



Grays Harbor College

2018 Facility Master Plan

March 2018

Prepared by

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opsis architecture

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1.0 Executive Summary

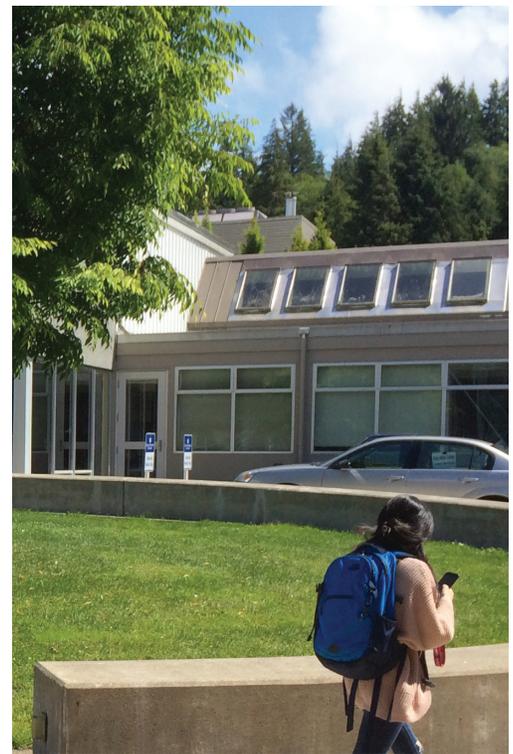
1.0 Executive Summary

The Grays Harbor College (GHC) facilities masterplan is a long term plan to help guide future development and improvements to the campus infrastructure. It is the culmination of a collective vision for a physical campus environment that best supports the success of GHC students, faculty and community.

In developing this masterplan, visioning sessions with staff and students were held to explore what physical changes or additions to GHC may be needed to support future student success. Building sites to accommodate potential future programs and enrollment growth were identified, evaluated and discussed. Discussions of parking, accessibility, architecture, campus arrival, wayfinding, outdoor learning, gathering, landscaping, student housing, student services, student health and environmental stewardship all contributed to the creation of the masterplan.

Concurrent to the above visioning sessions, building condition assessments were performed by the architects and engineers (A/E) team. These condition assessments summarized that much of the existing original campus infrastructure is reaching the end of its useful life. Existing buildings that served previous generations of students are no longer adequately serving incoming and/or future generations of students.

The recent additions of the new Manspeaker and Schermer academic buildings are welcomed improvements and will allow for the removal of the existing 200 and 300 academic buildings. The future addition of a new Student Services building will allow for the removal of the existing 100 student services building. Future resources directed at student health and wellness could significantly improve or replace the existing 1950's era building 500, Gymnasium.



The Master Plan is organized into 9 sections with the intention of providing an overview of the College as it exists today and as it could exist in the future.

The facilities masterplan is an important tool for assisting the college in reaching its stated Vision, Mission and Goals. The masterplan is intended to be a flexible and living document able to accommodate new programs, initiatives and changes to meet the needs of the community. Therefore, much of the planned campus infrastructure is identified only as “future academic buildings”. In addition, the college is beginning a process to update its Strategic Plan in 2018. This facilities masterplan is intended to be complimentary and supportive of the resultant strategic planning initiatives.

- Create a universally accessible campus that places emphasis on clear circulation and ease of movement.
- Facilitate advancement in education through modern building and learning space design.
- Improvement to the safety and security of the campus with improved access for fire and emergency services and recognizes the campus as a tsunami place of refuge.
- Create a livable campus with the identification of potential sites for the addition of student housing and dining services.
- Improve the health and wellness of students and faculty with the addition of modern recreation and fitness facilities.
- Flexibility to meet future program and enrollment growth needs with the identification of future building locations.
- Promote sustainability, environmental stewardship and a campus infrastructure that has limited impact and preserves natural resources.



The GHC vision statement is appropriately: “Grays Harbor College is a catalyst for positive change.”

According to the State of Washington Employment Security Department, Grays Harbor County has one of the highest rates of unemployment and poverty per capita in the State of Washington. Additionally the data shows Grays Harbor County has one of the lowest rates of secondary education.

GHC has an important and critical role in improving the lives of the people it serves.

Grays Harbor College (12) is geographically isolated from other state and community colleges, serving several rural coastal counties.





Main Campus Building Locations:

Building Number	Building Name
1. 100	Hiller Union (Future Demo)
2. 500	Gymnasium
3. 700	Industrial Technology Building
4. 800	Education Building
5. 1400	Wunderland Daycare
6. 1500	John Spellman Library
7. 1600	Bishop Center
8. 1700	Aquaculture Center
9. 1800	Heavy Equipment Mechanics
10. 1900	Automotive/Welding Technology
11. 2000	Manspeaker Instructional
12. 4000	Schermer
13.	Sand Shed
14.	Vocational Storage
15. 200	Education Building (Current Demo)
16. 300	Education Building (Current Demo)

Grays Harbor College, with the support of the Washington State Legislature, has made significant improvements in the past ten years with the additions of the Schermer and Manspeaker instructional buildings. However, future improvements are needed to support programs and enrollment growth, environmental stewardship, safety and security, campus accessibility, technology and community engagement.

In 2018, GHC is beginning a process to update its Strategic Plan. The Facilities Master Plan is a complimentary document, helping the college carry out its mission, vision and goals for the future. The Strategic Plan may identify new or expanded academic programs, workforce training needs and student services that require physical infrastructure. Planning and implementing needed facilities improvements makes a significant contribution to student success.



2.0 Purpose / Vision

2.0 Purpose / Vision

2.1 Purpose of the Masterplan

The GHC facilities masterplan is a long-term plan used to guide needed future capital facilities and campus grounds improvements. The plan provides guidance for the implementation of major capital projects to best improve site accessibility, reinforce functional relationships, create an inviting campus, improve security and safety and preserve the natural environment. The plan is intended to be flexible and changeable as the College’s mission statement, strategic plan, campus initiatives and needs of the community evolve.

The facilities masterplan is a key part of the College’s Capital Budget Request and 10-year Capital Plan that will be submitted to the State Board of Community and Technical Colleges (SBCTC) and the Washington State Office of Financial Management (OFM). The facilities masterplan is intended to cover the period from 2017-2027.

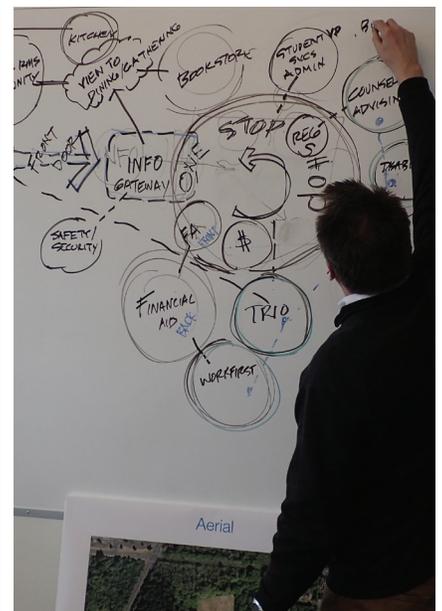
The College is also embarking (starting in 2018) on a separate process of updating its strategic plan. The facilities masterplan is intended to be a compliment by translating strategic goals and objectives into a physical plan.



2.2 Statutory Requirements

SBCTC encourages its member institutions to keep and regularly update their facilities masterplan. Funding authorizations for future capital projects rely on funding requests being consistent and supportive of the masterplan. In addition, there are numerous statutory requirements the College must meet and adequate facilities must be available to support these requirements.

The following chart lists statutory requirements of the revised code of Washington (RCW’s) that require facilities support and therefore facilities masterplan coordination. The column entitled “program buildings” lists the physical building or space where the statutory requirement is carried out or performed. Many of the statutory requirements of GHC are to be addressed within the confines of the proposed future Student Services Building.



	Revised Code of Washington	Program Buildings
RCW 28B.10.280 Delegation of Coordination of Student Financial Aid	Colleges may create student loan funds, and qualify and participate in the National Defense Education Act of 1958 and such other similar federal student aid programs.	New Student Services Building <ul style="list-style-type: none"> • Financial Aid Office
RCW 28B.10.679 Testing Requirements	College must use common performance standard on math placement test for purpose of determining College readiness in math and publicized to all high schools in the state.	New Student Services Building <ul style="list-style-type: none"> • Placement Testing • Advising/Counseling
RCW 28B.10.696 Student Transcription	Transfer students' credit <ul style="list-style-type: none"> • List of academic course equal to 1 year of general education • One year academic completion certificate • Arts and Sciences degree for students entering with junior status • Publication of recommended courses by academic major for transfer students 	New Student Services Building <ul style="list-style-type: none"> • Placement Testing • Advising/Counseling 800 Building, Instructional <ul style="list-style-type: none"> • UW Seagrant • WSU Small Business Development 4000 Building, Manspeaker Building <ul style="list-style-type: none"> • College Development Program
RCW 28B.10.703 Athletic Programs	Colleges shall have the power and authority to establish programs for intercollegiate athletic competition. Such competition may include participation as a member of an athletic conference of conferences, in accordance with conference rules.	New Student Services Building <ul style="list-style-type: none"> • Student Activity and Leadership • Student Clubs and Government 500 Building, Gym <ul style="list-style-type: none"> • Athletics • Fitness Lab • Weight Room
RCW 28B.10.900 Monitoring Student Behavior - Hazing	Hazing is defined as any method of initiation into a student organization or living group, or any pastime or amusement engaged in with respect to such an organization or living group that causes, or is likely to cause, bodily danger or physical harm, or serious mental or emotional harm, to any student or other person attending.	New Student Services Building <ul style="list-style-type: none"> • Student Activity and Leadership • Student Services Administration • Student Clubs and Government
RCW 28B.10.901 Monitoring Student Behavior - Hazing	No student, or other person attending the College may conspire to engage hazing or participate in hazing of another is <ul style="list-style-type: none"> • The violation for hazing is a misdemeanor, punishable by imprisonment and/or fine. • Any organization, association, or student group that permits hazing is liable for harm caused to persons or property. If the group is an organization profit or nonprofit the individual directors of the corporation may be held individually liable for damages 	New Student Services Building <ul style="list-style-type: none"> • Student Activity and Leadership • Student Services Administration • Student Clubs and Government
RCW 28B.10.902 Monitoring Student Behavior - Hazing	Participating in or permitting hazing will cause loss of state-funded grants or awards and loss of recognition or control <ul style="list-style-type: none"> • Participates in the hazing of another shall forfeit any state-funded grants, scholarships, or awards as determined by the College • Any organization, association, or student living group that permits hazing shall be deprived of any official recognition or approval granted by College • The College shall adopt rules to implement this section. 	New Student Services Building <ul style="list-style-type: none"> • Student Activity and Leadership • Student Services Administration • Student Clubs and Government

2.3 College’s Strategic and Facilities Masterplan Connection

Founded in 1930, Grays Harbor College is located on 120 wooded acres in southwest Washington. Grays Harbor College is an educational resource for the greater Grays Harbor Community offering transfer degree programs, baccalaureate degree programs, adult basic education, continuing education and workforce training programs. Popular workforce training programs include; nursing, welding technology, diesel and business technology. Several initiatives for existing programs expansion and new programs are being developed.

