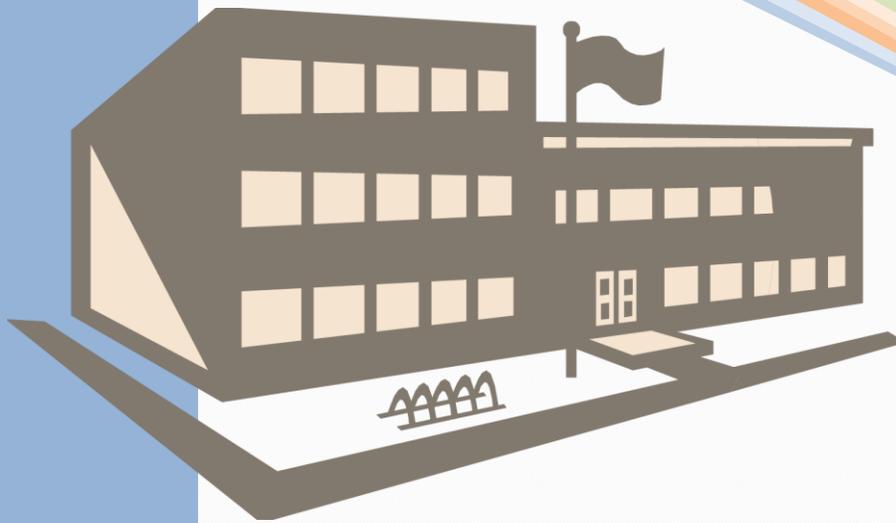


# 2015 FACILITY CONDITION SURVEY



Seattle Central Community  
College

SURVEY CONDUCTED BY:  
Steve Lewandowski  
State Board for Community  
and Technical Colleges

Olympia, Washington

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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.





## EXECUTIVE SUMMARY

The campus visit and validation assessment for this facility condition survey update for Seattle Central Community 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*

Seattle Central Community College serves largely the Seattle metropolitan area. The Broadway campus has been in operation since 1966. The college also operates instructional centers in south Seattle and in Ballard.

The Broadway campus is an urban campus comprised of seventeen facilities. Eight are co-located on a 10-acre site. The other nine, as well as a multi-level parking garage are located across the street to the east and west of the campus, and to the south of the campus, but are not co-located. The permanent facilities range in size from 1,827 GSF to 223,984 GSF. Six of the permanent facilities are considered multi-use and contain instructional, administration and student support functions. Eight facilities are primarily instructional/academic facilities, two are administrative and student support facilities, and one is a storage facility.

The Wood Construction Center is located on a two-and-one-half acre site in south Seattle. This site has two permanent facilities that range in size from 6,700 GSF to 35,000 GSF. Both of the permanent facilities are instructional/academic facilities.

The Maritime Academy is located on a four-acre site in the community of Ballard. This site has one permanent facility of approximately 7,560 GSF that is an instructional facility used for vocational training.

The Seattle Vocational institute (SVI) is a six-story single building institution of approximately 114,000 GSF located just to the south of the downtown area of Seattle, on a site of just under one acre. The institute provides a variety of instructional programs tailored to the academically and economically under-served population of the inner city. Maintenance and custodial services for this facility are handled by personnel from Seattle Central Community College.

### *Deficiency Survey Update Summary*

#### Previous Survey

Several deficiencies were identified in the previous facility condition survey for the Seattle Central Community 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 soffits in the Broadway Phase 1 building. Project cost estimate = \$550,000

Deficiency F06: Repair main switchgear in the Broadway Phase 2 building. Project cost estimate = \$178,000

Deficiency F08: Repair emergency generator distribution panel in the Broadway Phase 1 building. Project cost estimate = \$25,000

Deficiency F12: Replace fire alarm control panel in the Broadway Performance Hall building. Project cost estimate = \$65,000

Deficiency F15: Replace hvac - (accu-3) in the Fine Arts building. Project cost estimate = \$31,000

Deficiency F21: Repair masonry and windows in the International Student Center building. Project cost estimate = \$222,000

Deficiency F27: Replace stairway landing in the Mitchell Activity Center building. Project cost estimate = \$46,000

Deficiency F28: Repair sandstone exterior in the Broadway Performance Hall building. Project cost estimate = \$188,000

Deficiency R01: Replace built up roof membrane in the Broadway Phase II building. Project cost estimate = \$36,000

Deficiency R02: Replace single-ply roofing in the District Office building. Project cost estimate = \$637,000

Deficiency R03: Repair metal roof in the Marine Tech building. Project cost estimate = \$198,000

### 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 (062A)	19	41	\$10,091,000
<b>College Total</b>		19	41	\$10,091,000

### Capital Repair Requirement Deficiency Overview

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

**Deficiency F01**

Main Campus (062A)

Location: Broadway/Edison (062-BE)

Severity Score: 53

Construction Cost Estimate: \$601,000

The SF-1 motor that drives the HVAC supply air fan is over 40 years old. The motor's reliability is questionable and shows signs of deterioration. The motor should be replaced. The drive shaft assembly is also the same age and shows signs of deterioration. The shaft and bearings should be replaced.

**Deficiency F02**

Main Campus (062A)

Location: Broadway/Edison (062-BE)

Severity Score: Needs Study

Construction Cost Estimate: \$ No data

The heating loop piping may be nearing the end of its useful life. Leaks have been developing and the pipe should be formally evaluated to determine the cause and extent of the problem so a repair can be recommended.

**Deficiency F03**

Main Campus (062A)

Location: Broadway/Edison (062-BE)

Severity Score: Needs Study

Construction Cost Estimate: \$ No data

The cooling tower condensing water lines have begun flaking the interior surface of the pipe. The lines still function as designed. This deterioration will lead to thinning pipe walls and eventually leaks. The pipes should be formally evaluated to determine the extent of the problem and root cause. Then a repair can be recommended.

**Deficiency F04**

Main Campus (062A)

Location: Broadway/Edison (062-BE)  
Severity Score: 40  
Construction Cost Estimate: \$1170,000

The main switch gear has deteriorated and in some cases failed when switching off and on. The facility staff indicated that one of the contactors had disintegrated when the switch was recently engaged. Repairs were made to extend the life of the switch. At the time of the survey, the extent of the deterioration was not clear other than the one recently failed switch. This type of gear typically lasts more than 50 years. The equipment should continue to be monitored and further evaluated to be considered for replacement in the future.

**Deficiency F05**

Main Campus (062A)  
Location: Broadway/Edison (062-BE)  
Severity Score: 40  
Construction Cost Estimate: \$498,000

Elevators 1 and 2 have experienced heavy use, but still function. Maintenance provided by the Elevator service contractor is increasing in frequency and cost. The elevator vendor has recommended rebuilding the equipment. Rebuilding the elevator machine room equipment and controls requires that new cooling be provided. These elevators should continue to be monitored and be considered for repairs next biennium.

**Deficiency F06**

Main Campus (062A)  
Location: Broadway/Edison (062-BE)  
Severity Score: 53  
Construction Cost Estimate: \$350,000

The various rooftop patios leak and allow water to penetrate the building envelope. One patio has been funded for repair in the current biennium. There are three more patios of the same type that also leak. The leaks are penetrating the surface and adjacent masonry surfaces and exiting through the soffits below. The water is damaging the soffits. The remaining three patios and associated damage should be repaired.

**Deficiency F07**

Main Campus (062A)  
Location: Broadway/Edison (062-BE)  
Severity Score: 10  
Construction Cost Estimate: \$186,000

The kitchen floor is a hardened surface installed over the concrete slab. The epoxy surface exhibits some fine cracking and should be replaced when the cracks become more severe.

**Deficiency F08**

Main Campus (062A)  
Location: Broadway Performance Hall (062-BPH)  
Severity Score: 39  
Construction Cost Estimate: \$258,000

The college is concerned about the age of the elevator cab and equipment, however, the elevator works as designed. Typically, elevators of this type have a useful life of 45 years. The elevators should be monitored and evaluated to better determine the remaining life of the components.

**Deficiency F09**

Main Campus (062A)  
Location: Broadway Performance Hall (062-BPH)  
Severity Score: 31  
Construction Cost Estimate: \$140,000

The air handler units (1, 2, 3 and multi-unit) are 35 years old and show signs of deterioration. Some components have been replaced. Since components have recently been replaced and the units are still functioning, it is recommended that the units be monitored and maintained to further extend their useful life. If future repair costs exceed 50% of the value of the unit, then a replacement will be warranted.

**Deficiency F10**

Main Campus (062A)  
Location: District Office (062-AS)  
Severity Score: Needs Study  
Construction Cost Estimate: \$ No data

The college indicated that the main water line has rusted and corroded. Much of the line is insulated and could not be observed. The line still functions as designed. It is recommended that the facility monitor and formally assess the condition of the pipe (internal condition and remaining life) to justify replacement. This request for information was also made last biennium.

**Deficiency F11**

Main Campus (062A)

Location: District Office (062-AS)

Severity Score: Needs Study

Construction Cost Estimate: \$ No data

The facility staff has concerns that the PVC portions of the heat pump loop will become brittle and leak. The college was not able to provide evidence of PVC leaks during the survey (located in hard to reach locations in the ceiling). Part of the loop has been replaced with copper or galvanized steel to address leaks, but much of the loop within the building is still PVC. The PVC should be monitored and formally investigated (condition and remaining life) to justify replacement.

**Deficiency F12**

Main Campus (062A)

Location: South Annex (062-SA)

Severity Score: 33

Construction Cost Estimate: \$135,000

The three rooftop HVAC units serving the building (one serving each floor). The college is concerned about the age of the units. The units still function and should continue to be monitored for future replacement.

**Deficiency F13**

Main Campus (062A)

Location: International Student Center (062-ISC)

Severity Score: 32

Construction Cost Estimate: \$99,000

The facility staff have concerns that the three HVAC rooftop units are nearing the end of their useful life. The units no longer function and should be replaced.

**Deficiency F14**

Main Campus (062A)

Location: Bookstore (062-BS)

Severity Score: 40

Construction Cost Estimate: \$110,000

The single-ply roofing is nearing the end of its useful life. The material has not yet shown significant signs of leaking or deterioration. The roofing should be monitored and repaired as it ages, but it is not recommended for repair or replacement until there is supporting evidence of failure.

**Deficiency F15**

Main Campus (062A)

Location: Broadway/Edison (062-BE)

Severity Score: 20

Construction Cost Estimate: \$470,000

The main switchgear is over 40 years old and the college is concerned about the age of the equipment. Replacement parts are no longer available, however, the gear still functions as designed. In most cases college switchgear of this type can last more than 50 years. The gear should continue to be monitored. The roof leak above the gear should be fixed to avoid further damage to the gear.

**Deficiency F16**

Main Campus (062A)

Location: Broadway/Edison (062-BE)

Severity Score: 68

Construction Cost Estimate: \$1028,000

The generator and generator distribution panel are over 40 years and past their useful life. Replacement parts are no longer available. Due to the age of the equipment, the reliability of the emergency life safety system that provides emergency illumination in an emergency/power outage is questionable. Since the emergency system provides emergency egress lighting, the system should be replaced.

**Deficiency F17**

Main Campus (062A)

Location: Multiple (062A)

Severity Score: 30

Construction Cost Estimate: \$409,000

Many of the campus entrance storefronts are unreliable when they are abused. The hinges and frames deteriorate. There are eight locations. These doors still function. The college should continue to maintain these doors and they should be considered for future replacement.

**Deficiency F18**

Main Campus (062A)

Location: Broadway/Edison (062-BE)

Severity Score: 40

Construction Cost Estimate: \$258,000

The elevator #7 has received heavy use. Maintenance provided by the Elevator service contractor is increasing in frequency and cost. The Elevator service contractor has recommend that the elevator and hoist way be fully refurbished, however, the equipment still functions as designed. The elevator and equipment should continue to be monitored and be considered for repairs in the next biennium.

**Deficiency F19**

Main Campus (062A)

Location: Broadway/Edison (062-BE)

Severity Score: 54

Construction Cost Estimate: \$258,000

The freight elevator has received heavy use by the culinary program. One of the doors did not function at the time of the survey. Maintenance provided by the Elevator service contractor is increasing in frequency and cost. The elevator still functions, but should be refurbished to maintain function.

**Deficiency F20**

Main Campus (062A)

Location: Fine Arts Building (062-FA)  
Severity Score: 33  
Construction Cost Estimate: \$166,000

The existing rooftop equipment is seventeen years old. ACCU-3 no longer functions. The remaining unit (ACCU2) all still operates but requires continuous monitoring and repair. The two Gas Fired Air Conditioning Units, GAC-1 and GAC-2, are still functioning, but the college is concerned about their age. ACU-1 and ACU-2 still function, but are in much the same condition as the other rooftop equipment. The ACCU-3 unit should be replaced. The other units should continue to be monitored and be replaced in the future.

**Deficiency F21**

Main Campus (062A)  
Location: South Annex (062-SA)  
Severity Score: 54  
Construction Cost Estimate: \$222,000

The masonry grout has deteriorated to the point of letting moisture penetrate the building envelope. The masonry should be tuck pointed and sealed to re-establish a water tight system. The window frames have also become saturated and are developing dry rot. The windows should be replaced.

**Deficiency F22**

Main Campus (062A)  
Location: Multiple (062A)  
Severity Score: 53  
Construction Cost Estimate: \$80,000

There are eighteen power supplies that serve exterior doors that have deteriorated and should be replaced. A few did not function during the site visit. The worst 6 openers should be replaced.

**Deficiency F23**

Main Campus (062A)  
Location: District Office (062-AS)  
Severity Score: 53  
Construction Cost Estimate: \$650,000

The wood framed windows have failed. The water intrusion has caused rot in the wood frames and wall framing. The windows were partially funded in the current budget. The remaining windows should be replaced and the building envelope with water damage should be repaired.

