHUs-steam from central plant (exchanger); air cooled chiller; rooftop packaged A/C units; no A/C in central stack area					
COMPONENT:	Electrical	RATING: 1	x	WEIGHT: 8.3	=	SCORE: 8.3
Adequate service and distribution capacity for current/future needs						
COMMENTS:	450amp 208/120v; 400amp 408/277v					
COMPONENT:	Lights/Power	RATING: 1	x	WEIGHT: 8.3	=	SCORE: 8.3
Contemporary lighting with good work area illumination; ample outlets						
COMMENTS:	Lay-in, recessed can and hanging circular fluorescent lighting					

Safety Systems						
COMPONENT:	Life/Safety	RATING: 1	x	WEIGHT: 10.4	=	SCORE: 10.4
Appears to meet current codes						
COMMENTS:						
COMPONENT:	Fire Safety	RATING: 1	x	WEIGHT: 10.4	=	SCORE: 10.4
Locally monitored detection; alarm present; sprinklers in high hazard areas						
COMMENTS:						
COMPONENT:	Modifications	RATING: 3	x	WEIGHT: 7.3	=	SCORE: 21.9
Some modifications lack code compliance; HVAC service not fully considered during renovation						
COMMENTS:	A/C upgrade not provided during last remodel					

Quality Standards						
COMPONENT:	Maintenance	RATING: 3	x	WEIGHT: 7.3	=	SCORE: 21.9
Routine maintenance is required; deferred maintenance is evident; impact is minor to moderate						
COMMENTS:						
COMPONENT:	Remaining Life	RATING: 3	x	WEIGHT: 6.3	=	SCORE: 18.8
Life expectancy is 5-15 years; moderate system deterioration						
COMMENTS:	Building construction is average					
COMPONENT:	Appearance	RATING: 3	x	WEIGHT: 6.3	=	SCORE: 18.8
Average construction; average interior and exterior appearance						
COMMENTS:	Exterior is very average					

Heat Loss						
COMPONENT:	Insulation	RATING: 3	x	WEIGHT: 6.3	=	SCORE: 18.8
Insulation present, but not to current standards (installed prior to 2010)						
COMMENTS:						
COMPONENT:	Glazing	RATING: 3	x	WEIGHT: 6.3	=	SCORE: 18.8
Double glazing with aluminum/metal window frames						
COMMENTS:	Leaks at north windows					

TOTAL SCORE = 321 PREVIOUS BIENNIUM SCORE = 298

CONDITION: Needs Improvement/Additional Maintenance

BUILDING CONDITION RATING

Pavilion (040-50) STATE UFI: A08558 Main Campus (040A)

AREA: 27,252 SF BUILT: 1919 REMODELED: 2001 PREDOMINANT USE: Gymnasium

CONSTRUCTION TYPE: Heavy CRV/SF: $279 REPLACEMENT VALUE: $7,603,308

Primary Systems
COMPONENT: Structure RATING: 1 x WEIGHT: 8 = SCORE: 8
No signs of settlement or cracking, no abrupt vertical changes Columns, bearing walls and roof structure appears sound/free of defects
COMMENTS: Steel-frame; brick; concrete; glu-lam beams
COMPONENT: Exterior Closure RATING: 3 x WEIGHT: 8 = SCORE: 24
Sound and weatherproof but with some deterioration evident
COMMENTS: Brick, stucco; west wall stucco cracked and water damage
COMPONENT: Roofing RATING: 1 x WEIGHT: 10 = SCORE: 10
Flashing and penetrations appear sound and membrane appears water- tight; drainage is positive and there are overflow scuppers
COMMENTS: Single ply PVC membrane

Secondary Systems						
COMPONENT:	Floor Finishes	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
Nice appearance, smooth transitions, level subfloors, no cracks/separating						
COMMENTS:	Hardwood; carpet; concrete; epoxy; linoleum; ceramic tile					
COMPONENT:	Wall Finishes	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
Maintainable surfaces in good condition						
COMMENTS:	Ceramic tile; wood panels; gypsum board; brick; CMU; carpet					
COMPONENT:	Ceiling Finishes	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
Maintainable surfaces in good condition; good alignment and appearance						
COMMENTS:	Gypsum board; exposed concrete structure; metal deck pan; direct-adhered tile					
COMPONENT:	Doors & Hardware	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
Functional but dated						
COMMENTS:	Interior wood doors w HM frames; exterior HM doors/frames-extensive surface wear; some dents					

Service Systems						
COMPONENT:	Elevators	RATING: 5	x	WEIGHT: 6	=	SCORE: 30
No elevator access for upper floors						
COMMENTS:	1 story w/ gym mezzanine					
COMPONENT:	Plumbing	RATING: 3	x	WEIGHT: 8	=	SCORE: 24
Fixtures are functional but dated; some leaks; maintenance required						
COMMENTS:	Galvanized, cast iron, steel, copper and PVC pipe; porcelain fixtures					
COMPONENT:	HVAC	RATING: 1	x	WEIGHT: 8	=	SCORE: 8
Equipment in good condition; easily controlled; serves all required spaces; All necessary spaces are adequately ventilated; A/C provided						
COMMENTS:	Steam/hot water heat w fan coil units and steam radiators- fed from central plant; DX cooling; rooftop gas packs					
COMPONENT:	Electrical	RATING: 1	x	WEIGHT: 8	=	SCORE: 8
Adequate service and distribution capacity for current/future needs						
COMMENTS:	800amp 480/277v					
COMPONENT:	Lights/Power	RATING: 1	x	WEIGHT: 8	=	SCORE: 8
Contemporary lighting with good work area illumination; ample outlets						
COMMENTS:	Hanging, ceiling-mount and recessed can fluorescent fixtures; 2013 ESCO replacement					

Safety Systems						
COMPONENT:	Life/Safety	RATING: 1	x	WEIGHT: 10	=	SCORE: 10
Appears to meet current codes						
COMMENTS:						
COMPONENT:	Fire Safety	RATING: 3	x	WEIGHT: 10	=	SCORE: 30
Extinguishers and signed egress; no violations; no alarm or sprinklers						
COMMENTS:						
COMPONENT:	Modifications	RATING: 1	x	WEIGHT: 7	=	SCORE: 7
Modifications appear to be in compliance with codes and sound construction practices; HVAC/electrical service properly provided						
COMMENTS:	Fitness center addition appears to be in compliance with codes and sound construction					

Quality Standards						
COMPONENT:	Maintenance	RATING: 1	x	WEIGHT: 7	=	SCORE: 7
Facility appears well maintained						
COMMENTS:						
COMPONENT:	Remaining Life	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
Life expectancy is 5-15 years; moderate system deterioration						
COMMENTS:	Reasonably well-constructed building; should have 20+ yr. life					
COMPONENT:	Appearance	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
Average construction; average interior and exterior appearance						
COMMENTS:						

Heat Loss						
COMPONENT:	Insulation	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
Insulation present, but not to current standards (installed prior to 2010)						
COMMENTS:						
COMPONENT:	Glazing	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
Double glazing with aluminum/metal window frames						
COMMENTS:	Kalwall panels; glass block					

TOTAL SCORE = 282 PREVIOUS BIENNIUM SCORE = 258

CONDITION: Needs Improvement/Additional Maintenance

BUILDING CONDITION RATING

Reeves Hall (040-85) STATE UFI: A05238 Main Campus (040A)

AREA: 21,970 SF BUILT: 1959 REMODELED: No PREDOMINANT USE: General Classroom

CONSTRUCTION TYPE: Medium CRV/SF: $301 REPLACEMENT VALUE: $6,612,970

Primary Systems
COMPONENT: Structure RATING: 1 x WEIGHT: 8.3 = SCORE: 8.3
No signs of settlement or cracking, no abrupt vertical changes Columns, bearing walls and roof structure appears sound/free of defects
COMMENTS: Steel columns & roof trusses; CMU
COMPONENT: Exterior Closure RATING: 1 x WEIGHT: 8.3 = SCORE: 8.3
Weatherproof, tight, well-maintained exterior walls, doors, windows/finishes
COMMENTS: Brick veneer; stucco; CMU; fiberglass; metal panels; funded in 2011 for brick tuck-point
COMPONENT: Roofing RATING: 1 x WEIGHT: 10.4 = SCORE: 10.4
Flashing and penetrations appear sound and membrane appears water- tight; drainage is positive and there are overflow scuppers
COMMENTS: Single-ply 2013

Secondary Systems						
COMPONENT:	Floor Finishes	RATING: 5	x	WEIGHT: 6.3	=	SCORE: 31.3
Extensive deterioration and unevenness						
COMMENTS:	Vinyl asbestos tile, carpet, concrete; ceramic tile					
COMPONENT:	Wall Finishes	RATING: 3	x	WEIGHT: 6.3	=	SCORE: 18.8
Aging surfaces but sound; some maintenance is required						
COMMENTS:	Gypsum board; plaster; tectum panels; CMU; plywood; ceramic tile; brick					
COMPONENT:	Ceiling Finishes	RATING: 5	x	WEIGHT: 6.3	=	SCORE: 31.3
Deteriorated, significant number of stained or sagging areas; inappropriate for occupancy						
COMMENTS:	Lay-in tile; gypsum board; metal deck pan					
COMPONENT:	Doors & Hardware	RATING: 5	x	WEIGHT: 6.3	=	SCORE: 31.3
Inoperable, deteriorating and outdated; non-secure						
COMMENTS:	Interior wood doors w HM frames; exterior HM doors/frames; OH metal doors					

Service Systems						
COMPONENT:	Elevators	RATING: 0	x	WEIGHT: 0	=	SCORE: 0
No data						
COMMENTS:						
COMPONENT:	Plumbing	RATING: 5	x	WEIGHT: 8.3	=	SCORE: 41.7
Extensive pipe leaks or blockage; deteriorated fixtures; inadequate fixtures						
COMMENTS:	Galvanized, cast iron and steel piping; porcelain fixtures					
COMPONENT:	HVAC	RATING: 5	x	WEIGHT: 8.3	=	SCORE: 41.7
Inadequate capacity, zoning and distribution; equipment deteriorating; No A/C in office areas; no ventilation in hazardous areas						
COMMENTS:	HW unit ventilators-fed from central plant, make-up air unit; unit heaters					
COMPONENT:	Electrical	RATING: 5	x	WEIGHT: 8.3	=	SCORE: 41.7
Loads exceed current capacity						
COMMENTS:	600amp 480/277v					
COMPONENT:	Lights/Power	RATING: 3	x	WEIGHT: 8.3	=	SCORE: 25
Adequate work area illumination; adequate outlets for current use						
COMMENTS:	Hanging, ceiling-mount and lay-in fluorescent fixtures					

Safety Systems						
COMPONENT:	Life/Safety	RATING: 3	x	WEIGHT: 10.4	=	SCORE: 31.3
Generally meets codes for vintage of construction						
COMMENTS:						
COMPONENT:	Fire Safety	RATING: 3	x	WEIGHT: 10.4	=	SCORE: 31.3
Extinguishers and signed egress; no violations; no alarm or sprinklers						
COMMENTS:						
COMPONENT:	Modifications	RATING: 1	x	WEIGHT: 7.3	=	SCORE: 7.3
Modifications appear to be in compliance with codes and sound construction practices; HVAC/electrical service properly provided						
COMMENTS:	Few modifications to present					

Quality Standards						
COMPONENT:	Maintenance	RATING: 3	x	WEIGHT: 7.3	=	SCORE: 21.9
Routine maintenance is required; deferred maintenance is evident; impact is minor to moderate						
COMMENTS:						
COMPONENT:	Remaining Life	RATING: 3	x	WEIGHT: 6.3	=	SCORE: 18.8
Life expectancy is 5-15 years; moderate system deterioration						
COMMENTS:	Many system upgrades in 2011-13					
COMPONENT:	Appearance	RATING: 5	x	WEIGHT: 6.3	=	SCORE: 31.3
Poor to average construction, but very unattractive exterior and interior spaces						
COMMENTS:						

Heat Loss						
COMPONENT:	Insulation	RATING: 3	x	WEIGHT: 6.3	=	SCORE: 18.8
Insulation present, but not to current standards (installed prior to 2010)						
COMMENTS:						
COMPONENT:	Glazing	RATING: 3	x	WEIGHT: 6.3	=	SCORE: 18.8
Double glazing with aluminum/metal window frames						
COMMENTS:	Most windows replaced in 2011-13					

TOTAL SCORE = 469 PREVIOUS BIENNIUM SCORE = 484

CONDITION: Needs Improvement/Renovation

BUILDING CONDITION RATING

Roberts Hall (040-80) STATE UFI: A09398 Main Campus (040A)

AREA: 33,281 SF BUILT: 1971 REMODELED: No PREDOMINANT USE: Vocational Arts

CONSTRUCTION TYPE: Heavy CRV/SF: $316 REPLACEMENT VALUE: $10,516,796

Primary Systems
COMPONENT: Structure RATING: 1 x WEIGHT: 8.3 = SCORE: 8.3
No signs of settlement or cracking, no abrupt vertical changes Columns, bearing walls and roof structure appears sound/free of defects
COMMENTS: Structural brick; concrete
COMPONENT: Exterior Closure RATING: 1 x WEIGHT: 8.3 = SCORE: 8.3
Weatherproof, tight, well-maintained exterior walls, doors, windows/finishes
COMMENTS: Brick; concrete
COMPONENT: Roofing RATING: 1 x WEIGHT: 10.4 = SCORE: 10.4
Flashing and penetrations appear sound and membrane appears water- tight; drainage is positive and there are overflow scuppers
COMMENTS: Ballasted PVC single-ply membrane-2003