Grays Harbor College is focused on the success of their students. This includes facilities planning for the future needs of their students. This emphasis on student success has guided the College’s stated Vision, Mission and Values:



College Vision:
“Grays Harbor College is a catalyst for positive change.”

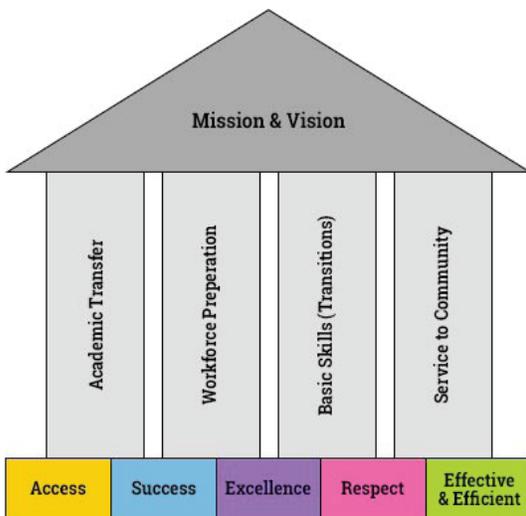
Grays Harbor College’s vision to be a catalyst for positive change was applied throughout the master planning process. Throughout every planning meeting, assessment and architectural concept, the team considered both the positive and negative repercussions of campus and facility development in an effort to remain committed to the College’s steadfast vision of “catalyst for positive change”.

GHC is challenged to provide vital education and workforce training in a region with some of the state’s highest levels of unemployment, lowest levels of post-secondary education and lowest levels of personal income.

The facilities masterplan is flexible enough to allow for the inclusion of facilities to accommodate future undetermined needs. The facilities masterplan is designed to help guide, not limit the potential growth of programs and services that promote positive change.

College Mission:
“Grays Harbor College provides meaningful education and cultural enrichment through academic transfer, workforce preparation, basic skills, and service to community.”

Grays Harbor College is receptive and proactive in developing curriculum that addresses the local community’s continuing education and workforce needs. The development of campus and facility visioning was contingent on understanding the curriculum offered and the deeply rooted commitment to fostering a strong campus to community relationship, all of which support the College’s Mission to provide preparative and enriched experiences for its students.



College Values:

- Access to educational opportunities
- Success for students, faculty and staff
- Excellence in programs, practices and principles
- Respect for diversity of people, ideas, culture and the environment
- Effective and efficient use of resources



The facilities masterplan supports the college mission and values by properly locating future buildings to accommodate future enrollment, education and workforce programs growth. A long-house cultural center is included in the masterplan to help foster cultural enrichment. Campus safety and security improvements including recognizing the campus as a tsunami disaster gathering place, strengthens community ties. Providing opportunities for potential public/private development partnerships such as future student housing also strengthens community ties.

In line with its Mission, Vision and Values, GHC's Strategic Plan supports student success and institutional effectiveness. The College has committed to a pan-institutional effort in 2018 to update its Strategic Plan which is sustained by the College's operating budget and integrated into the work of the College departments.

Core Themes:

- Academic Transfer
- Workforce Preparation
- Basic Skills
- Service to Community

This masterplan serves as a tool for the College in meeting the needs facilities needs of the strategic plan. The maintenance of the core values is linked to the curriculum that Grays Harbor College has available. As the community and the students' needs for the next step in life change so do the degrees that are provided. Today there is a need for more culinary programs in the community and around the world, with this need and the demands of the students needing the skill the school is preparing to offer a degree in culinary arts that will prepare students to enter directly into the food service industry. Space needs for the new Culinary Art Program will need to be supplied and the facilities masterplan has addressed this by identifying buildable locations that make sense in the larger vision for campus growth planning.

Curriculum needs will continue to change and will be addressed in the College's strategic plan but it is important that the schools' masterplan also prepare for the changing needs of the College. Grays Harbor College will be implementing a formal Strategic plan in 2020 that will help guide the continuing development of the facilities masterplan. Because the facilities masterplan is meant to be a living document, the plan will likely need to be updated following development of the strategic plan.

2.4 Goals and Vision for Masterplan

From the beginning, an effort was made to engage the campus community in a dialog concerning the future of the College and how to make the campus even a better place to learn, visit, work, play and teach. Emerging from a series of collaborative meetings were several identifiable goals for the facilities masterplan:

- Create a universally accessible campus that places emphases on clear circulation and ease of movement.
- Facilitate the advancement in education through modern buildings infrastructure and learning space design. Achieved through the labs, classrooms, offices, and supporting spaces.
- Improve the safety and security of the campus with new access roads for fire and emergency services.
- Create an all-encompassing campus for students, including; learning, housing, dining and recreation.
- Embrace the expansion and future needs of the campus with potential building locations of academic buildings.
- Place emphasis on sustainability, energy conservation, low impact and inclusion of the natural environment in the campus experience.
- Improve the health and wellness of students and faculty on campus with renovated health services and recreation facilities.

The facilities masterplan is a guideline for the campus to organize construction and improvement of the campus environment as Grays Harbor College continues to grow. The masterplan sets goals for the future development with the knowledge that the needs of the College will change over time. The College will use the masterplan to allocate capital improvement funding for each biennium based on prioritization of need.

2.5 History and Prior Masterplan

Approximately every 10 years, Grays Harbor College undergoes an extensive evaluation of the campus's existing facilities and need for future facilities in an effort to provide guidance for strategic planning efforts and the College's future trajectory. Development of the facilities masterplan provides key stakeholders of the strategic planning committee with critical facilities information including condition assessments and visioning.

In 2007, Grays Harbor College created a facilities masterplan that resulted in the development, design and construction of the Eugene E. Schermer Instructional STEM Building. The new STEM building replaced existing buildings that were outdated and at the end of their expected service life. The new Schermer instructional building also provided new educational opportunities for students that were previously unavailable at the College. Additionally, the 2007 Master Plan provided predesign groundwork for future buildings now being considered priority for design and implementation including the proposed student services and health and wellness buildings.



1. Child Care
2. Science and Math Building
3. Instruction
4. Wellness
5. Natural Resource Center
6. Future Opportunity
7. Future Opportunity
8. Future Opportunity
9. Future Opportunity



3.0 Campus History



3.0 Campus History

3.1 Summary

Grays Harbor College was established in 1930 by the community of Aberdeen for students in the pursuit of knowledge and education. The college remains focused on providing an excellent environment for learning through its faculty and facilities. The Year Three Resources and Capacity Evaluation in 2014 recognized Grays Harbor College for the dedication that the college staff brings to the college and the students.

Grays Harbor College has a long history creating spaces that enhance the community and the educational opportunities. What started out as a single building on Market Street in Aberdeen is now an extensive campus overlooking Aberdeen with facilities expanding over the Olympic Peninsula. The campus has continued to evolve to meet student needs. The college and community have worked together to teach students new skills and introduce them to industry standards. These lessons can lead students to networking opportunities, career advancement and continuing education, and improve their lives and well-being.

“Grays Harbor College is commended for its dedicated and competent faculty, staff and administrators who are continually engaged in the health and welfare of the college. The focus of Grays Harbor College faculty on student success, the College Mission, Core Themes, and Mission Fulfillment are evident.”

- Resources and Capacity Evaluation, Spring 2014

3.2 History of Campus

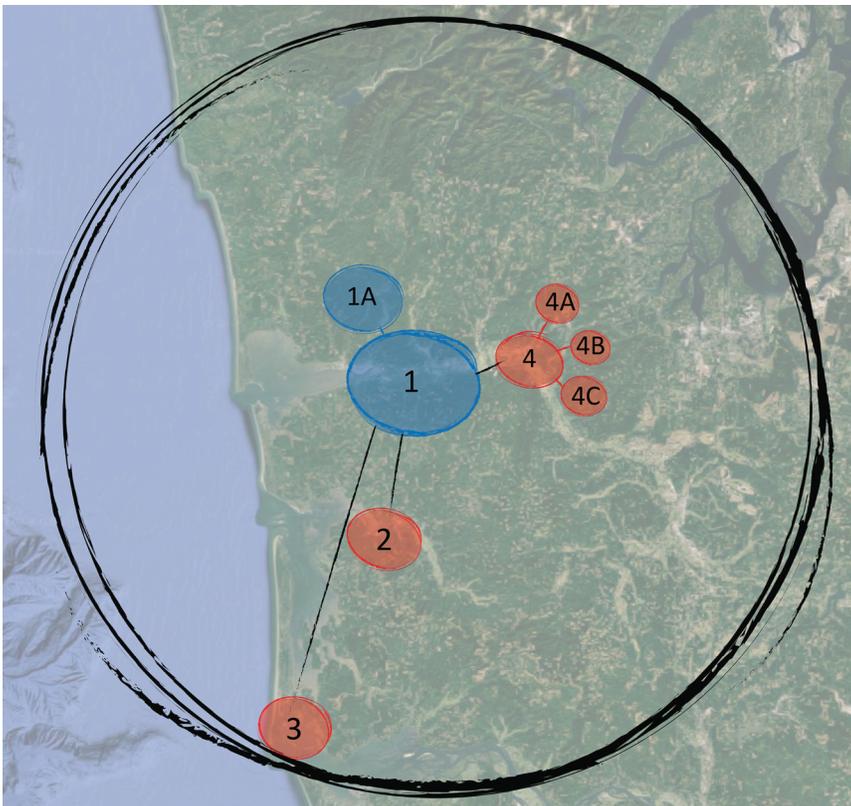
In 1930 the college was located in Franklin School Building and other buildings around the town of Aberdeen. At this time, the college existed to provide education and training for the industry in the area. Funding for college programs was limited and had to be used efficiently to support the students, staff, and teachers. Many teachers volunteered time to teach students about their industry and train them for life after college. After 15 years the college gained support and funding from the State of Washington.

The college was recognized by the State of Washington in 1945. This funding allowed the college to relocate to land overlooking the town of Aberdeen. In 1955 the new campus opened with facilities to support the basic needs of a college including library, gymnasium, and science laboratories. From that core group of buildings, the campus has grown to an extensive campus that supports not only the town of Aberdeen but the community of the Olympic Peninsula. The college curriculum remains focused on entrance into the workforce but has expanded to prepare students for higher education at a University level.