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
<b>Main Campus (062A)</b>					
Broadway/Edison (062-BE)	9	42	\$6,861,000	#####	0.5%
Broadway Performance Hall (062-BPH)	2	35	\$567,000	\$21,050,400	2.7%
District Office (062-AS)	1	53	\$926,000	\$13,585,380	6.8%
South Annex (062-SA)	2	44	\$509,000	\$9,442,400	5.4%
International Student Center (062-ISC)	1	32	\$141,000	\$1,259,600	11.2%
Bookstore (062-BS)	1	40	\$157,000	\$2,144,000	7.3%
Multiple (062A)	2	41	\$697,000	N/A	N/A
Fine Arts Building (062-FA)	1	33	\$237,000	\$23,205,560	1.0%
College Total	19	41	\$10,091,000		

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
<b>Main Campus (062A)</b>			
Age/Wear	15	40	\$8,289,000
Code Issue	2	31	\$379,000
Weather	2	53	\$1,424,000
College Total	19	41	\$10,091,000

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 college did not have a current master plan at the time of this survey. An old plan existed, but was not entirely relevant. Therefore no infrastructure overview has been presented. The college has an old plan that they are working on updating and some concepts were presented during this survey. The 2015 facility condition survey will address the updates.

### *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 Seattle Central Community College that are included in this condition survey update ranges from "550" to "158.604316546763", 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
Atlas Building (062-AB)	062AB	7,200	530	546
Bookstore (062-BS)	062BS	6,400	214	202
Broadway Performance Hall (062-BPH)	062BPH	29,400	334	334
Broadway/Edison (062-BE)	062BE	442,984	290	290
District Office (062-AS)	062AS	47,668	326	326
Erickson Theater (062-ET)	062ET	11,500	184	186
Fine Arts Building (062-FA)	062FA	64,820	232	248
International Student Center (062-ISC)	062ISC	3,760	418	418
Marine Tech (062-SMAC)	062SMAC	7,560	296	302
Marine Tech Mechanical Bd (062-SMAM)	062SMAM	273	None	355
Mitchell Activity Center (062-MAC)	062MAC	78,600	206	206
North Plaza (062-NP)	062NP	19,470	550	550
Plant Sciences Lab (062-PSL)	062PSL	1,827	166	167
Science And Math (062-SAM)	062SAM	84,300	182	198
Seattle Vocational Inst. (065-SVI)	065SVI	114,000	320	320
South Annex (062-SA)	062SA	14,800	334	334



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 277 for this survey. Based on this score, the overall average condition of the college = "Needs Improvement/Additional Maintenance". Independent building scores indicate that 8 of the 18 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 Broadway campus of Seattle Central Community College has taken place over a forty-five year period starting in 1966, one year after the former Edison Technical School began offering college courses. Edison Technical School was the former Broadway High School which, in 1946, completed its gradual transition to

vocational training and adult education. The original campus buildings included what are now Edison-North, Center and South, constructed in 1945, 1935 and 1925 respectively.

During the 1970s both Broadway Phase I and Broadway Phase II were constructed, as well as the Broadway Performance Hall, which was built from the central section of the old Broadway High School. Two additional buildings were constructed in the 1990s, and one in 2006. The newest building on the Broadway campus, the Plant Sciences Lab, was constructed in 2010. The remaining seven buildings have all been purchased by the college and converted to educational use.

The Wood Construction Center Main Bldg. at the Wood Construction site, which will be replaced with a new 58,000 GSF one-story building on which construction is currently underway, was constructed in 1960. The other permanent building on this site, which will remain, is the Wood Construction Center/C.O.R.E. building constructed in 1990.

The Seattle Maritime Academy site has one permanent facility that was constructed in 1987. Construction is also planned for a 27,059 GSF facility.

A major renovation of the 2<sup>nd</sup> and 3<sup>rd</sup> floors of the Edison-North building was completed in 2010. This project also included the facades of all three of the Edison buildings. The 1<sup>st</sup> and 2<sup>nd</sup> floors of Edison-North have also been partially renovated, while a portion of the 3<sup>rd</sup> floor was renovated with local funds.

Seattle Central began directing the operations of the Seattle Vocational Institute in 1995. Extensive renovations of the first four floors, which were constructed in 1973, were completed in 1996. Only minor remodels were done on the fifth and sixth floors, which had been added to the building in 1980.

### *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 priorities.

### Master Plan

Campus	Most recent full plan	Most recent update
Main Campus (062A)	2002	2005
Trident Campus (062C)	(blank)	
Vocational Institute (065A)	Need Data	N/A
Wood Construction Campus (062B)	Need Data	N/A

### Renovation Priorities

Building	Largest program deficiency or need
Broadway/Edison (062-BE)	Change - New program(s) in building

### Replacement Priorities

Building	Largest program deficiency or need
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North Plaza (062-NP)	Growth - Undersized to meet needs; Not expandable
South Annex (062-SA)	Poor configuration - Programs cannot function in space

## Demolition Priorities

Building	Planned demolition year
None	-

## 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 Seattle Central Community 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 38<sup>th</sup> annual study published in April of 2009.

### Maintenance Staffing

The Seattle Central Community College facility encompasses approximately 1,002,312 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)
Utility worker 2	40	\$46,594
Utility worker 2	40	\$46,594
Utility worker 2	40	\$46,594
Maintenance Specialist 2	40	\$62,326
Maintenance Mechanic 2	40	\$63,942

Maintenance Specialist 2	40	\$62,326
Maintenance Specialist 2	20	\$31,163
Maintenance Mechanic 2	20	\$31,971
Maintenance Specialist 4	40	\$85,941
Electrician	40	\$63,942

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.

<u>Staff position</u>	<u>Average number of staff</u>
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 37<sup>th</sup> annual study was reported as **eight** FTEs per college or university. The corresponding data was not available in the most recent, 38<sup>th</sup> annual study. The average number of GSF maintained per FTE was reported as **79,293** in the 38<sup>th</sup> annual study. Using the average number of FTE's identified in the 37<sup>th</sup> study and the average GSF per FTE identified in the 38<sup>th</sup> 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
\$541,392	\$151,664	\$79,506	\$0.77

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.

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#### 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 (SCCC)	9.0	2.3	11.3	88,843	\$0.77
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 Seattle Central Community College maintenance organization has rated the college as a Reactive Management 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, response and quality of services	Consistent customer ridicule and mistrust of facilities services
Preventive 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 only slightly less than defined schedule. Reactive maintenance required only due to premature system wear out. Only occasional emergency work required	Reactive maintenance predominant due to system failing to perform, especially during harsh seasonal peaks. Effort still made to do PM time to schedule as staff and time permit. High number of emergencies is routine.	Worn-out systems require staff 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 exterior walls are like new	Watertight and clean. Good exterior appearance	Minor leaks and blemishes Average appearance	Somewhat drafty and leaky. Looking exterior. Extra painting routinely necessary	Unoperable, 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 and clean	Numerous lights generally out, some missing diffusers; second 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 functional and in operating condition. Service and maintenance calls responded to in timely manner. Buildings and equipment regularly upgraded to keep current with modern standards/usage	Maintenance activities somewhat organized, but remain people dependent. Equipment/building components mostly functional but suffer occasional breakdown Service and maintenance call response times are variable and sporadic, without apparent cause Buildings/equipment periodically upgraded but no enough to counter effects of normal usage and deterioration.	Maintenance activities are chaotic and people dependent. Equipment and building components are frequently broken and inoperatively service and maintenance calls 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 chaotic and without direction. Equipment and building components are routinely broken and inoperative. Service and maintenance calls 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-functional. 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.

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	
<b>Main Campus (062A)</b>				
Broadway/Edison (062-BE)	\$3,185,000	\$2,742,000	\$934,000	\$6,861,000
<b>Broadway Performance Hall (062-BPH)</b>		\$567,000		\$567,000
District Office (062-AS)	\$926,000			\$926,000
South Annex (062-SA)	\$317,000	\$193,000		\$510,000
<b>International Student Center (062-ISC)</b>		\$141,000		\$141,000
<b>Bookstore (062-BS)</b>		\$157,000		\$157,000
Multiple (062A)	\$114,000	\$583,000		\$697,000
<b>Fine Arts Building (062-FA)</b>		\$237,000		\$237,000
College Total	\$4,541,000	\$4,617,000	\$934,000	\$10,092,000

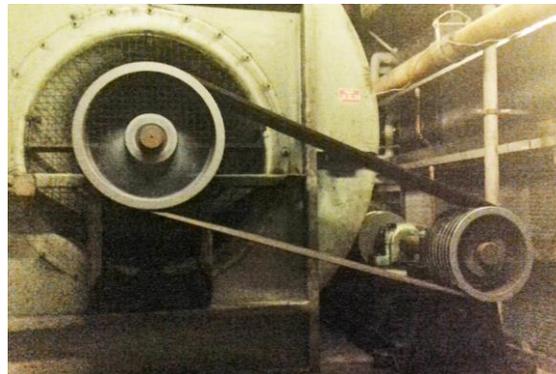
## FACILITY DEFICIENCY DETAIL

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 (062A)
Building name : Broadway/Edison (062-BE)
Unique Building Identifier (UBI) : A02501
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 : LS
Component : Supply fan motor
Location within building or site : Mechanical room
Issue clarity : Adequate information was provided to assess deficiency
Main cause of asset degradation or failure : Age/Wear
Detailed description : The SF-1 motor that drives the HVAC supply air fan is over 40 years old. The motor's reliability is questionable and shows signs of deterioration. The motor should be replaced. The drive shaft assembly is also the same age and shows signs of deterioration. The shaft and bearings 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): \$601,000
Total repair estimate (including soft costs): \$855,000
Deficiency score : 53



**Deficiency F02**

Carryover from prior survey (not yet funded) : Yes
Location : Main Campus (062A)
Building name : Broadway/Edison (062-BE)
Unique Building Identifier (UBI) : A02501
Funding category in capital budget : Minor Works Facility appropriation
Uniformat category : D20-Plumbing
Assessment : Asset is near or at the end of its useful life and should be replaced
Quantity : 1
Unit of measurement : EA
Component : Heating loop piping
Location within building or site : Mechanical utilidor
Issue clarity : Additional information is required to assess deficiency
Main cause of asset degradation or failure : Age/Wear
Detailed description : The heating loop piping may be nearing the end of its useful life. Leaks have been developing and the pipe should be formally evaluated to determine the cause and extent of the problem so a repair can be recommended.
Recommended funding schedule : Fund in Next Biennium
Estimated remaining life (years) : 5
Estimated average life expectancy (years) : 25
Scoring priority category 1 : High Repair/Repl. Cost
Category 1 percentage : 50 %
Scoring priority category 2 : System Use
Category 2 percentage : 50 %
Project construction estimate (MACC): No Data
Total repair estimate (including soft costs): No Data
Deficiency score : Needs study



**Deficiency F03**

Carryover from prior survey (not yet funded) : Yes
Location : Main Campus (062A)
Building name : Broadway/Edison (062-BE)
Unique Building Identifier (UBI) : A02501
Funding category in capital budget : Minor Works Facility appropriation
Uniformat category : D20-Plumbing
Assessment : Asset should be repaired to extend its useful life
Quantity : 1
Unit of measurement : EA
Component : Condensing water pipe
Location within building or site : Mechanical space
Issue clarity : Additional information is required to assess deficiency
Main cause of asset degradation or failure : Age/Wear
Detailed description : The cooling tower condensing water lines have begun flaking the interior surface of the pipe. The lines still function as designed. This deterioration will lead to thinning pipe walls and eventually leaks. The pipes should be formally evaluated to determine the extent of the problem and root cause. Then a repair can be recommended.
Recommended funding schedule : Deferred Backlog
Estimated remaining life (years) : 7
Estimated average life expectancy (years) : 40
Scoring priority category 1 : High Operating Cost
Category 1 percentage : 50 %
Scoring priority category 2 : High Repair/Repl. Cost
Category 2 percentage : 50 %
Project construction estimate (MACC): No Data
Total repair estimate (including soft costs): No Data
Deficiency score : Needs study



**Deficiency F04**

Carryover from prior survey (not yet funded) : Yes
Location : Main Campus (062A)
Building name : Broadway/Edison (062-BE)
Unique Building Identifier (UBI) : A02501
Funding category in capital budget : Minor Works Facility appropriation
Uniformat category : D50-Electrical
Assessment : Asset is near or at the end of its useful life and should be replaced
Quantity : 1
Unit of measurement : LS
Component : Phase 1 Main switch gear
Location within building or site : Electrical room
Issue clarity : Adequate information was provided to assess deficiency
Main cause of asset degradation or failure : Age/Wear
Detailed description : The main switch gear has deteriorated and in some cases failed when switching off and on. The facility staff indicated that one of the contactors had disintegrated when the switch was recently engaged. Repairs were made to extend the life of the switch. At the time of the survey, the extent of the deterioration was not clear other than the one recently failed switch. This type of gear typically lasts more than 50 years. The equipment should continue to be monitored and further evaluated to be considered for replacement in the future.
Recommended funding schedule : Fund in Next Biennium
Estimated remaining life (years) : 5
Estimated average life expectancy (years) : 50
Scoring priority category 1 : System Use
Category 1 percentage : 80 %
Scoring priority category 2 : Facility Use
Category 2 percentage : 20 %
Project construction estimate (MACC): \$1,170,000
Total repair estimate (including soft costs): \$1,665,000
Deficiency score : 40



**Deficiency F05**

Carryover from prior survey (not yet funded) : Yes
Location : Main Campus (062A)
Building name : Broadway/Edison (062-BE)
Unique Building Identifier (UBI) : A02501
Funding category in capital budget : Minor Works Facility appropriation
Uniformat category : D10-Conveying
Assessment : Asset should be repaired to extend its useful life
Quantity : 2
Unit of measurement : EA
Component : Elevator equipment
Main cause of asset degradation or failure : Age/Wear
Detailed description : Elevators 1 and 2 have experienced heavy use, but still function. Maintenance provided by the Elevator service contractor is increasing in frequency and cost. The elevator vendor has recommended rebuilding the equipment. Rebuilding the elevator machine room equipment and controls requires that new cooling be provided. These elevators should continue to be monitored and be considered for repairs next biennium.
Recommended funding schedule : Fund in Next Biennium
Estimated remaining life (years) : 5
Estimated average life expectancy (years) : 40
Scoring priority category 1 : System Use
Category 1 percentage : 80 %
Scoring priority category 2 : Facility Use
Category 2 percentage : 20 %
Project construction estimate (MACC): \$498,000
Total repair estimate (including soft costs): \$708,000
Deficiency score : 40