Secondary Systems						
COMPONENT:	Floor Finishes	RATING: 3	x	WEIGHT: 6.3	=	SCORE: 18.8
Some wear and minor imperfections are evident; beginning deterioration						
COMMENTS:	Concrete; sheet vinyl; carpet; epoxy flooring					
COMPONENT:	Wall Finishes	RATING: 3	x	WEIGHT: 6.3	=	SCORE: 18.8
Aging surfaces but sound; some maintenance is required						
COMMENTS:	Exposed brick walls; gypsum board; ceramic tile					
COMPONENT:	Ceiling Finishes	RATING: 3	x	WEIGHT: 6.3	=	SCORE: 18.8
Some wear and tear; Minor staining or deterioration						
COMMENTS:	Concrete; lay-in tile; direct-adhered tile					
COMPONENT:	Doors & Hardware	RATING: 3	x	WEIGHT: 6.3	=	SCORE: 18.8
Functional but dated						
COMMENTS:	Interior HM doors/frames; exterior HM doors/frames; glazed metal OH doors					

Service Systems						
COMPONENT:	Elevators	RATING: 0	x	WEIGHT: 0	=	SCORE: 0
No data						
COMMENTS:						
COMPONENT:	Plumbing	RATING: 3	x	WEIGHT: 8.3	=	SCORE: 25
Fixtures are functional but dated; some leaks; maintenance required						
COMMENTS:	Copper, cast iron, steel and PVC piping; porcelain fixtures					
COMPONENT:	HVAC	RATING: 3	x	WEIGHT: 8.3	=	SCORE: 25
System generally adequate; some deterioration; needs balancing; Offices areas have A/C; hazardous areas are ventilated						
COMMENTS:	Constant volume AHU w/reheat; air-cooled chiller; unit heaters in shops; (2) CRAC units					
COMPONENT:	Electrical	RATING: 1	x	WEIGHT: 8.3	=	SCORE: 8.3
Adequate service and distribution capacity for current/future needs						
COMMENTS:	1600amp 480/277v; 150kw emergency generator					
COMPONENT:	Lights/Power	RATING: 1	x	WEIGHT: 8.3	=	SCORE: 8.3
Contemporary lighting with good work area illumination; ample outlets						
COMMENTS:	Lay-in, wall-mount, ceiling-mount and hanging strip fluorescent fixtures; 2012 ESCO upgrades					

Safety Systems						
COMPONENT:	Life/Safety	RATING: 3	x	WEIGHT: 10.4	=	SCORE: 31.3
Generally meets codes for vintage of construction						
COMMENTS:						
COMPONENT:	Fire Safety	RATING: 1	x	WEIGHT: 10.4	=	SCORE: 10.4
Locally monitored detection; alarm present; sprinklers in high hazard areas						
COMMENTS:	Sprinklers in all shop areas					
COMPONENT:	Modifications	RATING: 3	x	WEIGHT: 7.3	=	SCORE: 21.9
Some modifications lack code compliance; HVAC service not fully considered during renovation						
COMMENTS:						

Quality Standards						
COMPONENT:	Maintenance	RATING: 1	x	WEIGHT: 7.3	=	SCORE: 7.3
Facility appears well maintained						
COMMENTS:						
COMPONENT:	Remaining Life	RATING: 3	x	WEIGHT: 6.3	=	SCORE: 18.8
Life expectancy is 5-15 years; moderate system deterioration						
COMMENTS:						
COMPONENT:	Appearance	RATING: 3	x	WEIGHT: 6.3	=	SCORE: 18.8
Average construction; average interior and exterior appearance						
COMMENTS:	Exterior is very spartan; not attractive					

Heat Loss						
COMPONENT:	Insulation	RATING: 3	x	WEIGHT: 6.3	=	SCORE: 18.8
Insulation present, but not to current standards (installed prior to 2010)						
COMMENTS:						
COMPONENT:	Glazing	RATING: 5	x	WEIGHT: 6.3	=	SCORE: 31.3
Single glazing						
COMMENTS:						

TOTAL SCORE = 327 PREVIOUS BIENNIUM SCORE = 292

CONDITION: Needs Improvement/Additional Maintenance

BUILDING CONDITION RATING

Truck Driver Classroom (040-87) STATE UFI: A02266 Main Campus (040A)

AREA: 1,792 SF BUILT: No data REMODELED: No PREDOMINANT USE: General Classroom

CONSTRUCTION TYPE: Temporary CRV/SF: $158 REPLACEMENT VALUE: $283,136

Primary Systems
COMPONENT: Structure RATING: 5 x WEIGHT: 8.8 = SCORE: 44.2
Visible settlement and potential structural failure; potential safety hazard Structural defects apparent in superstructure
COMMENTS: Two manufactured portables w/connecting wood deck between
COMPONENT: Exterior Closure RATING: 5 x WEIGHT: 8.8 = SCORE: 44.2
Significant deterioration, leaking and air infiltration apparent
COMMENTS: T1-11
COMPONENT: Roofing RATING: 3 x WEIGHT: 11.1 = SCORE: 33.2
Some deterioration is evident in membrane and flashings; maintenance or minor repair is needed
COMMENTS: Composition shingle

Secondary Systems						
COMPONENT:	Floor Finishes	RATING: 5	x	WEIGHT: 6.6	=	SCORE: 33.2
Extensive deterioration and unevenness						
COMMENTS:	Vinyl tile					
COMPONENT:	Wall Finishes	RATING: 5	x	WEIGHT: 6.6	=	SCORE: 33.2
Surfaces are deteriorated and require resurfacing or rebuilding						
COMMENTS:	Vinyl panels					
COMPONENT:	Ceiling Finishes	RATING: 5	x	WEIGHT: 6.6	=	SCORE: 33.2
Deteriorated, significant number of stained or sagging areas; inappropriate for occupancy						
COMMENTS:	Lay-in tile					
COMPONENT:	Doors & Hardware	RATING: 5	x	WEIGHT: 6.6	=	SCORE: 33.2
Inoperable, deteriorating and outdated; non-secure						
COMMENTS:	Lay-in fluorescent. fixtures					

Service Systems						
COMPONENT:	Elevators	RATING: 0	x	WEIGHT: 0	=	SCORE: 0
No data						
COMMENTS:						
COMPONENT:	Plumbing	RATING: 0	x	WEIGHT: 0	=	SCORE: 0
No data						
COMMENTS:	None					
COMPONENT:	HVAC	RATING: 3	x	WEIGHT: 8.8	=	SCORE: 26.5
System generally adequate; some deterioration; needs balancing; Offices areas have A/C; hazardous areas are ventilated						
COMMENTS:	Wall mounted heat pump					
COMPONENT:	Electrical	RATING: 3	x	WEIGHT: 8.8	=	SCORE: 26.5
Service capacity meets current needs but inadequate for future						
COMMENTS:	200amp 208/120v					
COMPONENT:	Lights/Power	RATING: 3	x	WEIGHT: 8.8	=	SCORE: 26.5
Adequate work area illumination; adequate outlets for current use						
COMMENTS:	Lay-in fluorescent lights					

Safety Systems						
COMPONENT:	Life/Safety	RATING: 5	x	WEIGHT: 11.1	=	SCORE: 55.3
Does not meet minimum health/safety requirements						
COMMENTS:						
COMPONENT:	Fire Safety	RATING: 5	x	WEIGHT: 11.1	=	SCORE: 55.3
Violations exist; No exit signs or extinguishers; No sprinklers in high hazard areas						
COMMENTS:						
COMPONENT:	Modifications	RATING: 1	x	WEIGHT: 7.7	=	SCORE: 7.7
Modifications appear to be in compliance with codes and sound construction practices; HVAC/electrical service properly provided						
COMMENTS:	Few modifications to present					

Quality Standards						
COMPONENT:	Maintenance	RATING: 5	x	WEIGHT: 7.7	=	SCORE: 38.7
General deterioration is evident; lack of adequate maintenance is evident; impact is moderate to severe						
COMMENTS:						
COMPONENT:	Remaining Life	RATING: 5	x	WEIGHT: 6.6	=	SCORE: 33.2
Life expectancy is <5 years; significant system deterioration						
COMMENTS:	NO LONGER NEEDED BY COLLEGE; WILL BE DEMOLISHED					
COMPONENT:	Appearance	RATING: 5	x	WEIGHT: 6.6	=	SCORE: 33.2
Poor to average construction, but very unattractive exterior and interior spaces						
COMMENTS:						

Heat Loss						
COMPONENT:	Insulation	RATING: 3	x	WEIGHT: 6.6	=	SCORE: 19.9
Insulation present, but not to current standards (installed prior to 2010)						
COMMENTS:						
COMPONENT:	Glazing	RATING: 3	x	WEIGHT: 6.6	=	SCORE: 19.9
Double glazing with aluminum/metal window frames						
COMMENTS:						

TOTAL SCORE = 597 PREVIOUS BIENNIUM SCORE = 506

CONDITION: Replace or Renovate

BUILDING CONDITION RATING

Child & Family Learning Center (040-42) STATE UFI: A03753 Main Campus (040A)

AREA: 4,792 SF BUILT: 1986 REMODELED: No data PREDOMINANT USE:

CONSTRUCTION TYPE: No data CRV/SF: $0 REPLACEMENT VALUE: $4792

Primary Systems
COMPONENT: Structure RATING: 1 x WEIGHT: 8.3 = SCORE: 8.3
No signs of settlement or cracking, no abrupt vertical changes Columns, bearing walls and roof structure appears sound/free of defects
COMMENTS: No data
COMPONENT: Exterior Closure RATING: 3 x WEIGHT: 8.3 = SCORE: 25
Sound and weatherproof but with some deterioration evident
COMMENTS: No data
COMPONENT: Roofing RATING: 3 x WEIGHT: 10.4 = SCORE: 31.3
Some deterioration is evident in membrane and flashings; maintenance or minor repair is needed
COMMENTS: comp shingles 2001

Secondary Systems						
COMPONENT:	Floor Finishes	RATING: 3	x	WEIGHT: 6.3	=	SCORE: 18.8
Some wear and minor imperfections are evident; beginning deterioration						
COMMENTS:	No data					
COMPONENT:	Wall Finishes	RATING: 3	x	WEIGHT: 6.3	=	SCORE: 18.8
Aging surfaces but sound; some maintenance is required						
COMMENTS:	No data					
COMPONENT:	Ceiling Finishes	RATING: 3	x	WEIGHT: 6.3	=	SCORE: 18.8
Some wear and tear; Minor staining or deterioration						
COMMENTS:	No data					
COMPONENT:	Doors & Hardware	RATING: 1	x	WEIGHT: 6.3	=	SCORE: 6.3
Appropriate hardware, closers, panic devices; in good working order						
COMMENTS:	No data					

Service Systems						
COMPONENT:	Elevators	RATING: 0	x	WEIGHT: 0	=	SCORE: 0
No data						
COMMENTS:	No data					
COMPONENT:	Plumbing	RATING: 1	x	WEIGHT: 8.3	=	SCORE: 8.3
Fixtures and piping appear to be in good condition; no evidence of leaks						
COMMENTS:	No data					
COMPONENT:	HVAC	RATING: 1	x	WEIGHT: 8.3	=	SCORE: 8.3
Equipment in good condition; easily controlled; serves all required spaces; All necessary spaces are adequately ventilated; A/C provided						
COMMENTS:	No data					
COMPONENT:	Electrical	RATING: 1	x	WEIGHT: 8.3	=	SCORE: 8.3
Adequate service and distribution capacity for current/future needs						
COMMENTS:	No data					
COMPONENT:	Lights/Power	RATING: 1	x	WEIGHT: 8.3	=	SCORE: 8.3
Contemporary lighting with good work area illumination; ample outlets						
COMMENTS:	No data					

Safety Systems						
COMPONENT:	Life/Safety	RATING: 1	x	WEIGHT: 10.4	=	SCORE: 10.4
Appears to meet current codes						
COMMENTS:	No data					
COMPONENT:	Fire Safety	RATING: 3	x	WEIGHT: 10.4	=	SCORE: 31.3
Extinguishers and signed egress; no violations; no alarm or sprinklers						
COMMENTS:	No data					
COMPONENT:	Modifications	RATING: 1	x	WEIGHT: 7.3	=	SCORE: 7.3
Modifications appear to be in compliance with codes and sound construction practices; HVAC/electrical service properly provided						
COMMENTS:	No data					

Quality Standards						
COMPONENT:	Maintenance	RATING: 1	x	WEIGHT: 7.3	=	SCORE: 7.3
Facility appears well maintained						
COMMENTS:	No data					
COMPONENT:	Remaining Life	RATING: 1	x	WEIGHT: 6.3	=	SCORE: 6.3
Life expectancy is >15 years; minor system deterioration						
COMMENTS:	No data					
COMPONENT:	Appearance	RATING: 3	x	WEIGHT: 6.3	=	SCORE: 18.8
Average construction; average interior and exterior appearance						
COMMENTS:	No data					

Heat Loss						
COMPONENT:	Insulation	RATING: 3	x	WEIGHT: 6.3	=	SCORE: 18.8
Insulation present, but not to current standards (installed prior to 2010)						
COMMENTS:	No data					
COMPONENT:	Glazing	RATING: 1	x	WEIGHT: 6.3	=	SCORE: 6.3
Double glazing with window frames that minimize conductivity						
COMMENTS:	No data					

TOTAL SCORE = 267 PREVIOUS BIENNIUM SCORE = (blank)

CONDITION: Adequate

BUILDING CONDITION RATING

Whidbey Marine Tech (040-13) STATE UFI: A02457 Marine Technology Site (040E)

AREA: 12,720 SF BUILT: 1905 REMODELED: No PREDOMINANT USE: Vocational Arts

CONSTRUCTION TYPE: Medium CRV/SF: $316 REPLACEMENT VALUE: $4,019,520

Primary Systems					
COMPONENT: Structure	RATING: 1	x	WEIGHT: 8.3	=	SCORE: 8.3
No signs of settlement or cracking, no abrupt vertical changes Columns, bearing walls and roof structure appears sound/free of defects					
COMMENTS: Structural brick; CMU; steel roof trusses					
COMPONENT: Exterior Closure	RATING: 1	x	WEIGHT: 8.3	=	SCORE: 8.3
Weatherproof, tight, well-maintained exterior walls, doors, windows/finishes					
COMMENTS: Brick; CMU for addition (infill); exterior gypsum board soffits					
COMPONENT: Roofing	RATING: 3	x	WEIGHT: 10.4	=	SCORE: 31.3
Some deterioration is evident in membrane and flashings; maintenance or minor repair is needed					
COMMENTS: Hypalon single-ply membrane roof- deteriorating; composition shingles at mansards					