To meet the needs of the students the campus has been transformed over the 87 years to its current state with demolitions, renovations, remodels and new construction. The college has also expanded beyond the main campus into the surrounding area, with locations in Satsop, Elma, Raymond, and Ilwaco. These satellite locations tend to focus on specific careers that are needed at that location. For students who need to study from outside of the community Grays Harbor College has expanded to include online courses.

3.3 Lands / Character / Views and Design Standards

Grays Harbor College is located in Aberdeen on the south hill overlooking the harbor and the river. The campus is on a 40-acre lot surrounded by woods and has Lake Swano located on the lot as well. The woods keep a sense of privacy and sound dampening in the campus that benefits the campus as well as reflects the natural feel of the Northwest. Grays Harbor College is located on a steep hill that places it over the rest of the town of Aberdeen but the slope also splits the campus into two sections. The main heart of campus is up on the hill side where as many smaller buildings are located north on the lower campus. The lower campus is the entrance of the campus before visitors head up to the main campus buildings. To create a grand entrance to the campus and a connection between the two ends of campus the Manspeaker Building was constructed. This allowed for easier access from the lower campus to the main campus.



Building Name:	Square Footage:
1. Aberdeen Main Campus	• 338,969 SF
2. Downtown Aberdeen	• 5,396 SF
3. Raymond	• 14,484 SF
4. Ilwaco	• 6,342 SF
5. Elma	• 1,792 SF
A. WSU Extension	•
B. Fair Grounds	•
C. Simpson Education Center	•



4.0 Project Meetings

4.0 Project Meetings

The formation of the masterplan combines the work of many groups and individuals working together. Throughout the process meetings were held to mold the design of the Campus Masterplan and the Student Services Building which impact each other and were designed simultaneously. Most meetings were held at Grays Harbor College and included groups from the community and boards on campus.

The fundamental purpose of these meetings was to ensure all stakeholders and invested GHC parties had an opportunity to voice their opinions and thoughts for the future growth of the College.



Feb. 9, 2017

Meeting Workshop #1

- Student Services Predesign purpose
- Impacts for the masterplan

Mar. 7, 2017

Meeting Workshop #2

- Masterplan connection to vision and goals of GHC
- Masterplan Goals
- Educational Pillars at GHC and their requirements
- Growth of Programs
- Parallel Efforts
- Masterplan Programs
- Site and Building Opportunities

Mar. 23, 2017

Meeting Workshop #3

- Predesign programming studies
- Review direction and next steps for masterplan

Apr. 20, 2017

Meeting Workshop #4

- Site Selection of student services, how this impacts Masterplan
- Building Workshop for student Services, allowing accessibility for the campus as a whole

May 4, 2017

Meeting Workshop #5

- Confirm buildings and building locations on the master plan
- Confirm locations identified as potential added parking
- Review property adjacency ownership and potential acquisitions
- Discuss how covered walkways are addressed in the master plan



Jun. 14, 2017

KMB + Opsis Meeting

- Masterplan Plan Development
- Student Services Plans
- Identifying Challenges
- Reviewing Workshop Meetings



Jun. 29, 2017

Meeting Workshop #6

- Project Schedule
- Review where we left off
- Confirm buildings and building locations on the master plan
- Confirm biennium schedule and sequencing of buildings
- Campus Diagrams



Dec. 14, 2017

Community Presentation

- Masterplan Plan Development
- Student Services Plans

Jan. 9, 2018

Community Presentation

- Masterplan Plan Development
- Student Services Plans

Feb. 20, 2018

Masterplan Board





5.0 Site Analysis

5.0 Site Analysis



5.01 Land Use and Environmental

Grays Harbor College is lucky to be located next to Lake Swano and Alder Creek, both salmon bearing bodies of water. The land surrounding the water needs to be protected for the salmon thus there are setbacks and protected wetlands adjacent to them. The area between the campus and the lake is very steep and may be costly to construct on and may have possible impacts to the lake. Avoiding construction on the steep slopes by the lake is recommended.

Land Use Legend

- 100 ft setback- Salmon bearing
- Persevered Wetland
- Steep Slope
- Possible Future Development Sites



5.02 Adjacent Land Use and Property

The campus is located on the 40-acre lot in Aberdeen, Washington. The Main campus is located within this property line. Grays Harbor College has expanded into additional lots surrounding the College with permission. The current 1900 building and Bishop Center (1600 building) are located on lots that are owned by the state for parks and are used with permission. The College also owns land to the southwest of the main campus and small residential sites to the northeast of the main campus. Grays Harbor College plans on using these sites in the master plan for access and housing needs.

Ownership Legend

- Grays Harbor College State Board
- Available from State of Washington

5.03 Vehicle Circulation and Parking

Most Grays Harbor College students commute by car and need vehicular access and parking on campus. The above diagram shows the availability of vehicular access on campus. The campus is accessible by car in most locations currently for students though parking is limited compared to the need. Parking in the upper campus is limited to the south end of the campus, more parking is required on the northern half of the upper lot.

Vehicle Circulation Legend

- - - - Vehicle Transportation
- Student Parking
- Reserved Parking
- Visitor Parking

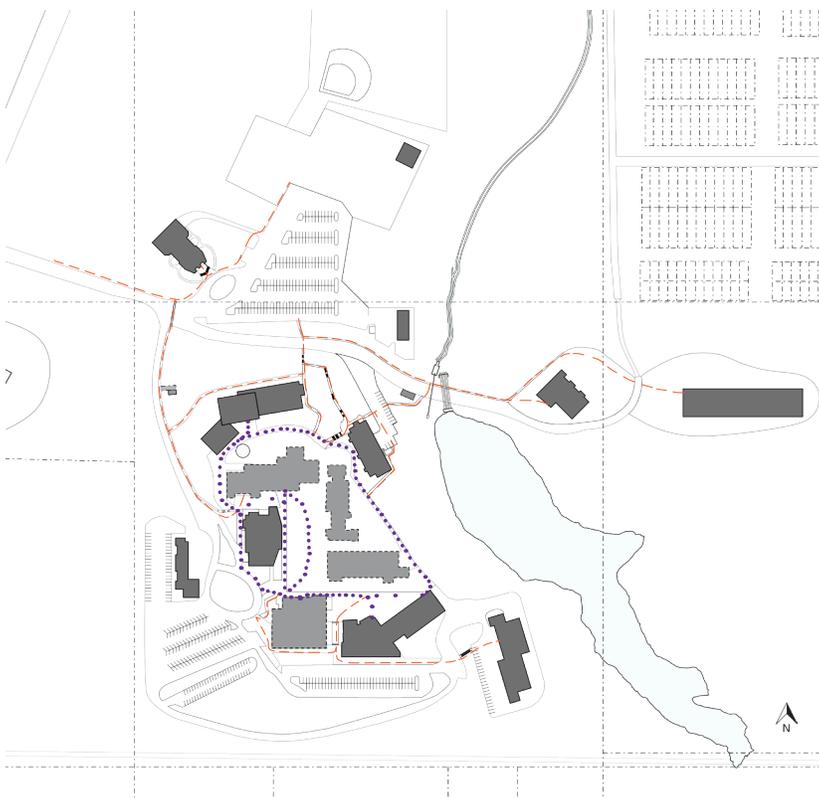


5.04 Pedestrian Circulation and Accessibility

The heart of the Grays Harbor College Campus is in front of the John Spellman Library (1500 Building) and is currently the most walkable point in campus. Most buildings in the main campus are a few minutes walk from this point. There are a few outliers to this rule. The 1900 and 1800 buildings are more remote on the campus. Although they are further away, sidewalks and paths are available that lead to them. There is limited parking at these locations to meet the needs of the students attending classes there.

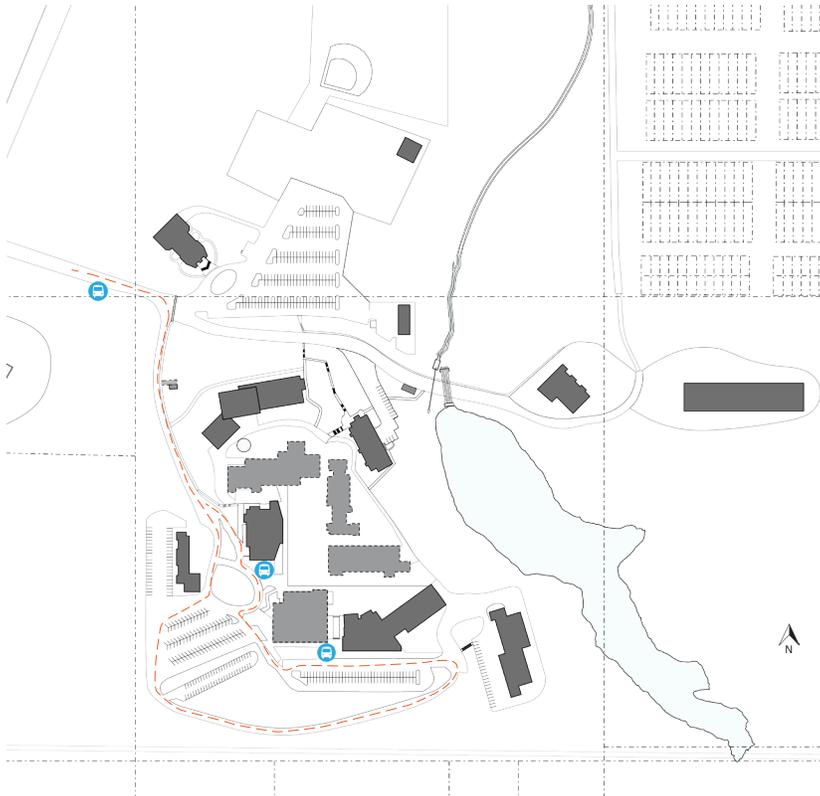
Pedestrian Legend

- - - - Pedestrian Circulation
- Universally Accessible Pedestrians Paths



5.05 Transit Access

Students that live within the city limits of Aberdeen can use public transit to reach campus. Two bus lines come to the campus for students. The 55 line does not enter campus but students can be dropped off on Boone street just outside of College property. The 10B line does access the main campus for students. This line currently has two stops on campus near the Schermer Building (building 4000) and John Spellman Library (building 1500). Updates to the bus stop locations on the site are recommended. For students that live outside Aberdeen there is a number 14 bus line that runs from Raymond to Aberdeen and Grays Harbor College three times a day. This line makes one stop on campus at the John Spellman Library.