**Deficiency F06**

Carryover from prior survey (not yet funded) : Yes
Location : Main Campus (062A)
Building name : Broadway/Edison (062-BE)
Unique Building Identifier (UBI) : A02501
Funding category in capital budget : Minor Works Facility appropriation
Uniformat category : B20-Exterior Enclosure
Assessment : Asset should be repaired to extend its useful life
Quantity : 5000
Unit of measurement : SF
Component : Rooftop patios
Location within building or site : Patios
Issue clarity : Adequate information was provided to assess deficiency
Main cause of asset degradation or failure : Weather
Detailed description : The various rooftop patios leak and allow water to penetrate the building envelope. One patio has been funded for repair in the current biennium. There are three more patios of the same type that also leak. The leaks are penetrating the surface and adjacent masonry surfaces and exiting through the soffits below. The water is damaging the soffits. The remaining three patios and associated damage should be repaired.
Recommended funding schedule : Immediate
Estimated remaining life (years) : 3
Estimated average life expectancy (years) : 30
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): \$350,000
Total repair estimate (including soft costs): \$498,000
Deficiency score : 53



**Deficiency F07**

Carryover from prior survey (not yet funded) : Yes
Location : Main Campus (062A)
Building name : Broadway/Edison (062-BE)
Unique Building Identifier (UBI) : A02501
Funding category in capital budget : Minor Works Facility appropriation
Uniformat category : C30-Interior Finishes
Assessment : Asset is near or at the end of its useful life and should be replaced
Quantity : 1
Unit of measurement : EA
Component : Kitchen floor and trench drain surface
Location within building or site : Kitchen
Issue clarity : Adequate information was provided to assess deficiency
Main cause of asset degradation or failure : Code Issue
Detailed description : The kitchen floor is a hardened surface installed over the concrete slab. The epoxy surface exhibits some fine cracking and should be replaced when the cracks become more severe.
Recommended funding schedule : Deferred Backlog
Estimated remaining life (years) : 7
Estimated average life expectancy (years) : 25
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): \$186,000
Total repair estimate (including soft costs): \$264,000
Deficiency score : 10



**Deficiency F08**

Carryover from prior survey (not yet funded) : Yes
Location : Main Campus (062A)
Building name : Broadway Performance Hall (062-BPH)
Unique Building Identifier (UBI) : A02918
Funding category in capital budget : Minor Works Facility appropriation
Uniformat category : D10-Conveying
Assessment : Asset should be repaired to extend its useful life
Quantity : 1
Unit of measurement : EA
Component : Elevator
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 college is concerned about the age of the elevator cab and equipment, however, the elevator works as designed. Typically, elevators of this type have a useful life of 45 years. The elevators should be monitored and evaluated to better determine the remaining life of the components.
Recommended funding schedule : Fund in Next Biennium
Estimated remaining life (years) : 5
Estimated average life expectancy (years) : 40
Scoring priority category 1 : System Use
Category 1 percentage : 90 %
Scoring priority category 2 : Facility Use
Category 2 percentage : 10 %
Project construction estimate (MACC): \$258,000
Total repair estimate (including soft costs): \$367,000
Deficiency score : 39



**Deficiency F09**

Carryover from prior survey (not yet funded) : Yes
Location : Main Campus (062A)
Building name : Broadway Performance Hall (062-BPH)
Unique Building Identifier (UBI) : A02918
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 : LS
Component : Air handler units 1, 2, 3 and multi-unit
Location within building or site : Mechanical room
Issue clarity : Adequate information was provided to assess deficiency
Main cause of asset degradation or failure : Age/Wear
Detailed description : The air handler units (1, 2, 3 and multi-unit) are 35 years old and show signs of deterioration. Some components have been replaced. Since components have recently been replaced and the units are still functioning, it is recommended that the units be monitored and maintained to further extend their useful life. If future repair costs exceed 50% of the value of the unit, then a replacement will be warranted.
Recommended funding schedule : Fund in Next Biennium
Estimated remaining life (years) : 5
Estimated average life expectancy (years) : 25
Scoring priority category 1 : High Repair/Repl. Cost
Category 1 percentage : 90 %
Scoring priority category 2 : System Use
Category 2 percentage : 10 %
Project construction estimate (MACC): \$140,000
Total repair estimate (including soft costs): \$199,000
Deficiency score : 31



**Deficiency F10**

Carryover from prior survey (not yet funded) : Yes
Location : Main Campus (062A)
Building name : District Office (062-AS)
Unique Building Identifier (UBI) : A00438
Funding category in capital budget : Minor Works Facility appropriation
Unifomat category : D20-Plumbing
Assessment : Asset is near or at the end of its useful life and should be replaced
Quantity : 80
Unit of measurement : LF
Component : Main water line
Location within building or site : Basement
Issue clarity : Additional information is required to assess deficiency
Main cause of asset degradation or failure : Age/Wear
Detailed description : The college indicated that the main water line has rusted and corroded. Much of the line is insulated and could not be observed. The line still functions as designed. It is recommended that the facility monitor and formally assess the condition of the pipe (internal condition and remaining life) to justify replacement. This request for information was also made last biennium.
Recommended funding schedule : Fund in Next Biennium
Estimated remaining life (years) : 5
Estimated average life expectancy (years) : 50
Scoring priority category 1 : System Use
Category 1 percentage : 70 %
Scoring priority category 2 : Facility Use
Category 2 percentage : 30 %
Project construction estimate (MACC): No Data
Total repair estimate (including soft costs): No Data
Deficiency score : Needs study



**Deficiency F11**

Carryover from prior survey (not yet funded) : Yes
Location : Main Campus (062A)
Building name : District Office (062-AS)
Unique Building Identifier (UBI) : A00438
Funding category in capital budget : Minor Works Facility appropriation
Uniformat category : D20-Plumbing
Assessment : Asset is near or at the end of its useful life and should be replaced
Quantity : 1
Unit of measurement : LS
Component : Heat pump loop
Location within building or site : Multiple
Issue clarity : Additional information is required to assess deficiency
Main cause of asset degradation or failure : Installation
Detailed description : The facility staff has concerns that the PVC portions of the heat pump loop will become brittle and leak. The college was not able to provide evidence of PVC leaks during the survey (located in hard to reach locations in the ceiling). Part of the loop has been replaced with copper or galvanized steel to address leaks, but much of the loop within the building is still PVC. The PVC should be monitored and formally investigated (condition and remaining life) to justify replacement.
Recommended funding schedule : Fund in Next Biennium
Estimated remaining life (years) : 5
Estimated average life expectancy (years) : 30
Scoring priority category 1 : High Repair/Repl. Cost
Category 1 percentage : 90 %
Scoring priority category 2 : System Use
Category 2 percentage : 10 %
Project construction estimate (MACC): No Data
Total repair estimate (including soft costs): No Data
Deficiency score : Needs study



**Deficiency F12**

Carryover from prior survey (not yet funded) : Yes
Location : Main Campus (062A)
Building name : South Annex (062-SA)
Unique Building Identifier (UBI) : A05447
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 : 3
Unit of measurement : EA
Component : HVAC
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 three rooftop HVAC units serving the building (one serving each floor). The college is concerned about the age of the units. The units still function and should continue to be monitored for future replacement.
Recommended funding schedule : Fund in Next Biennium
Estimated remaining life (years) : 5
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): \$135,000
Total repair estimate (including soft costs): \$192,000
Deficiency score : 33



**Deficiency F13**

Carryover from prior survey (not yet funded) : Yes
Location : Main Campus (062A)
Building name : International Student Center (062-ISC)
Unique Building Identifier (UBI) : A07934
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 : 3
Unit of measurement : EA
Component : HVAC units
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 facility staff have concerns that the three HVAC rooftop units are nearing the end of their useful life. The units no longer function and should be replaced.
Recommended funding schedule : Fund in Next Biennium
Estimated remaining life (years) : 5
Estimated average life expectancy (years) : 25
Scoring priority category 1 : High Repair/Repl. Cost
Category 1 percentage : 70 %
Scoring priority category 2 : System Use
Category 2 percentage : 30 %
Project construction estimate (MACC): \$99,000
Total repair estimate (including soft costs): \$140,000
Deficiency score : 32



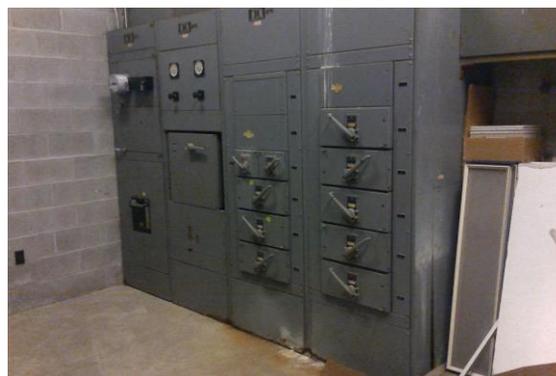
**Deficiency F14**

Carryover from prior survey (not yet funded) : Yes
Location : Main Campus (062A)
Building name : Bookstore (062-BS)
Unique Building Identifier (UBI) : A01833
Funding category in capital budget : Minor Works Facility appropriation
Uniformat category : B30-Roofing
Assessment : Asset is near or at the end of its useful life and should be replaced
Quantity : 5000
Unit of measurement : SF
Component : Roofing
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 single-ply roofing is nearing the end of its useful life. The material has not yet shown significant signs of leaking or deterioration. The roofing should be monitored and repaired as it ages, but it is not recommended for repair or replacement until there is supporting evidence of failure.
Recommended funding schedule : Fund in Next Biennium
Estimated remaining life (years) : 5
Estimated average life expectancy (years) : 25
Scoring priority category 1 : System Use
Category 1 percentage : 80 %
Scoring priority category 2 : Facility Use
Category 2 percentage : 20 %
Project construction estimate (MACC): \$110,000
Total repair estimate (including soft costs): \$156,000
Deficiency score : 40



**Deficiency F15**

Carryover from prior survey : No
Location : Main Campus (062A)
Building name : Broadway/Edison (062-BE)
Unique Building Identifier (UBI) : A02501
Funding category in capital budget : Minor Works Facility appropriation
Uniformat category : D50-Electrical
Assessment : Asset is near or at the end of its useful life and should be replaced
Quantity : 1
Unit of measurement : LS
Component : Phase 2 Main Switchgear
Location within building or site : Basement
Issue clarity : Adequate information was provided to assess deficiency
Main cause of asset degradation or failure : Age/Wear
Detailed description : The main switchgear is over 40 years old and the college is concerned about the age of the equipment. Replacement parts are no longer available, however, the gear still functions as designed. In most cases college switchgear of this type can last more than 50 years. The gear should continue to be monitored. The roof leak above the gear should be fixed to avoid further damage to the gear.
Recommended funding schedule : Deferred Backlog
Estimated remaining life (years) : 7
Estimated average life expectancy (years) : 50
Scoring priority category 1 : Facility Use
Category 1 percentage : 80 %
Scoring priority category 2 : Facility Use
Category 2 percentage : 20 %
Project construction estimate (MACC): \$470,000
Total repair estimate (including soft costs): \$669,000
Deficiency score : 20



**Deficiency F16**

Carryover from prior survey : No
Location : Main Campus (062A)
Building name : Broadway/Edison (062-BE)
Unique Building Identifier (UBI) : A02501
Funding category in capital budget : Minor Works Facility appropriation
Uniformat category : E10-Equipment
Assessment : Asset is near or at the end of its useful life and should be replaced
Quantity : 1
Unit of measurement : EA
Component : Emergency generator
Location within building or site : Basement
Issue clarity : Adequate information was provided to assess deficiency
Main cause of asset degradation or failure : Age/Wear
Detailed description : The generator and generator distribution panel are over 40 years and past their useful life. Replacement parts are no longer available. Due to the age of the equipment, the reliability of the emergency life safety system that provides emergency illumination in an emergency/power outage is questionable. Since the emergency system provides emergency egress lighting, the system 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 : 80 %
Scoring priority category 2 : Health/Safety
Category 2 percentage : 20 %
Project construction estimate (MACC): \$1,028,000
Total repair estimate (including soft costs): \$1,463,000
Deficiency score : 68



**Deficiency F17**

Carryover from prior survey : No
Location : Main Campus (062A)
Building name : Multiple (062A)
Unique Building Identifier (UBI) : 062A
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 : 8
Unit of measurement : EA
Component : Doors - metal
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 : Many of the campus entrance storefronts are unreliable when they are abused. The hinges and frames deteriorate. There are eight locations. These doors still function. The college should continue to maintain these doors and they should be considered for future replacement.
Recommended funding schedule : Fund in Next Biennium
Estimated remaining life (years) : 5
Estimated average life expectancy (years) : 25
Scoring priority category 1 : High Repair/Repl. Cost
Category 1 percentage : 100 %
Scoring priority category 2 : None
Category 2 percentage : 0 %
Project construction estimate (MACC): \$409,000
Total repair estimate (including soft costs): \$582,000
Deficiency score : 30



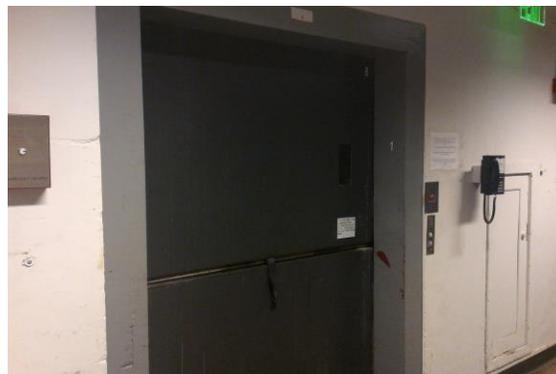
**Deficiency F18**

Carryover from prior survey : No
Location : Main Campus (062A)
Building name : Broadway/Edison (062-BE)
Unique Building Identifier (UBI) : A02501
Funding category in capital budget : Minor Works Facility appropriation
Uniformat category : D10-Conveying
Assessment : Asset should be repaired to extend its useful life
Quantity : 1
Unit of measurement : EA
Component : Elevator equipment
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 elevator #7 has received heavy use. Maintenance provided by the Elevator service contractor is increasing in frequency and cost. The Elevator service contractor has recommend that the elevator and hoist way be fully refurbished, however, the equipment still functions as designed. The elevator and equipment should continue to be monitored and be considered for repairs in the next biennium.
Recommended funding schedule : Fund in Next Biennium
Estimated remaining life (years) : 5
Estimated average life expectancy (years) : 40
Scoring priority category 1 : System Use
Category 1 percentage : 80 %
Scoring priority category 2 : Facility Use
Category 2 percentage : 20 %
Project construction estimate (MACC): \$258,000
Total repair estimate (including soft costs): \$367,000
Deficiency score : 40