Secondary Systems						
COMPONENT:	Floor Finishes	RATING: 1	x	WEIGHT: 6.3	=	SCORE: 6.3
Nice appearance, smooth transitions, level subfloors, no cracks/separating						
COMMENTS:	Concrete; vinyl tile					
COMPONENT:	Wall Finishes	RATING: 1	x	WEIGHT: 6.3	=	SCORE: 6.3
Maintainable surfaces in good condition						
COMMENTS:	Brick, CMU, gypsum board					
COMPONENT:	Ceiling Finishes	RATING: 3	x	WEIGHT: 6.3	=	SCORE: 18.8
Some wear and tear; Minor staining or deterioration						
COMMENTS:	Lay-in tile; gypsum board					
COMPONENT:	Doors & Hardware	RATING: 1	x	WEIGHT: 6.3	=	SCORE: 6.3
Appropriate hardware, closers, panic devices; in good working order						
COMMENTS:	Interior/exterior H doors/frames; OH metal doors-2002					

Service Systems						
COMPONENT:	Elevators	RATING: 0	x	WEIGHT: 0	=	SCORE: 0
No data						
COMMENTS:						
COMPONENT:	Plumbing	RATING: 1	x	WEIGHT: 8.3	=	SCORE: 8.3
Fixtures and piping appear to be in good condition; no evidence of leaks						
COMMENTS:	Copper, cast iron and PVC piping; porcelain fixtures					
COMPONENT:	HVAC	RATING: 5	x	WEIGHT: 8.3	=	SCORE: 41.7
Inadequate capacity, zoning and distribution; equipment deteriorating; No A/C in office areas; no ventilation in hazardous areas						
COMMENTS:	Electric heat-failing, poor ventilation; funded in 09 to replace; not done					
COMPONENT:	Electrical	RATING: 1	x	WEIGHT: 8.3	=	SCORE: 8.3
Adequate service and distribution capacity for current/future needs						
COMMENTS:	400amp 480/277v; 200amp 480/277v					
COMPONENT:	Lights/Power	RATING: 3	x	WEIGHT: 8.3	=	SCORE: 25
Adequate work area illumination; adequate outlets for current use						
COMMENTS:	Lay-in and surface mount fluorescent fixtures					

Safety Systems						
COMPONENT:	Life/Safety	RATING: 3	x	WEIGHT: 10.4	=	SCORE: 31.3
Generally meets codes for vintage of construction						
COMMENTS:						
COMPONENT:	Fire Safety	RATING: 3	x	WEIGHT: 10.4	=	SCORE: 31.3
Extinguishers and signed egress; no violations; no alarm or sprinklers						
COMMENTS:						
COMPONENT:	Modifications	RATING: 3	x	WEIGHT: 7.3	=	SCORE: 21.9
Some modifications lack code compliance; HVAC service not fully considered during renovation						
COMMENTS:						

Quality Standards						
COMPONENT:	Maintenance	RATING: 3	x	WEIGHT: 7.3	=	SCORE: 21.9
Routine maintenance is required; deferred maintenance is evident; impact is minor to moderate						
COMMENTS:						
COMPONENT:	Remaining Life	RATING: 3	x	WEIGHT: 6.3	=	SCORE: 18.8
Life expectancy is 5-15 years; moderate system deterioration						
COMMENTS:	BUILDING IS EMPTY; ON THE MARKET FOR SALE					
COMPONENT:	Appearance	RATING: 3	x	WEIGHT: 6.3	=	SCORE: 18.8
Average construction; average interior and exterior appearance						
COMMENTS:						

Heat Loss						
COMPONENT:	Insulation	RATING: 3	x	WEIGHT: 6.3	=	SCORE: 18.8
Insulation present, but not to current standards (installed prior to 2010)						
COMMENTS:						
COMPONENT:	Glazing	RATING: 3	x	WEIGHT: 6.3	=	SCORE: 18.8
Double glazing with aluminum/metal window frames						
COMMENTS:						

TOTAL SCORE = 350 PREVIOUS BIENNIUM SCORE = 342

CONDITION: Needs Improvement/Additional Maintenance

BUILDING CONDITION RATING

San Juan Center (040-89) STATE UFI: A04979 San Juan Center (040H)

AREA: 7,710 SF BUILT: 1996 REMODELED: No PREDOMINANT USE: General Classroom

CONSTRUCTION TYPE: Light CRV/SF: $295 REPLACEMENT VALUE: $2,274,450

Primary Systems
COMPONENT: Structure RATING: 3 x WEIGHT: 8 = SCORE: 24
Some cracking evident but does not likely affect structural integrity; Visible defects apparent but are non-structural
COMMENTS: Stepped foundation; Wood frame
COMPONENT: Exterior Closure RATING: 1 x WEIGHT: 8 = SCORE: 8
Weatherproof, tight, well-maintained exterior walls, doors, windows/finishes
COMMENTS: Wood panels & battens; vertical cedar siding; standing seam metal panels; concrete
COMPONENT: Roofing RATING: 3 x WEIGHT: 10 = SCORE: 30
Some deterioration is evident in membrane and flashings; maintenance or minor repair is needed
COMMENTS: Standing seam metal panels; hypalon single ply-deteriorated. Will be replaced summer 2015

Secondary Systems						
COMPONENT:	Floor Finishes	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
Some wear and minor imperfections are evident; beginning deterioration						
COMMENTS:	Carpet-surface wear; vinyl tile					
COMPONENT:	Wall Finishes	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
Maintainable surfaces in good condition						
COMMENTS:	Gypsum board					
COMPONENT:	Ceiling Finishes	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
Maintainable surfaces in good condition; good alignment and appearance						
COMMENTS:	Lay-in tile; gypsum board					
COMPONENT:	Doors & Hardware	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
Functional but dated						
COMMENTS:	Interior wood doors w HM frames-surface wear; exterior HM doors/frames					

Service Systems						
COMPONENT:	Elevators	RATING: 5	x	WEIGHT: 6	=	SCORE: 30
No elevator access for upper floors						
COMMENTS:	No elevator access between floors; ADA access via upper and lower parking areas					
COMPONENT:	Plumbing	RATING: 1	x	WEIGHT: 8	=	SCORE: 8
Fixtures and piping appear to be in good condition; no evidence of leaks						
COMMENTS:	Copper, cast iron steel and PVC piping; porcelain fixtures					
COMPONENT:	HVAC	RATING: 1	x	WEIGHT: 8	=	SCORE: 8
Equipment in good condition; easily controlled; serves all required spaces; All necessary spaces are adequately ventilated; A/C provided						
COMMENTS:	Unit ventilator HVAC units; split system HVAC; portable A/C					
COMPONENT:	Electrical	RATING: 3	x	WEIGHT: 8	=	SCORE: 24
Service capacity meets current needs but inadequate for future						
COMMENTS:	1000amp 240/120v					
COMPONENT:	Lights/Power	RATING: 1	x	WEIGHT: 8	=	SCORE: 8
Contemporary lighting with good work area illumination; ample outlets						
COMMENTS:	Lay-in and recessed can fluorescent lighting					

Safety Systems						
COMPONENT:	Life/Safety	RATING: 3	x	WEIGHT: 10	=	SCORE: 30
Generally meets codes for vintage of construction						
COMMENTS:						
COMPONENT:	Fire Safety	RATING: 3	x	WEIGHT: 10	=	SCORE: 30
Extinguishers and signed egress; no violations; no alarm or sprinklers						
COMMENTS:	Some exits do not have illuminated signs					
COMPONENT:	Modifications	RATING: 1	x	WEIGHT: 7	=	SCORE: 7
Modifications appear to be in compliance with codes and sound construction practices; HVAC/electrical service properly provided						
COMMENTS:	None apparent					

Quality Standards						
COMPONENT:	Maintenance	RATING: 3	x	WEIGHT: 7	=	SCORE: 21
Routine maintenance is required; deferred maintenance is evident; impact is minor to moderate						
COMMENTS:	Common area window wall replacement funded 2005 but not done					
COMPONENT:	Remaining Life	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
Life expectancy is >15 years; minor system deterioration						
COMMENTS:						
COMPONENT:	Appearance	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
Well-constructed building; generally attractive interior and exterior						
COMMENTS:						

Heat Loss						
COMPONENT:	Insulation	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
Insulation present, but not to current standards (installed prior to 2010)						
COMMENTS:						
COMPONENT:	Glazing	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
Double glazing with window frames that minimize conductivity						
COMMENTS:	Storefront at main building hub; vinyl at classrooms and offices (most of windows)					

TOTAL SCORE = 312 PREVIOUS BIENNIUM SCORE = 308

CONDITION: Needs Improvement/Additional Maintenance

BUILDING CONDITION RATING

Marine Tech Strg Bldg (040-14) STATE UFI: A06375 Whidbey Campus (040C)

AREA: 3,024 SF BUILT: 1995 REMODELED: No PREDOMINANT USE: Storage

CONSTRUCTION TYPE: Light CRV/SF: $185 REPLACEMENT VALUE: $559,440

Primary Systems						
COMPONENT:	Structure	RATING: 1	x	WEIGHT: 9.9	=	SCORE: 9.9
No signs of settlement or cracking, no abrupt vertical changes Columns, bearing walls and roof structure appears sound/free of defects						
COMMENTS:	Pole building; wood framed					
COMPONENT:	Exterior Closure	RATING: 1	x	WEIGHT: 9.9	=	SCORE: 9.9
Weatherproof, tight, well-maintained exterior walls, doors, windows/finishes						
COMMENTS:	Corrugated metal panels					
COMPONENT:	Roofing	RATING: 1	x	WEIGHT: 12.4	=	SCORE: 12.4
Flashing and penetrations appear sound and membrane appears water- tight; drainage is positive and there are overflow scuppers						
COMMENTS:	Corrugated metal panels					

Secondary Systems						
COMPONENT:	Floor Finishes	RATING: 1	x	WEIGHT: 7.4	=	SCORE: 7.4
Nice appearance, smooth transitions, level subfloors, no cracks/separating						
COMMENTS:	Concrete					
COMPONENT:	Wall Finishes	RATING: 1	x	WEIGHT: 7.4	=	SCORE: 7.4
Maintainable surfaces in good condition						
COMMENTS:	Wood frame & encapsulated insulation; gypsum board on south wall					
COMPONENT:	Ceiling Finishes	RATING: 3	x	WEIGHT: 7.4	=	SCORE: 22.3
Some wear and tear; Minor staining or deterioration						
COMMENTS:	Trusses wrapped w/ gypsum board; rafters & encapsulated insulation					
COMPONENT:	Doors & Hardware	RATING: 1	x	WEIGHT: 7.4	=	SCORE: 7.4
Appropriate hardware, closers, panic devices; in good working order						
COMMENTS:	Large metal overhead garage doors; metal entry door					

Service Systems						
COMPONENT:	Elevators	RATING: 0	x	WEIGHT: 0	=	SCORE: 0
No data						
COMMENTS:						
COMPONENT:	Plumbing	RATING: 0	x	WEIGHT: 0	=	SCORE: 0
No data						
COMMENTS:						
COMPONENT:	HVAC	RATING: 0	x	WEIGHT: 0	=	SCORE: 0
No data						
COMMENTS:						
COMPONENT:	Electrical	RATING: 1	x	WEIGHT: 9.9	=	SCORE: 9.9
Adequate service and distribution capacity for current/future needs						
COMMENTS:	60amp 208/120v					
COMPONENT:	Lights/Power	RATING: 1	x	WEIGHT: 9.9	=	SCORE: 9.9
Contemporary lighting with good work area illumination; ample outlets						
COMMENTS:	High bay sodium vapor					

Safety Systems						
COMPONENT:	Life/Safety	RATING: 3	x	WEIGHT: 12.4	=	SCORE: 37.1
Generally meets codes for vintage of construction						
COMMENTS:						
COMPONENT:	Fire Safety	RATING: 5	x	WEIGHT: 12.4	=	SCORE: 61.9
Violations exist; No exit signs or extinguishers; No sprinklers in high hazard areas						
COMMENTS:						
COMPONENT:	Modifications	RATING: 1	x	WEIGHT: 8.7	=	SCORE: 8.7
Modifications appear to be in compliance with codes and sound construction practices; HVAC/electrical service properly provided						
COMMENTS:	No modifications done					

Quality Standards						
COMPONENT:	Maintenance	RATING: 1	x	WEIGHT: 8.7	=	SCORE: 8.7
Facility appears well maintained						
COMMENTS:						
COMPONENT:	Remaining Life	RATING: 1	x	WEIGHT: 7.4	=	SCORE: 7.4
Life expectancy is >15 years; minor system deterioration						
COMMENTS:	BUILDING IS EMPTY; ON THE MARKET FOR SALE					
COMPONENT:	Appearance	RATING: 1	x	WEIGHT: 7.4	=	SCORE: 7.4
Well-constructed building; generally attractive interior and exterior						
COMMENTS:						

Heat Loss						
COMPONENT:	Insulation	RATING: 3	x	WEIGHT: 7.4	=	SCORE: 22.3
Insulation present, but not to current standards (installed prior to 2010)						
COMMENTS:						
COMPONENT:	Glazing	RATING: 0	x	WEIGHT: 0	=	SCORE: 0
No data						
COMMENTS:						

TOTAL SCORE = 250 PREVIOUS BIENNIUM SCORE = 230

CONDITION: Adequate

BUILDING CONDITION RATING

Oak Hall (040-16) STATE UFI: A03072 Whidbey Campus (040C)

AREA: 40,725 SF BUILT: 2001 REMODELED: No PREDOMINANT USE: Multi-use

CONSTRUCTION TYPE: Heavy CRV/SF: $316 REPLACEMENT VALUE: $12,869,100

Primary Systems
COMPONENT: Structure RATING: 1 x WEIGHT: 8 = SCORE: 8
No signs of settlement or cracking, no abrupt vertical changes Columns, bearing walls and roof structure appears sound/free of defects
COMMENTS: Concrete; steel frame
COMPONENT: Exterior Closure RATING: 1 x WEIGHT: 8 = SCORE: 8
Weatherproof, tight, well-maintained exterior walls, doors, windows/finishes
COMMENTS: Concrete; brick veneer; aluminum curtain wall
COMPONENT: Roofing RATING: 1 x WEIGHT: 10 = SCORE: 10
Flashing and penetrations appear sound and membrane appears water- tight; drainage is positive and there are overflow scuppers
COMMENTS: Standing seam metal; EPDM at mechanical wells