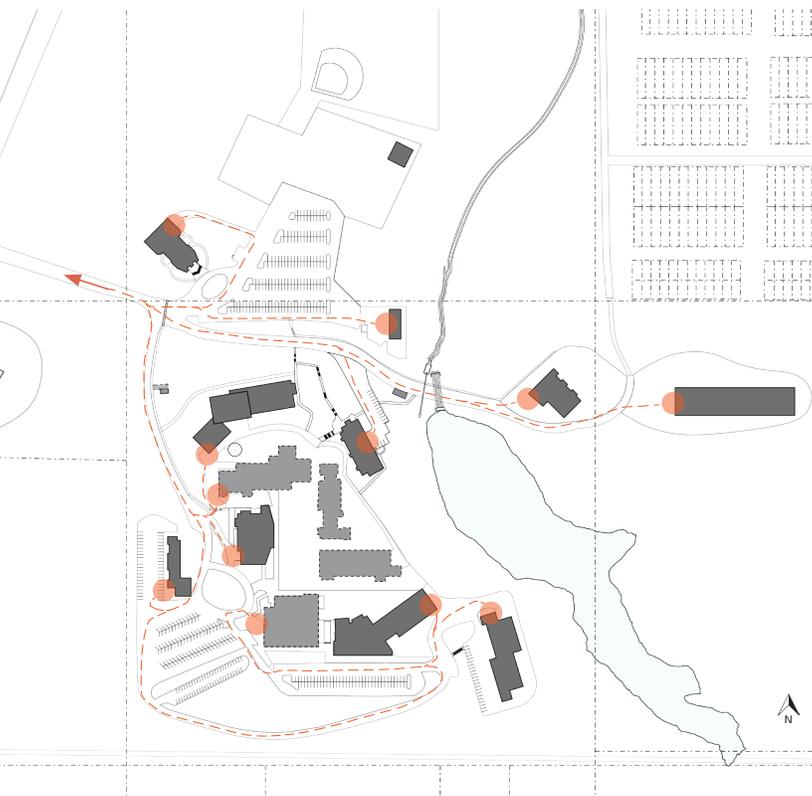


Public Transit Legend

- - - - Vehicle Transportation
- 🚌 Bus Stop

5.06 Service Access

Access to the buildings for deliveries is possible on the lower campus and parts of the upper campus. There is a need for access into the center of the upper campus. There is possible access to the east of the Schermer building or between the library and the Gymnasium. An access road would improve the access to buildings for emergency vehicles onto the upper campus.



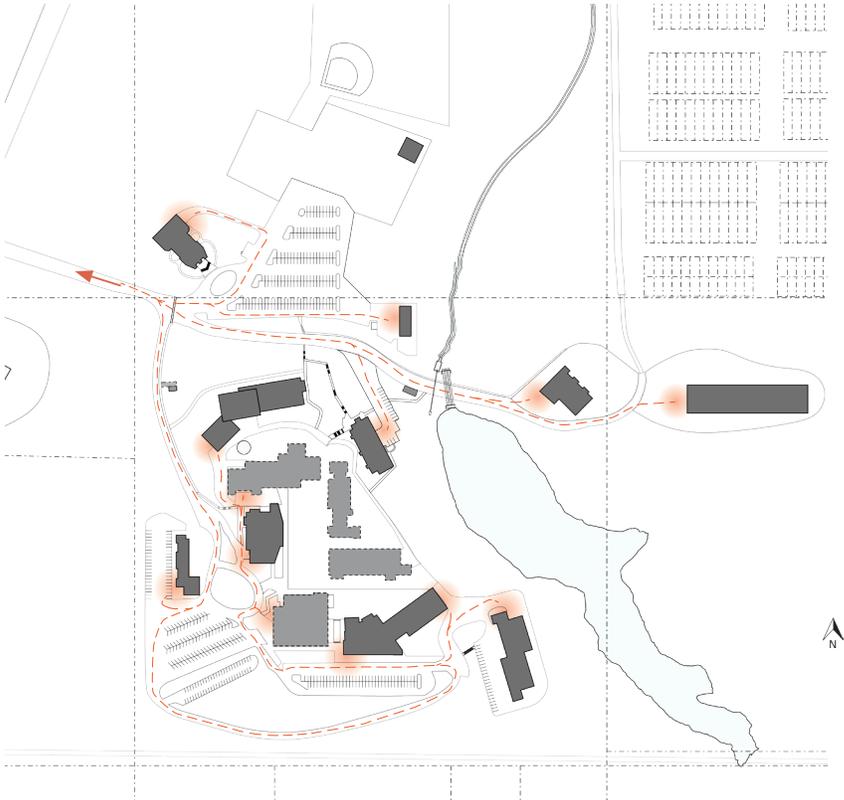
Service Vehicle Legend

- - - - Service and Emergency Vehicle Access Drives
- Service and Emergency Vehicle Building Access
- ← Emergency Entrance to Campus

5.07 Emergency Access

Grays Harbor College needs to update the campus for accessibility for service and emergency services. Currently there is a lack of access to campus for emergency vehicles. There are only two roads that have access to the campus from Aberdeen. This is a concern and hazard in the event of a campus emergency or evacuation. During wind events trees have come down on the single access road and have blocked access to the College.

There is limited fire and emergency access to the north side of the Schermer Building and the south side of the 800 building. The demolition of the 200 and 300 buildings and the addition of a fire access road will address this.

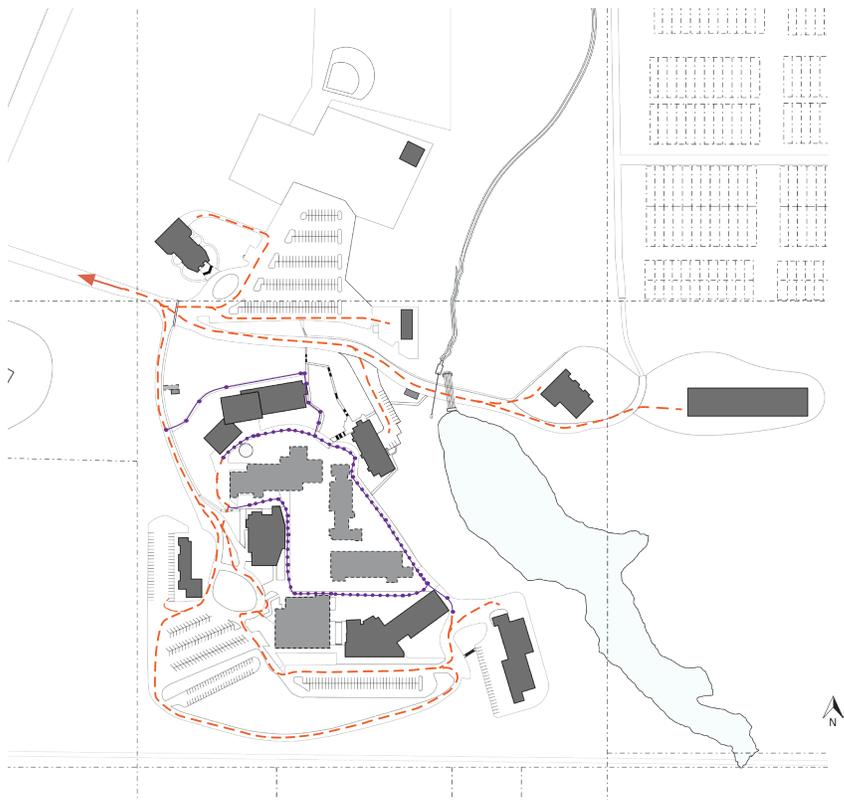


Service Vehicle Legend

- - - Service and Emergency Vehicle Access Drives
- Service and Emergency Vehicle Building Access
- ← Emergency Entrance to Campus

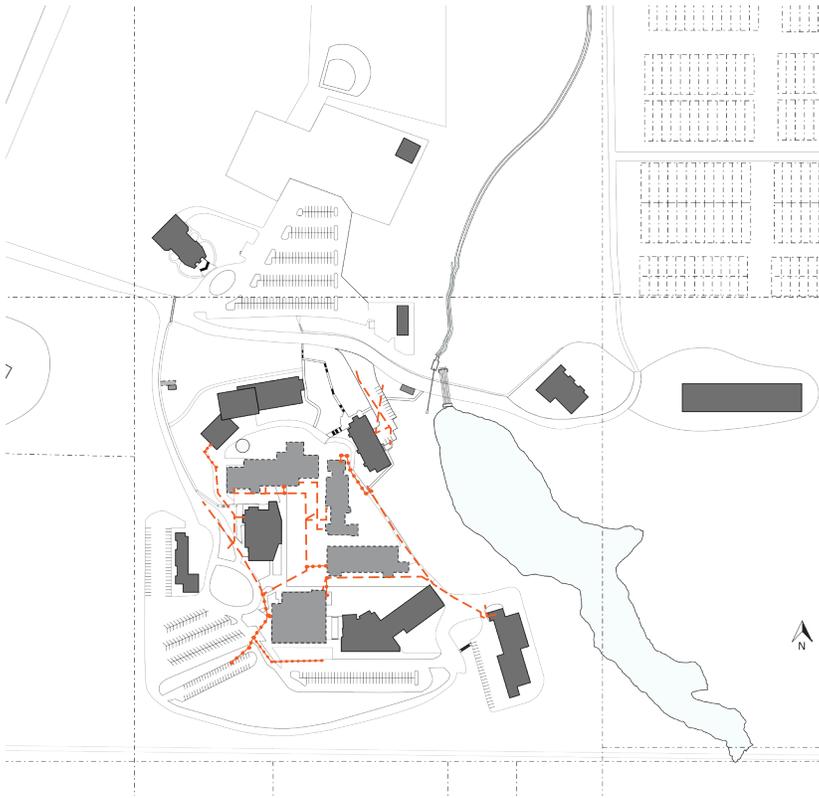
5.08 Bike Access

There are no designated bike paths on the Grays Harbor Campus for students that commute by bike. There is access throughout campus on paths that are shared with vehicles and pedestrians.



Bike Access Legend

- - - Bike and Vehicle shared Paths
- ⋯ Bike and Pedestrian Shared Paths



5.09 Utilities - Waterlines

Water is located throughout the campus at each building. The water location are underground and have not shown signs of needing to be repaired.