**Deficiency F19**

Carryover from prior survey : No
Location : Main Campus (062A)
Building name : Broadway/Edison (062-BE)
Unique Building Identifier (UBI) : A02501
Funding category in capital budget : Minor Works Facility appropriation
Uniformat category : D10-Conveying
Assessment : Asset should be repaired to extend its useful life
Quantity : 1
Unit of measurement : EA
Component : Elevator equipment
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 freight elevator has received heavy use by the culinary program. One of the doors did not function at the time of the survey. Maintenance provided by the Elevator service contractor is increasing in frequency and cost. The elevator still functions, but should be refurbished to maintain function.
Recommended funding schedule : Immediate
Estimated remaining life (years) : 3
Estimated average life expectancy (years) : 40
Scoring priority category 1 : High Repair/Repl. Cost
Category 1 percentage : 80 %
Scoring priority category 2 : Facility Use
Category 2 percentage : 20 %
Project construction estimate (MACC): \$258,000
Total repair estimate (including soft costs): \$367,000
Deficiency score : 54



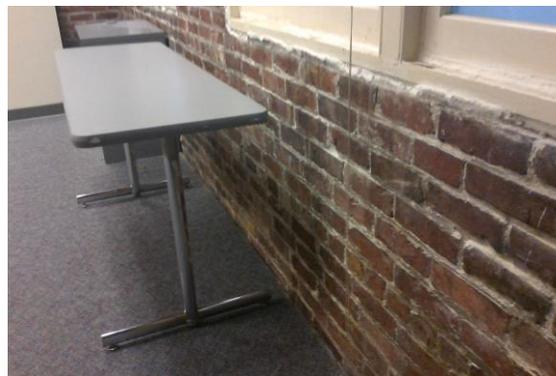
**Deficiency F20**

Carryover from prior survey : No
Location : Main Campus (062A)
Building name : Fine Arts Building (062-FA)
Unique Building Identifier (UBI) : A07769
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 : 4
Unit of measurement : EA
Component : Air handler
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 existing rooftop equipment is seventeen years old. ACCU-3 no longer functions. The remaining unit(ACCU2) all still operates but requires continuous monitoring and repair. The two Gas Fired Air Conditioning Units, GAC-1 and GAC-2, are still functioning, but the college is concerned about their age. ACU-1 and ACU-2 still function, but are in much the same condition as the other rooftop equipment. The ACCU-3 unit should be replaced. The other units should continue to be monitored and be replaced in the future.
Recommended funding schedule : Fund in Next Biennium
Estimated remaining life (years) : 5
Estimated average life expectancy (years) : 30
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): \$166,000
Total repair estimate (including soft costs): \$236,000
Deficiency score : 33



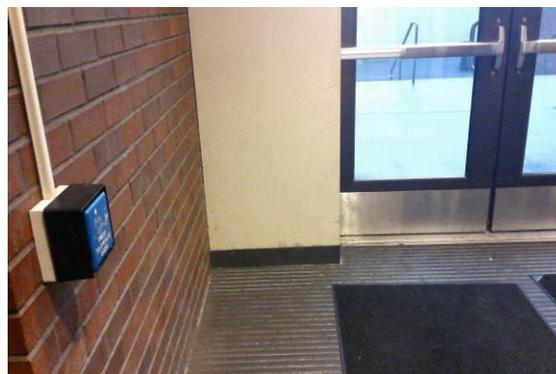
**Deficiency F21**

Carryover from prior survey : No
Location : Main Campus (062A)
Building name : South Annex (062-SA)
Unique Building Identifier (UBI) : A05447
Funding category in capital budget : Minor Works Facility appropriation
Uniformat category : B10-Superstructure
Assessment : Asset is near or at the end of its useful life and should be replaced
Quantity : 1
Unit of measurement : LS
Component : Masonry
Location within building or site : Perimeter
Issue clarity : Adequate information was provided to assess deficiency
Main cause of asset degradation or failure : Age/Wear
Detailed description : The masonry grout has deteriorated to the point of letting moisture penetrate the building envelope. The masonry should be tuck pointed and sealed to re-establish a water tight system. The window frames have also become saturated and are developing dry rot. The windows should be replaced.
Recommended funding schedule : Immediate
Estimated remaining life (years) : 3
Estimated average life expectancy (years) : 40
Scoring priority category 1 : High Repair/Repl. Cost
Category 1 percentage : 80 %
Scoring priority category 2 : Facility Use
Category 2 percentage : 20 %
Project construction estimate (MACC): \$222,000
Total repair estimate (including soft costs): \$316,000
Deficiency score : 54



**Deficiency F22**

Carryover from prior survey : No
Location : Main Campus (062A)
Building name : Multiple (062A)
Unique Building Identifier (UBI) : 062A
Funding category in capital budget : Minor Works Facility appropriation
Uniformat category : C10-Interior Construction
Assessment : Asset is near or at the end of its useful life and should be replaced
Quantity : 1
Unit of measurement : LS
Component : Doors - metal
Location within building or site : Perimeter
Issue clarity : Adequate information was provided to assess deficiency
Main cause of asset degradation or failure : Code Issue
Detailed description : There are eighteen power supplies that serve exterior doors that have deteriorated and should be replaced. A few did not function during the site visit. The worst 6 openers should be replaced.
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 : 60 %
Scoring priority category 2 : System Use
Category 2 percentage : 40 %
Project construction estimate (MACC): \$80,000
Total repair estimate (including soft costs): \$113,000
Deficiency score : 53



**Deficiency F23**

Carryover from prior survey : No
Location : Main Campus (062A)
Building name : District Office (062-AS)
Unique Building Identifier (UBI) : A00438
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 : 1
Unit of measurement : LS
Component : Windows - wood
Location within building or site : Perimeter
Issue clarity : Adequate information was provided to assess deficiency
Main cause of asset degradation or failure : Weather
Detailed description : The wood framed windows have failed. The water intrusion has caused rot in the wood frames and wall framing. The windows were partially funded in the current budget. The remaining windows should be replaced and the building envelope with water damage should be repaired.
Recommended funding schedule : Immediate
Estimated remaining life (years) : 3
Estimated average life expectancy (years) : 40
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): \$650,000
Total repair estimate (including soft costs): \$925,000
Deficiency score : 53



## 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 158.604316546763 to a high of 550 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**

Atlas Building (062-AB)      STATE UFI: A05163      Main Campus (062A)  
 AREA: 7,200 SF      BUILT: No data      REMODELED: No      PREDOMINANT USE: Storage  
 CONSTRUCTION TYPE: Medium      CRV/SF: \$290      REPLACEMENT VALUE: \$2,088,000



Primary Systems		
COMPONENT:	Structure	RATING: 5 x WEIGHT: 8.3 = SCORE: 41.7
Visible settlement and potential structural failure; potential safety hazard Structural defects apparent in superstructure		
COMMENTS:	Brick; concrete; wood roof deck framing; old systems; seismic issues	
COMPONENT:	Exterior Closure	RATING: 5 x WEIGHT: 8.3 = SCORE: 41.7
Significant deterioration, leaking and air infiltration apparent		
COMMENTS:	Brick and concrete; deterioration throughout	
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:	BUR v UV coat	

Secondary Systems			
COMPONENT:	Floor Finishes	RATING: 5 x	WEIGHT: 6.3 = SCORE: 31.3
	Extensive deterioration and unevenness		
COMMENTS:	Woof T&G-deteriorating; bare concrete-extensive cracking; clay tile		
COMPONENT:	Wall Finishes	RATING: 3 x	WEIGHT: 6.3 = SCORE: 18.8
	Aging surfaces but sound; some maintenance is required		
COMMENTS:	Bare brick; concrete; gypsum board		
COMPONENT:	Ceiling Finishes	RATING: 3 x	WEIGHT: 6.3 = SCORE: 18.8
	Some wear and tear; Minor staining or deterioration		
COMMENTS:	Gypsum board		
COMPONENT:	Doors & Hardware	RATING: 3 x	WEIGHT: 6.3 = SCORE: 18.8
	Functional but dated		
COMMENTS:	Interior wood doors/frames; metal coiling door		

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:	Galvanized and cast iron piping		
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 unit heater		
COMPONENT:	Electrical	RATING: 1 x	WEIGHT: 8.3 = SCORE: 8.3
	Adequate service and distribution capacity for current/future needs		
COMMENTS:	200amp 208/120v-newer panel		
COMPONENT:	Lights/Power	RATING: 3 x	WEIGHT: 8.3 = SCORE: 25
	Adequate work area illumination; adequate outlets for current use		
COMMENTS:	Ceiling-mount fluorescent lighting		

Safety Systems			
COMPONENT:	Life/Safety	RATING: 5 x	WEIGHT: 10.4 = SCORE: 52.1
Does not meet minimum health/safety requirements			
COMMENTS:			
COMPONENT:	Fire Safety	RATING: 5 x	WEIGHT: 10.4 = SCORE: 52.1
Violations exist; No exit signs or extinguishers; No 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: Appears to be many small remodels over the years			

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: Bldg. is already 93 years old; suitable only for short-term storage			
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: 5 x	WEIGHT: 6.3 = SCORE: 31.3
No insulation			
COMMENTS:			
COMPONENT:	Glazing	RATING: 3 x	WEIGHT: 6.3 = SCORE: 18.8
Double glazing with aluminum/metal window frames			
COMMENTS:			

TOTAL SCORE = 546      PREVIOUS BIENNIUM SCORE = 530  
 CONDITION: Replace or Renovate

**BUILDING CONDITION RATING**

Bookstore (062-BS)      STATE UFI: A01833      Main Campus (062A)  
 AREA: 6,400 SF      BUILT: 1994      REMODELED: No      PREDOMINANT USE: Student Center  
 CONSTRUCTION TYPE: Heavy      CRV/SF: \$316      REPLACEMENT VALUE: \$2,022,400



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 structure	
COMPONENT: Exterior Closure	RATING: 1 x WEIGHT: 8 = SCORE: 8
Weatherproof, tight, well-maintained exterior walls, doors, windows/finishes	
COMMENTS: Concrete; ceramic tile	
COMPONENT: Roofing	RATING: 3 x WEIGHT: 10 = SCORE: 30
Some deterioration is evident in membrane and flashings; maintenance or minor repair is needed	
COMMENTS: Hypalon single-ply; BUR with mineral-surfaced capsheet	

### Secondary Systems

COMPONENT:	Floor Finishes	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
	Nice appearance, smooth transitions, level subfloors, no cracks/separating					
COMMENTS:	Linoleum-surface wear/stains; concrete; carpet-worn; ceramic tile					
COMPONENT:	Wall Finishes	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
	Maintainable surfaces in good condition					
COMMENTS:	Gypsum board-marred/dinged; 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; exposed concrete deck					
COMPONENT:	Doors & Hardware	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
	Functional but dated					
COMMENTS:	Interior wood doors w HM frames-surface wear; exterior aluminum/wood 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, 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:	Rooftop AHU w fan-powered VAVs; steam from central plant in Broadway/Edison					
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 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:	Minor modifications to date appear 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:	Attractive building with high ceiling book store		

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 operable units		

TOTAL SCORE = 202      PREVIOUS BIENNIUM SCORE = 214  
 CONDITION: Adequate

**BUILDING CONDITION RATING**

Broadway Performance Hall (062-BPH) STATE UFI: A02918 Main Campus (062A)  
 AREA: 29,400 SF BUILT: 1977 REMODELED: 1978 PREDOMINANT USE: Performing Arts  
 CONSTRUCTION TYPE: Heavy CRV/SF: \$337 REPLACEMENT VALUE: \$9,907,800



<b>Primary Systems</b>	
<b>COMPONENT:</b> Structure	<b>RATING:</b> 1 x <b>WEIGHT:</b> 8 = <b>SCORE:</b> 8
No signs of settlement or cracking, no abrupt vertical changes Columns, bearing walls and roof structure appears sound/free of defects	
<b>COMMENTS:</b> Structural steel frame; heavy timber roof trusses	
<b>COMPONENT:</b> Exterior Closure	<b>RATING:</b> 3 x <b>WEIGHT:</b> 8 = <b>SCORE:</b> 24
Sound and weatherproof but with some deterioration evident	
<b>COMMENTS:</b> Historic "Wilkerson Sandstone" (not sealed)	
<b>COMPONENT:</b> Roofing	<b>RATING:</b> 1 x <b>WEIGHT:</b> 10 = <b>SCORE:</b> 10
Flashing and penetrations appear sound and membrane appears water- tight; drainage is positive and there are overflow scuppers	
<b>COMMENTS:</b> Composition 3-tab shingles-2003	

Secondary Systems		
COMPONENT:	Floor Finishes	RATING: 3 x WEIGHT: 6 = SCORE: 18
Some wear and minor imperfections are evident; beginning deterioration		
COMMENTS:	Wood parquet and strip flooring; carpet-stained; ceramic tile; concrete; linoleum; Vinyl tile-surface wear	
COMPONENT:	Wall Finishes	RATING: 3 x WEIGHT: 6 = SCORE: 18
Aging surfaces but sound; some maintenance is required		
COMMENTS:	Gypsum board-marred/surface wear; ceramic tile; acoustical panels	
COMPONENT:	Ceiling Finishes	RATING: 3 x WEIGHT: 6 = SCORE: 18
Some wear and tear; Minor staining or deterioration		
COMMENTS:	Gypsum board; suspended wood-lattice panels; lay-in and direct-adhered tile	
COMPONENT:	Doors & Hardware	RATING: 1 x WEIGHT: 6 = SCORE: 6
Appropriate hardware, closers, panic devices; in good working order		
COMMENTS:	Interior wood/HM doors/frames; exterior wood doors/frames	