Secondary Systems						
COMPONENT:	Floor Finishes	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
Some wear and minor imperfections are evident; beginning deterioration						
COMMENTS:	Concrete; carpet; ceramic tile; slate; rubber mats					
COMPONENT:	Wall Finishes	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
Maintainable surfaces in good condition						
COMMENTS:	Concrete; gypsum board; plaster veneer; ceramic tile; vent wood					
COMPONENT:	Ceiling Finishes	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
Maintainable surfaces in good condition; good alignment and appearance						
COMMENTS:	Gypsum board; lay-in tile; vent wood					
COMPONENT:	Doors & Hardware	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
Appropriate hardware, closers, panic devices; in good working order						
COMMENTS:	Interior wood doors w HM frames; exterior HM doors/frames					

Service Systems						
COMPONENT:	Elevators	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
Appropriate and functional for occupancy and use						
COMMENTS:	3 stop					
COMPONENT:	Plumbing	RATING: 1	x	WEIGHT: 8	=	SCORE: 8
Fixtures and piping appear to be in good condition; no evidence of leaks						
COMMENTS:	Copper, steel, PVC and cast iron piping; porcelain fixtures					
COMPONENT:	HVAC	RATING: 1	x	WEIGHT: 8	=	SCORE: 8
Equipment in good condition; easily controlled; serves all required spaces; All necessary spaces are adequately ventilated; A/C provided						
COMMENTS:	Rooftop air-cooled chiller; 2 HW boilers; AHUs w fan-powered VAVs					
COMPONENT:	Electrical	RATING: 1	x	WEIGHT: 8	=	SCORE: 8
Adequate service and distribution capacity for current/future needs						
COMMENTS:	1200amp 208/120v					
COMPONENT:	Lights/Power	RATING: 1	x	WEIGHT: 8	=	SCORE: 8
Contemporary lighting with good work area illumination; ample outlets						
COMMENTS:	Lay-in, hanging strip and circular, recessed can and wall-mount fluorescent fixtures					

Safety Systems						
COMPONENT:	Life/Safety	RATING: 1	x	WEIGHT: 10	=	SCORE: 10
Appears to meet current codes						
COMMENTS:						
COMPONENT:	Fire Safety	RATING: 1	x	WEIGHT: 10	=	SCORE: 10
Locally monitored detection; alarm present; sprinklers in high hazard areas						
COMMENTS:						
COMPONENT:	Modifications	RATING: 1	x	WEIGHT: 7	=	SCORE: 7
Modifications appear to be in compliance with codes and sound construction practices; HVAC/electrical service properly provided						
COMMENTS:	None apparent					

Quality Standards						
COMPONENT:	Maintenance	RATING: 1	x	WEIGHT: 7	=	SCORE: 7
Facility appears well maintained						
COMMENTS:						
COMPONENT:	Remaining Life	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
Life expectancy is >15 years; minor system deterioration						
COMMENTS:						
COMPONENT:	Appearance	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
Well-constructed building; generally attractive interior and exterior						
COMMENTS:	Very attractive building with very nice landscaping					

Heat Loss						
COMPONENT:	Insulation	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
Insulation present, but not to current standards (installed prior to 2010)						
COMMENTS:						
COMPONENT:	Glazing	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
Double glazing with aluminum/metal window frames						
COMMENTS:	Operable units					

TOTAL SCORE = 182 PREVIOUS BIENNIUM SCORE = 158

CONDITION: Adequate

BUILDING CONDITION RATING

Sprague Hall (040-15) STATE UFI: A01220 Whidbey Campus (040C)

AREA: 6,048 SF BUILT: 1905 REMODELED: No PREDOMINANT USE: General Classroom

CONSTRUCTION TYPE: Temporary CRV/SF: $301 REPLACEMENT VALUE: $1,820,448

Primary Systems					
COMPONENT:	Structure	RATING: 3	x	WEIGHT: 8.3	= SCORE: 25
Some cracking evident but does not likely affect structural integrity; Visible defects apparent but are non-structural					
COMMENTS:	Wood framed roof structure over six portables originally from Boeing				
COMPONENT:	Exterior Closure	RATING: 3	x	WEIGHT: 8.3	= SCORE: 25
Sound and weatherproof but with some deterioration evident					
COMMENTS:	EIFS; portable metal cladding; large sheet metal columns and aluminum window wall on south				
COMPONENT:	Roofing	RATING: 1	x	WEIGHT: 10.4	= SCORE: 10.4
Flashing and penetrations appear sound and membrane appears water- tight; drainage is positive and there are overflow scuppers					
COMMENTS:	Standing seam metal				

Secondary Systems						
COMPONENT:	Floor Finishes	RATING: 3	x	WEIGHT: 6.3	=	SCORE: 18.8
Some wear and minor imperfections are evident; beginning deterioration						
COMMENTS:	Vinyl tile; carpet-general surface wear					
COMPONENT:	Wall Finishes	RATING: 3	x	WEIGHT: 6.3	=	SCORE: 18.8
Aging surfaces but sound; some maintenance is required						
COMMENTS:	Gypsum board-marred/dinged; vinyl panels					
COMPONENT:	Ceiling Finishes	RATING: 5	x	WEIGHT: 6.3	=	SCORE: 31.3
Deteriorated, significant number of stained or sagging areas; inappropriate for occupancy						
COMMENTS:	Lay-in tiles					
COMPONENT:	Doors & Hardware	RATING: 3	x	WEIGHT: 6.3	=	SCORE: 18.8
Functional but dated						
COMMENTS:	Interior wood doors/frames; exterior HM doors/frames; general surface wear					

Service Systems						
COMPONENT:	Elevators	RATING: 0	x	WEIGHT: 0	=	SCORE: 0
No data						
COMMENTS:						
COMPONENT:	Plumbing	RATING: 3	x	WEIGHT: 8.3	=	SCORE: 25
Fixtures are functional but dated; some leaks; maintenance required						
COMMENTS:	Copper, steel and ABS piping; porcelain fixtures					
COMPONENT:	HVAC	RATING: 5	x	WEIGHT: 8.3	=	SCORE: 41.7
Inadequate capacity, zoning and distribution; equipment deteriorating; No A/C in office areas; no ventilation in hazardous areas						
COMMENTS:	Exterior wall-mount electric furnaces-deteriorated will be replaced 2015					
COMPONENT:	Electrical	RATING: 3	x	WEIGHT: 8.3	=	SCORE: 25
Service capacity meets current needs but inadequate for future						
COMMENTS:	800amp 208/120v					
COMPONENT:	Lights/Power	RATING: 3	x	WEIGHT: 8.3	=	SCORE: 25
Adequate work area illumination; adequate outlets for current use						
COMMENTS:	Lay-in fluorescent lighting					

Safety Systems						
COMPONENT:	Life/Safety	RATING: 3	x	WEIGHT: 10.4	=	SCORE: 31.3
Generally meets codes for vintage of construction						
COMMENTS:						
COMPONENT:	Fire Safety	RATING: 3	x	WEIGHT: 10.4	=	SCORE: 31.3
Extinguishers and signed egress; no violations; no alarm or sprinklers						
COMMENTS:						
COMPONENT:	Modifications	RATING: 5	x	WEIGHT: 7.3	=	SCORE: 36.5
Modifications not well thought out or constructed; inadequate HVAC and electrical service provided						
COMMENTS:	No real coherence to spaces					

Quality Standards						
COMPONENT:	Maintenance	RATING: 3	x	WEIGHT: 7.3	=	SCORE: 21.9
Routine maintenance is required; deferred maintenance is evident; impact is minor to moderate						
COMMENTS:						
COMPONENT:	Remaining Life	RATING: 5	x	WEIGHT: 6.3	=	SCORE: 31.3
Life expectancy is <5 years; significant system deterioration						
COMMENTS:	Structure is basically constructed of modular units; not cost-effective to maintain long-term					
COMPONENT:	Appearance	RATING: 3	x	WEIGHT: 6.3	=	SCORE: 18.8
Average construction; average interior and exterior appearance						
COMMENTS:						

Heat Loss						
COMPONENT:	Insulation	RATING: 3	x	WEIGHT: 6.3	=	SCORE: 18.8
Insulation present, but not to current standards (installed prior to 2010)						
COMMENTS:						
COMPONENT:	Glazing	RATING: 5	x	WEIGHT: 6.3	=	SCORE: 31.3
Single glazing						
COMMENTS:						

TOTAL SCORE = 486 PREVIOUS BIENNIUM SCORE = 472

CONDITION: Replace or Renovate

BUILDING CONDITION RATING

Whidbey Child Care Center (040-19) STATE UFI: A03782 Whidbey Campus (040C)

AREA: 3,207 SF BUILT: 1991 REMODELED: No PREDOMINANT USE: Child Care/ Early Learning

CONSTRUCTION TYPE: Light CRV/SF: $211 REPLACEMENT VALUE: $676,677

Primary Systems
COMPONENT: Structure RATING: 1 x WEIGHT: 8 = SCORE: 8
No signs of settlement or cracking, no abrupt vertical changes Columns, bearing walls and roof structure appears sound/free of defects
COMMENTS: wood frame
COMPONENT: Exterior Closure RATING: 1 x WEIGHT: 8 = SCORE: 8
Weatherproof, tight, well-maintained exterior walls, doors, windows/finishes
COMMENTS: Plywood and wood battens
COMPONENT: Roofing RATING: 1 x WEIGHT: 10 = SCORE: 10
Flashing and penetrations appear sound and membrane appears water- tight; drainage is positive and there are overflow scuppers
COMMENTS: Corrugated metal

Secondary Systems						
COMPONENT:	Floor Finishes	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
Some wear and minor imperfections are evident; beginning deterioration						
COMMENTS:	Carpet-surface wear, sheet vinyl					
COMPONENT:	Wall Finishes	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
Maintainable surfaces in good condition						
COMMENTS:	Gypsum board					
COMPONENT:	Ceiling Finishes	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
Maintainable surfaces in good condition; good alignment and appearance						
COMMENTS:	Gypsum board					
COMPONENT:	Doors & Hardware	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
Functional but dated						
COMMENTS:	Interior wood doors/frames-surface wear; exterior wood/HM doors/frames					

Service Systems						
COMPONENT:	Elevators	RATING: 5	x	WEIGHT: 6	=	SCORE: 30
No elevator access for upper floors						
COMMENTS:	2 story with no elevator					
COMPONENT:	Plumbing	RATING: 1	x	WEIGHT: 8	=	SCORE: 8
Fixtures and piping appear to be in good condition; no evidence of leaks						
COMMENTS:	Copper, ABS and steel piping					
COMPONENT:	HVAC	RATING: 1	x	WEIGHT: 8	=	SCORE: 8
Equipment in good condition; easily controlled; serves all required spaces; All necessary spaces are adequately ventilated; A/C provided						
COMMENTS:	Gas forced-air furnaces, one with cooling coil					
COMPONENT:	Electrical	RATING: 1	x	WEIGHT: 8	=	SCORE: 8
Adequate service and distribution capacity for current/future needs						
COMMENTS:	2 ea. 200amp 208/120v					
COMPONENT:	Lights/Power	RATING: 1	x	WEIGHT: 8	=	SCORE: 8
Contemporary lighting with good work area illumination; ample outlets						
COMMENTS:	Hanging, recessed can and ceiling mount fluorescent lights					

Safety Systems						
COMPONENT:	Life/Safety	RATING: 3	x	WEIGHT: 10	=	SCORE: 30
Generally meets codes for vintage of construction						
COMMENTS:						
COMPONENT:	Fire Safety	RATING: 3	x	WEIGHT: 10	=	SCORE: 30
Extinguishers and signed egress; no violations; no alarm or sprinklers						
COMMENTS:	Addressable FA, no sprinklers					
COMPONENT:	Modifications	RATING: 1	x	WEIGHT: 7	=	SCORE: 7
Modifications appear to be in compliance with codes and sound construction practices; HVAC/electrical service properly provided						
COMMENTS:	2010 addition appears well constructed					

Quality Standards						
COMPONENT:	Maintenance	RATING: 1	x	WEIGHT: 7	=	SCORE: 7
Facility appears well maintained						
COMMENTS:						
COMPONENT:	Remaining Life	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
Life expectancy is >15 years; minor system deterioration						
COMMENTS:						
COMPONENT:	Appearance	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
Well-constructed building; generally attractive interior and exterior						
COMMENTS:						

Heat Loss						
COMPONENT:	Insulation	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
Insulation is up to current standards (2010 or newer)						
COMMENTS:						
COMPONENT:	Glazing	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
Double glazing with aluminum/metal window frames						
COMMENTS:						

TOTAL SCORE = 246 PREVIOUS BIENNIUM SCORE = 234

CONDITION: Adequate

BUILDING CONDITION RATING

Whidbey Hayes Hall (040-18) STATE UFI: A09219 Whidbey Campus (040C)

AREA: 15,562 SF BUILT: 1993 REMODELED: No PREDOMINANT USE: Multi-Use

CONSTRUCTION TYPE: Medium CRV/SF: $316 REPLACEMENT VALUE: $4,917,592

Primary Systems						
COMPONENT:	Structure	RATING: 1	x	WEIGHT: 8.3	=	SCORE: 8.3
No signs of settlement or cracking, no abrupt vertical changes Columns, bearing walls and roof structure appears sound/free of defects						
COMMENTS:	Wood frame, roof trusses					
COMPONENT:	Exterior Closure	RATING: 1	x	WEIGHT: 8.3	=	SCORE: 8.3
Weatherproof, tight, well-maintained exterior walls, doors, windows/finishes						
COMMENTS:	EIFS					
COMPONENT:	Roofing	RATING: 1	x	WEIGHT: 10.4	=	SCORE: 10.4
Flashing and penetrations appear sound and membrane appears water- tight; drainage is positive and there are overflow scuppers						
COMMENTS:	Standing seam metal					