Water Legend

- Known Waterline
- Estimated Water Lines

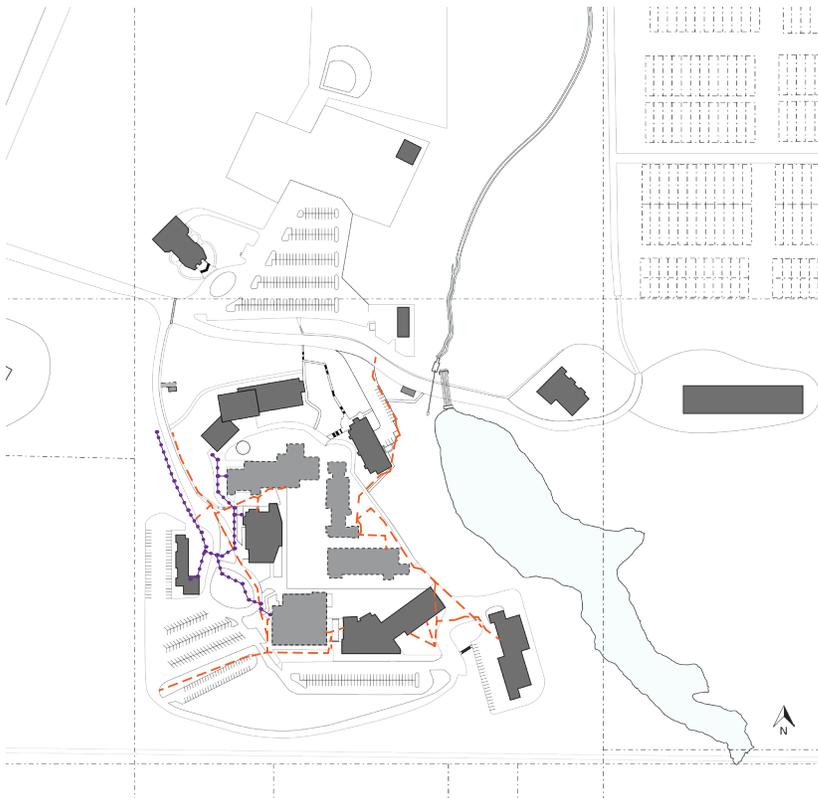


5.10 Utilities - Sanitary Lines

There is a concern about the age of the sanitary lines on campus since most of them are older than 50 years. The lines that are the oldest should be replaced which is estimates at being about 1,100 linear feet of pipe.

Stormwater and Sanitary Legend

- Sanitary Lines
- Estimated Sanitary Lines

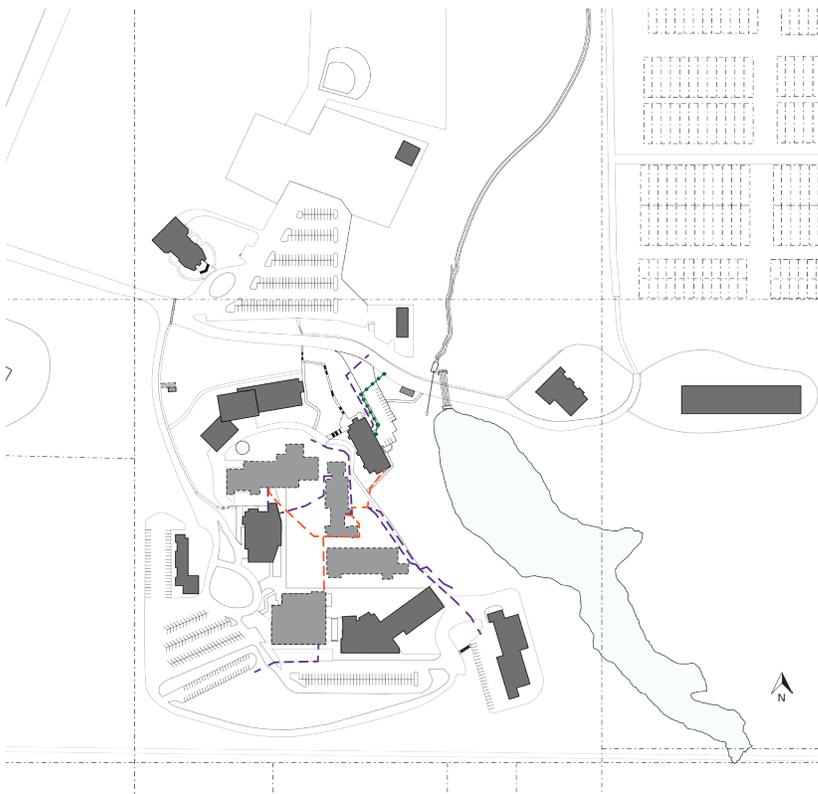


5.11 Utilities - Power

Power throughout campus is accessible through powerlines and underground electrical lines. Gas is only located through part of the campus and there is a desire to move gas through more of the campus. There is gas located on the western half of the upper campus and the desire is to add more.

Power Legend

- Power Lines
- Gas Lines

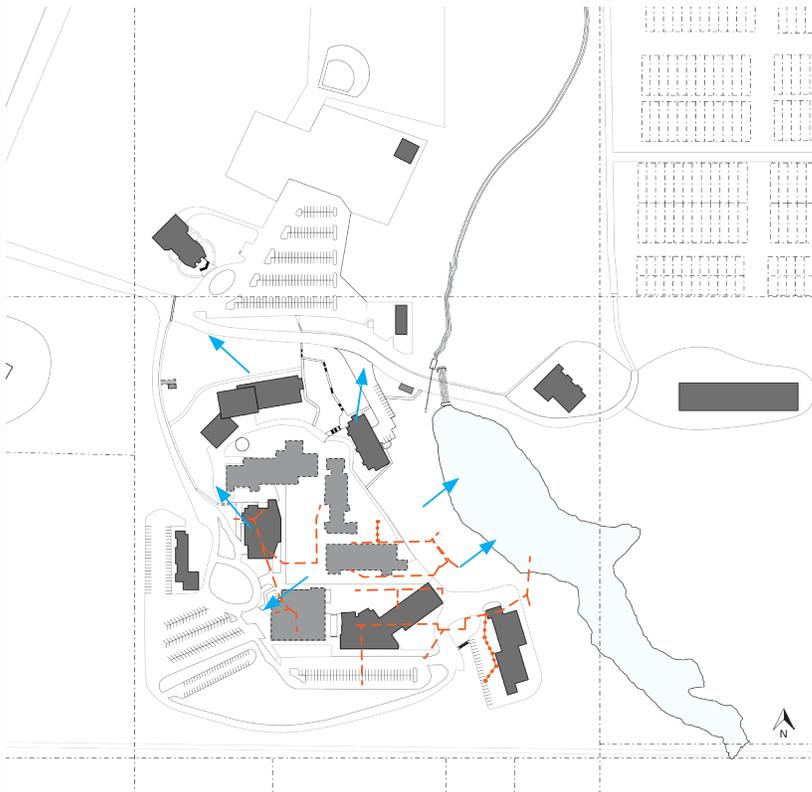


5.12 Utilities - Data

In 2015 the college completed a project that added the second of a six phase telecommunications infrastructure upgrade. This additional phased will bring the connections to all of campus. As additional buildings are constructed and renovated on campus additional lines will be added to the network. This is additional to the telephone and television lines that are existing on campus.

Data and Information Legend

- Telephone
- Television
- Fiber

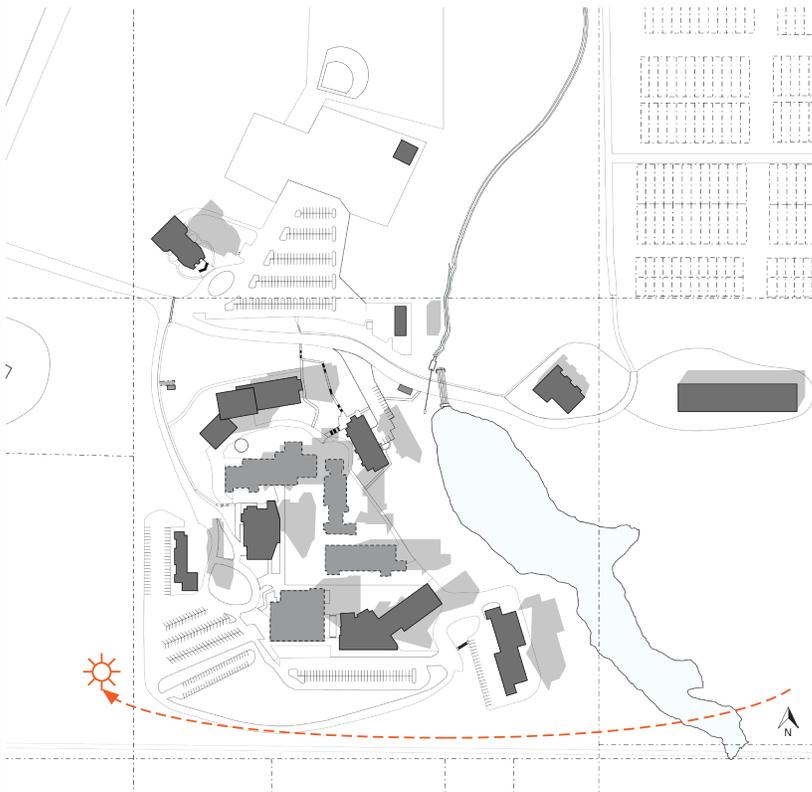


5.13 Stormwater

Grays Harbor College overlooks Lake Swano and Alder Creek on the east side of campus. The waterways are an important ecological location for the College and the community. Currently the campus stormwater drains down the slope of the hill into Lake Swano. Stormwater control is important so that the lake can continue to be a sustaining ecological system. Currently there are no issues with runoff into the lake since there are not any chemicals that are collected on the way. With any updates to the campus parking it will be important to control the stormwater so that contaminated water is not dumped into the lake but rather run through a filtration system in the ground.

Stormwater Legend

-  Water Flow
-  Storm Drain
-  Estimated Storm Drain



5.14 Sun Path

Natural light is known to help with learning and production for students and faculty work on the campus. As the campus grows, natural sunlight into buildings should be considered throughout the day. Buildings should be large and tall enough for the programs but should not cast a shadow onto the neighboring buildings as much as possible. Programs that need direct sunlight should occupy southern parts of buildings while other programs can reside in the northern rooms. Additionally, daylight can enhance classroom and meeting space functionality. Planning morning functions on the east side and evening functions of the west side takes advantage of the ambient lighting in those spaces.