Service Systems		
COMPONENT:	Elevators	RATING: 3 x WEIGHT: 6 = SCORE: 18
Elevators provided but functionality is inadequate; Unreliable operation		
COMMENTS:	4 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, galvanized, and steel 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:	Multi-zone and constant volume AHUs; steam and chilled water from Broadway/Edison; water-cooled A/C	
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:	Recessed can, lay-in, wall-mount, ceiling-mount and hanging fluorescent fixtures; theater lighting	

<b>Safety Systems</b>	
COMPONENT: Life/Safety	RATING: 3 x WEIGHT: 10 = SCORE: 30
Generally meets codes for vintage of construction	
COMMENTS:	
COMPONENT: Fire Safety	RATING: 5 x WEIGHT: 10 = SCORE: 50
Violations exist; No exit signs or extinguishers; No sprinklers in high hazard areas	
COMMENTS: Fire alarm panel is outdated and failing; needs replacement	
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: Major remodels have been generally well-constructed	

<b>Quality Standards</b>	
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: Will be expensive building to maintain long-term	
COMPONENT: Appearance	RATING: 1 x WEIGHT: 6 = SCORE: 6
Well-constructed building; generally attractive interior and exterior	
COMMENTS: Historic building; sole remaining structure from Broadway High School	

<b>Heat Loss</b>	
COMPONENT: Insulation	RATING: 3 x WEIGHT: 6 = SCORE: 18
Insulation present, but not to current standards (installed prior to 2010)	
COMMENTS:	
COMPONENT: Glazing	RATING: 5 x WEIGHT: 6 = SCORE: 30
Single glazing	
COMMENTS: Single glazed large wood windows	

TOTAL SCORE = 334      PREVIOUS BIENNIUM SCORE = 334  
 CONDITION: Needs Improvement/Additional Maintenance

**BUILDING CONDITION RATING**

Broadway/Edison (062-BE) STATE UFI: A02501 Main Campus (062A)  
 AREA: 442,984 SF BUILT: 1973 REMODELED: 1993 PREDOMINANT USE: Multi-Use  
 CONSTRUCTION TYPE: Heavy CRV/SF: \$316 REPLACEMENT VALUE: \$13,998,294



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: Partial concrete frame, partial heavy timber	
COMPONENT: Exterior Closure	RATING: 1 x WEIGHT: 8 = SCORE: 8
Weatherproof, tight, well-maintained exterior walls, doors, windows/finishes	
COMMENTS: Stucco-major renovation in 2010	
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: PVC single-ply membrane-2010	

### Secondary Systems

COMPONENT:	Floor Finishes	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
	Some wear and minor imperfections are evident; beginning deterioration					
COMMENTS:	Brick; ceramic tile; carpet; vinyl tile; concrete, epoxy; linoleum; carpet tile					
COMPONENT:	Wall Finishes	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
	Aging surfaces but sound; some maintenance is required					
COMMENTS:	Brick; ceramic tile; CMU; gypsum board; concrete					
COMPONENT:	Ceiling Finishes	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
	Some wear and tear; Minor staining or deterioration					
COMMENTS:	Lay-in tile; tectum panels; direct-adhered tile					
COMPONENT:	Doors & Hardware	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
	Functional but dated					
COMMENTS:	Interior wood/HM doors/frames-surface wear throughout; exterior aluminum doors/frames					

### Service Systems

COMPONENT:	Elevators	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
	Appropriate and functional for occupancy and use					
COMMENTS:	3 stop-renovated in 2010					
COMPONENT:	Plumbing	RATING: 3	x	WEIGHT: 8	=	SCORE: 24
	Fixtures are functional but dated; some leaks; maintenance required					
COMMENTS:	Cast iron, copper, steel and galvanized 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:	Rooftop packaged HVAC units; AHUs w hot/chilled water coils; VAVs					
COMPONENT:	Electrical	RATING: 1	x	WEIGHT: 8	=	SCORE: 8
	Adequate service and distribution capacity for current/future needs					
COMMENTS:	2000amp 480/277v; 4000amp 480/277v					
COMPONENT:	Lights/Power	RATING: 1	x	WEIGHT: 8	=	SCORE: 8
	Contemporary lighting with good work area illumination; ample outlets					
COMMENTS:	Lay-in, ceiling-mount and hanging strip fluorescent lighting					

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: 3 x	WEIGHT: 7 = SCORE: 21
Some modifications lack code compliance; HVAC service not fully considered during renovation			
COMMENTS:	3rd floor renovation and minor remodels on other floors appear well constructed		

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:	Inadequate staff for size of building		
COMPONENT:	Remaining Life	RATING: 1 x	WEIGHT: 6 = SCORE: 6
Life expectancy is >15 years; minor system deterioration			
COMMENTS:	Major renovation of 3rd floor; minor remodels on other floors		
COMPONENT:	Appearance	RATING: 3 x	WEIGHT: 6 = SCORE: 18
Average construction; average interior and exterior appearance			
COMMENTS:	Exterior of building is very dated (1945)		

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 = 290      PREVIOUS BIENNIUM SCORE = 290  
 CONDITION: Needs Improvement/Additional Maintenance

**BUILDING CONDITION RATING**

District Office (062-AS)      STATE UFI: A00438      Main Campus (062A)  
 AREA: 47,668 SF      BUILT: No data      REMODELED: 1990      PREDOMINANT USE: Administration  
 CONSTRUCTION TYPE: Heavy      CRV/SF: \$269      REPLACEMENT VALUE: \$12,822,692



<b>Primary Systems</b>	
<b>COMPONENT:</b> Structure	<b>RATING: 1 x WEIGHT: 8 = SCORE: 8</b>
No signs of settlement or cracking, no abrupt vertical changes Columns, bearing walls and roof structure appears sound/free of defects	
<b>COMMENTS:</b> Concrete; heavy timber; steel-frame; wood framing	
<b>COMPONENT:</b> Exterior Closure	<b>RATING: 1 x WEIGHT: 8 = SCORE: 8</b>
Weatherproof, tight, well-maintained exterior walls, doors, windows/finishes	
<b>COMMENTS:</b> Brick with concrete base; ceramic tile	
<b>COMPONENT:</b> Roofing	<b>RATING: 5 x WEIGHT: 10 = SCORE: 50</b>
Leaking and deterioration is to point where new roof is required	
<b>COMMENTS:</b> Hypalon single-ply membrane; Kalwall skylights	

### Secondary Systems

COMPONENT:	Floor Finishes	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
	Some wear and minor imperfections are evident; beginning deterioration					
COMMENTS:	Ceramic tile; vinyl tile;-surface wear; carpet-surface wear; 2x4 laminated					
COMPONENT:	Wall Finishes	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
	Aging surfaces but sound; some maintenance is required					
COMMENTS:	Gypsum board-marred/dinged; brick; ceramic tile					
COMPONENT:	Ceiling Finishes	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
	Some wear and tear; Minor staining or deterioration					
COMMENTS:	Gypsum board; exposed horizontal wood studs; lay-in tile-stained					
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 (basement)					
COMPONENT:	Plumbing	RATING: 3	x	WEIGHT: 8	=	SCORE: 24
	Fixtures are functional but dated; some leaks; maintenance required					
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:	Water source heat pumps-2011; HW boiler; cooling tower					
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 strip, ceiling-mount, lay-in and hanging panel 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: Interior remodels appear well constructed						

### 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:						
COMPONENT:	Appearance	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
Average construction; average interior and exterior appearance						
COMMENTS: Exterior is very dated						

### 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: Failing seals on upper windows						

TOTAL SCORE = 326      PREVIOUS BIENNIUM SCORE = 326  
 CONDITION: Needs Improvement/Additional Maintenance

**BUILDING CONDITION RATING**

Erickson Theater (062-ET)      STATE UFI: A09728      Main Campus (062A)  
 AREA: 11,500 SF      BUILT: No data      REMODELED: 2004      PREDOMINANT USE: Performing Arts  
 CONSTRUCTION TYPE: Medium      CRV/SF: \$337      REPLACEMENT VALUE: \$3,875,500



<b>Primary Systems</b>	
<b>COMPONENT:</b> Structure	<b>RATING:</b> 1 x <b>WEIGHT:</b> 8.3 = <b>SCORE:</b> 8.3
No signs of settlement or cracking, no abrupt vertical changes Columns, bearing walls and roof structure appears sound/free of defects	
<b>COMMENTS:</b> Wood frame; heavy timber trusses and beams; steel columns; seismic improvements done	
<b>COMPONENT:</b> Exterior Closure	<b>RATING:</b> 1 x <b>WEIGHT:</b> 8.3 = <b>SCORE:</b> 8.3
Weatherproof, tight, well-maintained exterior walls, doors, windows/finishes	
<b>COMMENTS:</b> Brick; concrete; glass block; CMU	
<b>COMPONENT:</b> Roofing	<b>RATING:</b> 1 x <b>WEIGHT:</b> 10.4 = <b>SCORE:</b> 10.4
Flashing and penetrations appear sound and membrane appears water- tight; drainage is positive and there are overflow scuppers	
<b>COMMENTS:</b> BUR with mineral-surfaced cap sheet	

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; carpet; rubber stage floor		
COMPONENT:	Wall Finishes	RATING: 1 x WEIGHT: 6.3 =	SCORE: 6.3
Maintainable surfaces in good condition			
COMMENTS:	Gypsum board; corrugated plastic panels; painted concrete; CMU		
COMPONENT:	Ceiling Finishes	RATING: 1 x WEIGHT: 6.3 =	SCORE: 6.3
Maintainable surfaces in good condition; good alignment and appearance			
COMMENTS:	Gypsum board; exposed structure; suspended corrugated plastic panels (Kalwall)		
COMPONENT:	Doors & Hardware	RATING: 1 x WEIGHT: 6.3 =	SCORE: 6.3
Appropriate hardware, closers, panic devices; in good working order			
COMMENTS:	Interior wood/HM doors w HM frames; exterior aluminum doors/frames; metal coiling door		

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: 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:	Split system HVAC units		
COMPONENT:	Electrical	RATING: 1 x WEIGHT: 8.3 =	SCORE: 8.3
Adequate service and distribution capacity for current/future needs			
COMMENTS:	600amp 480/277v		
COMPONENT:	Lights/Power	RATING: 1 x WEIGHT: 8.3 =	SCORE: 8.3
Contemporary lighting with good work area illumination; ample outlets			
COMMENTS:	Hanging, recessed can and wall-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: 3 x	WEIGHT: 7.3 = SCORE: 21.9
Some modifications lack code compliance; HVAC service not fully considered during renovation			
COMMENTS:	8'+ elev. diff. between alley & backstage; no guardrail safety protection, landing or lift		

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:	Renovation completed in 2004; appears well constructed		
COMPONENT:	Appearance	RATING: 1 x	WEIGHT: 6.3 = SCORE: 6.3
Well-constructed building; generally attractive interior and exterior			
COMMENTS:	Attractive, alternative performance space with interesting interior finishes		

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 = 186      PREVIOUS BIENNIUM SCORE = 184  
 CONDITION: Adequate

**BUILDING CONDITION RATING**

Fine Arts Building (062-FA)      STATE UFI: A07769      Main Campus (062A)  
 AREA: 64,820 SF      BUILT: No data      REMODELED: 1997      PREDOMINANT USE: Visual Arts  
 CONSTRUCTION TYPE: Heavy      CRV/SF: \$337      REPLACEMENT VALUE: \$21,844,340



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 structure	
COMPONENT: Exterior Closure	RATING: 3 x WEIGHT: 8 = SCORE: 24
Sound and weatherproof but with some deterioration evident	
COMMENTS: Brick; sheet metal coping & frieze; concrete block	
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: BUR with mineral-surfaced capsheet; standing seam metal	

### Secondary Systems

COMPONENT:	Floor Finishes	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
Some wear and minor imperfections are evident; beginning deterioration						
COMMENTS:	Terrazzo; linoleum; hardwood; vinyl tile-surface wear; ceramic tile; carpet-surface wear; concrete					
COMPONENT:	Wall Finishes	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
Aging surfaces but sound; some maintenance is required						
COMMENTS:	Plaster-spalling area at entry; gypsum board-marred/dinged; marble wainscot					
COMPONENT:	Ceiling Finishes	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
Maintainable surfaces in good condition; good alignment and appearance						
COMMENTS:	Plaster; gypsum board; wood trim; lay-in tile; concrete deck; suspended expanded metal lath					
COMPONENT:	Doors & Hardware	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
Functional but dated						
COMMENTS:	Interior laminated/HM/wood doors w wood/HM frames-surface wear; sidelites; exterior wood doors/frames-surface wear					

### Service Systems

COMPONENT:	Elevators	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
Appropriate and functional for occupancy and use						
COMMENTS:	5 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, galvanized and steel 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:	2 HW boilers; rooftop packaged and split-system HVAC units; AHUs w VAVs					
COMPONENT:	Electrical	RATING: 1	x	WEIGHT: 8	=	SCORE: 8
Adequate service and distribution capacity for current/future needs						
COMMENTS:	1200amp 480/277v; 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 circular, 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: 3 x	WEIGHT: 7 = SCORE: 21
Some modifications lack code compliance; HVAC service not fully considered during renovation			
COMMENTS: Interior circulation through classrooms			

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: Attractive historic former Masonic Temple; portion of building leased to Egyptian Theater			

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: 5 x	WEIGHT: 6 = SCORE: 30
Single glazing			
COMMENTS:			

TOTAL SCORE = 248      PREVIOUS BIENNIUM SCORE = 232  
 CONDITION: Adequate

**BUILDING CONDITION RATING**

International Student Center (062-ISC) STATE UFI: A07934 Main Campus (062A)  
 AREA: 3,760 SF BUILT: No data REMODELED: No PREDOMINANT USE: Multi-Use  
 CONSTRUCTION TYPE: Medium CRV/SF: \$316 REPLACEMENT VALUE: \$1,188,160



<b>Primary Systems</b>	
<b>COMPONENT:</b> Structure	<b>RATING: 3 x WEIGHT: 8 = SCORE: 24</b>
Some cracking evident but does not likely affect structural integrity; Visible defects apparent but are non-structural	
<b>COMMENTS:</b> Concrete; brick; wood-framing	
<b>COMPONENT:</b> Exterior Closure	<b>RATING: 3 x WEIGHT: 8 = SCORE: 24</b>
Sound and weatherproof but with some deterioration evident	
<b>COMMENTS:</b> Brick-mortar repair and tuck-pointing needed	
<b>COMPONENT:</b> Roofing	<b>RATING: 1 x WEIGHT: 10 = SCORE: 10</b>
Flashing and penetrations appear sound and membrane appears water-tight; drainage is positive and there are overflow scuppers	
<b>COMMENTS:</b> BUR with mineral-surfaced cap sheet	