Secondary Systems						
COMPONENT:	Floor Finishes	RATING: 3	x	WEIGHT: 6.3	=	SCORE: 18.8
Some wear and minor imperfections are evident; beginning deterioration						
COMMENTS:	Strip vinyl; carpet-surface wear; ceramic tile					
COMPONENT:	Wall Finishes	RATING: 1	x	WEIGHT: 6.3	=	SCORE: 6.3
Maintainable surfaces in good condition						
COMMENTS:	Gypsum board, ceramic tile					
COMPONENT:	Ceiling Finishes	RATING: 1	x	WEIGHT: 6.3	=	SCORE: 6.3
Maintainable surfaces in good condition; good alignment and appearance						
COMMENTS:	Gypsum board; lay-in tile					
COMPONENT:	Doors & Hardware	RATING: 3	x	WEIGHT: 6.3	=	SCORE: 18.8
Functional but dated						
COMMENTS:	Interior wood doors/frames-surface wear; exterior aluminum/wood entry doors/frames					

Service Systems						
COMPONENT:	Elevators	RATING: 0	x	WEIGHT: 0	=	SCORE: 0
No data						
COMMENTS:						
COMPONENT:	Plumbing	RATING: 1	x	WEIGHT: 8.3	=	SCORE: 8.3
Fixtures and piping appear to be in good condition; no evidence of leaks						
COMMENTS:	Copper, cast iron and steel piping, porcelain fixtures					
COMPONENT:	HVAC	RATING: 5	x	WEIGHT: 8.3	=	SCORE: 41.7
Inadequate capacity, zoning and distribution; equipment deteriorating; No A/C in office areas; no ventilation in hazardous areas						
COMMENTS:	Rooftop packaged HVAC units-excessive repair costs; need replacing					
COMPONENT:	Electrical	RATING: 1	x	WEIGHT: 8.3	=	SCORE: 8.3
Adequate service and distribution capacity for current/future needs						
COMMENTS:	1200amp 480/277v					
COMPONENT:	Lights/Power	RATING: 1	x	WEIGHT: 8.3	=	SCORE: 8.3
Contemporary lighting with good work area illumination; ample outlets						
COMMENTS:	Surface mount, pendant and recessed can fluorescent fixtures					

Safety Systems						
COMPONENT:	Life/Safety	RATING: 1	x	WEIGHT: 10.4	=	SCORE: 10.4
Appears to meet current codes						
COMMENTS:						
COMPONENT:	Fire Safety	RATING: 1	x	WEIGHT: 10.4	=	SCORE: 10.4
Locally monitored detection; alarm present; sprinklers in high hazard areas						
COMMENTS:						
COMPONENT:	Modifications	RATING: 1	x	WEIGHT: 7.3	=	SCORE: 7.3
Modifications appear to be in compliance with codes and sound construction practices; HVAC/electrical service properly provided						
COMMENTS:	None apparent					

Quality Standards						
COMPONENT:	Maintenance	RATING: 1	x	WEIGHT: 7.3	=	SCORE: 7.3
Facility appears well maintained						
COMMENTS:						
COMPONENT:	Remaining Life	RATING: 1	x	WEIGHT: 6.3	=	SCORE: 6.3
Life expectancy is >15 years; minor system deterioration						
COMMENTS:						
COMPONENT:	Appearance	RATING: 1	x	WEIGHT: 6.3	=	SCORE: 6.3
Well-constructed building; generally attractive interior and exterior						
COMMENTS:	Attractive interior spaces					

Heat Loss						
COMPONENT:	Insulation	RATING: 3	x	WEIGHT: 6.3	=	SCORE: 18.8
Insulation present, but not to current standards (installed prior to 2010)						
COMMENTS:						
COMPONENT:	Glazing	RATING: 3	x	WEIGHT: 6.3	=	SCORE: 18.8
Double glazing with aluminum/metal window frames						
COMMENTS:						

TOTAL SCORE = 229 PREVIOUS BIENNIUM SCORE = 226

CONDITION: Adequate

BUILDING CONDITION RATING

Whidbey Old Main (040-11) STATE UFI: A06127 Whidbey Campus (040C)

AREA: 27,342 SF BUILT: 1905 REMODELED: 2003 PREDOMINANT USE: Administration

CONSTRUCTION TYPE: Medium CRV/SF: $301 REPLACEMENT VALUE: $8,229,942

Primary Systems						
COMPONENT:	Structure	RATING: 3	x	WEIGHT: 8	=	SCORE: 24
Some cracking evident but does not likely affect structural integrity; Visible defects apparent but are non-structural						
COMMENTS:	Wood frame, CMU boiler house; possible seismic issues					
COMPONENT:	Exterior Closure	RATING: 3	x	WEIGHT: 8	=	SCORE: 24
Sound and weatherproof but with some deterioration evident						
COMMENTS:	Hardboard beveled siding-2003					
COMPONENT:	Roofing	RATING: 5	x	WEIGHT: 10	=	SCORE: 50
Leaking and deterioration is to point where new roof is required						
COMMENTS:	Hypalon single-ply; some patches and random surface wear					

Secondary Systems						
COMPONENT:	Floor Finishes	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
Some wear and minor imperfections are evident; beginning deterioration						
COMMENTS:	Vinyl composition and vinyl asbestos tile; carpet-surface wear; Ceramic tile					
COMPONENT:	Wall Finishes	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
Maintainable surfaces in good condition						
COMMENTS:	Gypsum board and ceramic tile					
COMPONENT:	Ceiling Finishes	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
Maintainable surfaces in good condition; good alignment and appearance						
COMMENTS:	Lay-in tile and painted plywood					
COMPONENT:	Doors & Hardware	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
Functional but dated						
COMMENTS:	Interior wood doors/frames; exterior wood/aluminum doors/frames-surface wear					

Service Systems						
COMPONENT:	Elevators	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
Appropriate and functional for occupancy and use						
COMMENTS:	3 stop-2005					
COMPONENT:	Plumbing	RATING: 3	x	WEIGHT: 8	=	SCORE: 24
Fixtures are functional but dated; some leaks; maintenance required						
COMMENTS:	Cast iron, galvanized, steel, copper and ABS piping; porcelain fixtures					
COMPONENT:	HVAC	RATING: 5	x	WEIGHT: 8	=	SCORE: 40
Inadequate capacity, zoning and distribution; equipment deteriorating; No A/C in office areas; no ventilation in hazardous areas						
COMMENTS:	HW boiler and radiators; electric baseboard heat; no A/C					
COMPONENT:	Electrical	RATING: 1	x	WEIGHT: 8	=	SCORE: 8
Adequate service and distribution capacity for current/future needs						
COMMENTS:	800amp 208/120v-2003 ; new service and distribution in 2003					
COMPONENT:	Lights/Power	RATING: 3	x	WEIGHT: 8	=	SCORE: 24
Adequate work area illumination; adequate outlets for current use						
COMMENTS:	Recessed can, lay-in, hanging and ceiling-mount fluorescent fixtures					

Safety Systems						
COMPONENT:	Life/Safety	RATING: 3	x	WEIGHT: 10	=	SCORE: 30
Generally meets codes for vintage of construction						
COMMENTS:						
COMPONENT:	Fire Safety	RATING: 1	x	WEIGHT: 10	=	SCORE: 10
Locally monitored detection; alarm present; sprinklers in high hazard areas						
COMMENTS:	Dry sprinkler system					
COMPONENT:	Modifications	RATING: 3	x	WEIGHT: 7	=	SCORE: 21
Some modifications lack code compliance; HVAC service not fully considered during renovation						
COMMENTS:	Average modification of original spaces					

Quality Standards						
COMPONENT:	Maintenance	RATING: 3	x	WEIGHT: 7	=	SCORE: 21
Routine maintenance is required; deferred maintenance is evident; impact is minor to moderate						
COMMENTS:	High maintenance heating system					
COMPONENT:	Remaining Life	RATING: 5	x	WEIGHT: 6	=	SCORE: 30
Life expectancy is <5 years; significant system deterioration						
COMMENTS:	Building is 70 years old; not cost-effective to maintain long-term					
COMPONENT:	Appearance	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
Average construction; average interior and exterior appearance						
COMMENTS:	Exterior is average; interior has some areas not very bright or attractive					

Heat Loss						
COMPONENT:	Insulation	RATING: 5	x	WEIGHT: 6	=	SCORE: 30
No insulation						
COMMENTS:						
COMPONENT:	Glazing	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
Double glazing with aluminum/metal window frames						
COMMENTS:	Operable units; minor glazing seal failures					

TOTAL SCORE = 426 PREVIOUS BIENNIUM SCORE = 406

CONDITION: Needs Improvement/Renovation

Site condition

A similar analysis was conducted for the college site by evaluating and rating eight site characteristics. These ratings also translated into a site condition score that ranges between 36 and 175. As with the facility condition analysis, the lower the score the better the overall condition.

The site condition rating reports for each campus are provided on the following pages.

SITE CONDITION RATING

Concrete Hs Site (040K)

COMPONENT:	Location	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
Site is reasonably sized for foreseeable future						
COMMENTS:	No data					
COMPONENT:	Traffic Flow	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
Traffic flow poses no apparent safety hazards and is efficient						
COMMENTS:	No data					
COMPONENT:	Parking	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
Parking and circulation are efficient and adequate for future expansion						
COMMENTS:	No data					
COMPONENT:	Security	RATING: 3	x	WEIGHT: 4	=	SCORE: 12
Site lighting is adequate; some security booths or emergency phones						
COMMENTS:	No data					
COMPONENT:	Drainage	RATING: 1	x	WEIGHT: 5	=	SCORE: 5
Positive slope away from buildings; roof drainage to underground system; surface drainage to catch basins or swales						
COMMENTS:	No data					
COMPONENT:	Paving	RATING: 1	x	WEIGHT: 4	=	SCORE: 4
Pedestrian walkways provided for circulation between buildings; paved parking areas						
COMMENTS:	No data					
COMPONENT:	Maintenance	RATING: 3	x	WEIGHT: 7	=	SCORE: 21
Landscaping is adequate but maintenance needs improvement						
COMMENTS:	No data					
COMPONENT:	Signage	RATING: 3	x	WEIGHT: 2	=	SCORE: 6
Signage is minimal, except for emergency exit identification						
COMMENTS:	No data					

TOTAL SCORE = 63 PREVIOUS BIENNIUM SCORE = 0 (Score Range = 36 - 175)

SITE CONDITION RATING

Downtown Center (040B)

COMPONENT:	Location	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
Site is adequate for future growth						
COMMENTS:	Downtown location in former post office building					
COMPONENT:	Traffic Flow	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
Traffic flow poses no apparent safety hazards and is efficient						
COMMENTS:	Surrounded by city streets					
COMPONENT:	Parking	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
Parking and circulation are efficient and adequate for future expansion						
COMMENTS:	Six on-site parking stalls; street parking around site					
COMPONENT:	Security	RATING: 1	x	WEIGHT: 4	=	SCORE: 4
Site lighting is adequate; site has security booths and emergency phones						
COMMENTS:	Site lighted by city street lighting					
COMPONENT:	Drainage	RATING: 1	x	WEIGHT: 5	=	SCORE: 5
Positive slope away from buildings; roof drainage to underground system; surface drainage to catch basins or swales						
COMMENTS:	Site drains to city utilities					
COMPONENT:	Paving	RATING: 1	x	WEIGHT: 4	=	SCORE: 4
Pedestrian walkways provided for circulation between buildings; paved parking areas						
COMMENTS:						
COMPONENT:	Maintenance	RATING: 1	x	WEIGHT: 7	=	SCORE: 7
Site is landscaped and appears well maintained						
COMMENTS:	Concerns of potential flooding (in flood plain)					
COMPONENT:	Signage	RATING: 1	x	WEIGHT: 2	=	SCORE: 2
Building numbers/names identified; parking and disabled signage exists Rooms are numbered; exits properly marked						
COMMENTS:						

TOTAL SCORE = 35 PREVIOUS BIENNIUM SCORE = 35 (Score Range = 36 - 175)

SITE CONDITION RATING

Graphic Arts Site (040F)

COMPONENT:	Location	RATING: 3	x	WEIGHT: 6	=	SCORE: 18	
Site is reasonably sized for foreseeable future							
COMMENTS:	One building at small isolated site not convenient to Oak Harbor campus						
COMPONENT:	Traffic Flow	RATING: 1	x	WEIGHT: 6	=	SCORE: 6	
Traffic flow poses no apparent safety hazards and is efficient							
COMMENTS:	One way loop from public road						
COMPONENT:	Parking	RATING: 1	x	WEIGHT: 6	=	SCORE: 6	
Parking and circulation are efficient and adequate for future expansion							
COMMENTS:							
COMPONENT:	Security	RATING: 5	x	WEIGHT: 4	=	SCORE: 20	
Site lighting is inadequate; no security booths or emergency phones							
COMMENTS:	No controlled access or receptionist in building						
COMPONENT:	Drainage	RATING: 5	x	WEIGHT: 5	=	SCORE: 25	
Extensive pooling of water adjacent to buildings; poor slope and drainage							
COMMENTS:	No storm drain system						
COMPONENT:	Paving	RATING: 1	x	WEIGHT: 4	=	SCORE: 4	
Pedestrian walkways provided for circulation between buildings; paved parking areas							
COMMENTS:	New paving in half of lot						
COMPONENT:	Maintenance	RATING: 1	x	WEIGHT: 7	=	SCORE: 7	
Site is landscaped and appears well maintained							
COMMENTS:							
COMPONENT:	Signage	RATING: 3	x	WEIGHT: 2	=	SCORE: 6	
Signage is minimal, except for emergency exit identification							
COMMENTS:							

TOTAL SCORE = 87 PREVIOUS BIENNIUM SCORE = 87 (Score Range = 36 - 175)

SITE CONDITION RATING

Main Campus (040A)