Sunpath Legend

-  Sun Movement



6.0 Facilities Condition Assessment

6.0 Facilities Condition Assessment

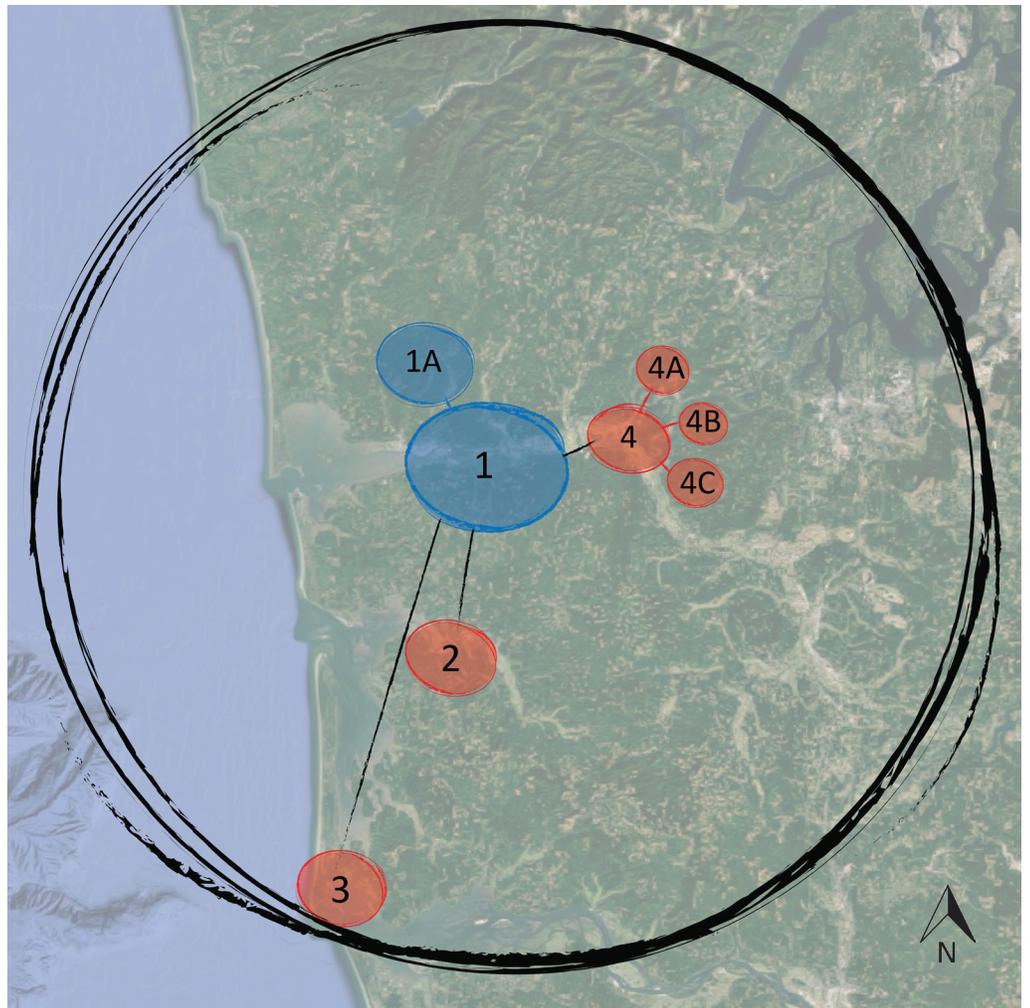
6.0 Facilities Condition Assessment

Although the safety of students and faculty on campus has always been a priority, revamped security analyses of campus infrastructure have become a vital component of Facilities Condition Assessments within recent years. The KMB + Opsis Facilities Master Plan includes an evaluation of structural building aging, deterioration in visual aesthetic, programmatic deficiencies and facility safety. With this information, the 2020-2030 Facility Master Plan can provide an overview to stakeholders and the Strategic Planning Committee of structures that are in need of renovation, additions, demolition or require no work.

The Facilities Condition Assessment analyzes existing structures on the College's campus and provides projections for the remaining useful life of each facility. Each facility receives a rating and score between 146 and 730 points. As an indicator, the higher a facility scores the poorer the building condition. The finalized building scores are used as a tool to prioritize facility upgrades and help designate funding.

Campus Locations:

1. Aberdeen Main Campus
 - A. Downtown Aberdeen
2. Raymond
3. Ilwaco
4. Elma
 - A. WSU Extension
 - B. Fair Grounds
 - C. Simpson Education Center



Main Campus Building Locations:

- | | | | |
|---------|--------------------------------|----------|-------------------------------|
| 1. 100 | Hiller Union (Future Demo) | 8. 1700 | Aquaculture Center |
| 2. 500 | Gymnasium | 9. 1800 | Heavy Equipment Mechanics |
| 3. 700 | Industrial Technology Building | 10. 1900 | Automotive/Welding Technology |
| 4. 800 | Education Building | 11. 2000 | Manspeaker Instructional |
| 5. 1400 | Wunderland Daycare | 12. 4000 | Schermer |
| 6. 1500 | John Spellman Library | 13. | Sand Shed |
| 7. 1600 | Bishop Center | 14. | Vocational Storage |



Condition Rating are as follows:

- 146- 175 = Superior
- 176- 275 = Adequate
- 276- 350 = Needs Improvement/
Additional Maintenance
- 351- 475 = Needs Improvement/
Renovation (if Merits Keeping)
- 476- 730 = Replace or Renovate

Aberdeen Main Campus



1. 100 Building, The Hiller Union Building

Area: 22,643 SF
 Built: 1957
 Remodeled: 1994
 Use: Student Center
 Construction: Medium
 CVR/SF: \$313
 Value: \$7,087,259

Previous Score: 306
Current Score: 313 - Needs Improvement/Additional Maintenance



2. 500 Building, Gymnasium

Area: 18,814 SF
 Built: 1957
 Remodeled: 2001
 Use: Gymnasium
 Construction: Medium
 CVR/SF: \$279
 Value: \$5,249,106

Previous Score: 332
Current Score: 352 - Needs Improvement/Renovation



3. 700 Building, Voch/Tech

Area: 23,305 SF
 Built: 1971
 Remodeled: 2010
 Use: Vocational Arts
 Construction: Medium
 CVR/SF: \$316
 Value: \$7,364,380

Previous Score: 246
Current Score: 246 - Adequate



4. 800 Building, Instructional

Area: 18,238 SF
 Built: 1971
 Remodeled: No
 Use: Science Lab
 Construction: Heavy
 CVR/SF: \$391
 Value: \$7,131,058

Previous Score: 360
Current Score: 360 - Needs Improvement/Renovation



5. 1400 Building, Wunderland Daycare

Area: 6,246 SF
 Built: 2010
 Remodeled: No
 Use: Child Care
 Construction: Medium
 CVR/SF: \$290
 Value: \$1,811,340

Previous Score: 146
Current Score: 146 - Superior



6. 1500 Building, The John Spellman Library

Area: 25,155 SF
 Built: 1966
 Remodeled: 2003
 Use: Library
 Construction: Medium
 CVR/SF: \$301
 Value: \$7,571,655

Previous Score: 170
Current Score: 170 - Superior



7. 1600 Building, Bishop Center for Performance Arts

Area: 17,144 SF
 Built: 1974
 Remodeled: No
 Use: Performing Arts
 Construction: Medium
 CVR/SF: \$337
 Value: \$5,777,528

Previous Score: 194
Current Score: 213- Adequate



8. 1700 Building, Aquaculture

Area: 3,865 SF
 Built: 1984
 Remodeled: No
 Use: Science Lab
 Construction: Light
 CVR/SF: \$185
 Value: \$713,360

Previous Score: 398
Current Score: 440 - Needs Improvement/Renovation



9. 1800 Building, Voch/Tech

Area: 9,484 SF
 Built: 1988
 Remodeled: No
 Use: Vocational Arts
 Construction: Light
 CVR/SF: \$316
 Value: \$2,996,944

Previous Score: 262
Current Score: 267 - Adequate



10. 1900 Building, Automotive/Welding

Area: 21,750 SF
 Built: 2007
 Remodeled: No
 Use: Vocational Arts
 Construction: Medium
 CVR/SF: \$316
 Value: \$6,773,000

Previous Score: 158
Current Score: 159- Superior



11. 2000 Building, Manspeaker Instructional Building

Area: 71,755 SF
 Built: 2007
 Remodeled: No
 Use: General Classroom
 Construction: Heavy
 CVR/SF: \$301
 Value: \$21,598,255

Previous Score: 170
Current Score: 170 - Superior



12. 4000 Building, Gene Schermer Instructional Building

Area: 70,000 SF
 Built: 2015
 Remodeled: No
 Use: General and Science Classrooms
 Construction: Heavy
 Value: New Construction



13. Sand Shed

Area: 1,945 SF
 Built: 2010
 Remodeled: No
 Use: Storage
 Construction: Light
 CVR/SF: \$43
 Value: \$83,635

Previous Score: 242
Current Score: 265 - Adequate



14. Vocational Storage

Area: 960 SF
 Built: 1997
 Remodeled: No
 Use: Storage
 Construction: Light
 CVR/SF: \$185
 Value: \$177,600

Previous Score: 254
Current Score: 280 - Needs Improvement/Additional Maintenance



15. Infrastructure

In addition to the buildings on the three Grays Harbor Campuses the infrastructure are examined for faults that need to be attended to. The list includes areas all around the campus that need to be considered for funding.

Sanitary Sewer System

- 57 year old system
- 1,100 Linear Feet of pipe to be replaced
- Estimated Cost: \$600,000



Telecommunication Lines

- Fiber Conduit has deteriorated
- 1,000 Linear feet to be replaced
- Estimated Cost: \$25/LF = \$25,000

Lake Swano Trail

- Retaining wall deteriorating and undermined wood overlook
- Replace Retaining wall and wood overlook
- \$70,000

Downtown Aberdeen Campus:

16. Whiteside Education Center



Area: 5,396 SF
 Built: 1919
 Remodeled: 1997
 Use: Mixed Use
 Construction: Light
 CVR/SF: \$316
 Value: \$1,705,136

Previous Score: 278
Current Score: 278 - Needs Improvement/Additional Maintenance

Illwaco Campus:

17. Columbia Education Center



Area: 6,342 SF
 Built: 2006
 Remodeled: No
 Use: Multi-Use
 Construction: Medium
 CVR/SF: \$290
 Value: \$1,839,180

Previous Score: 178
Current Score: 179 - Adequate

Raymond Campus:



18. Riverview Education Center

Area: 12,660 SF
 Built: 1925
 Remodeled: 2001
 Use: General Classroom
 Construction: Medium
 CVR/SF: \$301
 Value: \$3,810,660

Previous Score: 182
Current Score: 198 - Adequate



19. Leon Lead Green House

Area: 1,824 SF
 Built: 2009
 Remodeled: No
 Use: Classroom
 Construction: No Data
 CVR/SF: \$285
 Value: \$519,840

Previous Score: 182
Current Score: 198 - Adequate

Elma Campus:



20. Simpson Education Center

Area: 1,792 SF
 Built: 1998
 Remodeled: No
 Use: General Classroom
 Construction: Temporary
 CVR/SF: \$185
 Value: \$331,520

Previous Score: 354
Current Score: 366 - Needs Improvement/Renovation



7.0 Growth Projections

7.0 Growth Projections

7.1 Student Enrollment Predictions

The largest student enrollment increase predicted for Grays Harbor College is within Academic and Vocational curriculum. At this time, forecasts for student enrollment do not include the addition of the College’s new culinary arts and nursing programs which are expected to attract additional students.

WA State Board of Community and Technical Colleges

Summary of Fall FTEs Used in the 2016 CAM

Type 1 = Day On-Campus (Excludes Online)

Type 2 = Day On-Campus + Online

	Fall 2016 FTEs			Fall 2026 FTEs Projections			FTEs Growth (Fall)		
	Total	Type 1	Type 2	Total	Type 1	Type 2	Total	Type 1	Type 2
Academic	861	606	849	875	616	863	14	10	14
Vocational	457	322	384	465	327	390	8	5	6
Basic Skills/Dev Ed	428	285	361	435	290	367	7	5	6
Total	1,746	1,212	1,593	1,775	1,233	1,620	29	21	27

7.2 Academic Space Needs Projections

Grays Harbor College completed the Eugene E. Schermer Instructional STEM Building in 2015 which includes new space for cross-discipline learning for the arts and STEM. Currently, the College does not need additional academic buildings to support its current curriculum offerings, which are primarily focused on vocational / workforce preparedness educational coursework.