### Secondary Systems

COMPONENT:	Floor Finishes	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
	Nice appearance, smooth transitions, level subfloors, no cracks/separating					
COMMENTS:	Brick pavers; carpet; vinyl tile; sheet vinyl; concrete; ceramic tile					
COMPONENT:	Wall Finishes	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
	Maintainable surfaces in good condition					
COMMENTS:	Gypsum board; brick; wood-framed glazed door wall					
COMPONENT:	Ceiling Finishes	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
	Some wear and tear; Minor staining or deterioration					
COMMENTS:	Gypsum board; lay-in tile-random deterioration					
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:	Access to 2nd story by elevator in adjacent South Annex only					
COMPONENT:	Plumbing	RATING: 1	x	WEIGHT: 8	=	SCORE: 8
	Fixtures and piping appear to be in good condition; no evidence of leaks					
COMMENTS:	Galvanized, cast iron and copper 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:	Rooftop packaged HVAC units					
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:	Lay-in and hanging strip fluorescent fixtures					

Safety Systems			
COMPONENT:	Life/Safety	RATING: 5 x	WEIGHT: 10 = SCORE: 50
Does not meet minimum health/safety requirements			
COMMENTS:	Fire escape deteriorating		
COMPONENT:	Fire Safety	RATING: 3 x	WEIGHT: 10 = SCORE: 30
Extinguishers and signed egress; no violations; no alarm or sprinklers			
COMMENTS:			
COMPONENT:	Modifications	RATING: 3 x	WEIGHT: 7 = SCORE: 21
Some modifications lack code compliance; HVAC service not fully considered during renovation			
COMMENTS:			

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: 5 x	WEIGHT: 6 = SCORE: 30
Life expectancy is <5 years; significant system deterioration			
COMMENTS:	Needs major renovation or replacement w/ more functional bldg that meets needs		
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: 5 x	WEIGHT: 6 = SCORE: 30
Single glazing			
COMMENTS:	Upper floor windows need repair-funded in 2011		

TOTAL SCORE = 418      PREVIOUS BIENNIUM SCORE = 418  
 CONDITION: Needs Improvement/Renovation

**BUILDING CONDITION RATING**

Mitchell Activity Center (062-MAC)      STATE UFI: A06198      Main Campus (062A)  
 AREA: 78,600 SF      BUILT: 1994      REMODELED: No      PREDOMINANT USE: Gymnasium  
 CONSTRUCTION TYPE: Heavy      CRV/SF: \$279      REPLACEMENT VALUE: \$21,929,400



<b>Primary Systems</b>	
<b>COMPONENT:</b> Structure	<b>RATING: 1 x WEIGHT: 8 = SCORE: 8</b>
No signs of settlement or cracking, no abrupt vertical changes Columns, bearing walls and roof structure appears sound/free of defects	
<b>COMMENTS:</b> Concrete; steel frame	
<b>COMPONENT:</b> Exterior Closure	<b>RATING: 1 x WEIGHT: 8 = SCORE: 8</b>
Weatherproof, tight, well-maintained exterior walls, doors, windows/finishes	
<b>COMMENTS:</b> Concrete; corrugated metal panels	
<b>COMPONENT:</b> Roofing	<b>RATING: 1 x WEIGHT: 10 = SCORE: 10</b>
Flashing and penetrations appear sound and membrane appears water- tight; drainage is positive and there are overflow scuppers	
<b>COMMENTS:</b> BUR with mineral-surfaced capsheet; standing seam 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/stains; sheet vinyl; concrete; ceramic tile; hardwood; Rhino liner					
COMPONENT:	Wall Finishes	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
	Aging surfaces but sound; some maintenance is required					
COMMENTS:	Concrete; gypsum board					
COMPONENT:	Ceiling Finishes	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
	Maintainable surfaces in good condition; good alignment and appearance					
COMMENTS:	Concrete deck pan; wood lattice panels; 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; sidelites; exterior aluminum 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, 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:	Multi-zone constant volume AHUs; VAVs; steam and chilled water from Broadway/Edison					
COMPONENT:	Electrical	RATING: 1	x	WEIGHT: 8	=	SCORE: 8
	Adequate service and distribution capacity for current/future needs					
COMMENTS:	1200amp 480/277v					
COMPONENT:	Lights/Power	RATING: 1	x	WEIGHT: 8	=	SCORE: 8
	Contemporary lighting with good work area illumination; ample outlets					
COMMENTS:	Hanging panel, recessed can, lay-in, ceiling mount and pendant 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:	Re-cladding of exterior has significantly enhanced appearance of building		

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 = 206      PREVIOUS BIENNIUM SCORE = 206  
 CONDITION: Adequate

**BUILDING CONDITION RATING**

North Plaza (062-NP)      STATE UFI: A08175      Main Campus (062A)  
 AREA: 19,470 SF      BUILT: No data      REMODELED: No      PREDOMINANT USE: Vocational Arts  
 CONSTRUCTION TYPE: Medium      CRV/SF: \$301      REPLACEMENT VALUE: \$5,860,470



<b>Primary Systems</b>	
<b>COMPONENT:</b> Structure	<b>RATING:</b> 5 x <b>WEIGHT:</b> 8 = <b>SCORE:</b> 40
Visible settlement and potential structural failure; potential safety hazard Structural defects apparent in superstructure	
<b>COMMENTS:</b> Concrete tilt-up panels; CMU; seismic issues	
<b>COMPONENT:</b> Exterior Closure	<b>RATING:</b> 3 x <b>WEIGHT:</b> 8 = <b>SCORE:</b> 24
Sound and weatherproof but with some deterioration evident	
<b>COMMENTS:</b> Concrete tilt-up panels; brick; CMU	
<b>COMPONENT:</b> Roofing	<b>RATING:</b> 5 x <b>WEIGHT:</b> 10 = <b>SCORE:</b> 50
Leaking and deterioration is to point where new roof is required	
<b>COMMENTS:</b> BUR membrane-leaks	

### Secondary Systems

COMPONENT:	Floor Finishes	RATING: 5	x	WEIGHT: 6	=	SCORE: 30
Extensive deterioration and unevenness						
COMMENTS:	Vinyl tile; carpet-surface wear/stains; concrete					
COMPONENT:	Wall Finishes	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
Aging surfaces but sound; some maintenance is required						
COMMENTS:	Gypsum board; CMU; ceramic tile					
COMPONENT:	Ceiling Finishes	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
Some wear and tear; Minor staining or deterioration						
COMMENTS:	Structural floor pan; lay-in tile-stained					
COMPONENT:	Doors & Hardware	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
Functional but dated						
COMMENTS:	Interior wood doors/frames-surface wear; exterior HM doors/frames					

### Service Systems

COMPONENT:	Elevators	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
Elevators provided but functionality is inadequate; Unreliable operation						
COMMENTS:	1 story with basement					
COMPONENT:	Plumbing	RATING: 3	x	WEIGHT: 8	=	SCORE: 24
Fixtures are functional but dated; some leaks; maintenance required						
COMMENTS:	Galvanized, cast iron and copper 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:	Rooftop packaged HVAC units; force-air gas furnaces					
COMPONENT:	Electrical	RATING: 3	x	WEIGHT: 8	=	SCORE: 24
Service capacity meets current needs but inadequate for future						
COMMENTS:	225amp 208/120v					
COMPONENT:	Lights/Power	RATING: 3	x	WEIGHT: 8	=	SCORE: 24
Adequate work area illumination; adequate outlets for current use						
COMMENTS:	Ceiling mount 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: 3 x WEIGHT: 7 = SCORE: 21
Some modifications lack code compliance; HVAC service not fully considered during renovation		
COMMENTS:		

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: 5 x WEIGHT: 6 = SCORE: 30
Life expectancy is <5 years; significant system deterioration		
COMMENTS: College plans to move the few people left in building out and demolish structure		
COMPONENT:	Appearance	RATING: 5 x WEIGHT: 6 = SCORE: 30
Poor to average construction, but very unattractive exterior and interior spaces		
COMMENTS:		

Heat Loss		
COMPONENT:	Insulation	RATING: 5 x WEIGHT: 6 = SCORE: 30
No insulation		
COMMENTS:		
COMPONENT:	Glazing	RATING: 5 x WEIGHT: 6 = SCORE: 30
Single glazing		
COMMENTS:		

TOTAL SCORE = 550      PREVIOUS BIENNIUM SCORE = 550  
 CONDITION:    Replace or Renovate

**BUILDING CONDITION RATING**

Plant Sciences Lab (062-PSL)      STATE UFI: A10698      Main Campus (062A)  
 AREA: 1,827 SF      BUILT: 2010      REMODELED: No      PREDOMINANT USE: Greenhouse  
 CONSTRUCTION TYPE: Medium      CRV/SF: \$395      REPLACEMENT VALUE: \$721,665



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

### 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					
COMPONENT:	Wall Finishes	RATING: 1	x	WEIGHT: 6.3	=	SCORE: 6.3
	Maintainable surfaces in good condition					
COMMENTS:	Concrete; CMU; glass panels; plastic panels; plywood; polycarbonate panels					
COMPONENT:	Ceiling Finishes	RATING: 1	x	WEIGHT: 6.3	=	SCORE: 6.3
	Maintainable surfaces in good condition; good alignment and appearance					
COMMENTS:	Polycarbonate panels; gypsum board; mesh curtains					
COMPONENT:	Doors & Hardware	RATING: 1	x	WEIGHT: 6.3	=	SCORE: 6.3
	Appropriate hardware, closers, panic devices; in good working order					
COMMENTS:	Interior HM doors/frames; exterior aluminum 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, steel and ABS piping; ss sinks					
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:	Gas unit heaters; evaporative cooler					
COMPONENT:	Electrical	RATING: 1	x	WEIGHT: 8.3	=	SCORE: 8.3
	Adequate service and distribution capacity for current/future needs					
COMMENTS:	Fed from adjacent parking garage					
COMPONENT:	Lights/Power	RATING: 1	x	WEIGHT: 8.3	=	SCORE: 8.3
	Contemporary lighting with good work area illumination; ample outlets					
COMMENTS:	Frame-mount and wall-mount fluorescent fixtures					

<b>Safety Systems</b>	
COMPONENT: Life/Safety	RATING: 1 x WEIGHT: 10.4 = SCORE: 10.4
Appears to meet current codes	
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: Brand new	

<b>Quality Standards</b>	
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: Well-constructed and very expensive greenhouse; very attractive	

<b>Heat Loss</b>	
COMPONENT: Insulation	RATING: 1 x WEIGHT: 6.3 = SCORE: 6.3
Insulation is up to current standards (2010 or newer)	
COMMENTS:	
COMPONENT: Glazing	RATING: 1 x WEIGHT: 6.3 = SCORE: 6.3
Double glazing with window frames that minimize conductivity	
COMMENTS: Operable units	

TOTAL SCORE = 167      PREVIOUS BIENNIUM SCORE = 166  
 CONDITION: Superior

**BUILDING CONDITION RATING**

Science And Math (062-SAM)      STATE UFI: A03954      Main Campus (062A)  
 AREA: 84,300 SF      BUILT: 2006      REMODELED: No      PREDOMINANT USE: Science Lab.  
 CONSTRUCTION TYPE: Heavy      CRV/SF: \$391      REPLACEMENT VALUE: \$32,961,300



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	
COMPONENT: Exterior Closure	RATING: 1 x WEIGHT: 8 = SCORE: 8
Weatherproof, tight, well-maintained exterior walls, doors, windows/finishes	
COMMENTS: Brick; corrugated and flat metal 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: BUR membrane with aluminum UV coating	

### Secondary Systems

COMPONENT:	Floor Finishes	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
	Some wear and minor imperfections are evident; beginning deterioration					
COMMENTS:	Linoleum; ceramic tile; concrete; vinyl tile-surface wear; carpet-surface wear					
COMPONENT:	Wall Finishes	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
	Aging surfaces but sound; some maintenance is required					
COMMENTS:	Gypsum board-marred/dinged; 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/HM doors w HM frames; exterior aluminum doors/frames					

### Service Systems

COMPONENT:	Elevators	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
	Appropriate and functional for occupancy and use					
COMMENTS:	5 story; 1 freight and 1 passenger					
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:	2 HW boilers; water-cooled packaged HVAC units w fan-powered VAVs; split system HVAC units					
COMPONENT:	Electrical	RATING: 1	x	WEIGHT: 8	=	SCORE: 8
	Adequate service and distribution capacity for current/future needs					
COMMENTS:	2000amp 480/277v; emergency generator					
COMPONENT:	Lights/Power	RATING: 3	x	WEIGHT: 8	=	SCORE: 24
	Adequate work area illumination; adequate outlets for current use					
COMMENTS:	Hanging strip and ceiling-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:	Well-constructed and maintained building; interiors spaces attractive and 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: 3 x	WEIGHT: 6 = SCORE: 18
Double glazing with aluminum/metal window frames			
COMMENTS:	Operable units		

TOTAL SCORE = 198      PREVIOUS BIENNIUM SCORE = 182  
 CONDITION: Adequate

**BUILDING CONDITION RATING**

South Annex (062-SA)      STATE UFI: A05447      Main Campus (062A)  
 AREA: 14,800 SF      BUILT: No data      REMODELED: 1985      PREDOMINANT USE: General Classroom  
 CONSTRUCTION TYPE: Medium      CRV/SF: \$301      REPLACEMENT VALUE: \$4,454,800



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: Concrete; wood-frame; masonry	
COMPONENT: Exterior Closure	RATING: 1 x WEIGHT: 8 = SCORE: 8
Weatherproof, tight, well-maintained exterior walls, doors, windows/finishes	
COMMENTS: Brick with stucco coat	
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: BUR with mineral-surfaced capsheet; composition shingles	