COMPONENT:	Location	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
Site is adequate for future growth						
COMMENTS:						
COMPONENT:	Traffic Flow	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
Traffic flow poses no apparent safety hazards and is efficient						
COMMENTS:	Public transportation routes through south campus parking lot					
COMPONENT:	Parking	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
Parking and circulation are efficient and adequate for future expansion						
COMMENTS:	Two new parking lots built to replace area lost at new performing arts center site					
COMPONENT:	Security	RATING: 3	x	WEIGHT: 4	=	SCORE: 12
Site lighting is adequate; some security booths or emergency phones						
COMMENTS:	Additional site lighting required					
COMPONENT:	Drainage	RATING: 3	x	WEIGHT: 5	=	SCORE: 15
Some ponding is observable; flat slope allows standing water at buildings or between buildings						
COMMENTS:	Parking lot drainage need revisions so run-off will not flow into protected waterways					
COMPONENT:	Paving	RATING: 1	x	WEIGHT: 4	=	SCORE: 4
Pedestrian walkways provided for circulation between buildings; paved parking areas						
COMMENTS:						
COMPONENT:	Maintenance	RATING: 1	x	WEIGHT: 7	=	SCORE: 7
Site is landscaped and appears well maintained						
COMMENTS:						
COMPONENT:	Signage	RATING: 1	x	WEIGHT: 2	=	SCORE: 2
Building numbers/names identified; parking and disabled signage exists Rooms are numbered; exits properly marked						
COMMENTS:						

TOTAL SCORE = 53 PREVIOUS BIENNIUM SCORE = 61 (Score Range = 36 - 175)

SITE CONDITION RATING

Marine Technology Site (040E)

COMPONENT:	Location	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
Site is reasonably sized for foreseeable future						
COMMENTS:	Buildings/Site are for sale					
COMPONENT:	Traffic Flow	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
Traffic flow poses no apparent safety hazards and is efficient						
COMMENTS:						
COMPONENT:	Parking	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
Parking is adequate for present needs; circulation is adequate						
COMMENTS:						
COMPONENT:	Security	RATING: 3	x	WEIGHT: 4	=	SCORE: 12
Site lighting is adequate; some security booths or emergency phones						
COMMENTS:						
COMPONENT:	Drainage	RATING: 1	x	WEIGHT: 5	=	SCORE: 5
Positive slope away from buildings; roof drainage to underground system; surface drainage to catch basins or swales						
COMMENTS:						
COMPONENT:	Paving	RATING: 3	x	WEIGHT: 4	=	SCORE: 12
Pedestrian walkways do not provide for adequate circulation between buildings; only partial paved parking						
COMMENTS:						
COMPONENT:	Maintenance	RATING: 3	x	WEIGHT: 7	=	SCORE: 21
Landscaping is adequate but maintenance needs improvement						
COMMENTS:						
#VALUE!						
No data						
COMMENTS:						

TOTAL SCORE = 77 PREVIOUS BIENNIUM SCORE = 0 (Score Range = 36 - 175)

SITE CONDITION RATING

San Juan Center (040H)

COMPONENT:	Location	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
Site is reasonably sized for foreseeable future						
COMMENTS:	Beautiful campus location with site area for new buildings; adjacent airport noisy					
COMPONENT:	Traffic Flow	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
Traffic flow poses no apparent safety hazards and is efficient						
COMMENTS:	Public road leads to site with drop-off at main entry					
COMPONENT:	Parking	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
Parking and circulation are efficient and adequate for future expansion						
COMMENTS:						
COMPONENT:	Security	RATING: 3	x	WEIGHT: 4	=	SCORE: 12
Site lighting is adequate; some security booths or emergency phones						
COMMENTS:	Remote, wooded site					
COMPONENT:	Drainage	RATING: 3	x	WEIGHT: 5	=	SCORE: 15
Some ponding is observable; flat slope allows standing water at buildings or between buildings						
COMMENTS:	No footing drains. To be installed summer 2015. Some drainage slope towards one end of building.					
COMPONENT:	Paving	RATING: 3	x	WEIGHT: 4	=	SCORE: 12
Pedestrian walkways do not provide for adequate circulation between buildings; only partial paved parking						
COMMENTS:						
COMPONENT:	Maintenance	RATING: 1	x	WEIGHT: 7	=	SCORE: 7
Site is landscaped and appears well maintained						
COMMENTS:						
COMPONENT:	Signage	RATING: 3	x	WEIGHT: 2	=	SCORE: 6
Signage is minimal, except for emergency exit identification						
COMMENTS:						

TOTAL SCORE = 77 PREVIOUS BIENNIUM SCORE = (Score Range = 36 - 175)

SITE CONDITION RATING

San Juan Hs Site (040I)

COMPONENT:	Location	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
Site is reasonably sized for foreseeable future						
COMMENTS:	No data					
COMPONENT:	Traffic Flow	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
Traffic flow poses no apparent safety hazards and is efficient						
COMMENTS:	No data					
COMPONENT:	Parking	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
Parking and circulation are efficient and adequate for future expansion						
COMMENTS:	No data					
COMPONENT:	Security	RATING: 3	x	WEIGHT: 4	=	SCORE: 12
Site lighting is adequate; some security booths or emergency phones						
COMMENTS:	No data					
COMPONENT:	Drainage	RATING: 1	x	WEIGHT: 5	=	SCORE: 5
Positive slope away from buildings; roof drainage to underground system; surface drainage to catch basins or swales						
COMMENTS:	No data					
COMPONENT:	Paving	RATING: 1	x	WEIGHT: 4	=	SCORE: 4
Pedestrian walkways provided for circulation between buildings; paved parking areas						
COMMENTS:	No data					
COMPONENT:	Maintenance	RATING: 3	x	WEIGHT: 7	=	SCORE: 21
Landscaping is adequate but maintenance needs improvement						
COMMENTS:	No data					
COMPONENT:	Signage	RATING: 3	x	WEIGHT: 2	=	SCORE: 6
Signage is minimal, except for emergency exit identification						
COMMENTS:	No data					

TOTAL SCORE = 63 PREVIOUS BIENNIUM SCORE = 0 (Score Range = 36 - 175)

SITE CONDITION RATING

Sedro Woolley Hs Site (040L)

COMPONENT:	Location	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
Site is reasonably sized for foreseeable future						
COMMENTS:	No data					
COMPONENT:	Traffic Flow	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
Traffic flow poses no apparent safety hazards and is efficient						
COMMENTS:	No data					
COMPONENT:	Parking	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
Parking is adequate for present needs; circulation is adequate						
COMMENTS:	No data					
COMPONENT:	Security	RATING: 3	x	WEIGHT: 4	=	SCORE: 12
Site lighting is adequate; some security booths or emergency phones						
COMMENTS:	No data					
COMPONENT:	Drainage	RATING: 1	x	WEIGHT: 5	=	SCORE: 5
Positive slope away from buildings; roof drainage to underground system; surface drainage to catch basins or swales						
COMMENTS:	No data					
COMPONENT:	Paving	RATING: 1	x	WEIGHT: 4	=	SCORE: 4
Pedestrian walkways provided for circulation between buildings; paved parking areas						
COMMENTS:	No data					
COMPONENT:	Maintenance	RATING: 3	x	WEIGHT: 7	=	SCORE: 21
Landscaping is adequate but maintenance needs improvement						
COMMENTS:	No data					
COMPONENT:	Signage	RATING: 3	x	WEIGHT: 2	=	SCORE: 6
Signage is minimal, except for emergency exit identification						
COMMENTS:	No data					

TOTAL SCORE = 75 PREVIOUS BIENNIUM SCORE = 0 (Score Range = 36 - 175)

SITE CONDITION RATING

Whidbey Campus (040C)

COMPONENT:	Location	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
Site is adequate for future growth						
COMMENTS:						
COMPONENT:	Traffic Flow	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
Traffic flow has some inefficiencies but is adequate						
COMMENTS:	Only one entry					
COMPONENT:	Parking	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
Parking and circulation are efficient and adequate for future expansion						
COMMENTS:						
COMPONENT:	Security	RATING: 1	x	WEIGHT: 4	=	SCORE: 4
Site lighting is adequate; site has security booths and emergency phones						
COMMENTS:	Site lighting adequate					
COMPONENT:	Drainage	RATING: 1	x	WEIGHT: 5	=	SCORE: 5
Positive slope away from buildings; roof drainage to underground system; surface drainage to catch basins or swales						
COMMENTS:						
COMPONENT:	Paving	RATING: 3	x	WEIGHT: 4	=	SCORE: 12
Pedestrian walkways do not provide for adequate circulation between buildings; only partial paved parking						
COMMENTS:	Pedestrians walk in traffic lanes from parking areas to buildings					
COMPONENT:	Maintenance	RATING: 1	x	WEIGHT: 7	=	SCORE: 7
Site is landscaped and appears well maintained						
COMMENTS:						
COMPONENT:	Signage	RATING: 1	x	WEIGHT: 2	=	SCORE: 2
Building numbers/names identified; parking and disabled signage exists Rooms are numbered; exits properly marked						
COMMENTS:						

TOTAL SCORE = 55 PREVIOUS BIENNIUM SCORE = 55 (Score Range = 36 - 175)

SITE CONDITION RATING

Washington School Hs Site (040G)

COMPONENT:	Location	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
Site is reasonably sized for foreseeable future						
COMMENTS:	No data					
COMPONENT:	Traffic Flow	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
Traffic flow poses no apparent safety hazards and is efficient						
COMMENTS:	No data					
COMPONENT:	Parking	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
Parking is adequate for present needs; circulation is adequate						
COMMENTS:	No data					
COMPONENT:	Security	RATING: 3	x	WEIGHT: 4	=	SCORE: 12
Site lighting is adequate; some security booths or emergency phones						
COMMENTS:	No data					
COMPONENT:	Drainage	RATING: 1	x	WEIGHT: 5	=	SCORE: 5
Positive slope away from buildings; roof drainage to underground system; surface drainage to catch basins or swales						
COMMENTS:	No data					
COMPONENT:	Paving	RATING: 3	x	WEIGHT: 4	=	SCORE: 12
Pedestrian walkways do not provide for adequate circulation between buildings; only partial paved parking						
COMMENTS:	No data					
COMPONENT:	Maintenance	RATING: 3	x	WEIGHT: 7	=	SCORE: 21
Landscaping is adequate but maintenance needs improvement						
COMMENTS:	No data					
#VALUE!						
No data						
COMMENTS:	No data					

TOTAL SCORE = 77 PREVIOUS BIENNIUM SCORE = 2 (Score Range = 36 - 175)

Weighted Average and comparison

The State Board has a long term goal of improving the condition of all college facilities, bringing the condition scores up to "adequate" condition levels. Historical data indicates that this trend is occurring. After this goal is achieved, the average weighted condition scores at each campus would likely exceed the "adequate" rating.

During the 2015 survey, the building condition scoring method took into account missing building components in an attempt to be more accurate. The buildings with missing components typically resulted in worse building condition scores than the previous biennium. This occurred because in previous surveys, missing components (like an elevator) were given the best possible rating. This artificially improved the condition of the building. The modified scoring method resulted in a slightly worse average condition score for the college system in the 2015 survey. The following table shows all college weighted average scores for comparison.

College	Previous	Current
Bates Technical College	266	330
Bellevue College	234	360
Bellingham Technical College	221	338
Big Bend Community College	304	0
Cascadia Community College	191	0
Centralia College	250	0
Clark College	253	0
Clover Park Technical College	255	0
Columbia Basin College	215	0
Edmonds Community College	228	0
Everett Community College	220	0
Grays Harbor College	248	0
Green River Community College	239	0
Highline Community College	273	0
Lake Washington Institute of Technology	206	0
Lower Columbia College	260	0
North Seattle Community College	350	0
Olympic College	237	0
Peninsula College	232	0
Pierce College Fort Steilacoom	240	0
Pierce College Puyallup	182	0
Renton Technical College	287	0
Seattle Central Community College	282	0
Shoreline Community College	284	0
Skagit Valley College	255	0

South Puget Sound Community College	202	0
South Seattle Community College	302	0
Spokane Community College	343	0
Spokane Falls Community College	251	0
State Board for Community and Technical Colleges	298	0
Tacoma Community College	258	0
Walla Walla Community College	257	0
Wenatchee Valley College	286	0
Whatcom Community College	194	0
Yakima Valley Community College	220	0
Average	252	29

146 - 175 = Superior
176 - 275 = Adequate
276 - 350 = Needs Improvement By Additional Maintenance
351 - 475 = Needs Improvement By Renovation
>475 = Replace or Renovate

APPENDICES

- Appendix A
  - Deficiency Scoring Method
- Appendix B
  - Building Condition Ratings
- Appendix C
  - Capital Repair Request Validation Criteria

APPENDIX A

DEFICIENCY SCORING METHOD

In most facility maintenance environments funding available for facility maintenance and repair never matches need in terms of identified requirements. This is no less true for capital repair funding for the state community and technical colleges. Therefore, a key component of a sound maintenance planning and programming system must be the ability to prioritize capital repair deficiencies for system-wide programming over a multi-year period. The key objective in conducting the bi-annual condition assessment is to validate and prioritize deficiencies identified by the colleges so that capital repairs can be accomplished in a timely manner, and potentially more costly repairs can be forestalled. For this reason, the SBCTC determined that a method of assigning a relative severity score to each capital repair deficiency was necessary to allow equitable allocation of funding for capital repairs among all the colleges. It was determined that such a scoring system needed to be "transparent" to the facility condition assessment personnel, so that it could be applied in a consistent manner to establish deficiency severity. It was further determined that such a system needed to have a range of severity scores that would allow some level of differentiation among scores.

At the request of the SBCTC, a deficiency scoring system was developed by the SBCTC's consultants in 1995, and updated in 1999. This system is designed to allow the person validating a deficiency to assign a relative severity score to each deficiency in an objective fashion, based on a clearly defined set of severity criteria. The primary concern in designing the scoring system was insuring the timely accomplishment of repair work so that current deficiencies do not degrade to the point where more costly corrective action is required. A collateral concern was to reduce or eliminate any identified health and safety risks.