7.3 Vocational/Technical Space Needs Projections

Through an analysis of the College’s growth projections coupled with the Facility Condition Assessments, the KMB + Opsi architectural team believes that the campus is in need of facility programming reassessment and reconfiguration to more efficiently address the space needs of the campus community. Currently, the College has one of the highest student-to-building footprint ratios in Washington. When the buildings are reassessed and reconfigured it is possible that the programs will have a smaller foot print but will use it more efficiently.

7.4 Future Programs Space Needs Projections

Grays Harbor College is dedicated to supplying students with opportunities in the careers needed in the industry. As the needs of the workforce change, Grays Harbor College has worked to develop curriculum that addresses local needs. The College has projected growth among the Culinary Arts industry which has ignited the introduction of a culinary program in an effort to capture student enrollment opportunities. The goal is to introduce these classes in the future Student Services Building.

Vocational careers are also on the rise and are the focus of additional educational buildings in the Master Plan. Metal working is a program that the College would also like to include in the curriculum but requires additional space than what is currently provided. Vocational programs have more unique, and often times larger space requirements than traditional classroom settings. Grays Harbor College’s student population needs allots for greater designation of space for vocational classes versus more traditional, “academic transfer” curriculum.

7.5 Administration Space Needs Projections

Currently the campus has outgrown the Student Services Administration Building and has been forced to expand into other locations throughout campus. Centralizing Student Services administrative offices is a priority of the Master Plan. The additional offices would support the mounting growth and student population that the College is currently experiencing and projected to experience.

	Student to Campus Gross Square Foot			Student/ GSF Ratio
	Change in GSF	Campus GSF	Enrollment	
Existing Campus		332,078 GSF	1,746	190 GSF/Student
B200/B300 Demo	-35,080 GSF			
New Student Services	+69,985 GSF			
B100	-26,925 GSF			
Campus at 2023		340,058 GSF	1,750	194 GSF/ Student

7.6 Housing Needs Projections

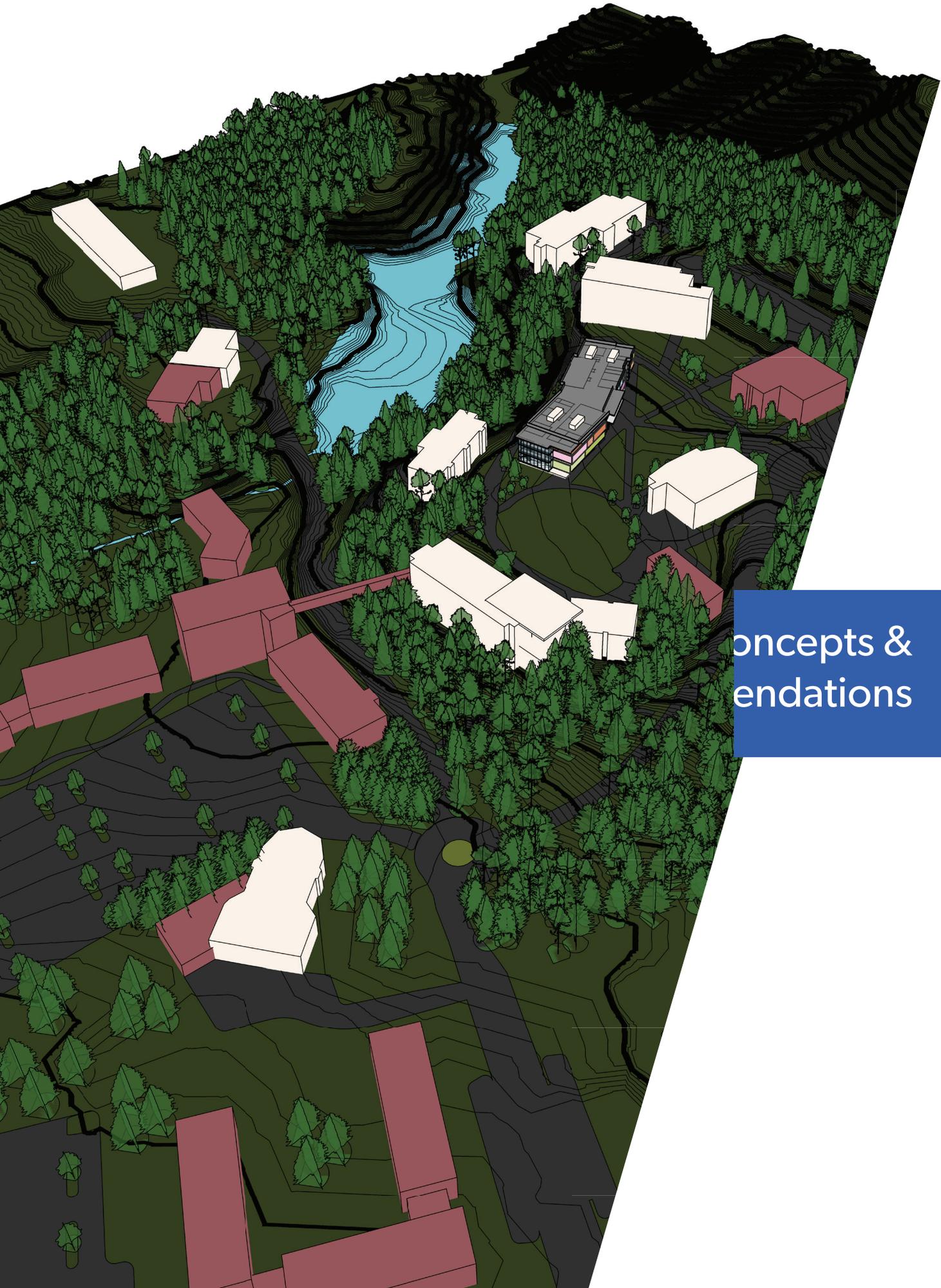
Grays Harbor College serves students throughout the Olympic Peninsula. Many of these students ride the bus in or live at home while they attend. The College has identified Student Housing as a need among its student population. Grays Harbor College is eager to help student by supplying housing in the area that allows more students to attend easily attend. The ability to live closer to campus would improve student life on the campus and expand the student population. There is a plan to build apartments in the west side of campus, north and east of the 1900 building, Automotive/Welding Technology in the future. Another possible location is north of the main campus entrance. All three locations are shown on the map to the right.



Proposed locations of student housing

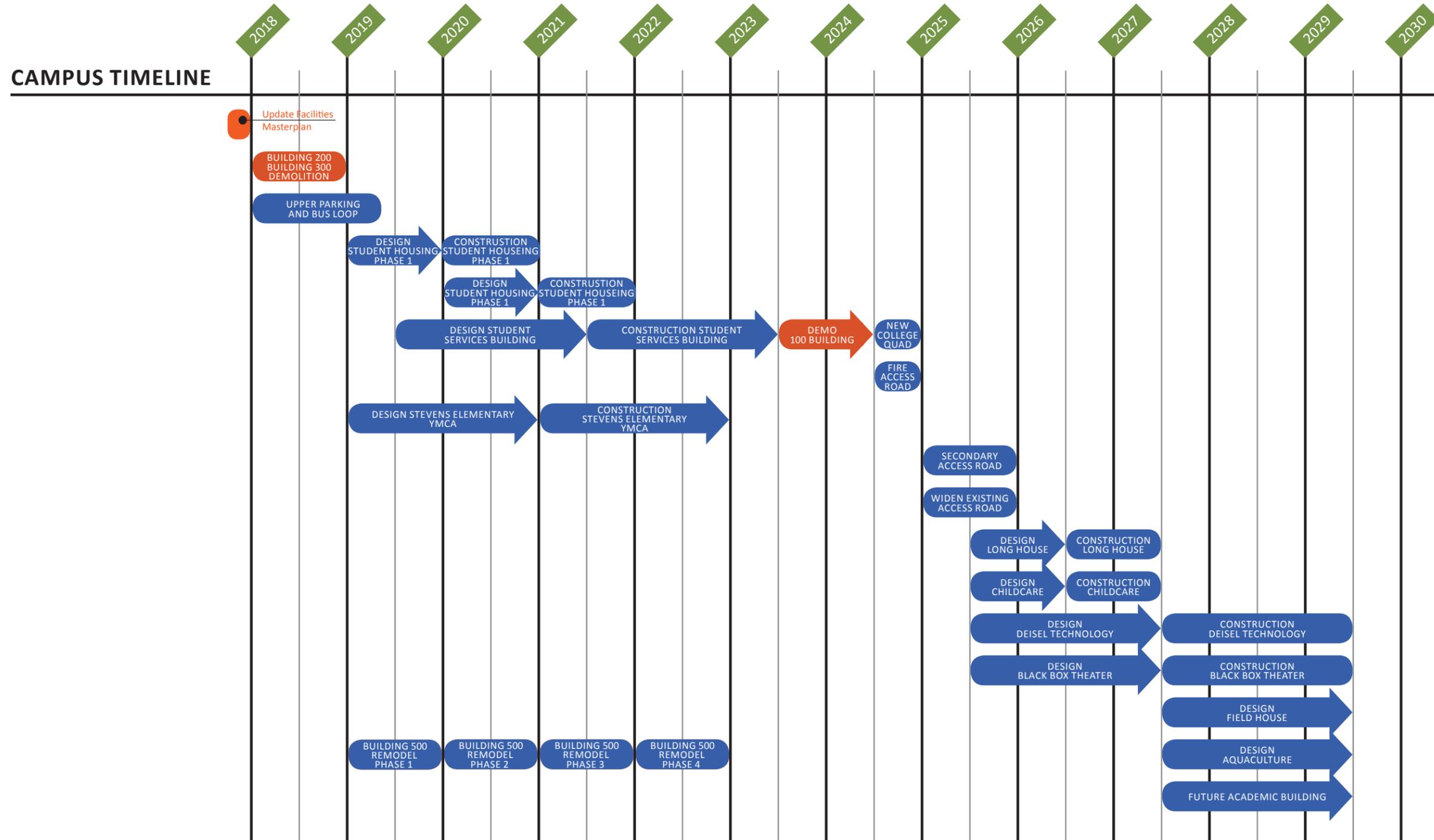
7.7 Other Needs Projection

Many of the programmatic needs for the College are not included in academic and administration but rather for site and student amenities. Programs that are needed include childcare center, a black box theater and a field house and longhouse cultural center that are scheduled for the masterplan. These buildings are needed to support the students and faculty of the campus. Site improvements include the construction of a new Campus Quad for the center of campus and access roads for emergency and circulation purposes improvements include the construction of a new Campus Quad for the center of campus and access roads for emergency and circulation purposes.