### Secondary Systems

COMPONENT:	Floor Finishes	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
	Some wear and minor imperfections are evident; beginning deterioration					
COMMENTS:	Brick pavers; carpet; vinyl tile; sheet vinyl					
COMPONENT:	Wall Finishes	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
	Aging surfaces but sound; some maintenance is required					
COMMENTS:	Gypsum board-marred/dinged					
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/frames-surface wear; exterior aluminum 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, cast iron, steel and galvanized 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:	Rooftop packaged HVAC units; split-system HVAC unit					
COMPONENT:	Electrical	RATING: 3	x	WEIGHT: 8	=	SCORE: 24
	Service capacity meets current needs but inadequate for future					
COMMENTS:	200amp 208/120-7ea.; no main service					
COMPONENT:	Lights/Power	RATING: 3	x	WEIGHT: 8	=	SCORE: 24
	Adequate work area illumination; adequate outlets for current use					
COMMENTS:	Lay-in, recessed can and ceiling-mount fluorescent fixtures					

<b>Safety Systems</b>	
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: Remodels appear adequately constructed	

<b>Quality Standards</b>	
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: Building does not appear cost-effective to retain long-term	
COMPONENT: Appearance	RATING: 5 x WEIGHT: 6 = SCORE: 30
Poor to average construction, but very unattractive exterior and interior spaces	
COMMENTS: Historic building but not very attractive	

<b>Heat Loss</b>	
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: Operable units	

TOTAL SCORE = 334      PREVIOUS BIENNIUM SCORE = 334  
 CONDITION: Needs Improvement/Additional Maintenance

**BUILDING CONDITION RATING**

Marine Tech (062-SMAC)      STATE UFI: A02017      Trident Campus (062C)  
 AREA: 7,560 SF      BUILT: 1987      REMODELED: No      PREDOMINANT USE: Vocational Arts  
 CONSTRUCTION TYPE: Medium      CRV/SF: \$316      REPLACEMENT VALUE: \$2,388,960



<b>Primary Systems</b>	
<b>COMPONENT:</b> Structure	<b>RATING:</b> 1 x <b>WEIGHT:</b> 8.3 = <b>SCORE:</b> 8.3
No signs of settlement or cracking, no abrupt vertical changes Columns, bearing walls and roof structure appears sound/free of defects	
<b>COMMENTS:</b> Wood frame; CMU	
<b>COMPONENT:</b> Exterior Closure	<b>RATING:</b> 1 x <b>WEIGHT:</b> 8.3 = <b>SCORE:</b> 8.3
Weatherproof, tight, well-maintained exterior walls, doors, windows/finishes	
<b>COMMENTS:</b> Plywood and metal corrugated panels; glass window walls	
<b>COMPONENT:</b> Roofing	<b>RATING:</b> 3 x <b>WEIGHT:</b> 10.4 = <b>SCORE:</b> 31.3
Some deterioration is evident in membrane and flashings; maintenance or minor repair is needed	
<b>COMMENTS:</b> Metal screw-down roof panels-rusting/popping of screws; needs PVC overlay	

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 and vinyl tile-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; plywood		
COMPONENT:	Ceiling Finishes	RATING: 1 x WEIGHT: 6.3 =	SCORE: 6.3
Maintainable surfaces in good condition; good alignment and appearance			
COMMENTS:	Exposed roof structure; gypsum board		
COMPONENT:	Doors & Hardware	RATING: 3 x WEIGHT: 6.3 =	SCORE: 18.8
Functional but dated			
COMMENTS:	Wood glazed doors w HM frames-surface wear; wood glazed OH 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 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:	Packaged HVAC units		
COMPONENT:	Electrical	RATING: 1 x WEIGHT: 8.3 =	SCORE: 8.3
Adequate service and distribution capacity for current/future needs			
COMMENTS:	225 amp 480/277v		
COMPONENT:	Lights/Power	RATING: 3 x WEIGHT: 8.3 =	SCORE: 25
Adequate work area illumination; adequate outlets for current use			
COMMENTS:	Suspended 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:	None apparent		

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: 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:			

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 = 302      PREVIOUS BIENNIUM SCORE = 296  
 CONDITION: Needs Improvement/Additional Maintenance

**BUILDING CONDITION RATING**

Marine Tech Mechanical Bd (062-SMAM)      STATE UFI: A02929      Trident Campus (062C)  
 AREA: 273 SF      BUILT: No data      REMODELED: No data      PREDOMINANT USE: No data  
 CONSTRUCTION TYPE: Light      CRV/SF: \$0      REPLACEMENT VALUE: \$273



<b>Primary Systems</b>	
<b>COMPONENT:</b> Structure	<b>RATING:</b> 1 x <b>WEIGHT:</b> 11.1 = <b>SCORE:</b> 11.1
No signs of settlement or cracking, no abrupt vertical changes Columns, bearing walls and roof structure appears sound/free of defects	
<b>COMMENTS:</b> No data	
<b>COMPONENT:</b> Exterior Closure	<b>RATING:</b> 1 x <b>WEIGHT:</b> 11.1 = <b>SCORE:</b> 11.1
Weatherproof, tight, well-maintained exterior walls, doors, windows/finishes	
<b>COMMENTS:</b> No data	
<b>COMPONENT:</b> Roofing	<b>RATING:</b> 3 x <b>WEIGHT:</b> 13.9 = <b>SCORE:</b> 41.7
Some deterioration is evident in membrane and flashings; maintenance or minor repair is needed	
<b>COMMENTS:</b> No data	

### Secondary Systems

COMPONENT:	Floor Finishes	RATING: 3	x	WEIGHT: 8.3	=	SCORE: 25
Some wear and minor imperfections are evident; beginning deterioration						
COMMENTS:	No data					
COMPONENT:	Wall Finishes	RATING: 3	x	WEIGHT: 8.3	=	SCORE: 25
Aging surfaces but sound; some maintenance is required						
COMMENTS:	No data					
COMPONENT:	Ceiling Finishes	RATING: 3	x	WEIGHT: 8.3	=	SCORE: 25
Some wear and tear; Minor staining or deterioration						
COMMENTS:	No data					
COMPONENT:	Doors & Hardware	RATING: 3	x	WEIGHT: 8.3	=	SCORE: 25
Functional but dated						
COMMENTS:	No data					

### Service Systems

COMPONENT:	Elevators	RATING: 0	x	WEIGHT: 0	=	SCORE: 0
No data						
COMMENTS:	No data					
COMPONENT:	Plumbing	RATING: 0	x	WEIGHT: 0	=	SCORE: 0
No data						
COMMENTS:	No data					
COMPONENT:	HVAC	RATING: 0	x	WEIGHT: 0	=	SCORE: 0
No data						
COMMENTS:	No data					
COMPONENT:	Electrical	RATING: 1	x	WEIGHT: 11.1	=	SCORE: 11.1
Adequate service and distribution capacity for current/future needs						
COMMENTS:	No data					
COMPONENT:	Lights/Power	RATING: 3	x	WEIGHT: 11.1	=	SCORE: 33.4
Adequate work area illumination; adequate outlets for current use						
COMMENTS:	No data					

Safety Systems			
COMPONENT:	Life/Safety	RATING: 3 x	WEIGHT: 13.9 = SCORE: 41.7
Generally meets codes for vintage of construction			
COMMENTS:	No data		
COMPONENT:	Fire Safety	RATING: 3 x	WEIGHT: 13.9 = SCORE: 41.7
Extinguishers and signed egress; no violations; no alarm or sprinklers			
COMMENTS:	No data		
COMPONENT:	Modifications	RATING: 0 x	WEIGHT: 0 = SCORE: 0
No data			
COMMENTS:	No data		

Quality Standards			
COMPONENT:	Maintenance	RATING: 3 x	WEIGHT: 9.7 = SCORE: 29.2
Routine maintenance is required; deferred maintenance is evident; impact is minor to moderate			
COMMENTS:	No data		
COMPONENT:	Remaining Life	RATING: 1 x	WEIGHT: 8.3 = SCORE: 8.3
Life expectancy is >15 years; minor system deterioration			
COMMENTS:	No data		
COMPONENT:	Appearance	RATING: 3 x	WEIGHT: 8.3 = SCORE: 25
Average construction; average interior and exterior appearance			
COMMENTS:	No data		

Heat Loss			
COMPONENT:	Insulation	RATING: 0 x	WEIGHT: 0 = SCORE: 0
No data			
COMMENTS:	No data		
COMPONENT:	Glazing	RATING: 0 x	WEIGHT: 0 = SCORE: 0
No data			
COMMENTS:	No data		

TOTAL SCORE = 355      PREVIOUS BIENNIUM SCORE = (blank)  
 CONDITION: Needs Improvement/Renovation

**BUILDING CONDITION RATING**

Seattle Vocational Inst. (065-SVI)      STATE UFI: A05954      Vocational Institute (065A)  
 AREA: 114,000 SF      BUILT: 1991      REMODELED: 1996      PREDOMINANT USE: Vocational Arts  
 CONSTRUCTION TYPE: Heavy      CRV/SF: \$301      REPLACEMENT VALUE: \$34,314,000



<b>Primary Systems</b>	
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 and cast concrete	
COMPONENT: Exterior Closure	RATING: 1 x WEIGHT: 8 = SCORE: 8
Weatherproof, tight, well-maintained exterior walls, doors, windows/finishes	
COMMENTS: Horizontal metal siding and aluminum building panels	
COMPONENT: Roofing	RATING: 3 x WEIGHT: 10 = SCORE: 30
Some deterioration is evident in membrane and flashings; maintenance or minor repair is needed	
COMMENTS: BUR with mineral-surfaced capsheet	

### Secondary Systems

COMPONENT:	Floor Finishes	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
	Some wear and minor imperfections are evident; beginning deterioration					
COMMENTS:	Carpet-stained, sheet vinyl, vinyl tile-surface wear, concrete, ceramic tile; quarry tile					
COMPONENT:	Wall Finishes	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
	Aging surfaces but sound; some maintenance is required					
COMMENTS:	Gypsum board-marred/dinged; CMU; ceramic tile					
COMPONENT:	Ceiling Finishes	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
	Some wear and tear; Minor staining or deterioration					
COMMENTS:	Gypsum board; direct-adhered lay-in tile-staining on 5th and 6th floors					
COMPONENT:	Doors & Hardware	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
	Functional but dated					
COMMENTS:	Interior wood/HM doors w HM frames-surface wear; exterior aluminum doors/frames					

### Service Systems

COMPONENT:	Elevators	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
	Elevators provided but functionality is inadequate; Unreliable operation					
COMMENTS:	One 7-stop and one 6-stop					
COMPONENT:	Plumbing	RATING: 3	x	WEIGHT: 8	=	SCORE: 24
	Fixtures are functional but dated; some leaks; maintenance required					
COMMENTS:	Copper, galvanized, steel, cast iron 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:	Rooftop packaged HVAC units; fan-powered VAVs on four floors; 2 HW boilers; closed loop heat pumps on two floors; cooling tower					
COMPONENT:	Electrical	RATING: 1	x	WEIGHT: 8	=	SCORE: 8
	Adequate service and distribution capacity for current/future needs					
COMMENTS:	1600amp 480/277v 2 ea.					
COMPONENT:	Lights/Power	RATING: 1	x	WEIGHT: 8	=	SCORE: 8
	Contemporary lighting with good work area illumination; ample outlets					
COMMENTS:	Lay-in, recessed can, hanging pendant and surface 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: Four floors of building renovated in 1996						

### 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: Two upper floor are in need of a comprehensive renovation						
COMPONENT:	Appearance	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
Average construction; average interior and exterior appearance						
COMMENTS: Building lacks real identity as an educational facility; looks like a 70s office building						

### 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: Mix of single and double-glazing						

TOTAL SCORE = 320      PREVIOUS BIENNIUM SCORE = 320  
 CONDITION: Needs Improvement/Additional Maintenance

**BUILDING CONDITION RATING**

Wood Constr Center (062-WCC)      STATE UFI: A10964      Wood Construction Campus (062B)  
 AREA: 61,050 SF      BUILT: 2012      REMODELED: No data      PREDOMINANT USE: Vocational Arts  
 CONSTRUCTION TYPE: No data      CRV/SF: \$300      REPLACEMENT VALUE: \$18,315,000



Primary Systems	
COMPONENT: Structure	RATING: 1 x WEIGHT: 8.4 = SCORE: 8.4
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: 1 x WEIGHT: 8.4 = SCORE: 8.4
Weatherproof, tight, well-maintained exterior walls, doors, windows/finishes	
COMMENTS: No data	
COMPONENT: Roofing	RATING: 1 x WEIGHT: 10.5 = SCORE: 10.5
Flashing and penetrations appear sound and membrane appears water- tight; drainage is positive and there are overflow scuppers	
COMMENTS: No data	

### Secondary Systems

COMPONENT:	Floor Finishes	RATING: 1	x	WEIGHT: 6.3	=	SCORE: 6.3
	Nice appearance, smooth transitions, level subfloors, no cracks/separating					
COMMENTS:	No data					
COMPONENT:	Wall Finishes	RATING: 1	x	WEIGHT: 6.3	=	SCORE: 6.3
	Maintainable surfaces in good condition					
COMMENTS:	No data					
COMPONENT:	Ceiling Finishes	RATING: 1	x	WEIGHT: 6.3	=	SCORE: 6.3
	Maintainable surfaces in good condition; good alignment and appearance					
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: 1	x	WEIGHT: 6.3	=	SCORE: 6.3
	Appropriate and functional for occupancy and use					
COMMENTS:	No data					
COMPONENT:	Plumbing	RATING: 1	x	WEIGHT: 8.4	=	SCORE: 8.4
	Fixtures and piping appear to be in good condition; no evidence of leaks					
COMMENTS:	No data					
COMPONENT:	HVAC	RATING: 1	x	WEIGHT: 8.4	=	SCORE: 8.4
	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: 8.4	=	SCORE: 8.4
	Adequate service and distribution capacity for current/future needs					
COMMENTS:	No data					
COMPONENT:	Lights/Power	RATING: 1	x	WEIGHT: 8.4	=	SCORE: 8.4
	Contemporary lighting with good work area illumination; ample outlets					
COMMENTS:	No data					