The core of the scoring process that was developed consists of:

- A reasonable set of definitions that are easily subscribed to by all members of the assessment management and execution team;
- A manageable number of priority levels, each of which is clearly distinct from the other;
- A clear implication of the potential impacts if corrective action is not taken.

Field prioritization of deficiencies is accomplished using a two-step scoring process. This process involves, first, determining whether a deficiency is Immediate or Deferrable and, second, prioritizing the criticality or deferability using a priority ranking system.

Immediate Vs Deferrable

A deficiency is categorized as **Immediate** if it must be corrected within a short period of time after being identified. An "Immediate" deficiency should meet the following criteria:

1. If the deficiency is not corrected within a short time, a significant health and/or safety risk will develop.
2. If the deficiency is not corrected within a short time, a significant increase in the cost of corrective action could result.
3. If the deficiency is not corrected within a short time, the deficiency could significantly degrade to the point where an entire building system could be impacted.

All deficiencies degrade over time if they are not corrected, and often the cost of deferring corrective action will increase. **However, the magnitude of the degradation or cost increase is the key consideration in determining if a deficiency is "Immediate".** For example, a built-up roof with significant blisters and felts that are beginning to separate is deteriorating. However, if that deterioration is in its early stages, and interior leaks are not yet present, roof replacement/repair can be legitimately deferred. If, however, the roof has been deteriorating for some time, and leaks have become so common that they have begun to cause deterioration in other building systems, the roof should be classified as "Immediate". The cost of replacing that roof will not increase. However, the total cost of repairs associated with the leakage caused by that roof will in all likelihood increase significantly. Not only will the roof continue to degrade, but there will also be associated roof insulation, roof deck, or interior structural degradation, as well as possible damage to mechanical or electrical system components.

A deficiency is categorized as **Deferrable** if corrective action can be postponed to the 2017-2019 biennium or later. Since deficiencies can degrade over time, their associated corrective costs can also increase. Therefore, a "Deferrable" deficiency should meet the following criteria:

1. The degree of degradation over the deferrable time frame will be at a relatively constant rate, or at least will not increase significantly from year to year.
2. The degree of corrective cost increase over the deferrable time frame will be at a relatively constant rate, or at least will not increase significantly from year to year.
3. Potential health/safety impacts will be minor, and will not increase as to severity over the deferrable time frame.

4. There will be little, if any, mission impact over the deferrable time frame.

The point at which noticeable changes in the character of a deficiency can be projected with respect to the above considerations is the end point of the deferability time frame, because at that point the character of a deficiency can be assumed to change from “Deferrable” to “Immediate”.

A deficiency categorized as **Immediate** should be considered for submission to the SBCTC as a project request in the 2015-2017 capital budget. A deficiency categorized as **Deferrable** could be postponed for corrective action until the 2017-2019 biennium. Furthermore, a deficiency categorized as **Future** could be postponed until after the 2017–2019 biennium if it is anticipated to degrade very slowly and does not restrict the use of the facility.

Prioritizing Deficiencies

Once a deficiency is categorized as Immediate, Deferrable or Future, the next step in the scoring process is to assign a priority designating relative importance for planning and programming purposes. A six-level prioritizing system was developed for assigning a priority to a deficiency:

1. **Health/Safety** This designation is the highest priority level assigned to a deficiency. It designates a deficiency as having potentially adverse health and/or safety impacts on building occupants or users if the deficiency is not corrected within the designated time frame.

2. **Building Function (Use)** This priority designates a deficiency as having a potentially adverse impact on the ability to fully utilize a **f**acility if the deficiency is not corrected within the recommended time-frame.

3. **System Use** This priority designates a deficiency as having a potentially adverse impact on a building system’s ability to operate properly if the deficiency is not corrected within the recommended time frame.

4. **Repair/Repl. Cost** This priority designates that the repair or replacement cost associated with correcting a deficiency will escalate sharply after the time period recommended for correction of the deficiency. In all probability this will occur because degradation of associated components or systems will occur.

5. **Operating Cost** This priority designates that the operating cost associated with correcting a deficiency will escalate sharply after the time period recommended for correction the deficiency.

6. **Quality of Use** This is the lowest level priority assigned to a deficiency. It designates that the deficiency should be corrected as part of a "prudent owner" strategy within the time recommended.

For programming purposes, each priority level is assumed to be relatively more important than the next. It is also assumed that more than one of the priority choices can apply to establishing the overall priority for a deficiency. It was determined that up to two selections could be made from the priority choices for each deficiency. Each of the selections would be assigned a percentage value, with the total of the selections equaling 100%. To avoid having to consider all possible combinations of numbers from 1 to 100 for a priority choice, it was determined that a finite set of numbers would be used for scoring. For a single priority choice a score of 100 would always be assigned. For two priority choices combinations of 50/50, 70/30, 60/40 or 75/25 would typically be used.

Severity Scoring

A severity score is calculated for each capital repair deficiency by formula that was programmed into the database management system used for the survey. The formula calculates a severity score based on a numerical value assigned to each of the DEFERABILITY and PRIORITY choices.

The numerical values assigned to the Deferability choices are:

- Immediate 4
- Deferrable 2.5
- Future1

The numerical values assigned to the Priority choices are:

- Health/Safety 25
- Facility Use 20

- System Use 15
- Increased Repair/Replacement Cost 12
- Increased Operating Cost 10
- Quality of Use 5

A deficiency score is calculated by multiplying the value of the selected deferability choice by the value of the selected priority choice. Where more than one priority choice is applied to a deficiency, the percentage of each priority applied is multiplied by the corresponding priority value. The results are added together, and the sum is multiplied by the value of the deferability choice.

For example, for a deficiency with an assigned deferability of "Deferred" and a 100% assigned priority of "System Use" the deficiency score is **38**. This score is calculated as:

Step 1 1 x 15 = **15,** where 15 is the value of "System Use," and 1 is 100%, since only one priority choice was selected.

Step 2 15 x 2.5 = **38** rounded, where 15 is the value of "System Use," and 2.5 is the value of the deferability choice of "Deferred."

If more than one priority choice is assigned to a deficiency, say 30% "System Use" and 70% "Increased Repair/Replacement Cost", with an assigned deferability category "Deferred", the score would be calculated as:

Step 1 (0.3 x 15) + (0.7 x 12) = **12.9,** where 15 is the value of "System Use," 12 is the value of "Increased Repair/Replacement Cost," 0.3 is the 30% assigned to "System Use," and 0.7 is the 70% assigned to "Increased Repair/Replacement Cost."

Step 2 - 12.9 x 2.5 = **32** rounded, where 2.5 is the value of a deferability category "Deferred."

The possible calculated severity score ranges for a deficiency are shown below:

	Immediate	Deferred	Future
Possible severity score range:	20-100	13-63	5-25

This demonstrates that a deficiency with a deferability category of “Deferred” could have a severity score that is higher than a deficiency with a deferability category of “Immediate”. All deficiencies are ranked using the severity score.

APPENDIX B

BUILDING/SITE CONDITION RATINGS

As part of the facility condition survey update, a building condition analysis was also conducted for each building on a campus. The objective of this analysis is to provide an overall comparative assessment of the condition and adequacy each building on a campus, and a method of comparing facilities among campuses.

The condition analysis was performed by rating the condition or adequacy of 20 building system and operating characteristics. Three evaluation criteria were developed for each characteristic to provide a relative ranking of the standard of good, average or poor. A rating of 1, 3, or 5 was assigned to each of the three evaluation criteria for each characteristic. Each facility is rated by applying the evaluation criteria to each of the 20 separate building systems and operating characteristics.

If a characteristic does not apply, a rating of zero is assigned to that element. In this case, the missing component weight is spread among the other components so that the final condition score is based only on existing components. For example a greenhouse does not typically have an elevator, interior walls, ceilings or glazing. These missing components weight would each be set to zero. The weight for these components would then be spread to the other building components. This process may change the structural component weight from an 8 to a 9 for example. This modification to the characteristic weight would effectively place more emphasis on all of the existing characteristics rather than what is missing.

Each characteristic has an associated weighting score that is multiplied by the rating assigned to that characteristic to generate a score for that characteristic. The scores for all 20 characteristics (or less if components are missing) are totaled to provide an overall rating score for a facility.

The scoring range for a facility, based on the weighted scores for all 20 characteristics, multiplied by the rating for each characteristic, is between 146 and 730. The lower the score, the better the relative overall condition of a facility. It is intended that these ratings will serve as a baseline benchmark of overall condition, which can be used to measure improvements or deterioration in facility condition over time.

In addition to the building condition analysis, a site condition analysis was also conducted of each campus. Eight site characteristics were selected for the analysis, and three evaluation criteria were developed for each characteristic to provide a relative ranking of good, average or poor. A rating of 1, 3 or 5 was also assigned to each of the three evaluation criteria for the site characteristics. Each site was rated by applying the evaluation criteria

to each of the eight characteristics. Each site characteristic also had an associated weighting score that was multiplied by the rating assigned to that characteristic to generate a score for that characteristic. The scores for all eight characteristics were totaled to provide an overall rating score for a site.

The evaluation criteria associated with the building and site ratings are presented on the following pages.

FACILITY EVALUATION CRITERIA			
	RTNG	WGHT	
Primary System			
1. Structure	1	8	No signs of settlement or cracking, no abrupt vertical changes
			Columns, bearing walls and roof structure appears sound/free of defects
	3		Some cracking evident but does not affect structural integrity
			Visible defects apparent but are non-structural
	5		Visible settlement and potential structural failure; potential safety hazard
			Structural defects apparent in superstructure
2. Exterior Closure	1	8	Weatherproof, tight, well-maintained exterior walls, doors, windows/finishes
	3		Sound and weatherproof but with some deterioration evident
	5		Significant deterioration, leaking and air infiltration apparent
3. Roofing	1	10	Flashing and penetrations appear sound and membrane appears water-
			tight; drainage is positive and there are overflow scuppers
	3		Some deterioration is evident in membrane and flashings; maintenance
			is needed
	5		Leaking and deterioration is to point where new roof is required
Secondary Systems			
4. Floor Finishes	1	6	Nice appearance, smooth transitions, level subfloors, no cracks/separating
	3		Some wear and minor imperfections are evident; beginning deterioration
	5		Extensive deterioration and unevenness
5. Walls-Finishes	1	6	Maintainable surfaces in good condition
	3		Aging surfaces but sound; some maintenance is required
	5		Surfaces are deteriorated and require resurfacing or rebuilding
6. Ceiling Finishes	1	6	Maintainable surfaces in good condition; good alignment and appearance
	3		Some wear and tear and minor deterioration
	5		Deteriorated, stained or sagging; inappropriate for occupancy
7. Doors-Hardware	1	6	Appropriate hardware, closers, panic devices; in good working order
	3		Functional but dated
	5		Inoperable, deteriorating and outdated; non-secure
Service Systems			
8. Elevators/Conveying	1	6	Appropriate and functional for occupancy and use
	3		Elevators provided but functionality is inadequate
	5		No elevator access for upper floors
9.Plumbing	1	8	Fixtures and piping appear to be in good condition; no evidence of leaks
	3		Fixtures are functional but dated; some leaks; maintenance required
	5		Extensive pipe leaks; deteriorated fixtures; inadequate fixtures
10. HVAC	1	8	Equipment in good condition; easily controlled; serves all required spaces
			All necessary spaces are adequately ventilated; A/C provided
	3		System generally adequate; some deterioration; needs balancing
			Offices areas have A/C; hazardous areas are ventilated
	5		Inadequate capacity, zoning and distribution; equipment deteriorating
			No A/C in office areas; no ventilation in hazardous areas
11. Elect. Service and	1	8	Adequate service and distribution capacity for current/future needs
Distribution	3		Service capacity meets current needs but inadequate for future
	5		Loads exceed current capacity

FACILITY EVALUATION CRITERIA			
12. Lighting/Power	1	8	Contemporary lighting with good work area illumination; ample outlets
	3		Adequate work area illumination; adequate outlets for current use
	5		Unsafe levels of illumination; inadequate outlets
Safety Standards			
13. Life/Safety	1	10	Appears to meet current codes
	3		Generally meets codes for vintage of construction
	5		Does not meet minimum health/safety requirements
14. Fire Safety	1	10	Locally monitored detection; alarm present; sprinklers in high hazard areas
	3		Extinguishers and signed egress; no violations; no alarm/sprinklers
	5		Violations exist
15. Haphazard Modification	1	7	Modifications appear to be in compliance with codes and sound
			construction practices; HVAC/electrical service properly provided
	3		Some modifications lack code compliance; HVAC service is not fully
			functional.
	5		Modifications not well thought out or constructed; inadequate HVAC and
			electrical service provided
Quality Standards			
16. Quality of Maintenance	1	7	Facility appears well maintained
	3		Routine maintenance is required; deferred maintenance is evident; impact
			is minor to moderate
	5		General deterioration is evident; lack of adequate maintenance is evident;
			impact is moderate to severe
17. Remaining Life	1	6	Life expectancy is >15 years; minor system deterioration
	3		Life expectancy is 5-15 years; moderate system deterioration
	5		Life expectancy is <5 years; significant system deterioration
18. Appearance	1	6	Well constructed building; generally attractive interior and exterior
	3		Average construction; average interior and exterior appearance
	5		Average construction, but very unattractive exterior and interior spaces
Energy Conservation			
19. Walls/Ceilings	1	6	Insulation is up to current standards
	3		Insulation present, but not to current standards
	5		No insulation
20. Glazing	1	6	Double glazing with window frames that minimize conductivity
	3		Double glazing with aluminum/metal window frames
	5		Single glazing

730 Max points			
146-175 = Superior			
176-275 = Adequate			
276-350 = Needs Improvement/Additional Maintenance			
351-475 = Needs Improvement/Renovation			
476-730 = Replace or Renovate			

SITE EVALUATION CRITERIA			
	RTNG	WGHT	
Campus Site			
A. Location	1	6	Site is adequate for future growth
	3		Site is reasonably sized for foreseeable future
	5		Site is inadequate, fails to meet current demand. Lack of future expansior
			capability; threatened by incompatible adjacent development
B. Traffic Flow	1	6	Traffic flow poses no apparent safety hazards and is efficient
	3		Traffic flow has some inefficiencies but is adequate
	5		Traffic flow is inefficient and unsafe
C. Parking Needs	1	6	Parking and circulation are efficient and adequate for future expansion
	3		Parking is adequate for present needs; circulation is adequate
	5		No expansion potential for parking; circulation is inefficient
D. Security	1	4	Site lighting is adequate; site has security booths and emergency phones
	3		Site lighting is adequate; some security booths or emergency phones
	5		Site lighting is inadequate; no security booths or emergency phones
E. Drainage	1	5	Positive slope away from buildings; roof drainage to underground system;
			surface drainage to catch basins or swales
	3		Some ponding is observable; flat slope allows standing water at buildings
			or between buildings
	5		Extensive pooling of water adjacent to buildings; poor slope and drainage
F. Paving	1	4	Pedestrian walkways provided for circulation between buildings; paved
			parking areas
	3		Pedestrian walkways do not provide for adequate circulation between
			buildings; only partial paved parking
	5		No paved pedestrian walkways; no paved parking
G. Site Maintenance	1	2	Site is landscaped and appears well maintained
	3		Landscaping is adequate but maintenance needs improvement
	5		Little site landscaping; does not appear well maintained
H. Signage	1	2	Building numbers/names identified; parking and disabled signage exists
			Rooms are numbered; exits properly marked
	3		Signage is minimal, except for emergency exit identification
	5		Lack of adequate building/room identification; poor emergency signage

APPENDIX C

CAPITAL REPAIR REQUEST VALIDATION CRITERIA

Achieving consistency in the facility condition survey and repair request validation process has long been a key SBCTC objective. The effort to achieve consistency in this process has focused on two main elements:

1) The surveyor in evaluating capital repair deficiencies,
2) The individual colleges in identifying candidates for capital repair funding.