Safety Systems			
COMPONENT:	Life/Safety	RATING: 1 x	WEIGHT: 10.5 = SCORE: 10.5
	Appears to meet current codes		
COMMENTS:	No data		
COMPONENT:	Fire Safety	RATING: 1 x	WEIGHT: 10.5 = SCORE: 10.5
	Locally monitored detection; alarm present; sprinklers in high hazard areas		
COMMENTS:	No data		
COMPONENT:	Modifications	RATING: 0 x	WEIGHT: 0 = SCORE: 0
	No data		
COMMENTS:	No data		

Quality Standards			
COMPONENT:	Maintenance	RATING: 1 x	WEIGHT: 7.4 = SCORE: 7.4
	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: 1 x	WEIGHT: 6.3 = SCORE: 6.3
	Well-constructed building; generally attractive interior and exterior		
COMMENTS:	No data		

Heat Loss			
COMPONENT:	Insulation	RATING: 1 x	WEIGHT: 6.3 = SCORE: 6.3
	Insulation is up to current standards (2010 or newer)		
COMMENTS:	No data		
COMPONENT:	Glazing	RATING: 3 x	WEIGHT: 6.3 = SCORE: 18.9
	Double glazing with aluminum/metal window frames		
COMMENTS:	No data		

TOTAL SCORE = 159      PREVIOUS BIENNIUM SCORE = (blank)  
 CONDITION: Superior

**BUILDING CONDITION RATING**

Wood Construct Cntr/Core (062-WCCC)      STATE UFI: A08261      Wood Construction Campus (062B)  
 AREA: 6,700 SF      BUILT: 1990      REMODELED: 2012      PREDOMINANT USE: Vocational Arts  
 CONSTRUCTION TYPE: Medium      CRV/SF: \$316      REPLACEMENT VALUE: \$2,117,200



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:	
COMPONENT:    Exterior Closure	RATING: 1 x    WEIGHT: 8 =    SCORE: 8
Weatherproof, tight, well-maintained exterior walls, doors, windows/finishes	
COMMENTS:	
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:	

### Secondary Systems

COMPONENT:	Floor Finishes	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
Nice appearance, smooth transitions, level subfloors, no cracks/separating						
COMMENTS:						
COMPONENT:	Wall Finishes	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
Maintainable surfaces in good condition						
COMMENTS:						
COMPONENT:	Ceiling Finishes	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
Maintainable surfaces in good condition; good alignment and appearance						
COMMENTS:						
COMPONENT:	Doors & Hardware	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
Appropriate hardware, closers, panic devices; in good working order						
COMMENTS:						

### Service Systems

COMPONENT:	Elevators	RATING: 5	x	WEIGHT: 6	=	SCORE: 30
No elevator access for upper floors						
COMMENTS: No elevator to 2nd floor classrooms						
COMPONENT:	Plumbing	RATING: 1	x	WEIGHT: 8	=	SCORE: 8
Fixtures and piping appear to be in good condition; no evidence of leaks						
COMMENTS:						
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:						
COMPONENT:	Electrical	RATING: 1	x	WEIGHT: 8	=	SCORE: 8
Adequate service and distribution capacity for current/future needs						
COMMENTS:						
COMPONENT:	Lights/Power	RATING: 1	x	WEIGHT: 8	=	SCORE: 8
Contemporary lighting with good work area illumination; ample outlets						
COMMENTS:						

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:			

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: 3 x	WEIGHT: 6 = SCORE: 18
Average construction; average interior and exterior appearance			
COMMENTS:	Somewhat attractive, matching adjacent building		

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:	No thermal break		

TOTAL SCORE = 206      PREVIOUS BIENNIUM SCORE = 170  
 CONDITION: Adequate

## 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**

Main Campus (062A)

COMPONENT:	Location	RATING: 1 x WEIGHT: 6 = SCORE: 6
	Site is adequate for future growth	
COMMENTS:	Campus is located in busy Seattle "Capital Hill" neighborhood	
COMPONENT:	Traffic Flow	RATING: 3 x WEIGHT: 6 = SCORE: 18
	Traffic flow has some inefficiencies but is adequate	
COMMENTS:	No drop-off areas; entry to parking garage can be constricted	
COMPONENT:	Parking	RATING: 5 x WEIGHT: 6 = SCORE: 30
	No expansion potential for parking; circulation is inefficient	
COMMENTS:	Parking structure insufficient; very limited street parking; well served by Metro buses	
COMPONENT:	Security	RATING: 5 x WEIGHT: 4 = SCORE: 20
	Site lighting is inadequate; no security booths or emergency phones	
COMMENTS:	Easy for anyone to walk-in off street	
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:	Brick paver unevenness in front of Broadway/Edison creates trip hazards	
COMPONENT:	Maintenance	RATING: 3 x WEIGHT: 7 = SCORE: 21
	Landscaping is adequate but maintenance needs improvement	
COMMENTS:	Continual problems with vandalism and graffiti; storefronts damaged	
COMPONENT:	Signage	RATING: 3 x WEIGHT: 2 = SCORE: 6
	Signage is minimal, except for emergency exit identification	
COMMENTS:	More building signage needed	

TOTAL SCORE = 103      PREVIOUS BIENNIUM SCORE = 103      (Score Range = 36 - 175)

**SITE CONDITION RATING**

Trident Campus (062C)

<b>COMPONENT:</b> Location	<b>RATING: 3 x WEIGHT: 6 = SCORE: 18</b>
Site is reasonably sized for foreseeable future	
<b>COMMENTS:</b> Excellent location on ship canal; limited site	
<b>COMPONENT:</b> Traffic Flow	<b>RATING: 3 x WEIGHT: 6 = SCORE: 18</b>
Traffic flow has some inefficiencies but is adequate	
<b>COMMENTS:</b> Traffic on site limited to staff & college vehicles	
<b>COMPONENT:</b> Parking	<b>RATING: 3 x WEIGHT: 6 = SCORE: 18</b>
Parking is adequate for present needs; circulation is adequate	
<b>COMMENTS:</b> Parking is limited	
<b>COMPONENT:</b> Security	<b>RATING: 3 x WEIGHT: 4 = SCORE: 12</b>
Site lighting is adequate; some security booths or emergency phones	
<b>COMMENTS:</b> Minimal site lighting	
<b>COMPONENT:</b> Drainage	<b>RATING: 3 x WEIGHT: 5 = SCORE: 15</b>
Some ponding is observable; flat slope allows standing water at buildings or between buildings	
<b>COMMENTS:</b> Parking drains to pervious surface; site run-off to waterway	
<b>COMPONENT:</b> Paving	<b>RATING: 3 x WEIGHT: 4 = SCORE: 12</b>
Pedestrian walkways do not provide for adequate circulation between buildings; only partial paved parking	
<b>COMMENTS:</b> Parking areas unpaved	
<b>COMPONENT:</b> Maintenance	<b>RATING: 5 x WEIGHT: 7 = SCORE: 35</b>
Little site landscaping; does not appear well maintained	
<b>COMMENTS:</b> Overgrown and unkempt	
<b>COMPONENT:</b> Signage	<b>RATING: 3 x WEIGHT: 2 = SCORE: 6</b>
Signage is minimal, except for emergency exit identification	
<b>COMMENTS:</b> More building signage needed	

TOTAL SCORE = 109      PREVIOUS BIENNIUM SCORE = 109      (Score Range = 36 - 175)

### SITE CONDITION RATING

Vocational Institute (065A)

<b>COMPONENT:</b> Location	<b>RATING:</b> 5 x <b>WEIGHT:</b> 6 = <b>SCORE:</b> 30
Site is inadequate, fails to meet current demand. Lack of future expansion capability; threatened by incompatible adjacent development	
<b>COMMENTS:</b> Six story building with rear parking; no site expansion; public park adjacent to west	
<b>COMPONENT:</b> Traffic Flow	<b>RATING:</b> 3 x <b>WEIGHT:</b> 6 = <b>SCORE:</b> 18
Traffic flow has some inefficiencies but is adequate	
<b>COMMENTS:</b> Limited to entry to parking lot; no separate pedestrian path to building	
<b>COMPONENT:</b> Parking	<b>RATING:</b> 5 x <b>WEIGHT:</b> 6 = <b>SCORE:</b> 30
No expansion potential for parking; circulation is inefficient	
<b>COMMENTS:</b> On-site parking is limited to 60 stalls, very inadequate	
<b>COMPONENT:</b> Security	<b>RATING:</b> 1 x <b>WEIGHT:</b> 4 = <b>SCORE:</b> 4
Site lighting is adequate; site has security booths and emergency phones	
<b>COMMENTS:</b> Building exterior & parking lot lighting inadequate; no security booths	
<b>COMPONENT:</b> Drainage	<b>RATING:</b> 1 x <b>WEIGHT:</b> 5 = <b>SCORE:</b> 5
Positive slope away from buildings; roof drainage to underground system; surface drainage to catch basins or swales	
<b>COMMENTS:</b>	
<b>COMPONENT:</b> Paving	<b>RATING:</b> 1 x <b>WEIGHT:</b> 4 = <b>SCORE:</b> 4
Pedestrian walkways provided for circulation between buildings; paved parking areas	
<b>COMMENTS:</b> Parking is paved & walks are minimal since it is a single building	
<b>COMPONENT:</b> Maintenance	<b>RATING:</b> 3 x <b>WEIGHT:</b> 7 = <b>SCORE:</b> 21
Landscaping is adequate but maintenance needs improvement	
<b>COMMENTS:</b>	
<b>COMPONENT:</b> Signage	<b>RATING:</b> 3 x <b>WEIGHT:</b> 2 = <b>SCORE:</b> 6
Signage is minimal, except for emergency exit identification	
<b>COMMENTS:</b>	

TOTAL SCORE = 103      PREVIOUS BIENNIUM SCORE = 103      (Score Range = 36 - 175)

**SITE CONDITION RATING**

Wood Construction Campus (062B)

<b>COMPONENT:</b> Location	<b>RATING: 1 x WEIGHT: 6 = SCORE: 6</b>
Site is adequate for future growth	
<b>COMMENTS:</b>	Full city block; area for expansion; site master plan needed
<b>COMPONENT:</b> Traffic Flow	<b>RATING: 3 x WEIGHT: 6 = SCORE: 18</b>
Traffic flow has some inefficiencies but is adequate	
<b>COMMENTS:</b>	Pedestrians cross traffic/parking areas between buildings
<b>COMPONENT:</b> Parking	<b>RATING: 3 x WEIGHT: 6 = SCORE: 18</b>
Parking is adequate for present needs; circulation is adequate	
<b>COMMENTS:</b>	Limited on-site and street parking
<b>COMPONENT:</b> Security	<b>RATING: 1 x WEIGHT: 4 = SCORE: 4</b>
Site lighting is adequate; site has security booths and emergency phones	
<b>COMMENTS:</b>	Site lighting limited
<b>COMPONENT:</b> Drainage	<b>RATING: 1 x WEIGHT: 5 = SCORE: 5</b>
Positive slope away from buildings; roof drainage to underground system; surface drainage to catch basins or swales	
<b>COMMENTS:</b>	
<b>COMPONENT:</b> Paving	<b>RATING: 1 x WEIGHT: 4 = SCORE: 4</b>
Pedestrian walkways provided for circulation between buildings; paved parking areas	
<b>COMMENTS:</b>	
<b>COMPONENT:</b> Maintenance	<b>RATING: 3 x WEIGHT: 7 = SCORE: 21</b>
Landscaping is adequate but maintenance needs improvement	
<b>COMMENTS:</b>	Minimal site landscaping; not well maintained
<b>COMPONENT:</b> Signage	<b>RATING: 3 x WEIGHT: 2 = SCORE: 6</b>
Signage is minimal, except for emergency exit identification	
<b>COMMENTS:</b>	

TOTAL SCORE = 67      PREVIOUS BIENNIUM SCORE = 67      (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.

<b>College</b>	<b>Previous</b>	<b>Current</b>
Bates Technical College	266	258
Bellevue College	234	234
Bellingham Technical College	221	233
Big Bend Community College	304	302
Cascadia Community College	191	190
Centralia College	250	252
Clark College	253	259
Clover Park Technical College	255	275
Columbia Basin College	215	230
Edmonds Community College	228	222
Everett Community College	220	231
Grays Harbor College	248	255
Green River Community College	239	315
Highline Community College	273	275
Lake Washington Institute of Technology	206	211
Lower Columbia College	260	247
North Seattle Community College	350	290
Olympic College	237	248
Peninsula College	232	233
Pierce College Fort Steilacoom	240	248
Pierce College Puyallup	182	181
Renton Technical College	287	278
Seattle Central Community College	282	277
Shoreline Community College	284	289
Skagit Valley College	255	270

South Puget Sound Community College	202	210
South Seattle Community College	302	305
Spokane Community College	343	338
Spokane Falls Community College	251	246
State Board for Community and Technical Colleges	298	326
Tacoma Community College	258	254
Walla Walla Community College	257	267
Wenatchee Valley College	286	288
Whatcom Community College	194	202
Yakima Valley Community College	220	246
<b>Weighted Average</b>	<b>258</b>	<b>262</b>

146 - 175 = Superior

176 - 275 = Adequate

276 - 350 = Needs Improvement By Additional  
Maintenance

351 - 475 = Needs Improvement By Renovation

>475 = Replace or Renovate

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

### 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 facility 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**  $1 \times 15 = 15$ , where 15 is the value of “System Use,” and 1 is 100%, since only one priority choice was selected.

**Step 2**  $15 \times 2.5 = 38$  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**  $(0.3 \times 15) + (0.7 \times 12) = 12.9$ , 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**  $12.9 \times 2.5 = 32$  rounded, where 2.5 is the value of a deferability category “Deferred.”

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

	<u>Immediate</u>	<u>Deferred</u>	<u>Future</u>
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.

### 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	
<b>Primary System</b>			
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
<b>Secondary Systems</b>			
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
<b>Service Systems</b>			
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 Distribution	1	8	Adequate service and distribution capacity for current/future needs
	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
<b>Safety Standards</b>			
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
<b>Quality Standards</b>			
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
<b>Energy Conservation</b>			
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
<b>730 Max points</b>			
<b>146-175 = Superior</b>			
<b>176-275 = Adequate</b>			
<b>276-350 = Needs Improvement/Additional Maintenance</b>			
<b>351-475 = Needs Improvement/Renovation</b>			
<b>476-730 = Replace or Renovate</b>			



### 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.