In order to assist both the colleges and the surveyor to be more consistent in identifying legitimate candidates for capital repair funding, the SBCTC in 2001 developed a set of guidelines for use in the condition survey updates. The guidelines reiterate the objective of capital repair funding, and are intended to help the surveyor and the colleges to determine whether work is to be funded from operating dollars such as RMI or M&O, or from a capital repair request by identifying circumstances that do not meet the intent of capital repair funding.

Achieving consistency in the facility condition survey/capital repair request validation process has been a key objective of the SBCTC since the first survey was initiated in 1989. Over the years, every effort has been made to insure that a consistent approach is followed by the survey teams in evaluating capital repair deficiencies at each college. However, to achieve this objective, it is also necessary that the individual colleges are consistent in identifying candidates for capital repair funding.

The repair category represents funding to replace or repair major components and systems, as well as building and infrastructure failures. This category of repair is NOT intended for renovation or remodel of facilities. In addition, capital repairs must conform to the OFM definition of an allowable capital expense. Smaller repairs need to be accommodated with operations and maintenance dollars from the operating budget. Finally it is critical that capital repairs be coordinated with the facility master plan and not be wasted in a building that will be renovated or replaced in the short term.

The following criteria have been developed to reiterate the objective of capital repair funding and to assist the colleges and the surveyor to identify legitimate candidates for capital repair funding. Again, it is important to know when work is to be funded from operating dollars or from a capital request category. The guidelines and conditions included herein are provided to help identify circumstances that do not meet the intent of capital repair funding.

GENERAL GUIDELINES

Capital Repair funds may be used for repair/replacement of building systems and fixed equipment, or campus infrastructure, if one or more of the following conditions exist:

1) The system or equipment is experiencing increasing incidence of breakdown due to age and general deterioration. However, if the deterioration is not readily visible, the college must provide documentation as to the age of the system or component, and substantiate increasing repair costs.

2) The overall quality of the system or equipment is poor, resulting in deterioration sooner than normal design life expectancy would otherwise indicate.

3) The system or equipment is no longer cost-effective to repair or maintain. This implies that the cost of repair is estimated to be 50% or more of the cost of replacement, or replacement parts are virtually impossible to obtain or are at least 150% of the cost of parts for similar contemporary equipment.

4) For a deficiency to be considered a capital repair, the estimated MACC cost of corrective action should exceed $20,000 for a single item. However, the same individual items in one building (e.g. door closer mechanisms) can be combined into a single deficiency if they are all experiencing the same problems and are deteriorated to the same degree.

The following additional considerations apply to the facility condition survey deficiency validation process:

1) If a building system or major piece of equipment is experiencing component failure at a rate greater than what is considered normal, the entire piece of equipment should be replaced. However, maintenance/repair records should be available to support the rate of component failure.

2) If replacement of a piece of equipment is being considered because of the inability to obtain replacement parts, vendor confirmation should be available.

3) If a system or equipment operation problem exists that may lead to replacement consideration, but the cause of the problem/s is not readily evident, any troubleshooting and/or testing to identify the problem and its cause should be completed prior to the survey. The surveyor is not responsible for detailed analysis or troubleshooting. Recurring equipment problems should be documented by the college.

4) Any operational problems with equipment (e.g. air flow/ventilation or system balancing) that may require equipment replacement should be identified prior to the surveyor visiting the campus.

5) If a major system replacement is requested (e.g. a steam distribution system), the campus should first conduct an engineering/cost analysis to determine whether replacement with the same system will be cost-effective over the life-cycle of the replacement or whether an alternative system would be more cost-effective.

6) While piecemeal replacement of systems and components may be necessary operationally, replacement programming should nevertheless conform to an overall campus facility maintenance plan that addresses the maintenance and replacement of major systems such as HVAC from a campus-wide perspective.

7) If structural problems are suspected with respect to foundations, substructure, superstructure components, exterior closure components or roof systems, a structural engineering evaluation should be conducted by the college prior to the visit of the surveyor. Any resulting reports should be made available to the team at the time of their visit.

8) Capital repair funds will NOT be used for facility remodel/improvements.

9) Capital repair funds will NOT be used to repair facilities acquired by a college (e.g. gift from a foundation, COP, local capital) until they have been in state ownership for a minimum of seven years.

10) Capital repair funds shall NOT be used solely to achieve energy conservation, ADA compliance, hazardous materials abatement, or code compliance.

11) Capital repair funds shall NOT be used to repair or replace systems or equipment used predominantly for instructional purposes.

In addition, it should be understood that the surveyor will not be conducting a baseline condition survey for a college. The college should have identified capital repair deficiencies it considers candidates for funding prior to the arrival of the surveyor. The surveyor will validate these candidates and may, during their facility walk-through to rate facility condition, identify additional candidates. However, the prime responsibility for determining repair needs is with the college.

In order to provide a common focus for all colleges on the types of deficiencies and project recommendations they propose as a candidate for capital repair funding, specific conditions for which capital repair funds will not be used have been identified. These conditions are provided below by major building system.

EXTERIOR CLOSURE SYSTEMS/COMPONENTS

Capital repair funds will **NOT** be available for the following conditions:

1) Painting of exterior wall surfaces, unless the substrate also needs to be replaced due to damage.

2) Upgrading of door/closure hardware if the existing hardware is still functional. If hardware must be replaced because parts can no longer be obtained, the use of capital repair funds may be permissible.

3) Masonry cleaning, other than to prep a surface for restoration work. Masonry cleaning, such as for mildew removal, is considered part of the on-going maintenance responsibility of a campus. **Exterior masonry wall restoration, such as tuck-pointing, is a valid use of capital repair funds.**

4) Patching, sealing and re-coating of EFIS or plaster or stucco surfaces.

5) Repair/renovation of building sealants, damp proofing or coatings.

6) Door or window replacement for energy conservation only.

7) Wall or ceiling insulation retrofits.

INTERIOR CLOSURE/FLOOR SYSTEMS/COMPONENTS

Capital repair funds will **NOT** be available for the following conditions:

1) Painting of interior wall surfaces, unless the substrate also needs to be replaced due to damage or deterioration.

2) Upgrading of door/closure hardware if the existing hardware is still functional. If hardware must be replaced because parts can no longer be obtained, the use of capital repair funds may be permissible.

3) Patching/minor repairs to interior wall and ceiling surfaces.

4) Replacement of suspended ceiling tiles that are dirty or stained, unless the suspension system also needs replacement.

5) Repair/replacement of movable partitions.

6) Moving of interior walls/modification of spaces (This remodeling should be part of a matching fund, minor works program, local capital or renovation project).

7) Repair or replacement of wall coverings, window coverings, draperies, casework and office partitions.

8) Replacement of floor coverings, unless the floor structure underneath must also be repaired.

ROOF SYSTEM/COMPONENTS

Capital repair funds will **NOT** be available for the following conditions:

1) Repair of blisters or tears in built-up or single-ply membrane roofs.
2) Minor replacement of shingles or tiles.
3) Gutter/downspout repairs or repairs to curbs, flashings or other roof appurtenances. Replacement will generally be done as part of a total roof replacement.
4) Moisture testing. This is the responsibility of the campus as part of its annual roof maintenance strategy. If evidence of moisture is suspected under the membrane, but is not readily apparent, the campus should have a moisture survey performed to provide data to the survey team.
5) Repair to low spots on flat roofs, unless the condition can be shown to result in water infiltration and damage to underlying components.

Each college is encouraged to implement an annual roof maintenance program that includes roof surface cleaning, gutter and downspout or roof drain cleaning, minor repairs to membrane and flashing and spot re-coating of UV retardants where these are worn. Each college is also encouraged to implement a roof management plan that includes standardization of roof membrane types and tracking of wear, repairs and manufacturer's warranties.

PLUMBING SYSTEMS/COMPONENTS

Capital repair funds will **NOT** be available for the following conditions:

1) Replacement of functional fixtures such as lavatories, urinals, toilets, faucets and trim simply because they are older.
2) Replacement of water supply piping simply because of age, unless it can be shown through pipe samples or other evidence of significant leaks in several areas in a building that piping failures are generalized throughout the system. Otherwise, piping replacement should be part of a comprehensive building renovation.
3) Replacement of domestic hot water heaters of 80 gallons or smaller.

4) Drinking fountain replacement.

HVAC SYSTEMS/EQUIPMENT

Capital repair funds will **NOT** be available for the following conditions:

1) Expansion of system capacity due to building/space modifications driven by instructional programs if the existing system is in good condition. Such system expansion should be funded out of operating or program related funds, or be included in a minor works project.

2) Bringing building/spaces up to current ventilation or indoor air quality standards. However, if system replacement is warranted due to age and condition, the replacement system should meet all current standards, code, and other requirements.

3) Providing heating/cooling for buildings/spaces where none currently exists. If however, a building currently has no cooling, but the heating/ventilation system must be replaced, the new system may include cooling.

4) Adding heating/cooling requirements to individual spaces due to changes in the use of space. This should be funded out of operating or program related funds.

5) Integrating incompatible DDC systems unless there is no vendor to support one or more of the existing systems. Written vendor confirmation must be available.

6) Expanding/upgrading a DDC system, except for HVAC system/equipment replacement where the new equipment can be tied into the existing DDC system.

7) Replacement/upgrading of an existing DDC system will be considered only if the manufacturer provides written documentation that the existing system will no longer be supported for repairs/maintenance as of a certain date, and that replacement parts will no longer be available through the manufacturer or through a third-party vendor as of a certain date.

8) Testing, balancing or general commissioning of HVAC equipment.

ELECTRICAL SYSTEMS/COMPONENTS

Capital repair funds will **NOT** be available for the following conditions:

1) Addition of emergency/exit lighting where none currently exists. This is a campus responsibility, to be funded with campus funds.

2) Addition of GFI outlets near sinks to replace regular outlets. This is a campus responsibility to be funded with campus funds.

3) Adding circuits to an individual space to address capacity problems due to space use or program use changes. Space modifications undertaken by a campus should include funds to address electrical upgrades required as part of the modification.

4) Adding lighting to an individual space where lighting is inadequate due to space use or program use changes. Lighting upgrades should be addressed as part of the space modification process and funding as a local fund project, conservation project, renovation project, or minor works program project.

5) Replacing functional lighting fixtures simply because they are older. Colleges should work with General Administration to provide an energy audit and potentially use ESCO (performance contracts) to upgrade energy systems, lighting, etc.

6) If a request is made to replace older distribution or lighting panels that are still functional because replacement breakers are no longer available, documentation must be available supporting that claim.

7) Additions to site lighting around buildings and campus walkways are allowable for security considerations. However, the college must support the need with a lighting study that identifies specific inadequacies and quantifies light levels. The survey team is not charged with undertaking light level studies. Additions to parking lot lighting must be funded out of parking fees.

FIRE/SAFETY SYSTEMS/COMPONENTS

Capital repair funds will **NOT** be available for the following conditions:

1) Installation of a fire sprinkler system where none currently exists, unless the local fire marshal has mandated in writing that a system be installed and a specific compliance date is part of that mandate.

2) Installation of a fire alarm system where none currently exists, unless the local fire marshal has mandated such installation in writing and a specific compliance date is part of that mandate.

3) Replacement/upgrading of an existing fire alarm system will be considered only if the manufacturer provides written documentation that the existing system will no longer be supported for repairs/maintenance as of a certain date, and that replacement parts will no longer be available through the manufacturer or through a third-party vendor as of a certain date.

4) Installation of a security, telecommunications or information technology system where none currently exists.

5) Repairs to or expansion/enhancement of existing security, telecommunications or information technology systems.

PAVING/SITE COMPONENTS

Capital repair funds will **NOT** be available for the following conditions:

1) Parking lot maintenance and repair, including pavement repairs, crack sealing, seal coating, striping, signage and lighting. Colleges should fund all parking lot maintenance/repair through parking fees or facility fees.

2) Repair of trip hazards on sidewalks, or repairs caused by tree root damage.

3) Tennis court repair/resurfacing (O&M or local funds, or student supported COPs).

4) Running track repair/resurfacing (O&M or local funds, or student supported COPs).

5) Repairs/replacement of landscape irrigation systems, replacement of turf and landscape plantings, athletic fields, lighting systems and scoreboards.