Concepts &
Recommendations

Grays Harbor College Masterplan Schedule



7.1 Implementation Schedule

Grays Harbor College is in a period of rejuvenation. The campus has several buildings that are no longer able to meet the needs of the College even with remodeling/reconfiguration. The buildings that have been deemed non-supportive include 100, 200, and 300 are posed for demolition and will be replaced with new buildings. This impacts the timeline of the Facilities Master Plan due to demolition and new construction on occupied sites among an active campus.

The current 200 and 300 buildings are currently in the process of being demolished and will be followed by the construction of the new Student Services Building on the footprint of Building 200 and 300's site. The Student Services building will house the programs of the existing 100 Building to allow for the subsequent demolition of the 100 Building.

Proposed Campus Masterplan:

- | | |
|--|---|
| 1. Upper Campus Parking Renovation | 10. Proposed Secondary Fire Access Road |
| 2. Student Services | 11. Longhouse |
| 3. Stevens Elementary & YMCA | 12. Child Care Expansion |
| 4. Proposed Playfields | 13. Diesel Technology Expansion |
| 5. Intentionally Omitted | 14. Black Box Theater Expansion |
| 6. Student Housing Site Options | 15. Field House |
| 7. Existing 500 Building, Gymnasium Renovation | 16. Aquaculture |
| 8. Proposed College Quad/Amphitheater | 17. Future Academic Building |
| 9. Proposed Fire Access Road | 18. Existing Nature Trail Renovation |

-  Existing Non-Campus Building
-  Proposed Non-Campus Building
-  Existing Campus Building
-  Proposed Campus Building
-  Proposed Art/Historical Monument
-  Proposed Parking/Roads
-  Existing Parking/Roads

-  Nature Trail



Proposed Campus Accessibility Updates:

1. Reconfiguring Upper Campus Parking Lot

The upper campus parking lot will be leveled and reconfigured to increase parking and improve handicap parking.

2. Development of an Upper Campus Access Road

The addition of an access road that serves upper campus will improve facility service, handicap, and emergency access to buildings that are currently deemed inaccessible.

3. Student Services Building: Accessible Campus Corridor

Campus buildings can be planned to accommodate campus traffic and accessibility. The proposed Student Services Building is located where there is a grade change among upper campus between the Schermer Building and Manspeaker.

4. Strategic Longhouse Location

The proposed Longhouse location allows an increase in designated handicap parking stalls among upper campus and would connect to the proposed Upper Campus Access Road.

5. Footbridge between Manspeaker and Lower Campus

The addition of a footbridge between the upper and lower campus will allow for improved foot traffic between upper and lower campus's elevation grades.

6. Campus Access Road

The designation of an additional egress road that connects Grays Harbor College's upper campus to Highway 105 creates an additional emergency exit and improves campus traffic circulation. A third access road could be re-developed to the north of the diesel tech building.



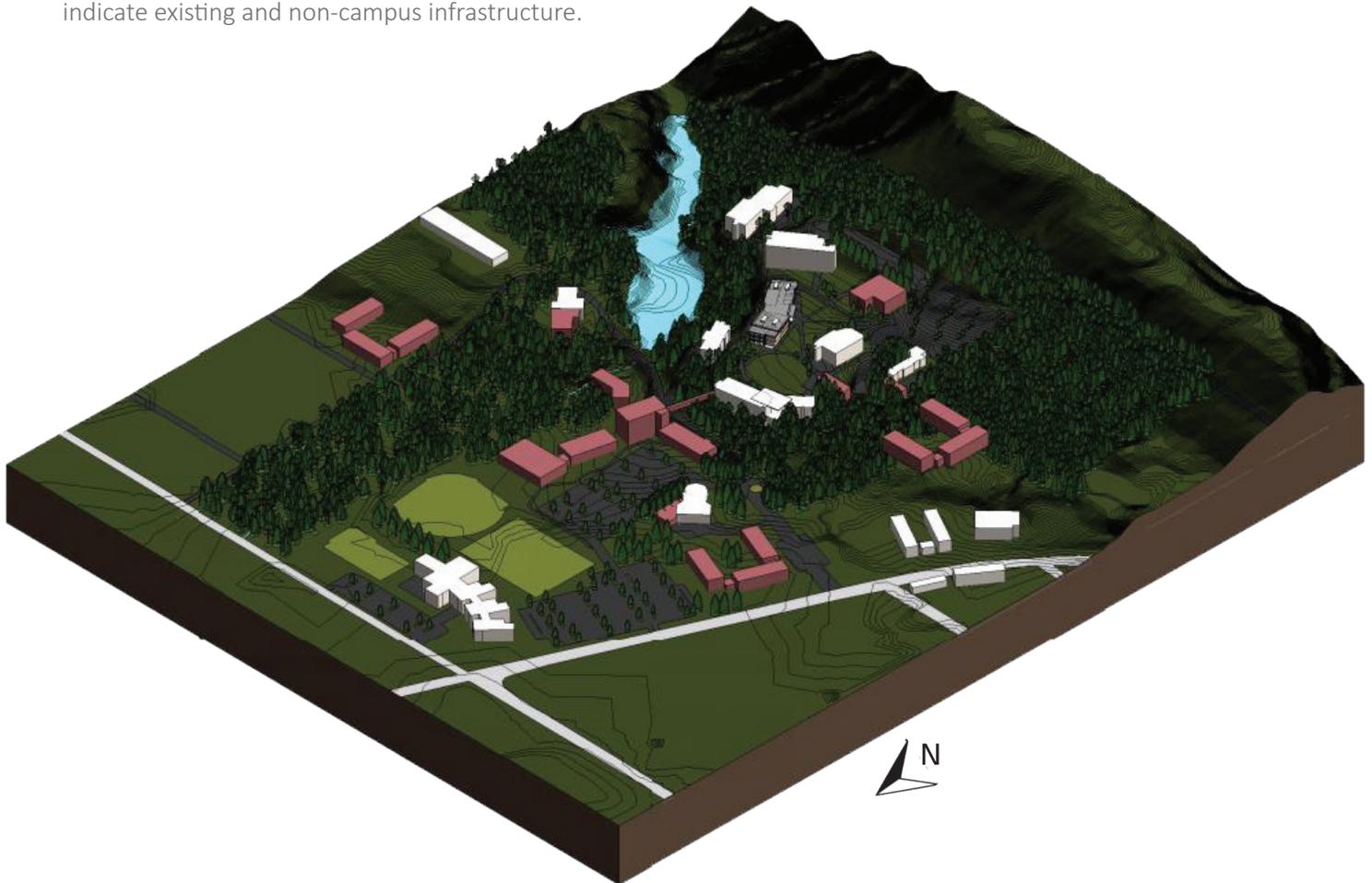
8.2 Masterplan

The Grays Harbor Master Plan was created with the needs of the students, staff, faculty, and the local community in mind. Consideration of improvements to campus buildings and infrastructure with campus safety, facility longevity, support to the College’s curriculum and curating a “sense of place” were constant considerations throughout the Facilities Master Plan process.

The buildings have been prioritized in order of project urgency and proposed implementation. Starting with the projects that are already in the works and wrapping with projects that are still on the horizon. The projects that are current include the upper campus parking and bus improvements and the Student Services Building. The near future holds the opportunity for a new elementary school and housing close to the College campus. The next set of projects improve the campus infrastructure with fire access roads and a quad in the center of campus.

Building for the Future - Proposed New Facilities on Campus

KMB architects and opsis architecture worked with Grays Harbor College stakeholders to project growth among campus facilities based on predicted needs. Buildings identified with pink coloring represent future facility sites, while buildings colored with white indicate existing and non-campus infrastructure.



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9.0 References

Aerial



9.0 References

1. 2015 Facility Condition Survey by Steve Lewandowski, State Board for Community and Technical Colleges
2. GHC 2013-2020 Strategic Plan
3. Meeting Minutes
4. City of Aberdeen, Grays Harbor County GIS, 2007 by HDR
5. Property Memo by KMB architects
6. Institutional Zoning
7. GHC PUD Documents

Reference 1:

2015 Facility Condition Survey by Steve Lewandowski,
State Board for Community and Technical Colleges

SITE/BUILDING CONDITION

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

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

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

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

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

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

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

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

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

Facility Condition Overview

Building conditions

Individual facility scores for the permanent facilities ranged from a low of 146 to a high of 513 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

Columbia Education Center (020-26) STATE UFI: A01306 Columbia Ed. Center (020E)
 AREA: 6,342 SF BUILT: 2006 REMODELED: No PREDOMINANT USE: Multi-Use
 CONSTRUCTION TYPE: Medium CRV/SF: \$290 REPLACEMENT VALUE: \$1,839,180



Primary Systems	
COMPONENT: Structure	RATING: 1 x WEIGHT: 8.3 = SCORE: 8.3
No signs of settlement or cracking, no abrupt vertical changes Columns, bearing walls and roof structure appears sound/free of defects	
COMMENTS: Wood frame; concrete foundation	
COMPONENT: Exterior Closure	RATING: 1 x WEIGHT: 8.3 = SCORE: 8.3
Weatherproof, tight, well-maintained exterior walls, doors, windows/finishes	
COMMENTS: Cement board lap siding; wood shingles; plywood soffits; glass wind screens	
COMPONENT: Roofing	RATING: 1 x WEIGHT: 10.4 = SCORE: 10.4
Flashing and penetrations appear sound and membrane appears water-tight; drainage is positive and there are overflow scuppers	
COMMENTS: Composition 3-tab shingles	

Secondary Systems			
COMPONENT:	Floor Finishes	RATING: 3 x WEIGHT: 6.3 =	SCORE: 18.8
Some wear and minor imperfections are evident; beginning deterioration			
COMMENTS:	Colored concrete and carpet-surface wear		
COMPONENT:	Wall Finishes	RATING: 1 x WEIGHT: 6.3 =	SCORE: 6.3
Maintainable surfaces in good condition			
COMMENTS:	Gypsum board; recycled vertical T&G wood; ceramic tile		
COMPONENT:	Ceiling Finishes	RATING: 1 x WEIGHT: 6.3 =	SCORE: 6.3
Maintainable surfaces in good condition; good alignment and appearance			
COMMENTS:	Gypsum board and direct-adhered tile		
COMPONENT:	Doors & Hardware	RATING: 1 x WEIGHT: 6.3 =	SCORE: 6.3
Appropriate hardware, closers, panic devices; in good working order			
COMMENTS:	Interior/exterior wood doors/frames		

Service Systems			
COMPONENT:	Elevators	RATING: 0 x WEIGHT: 0 =	SCORE: 0
No data			
COMMENTS:			
COMPONENT:	Plumbing	RATING: 1 x WEIGHT: 8.3 =	SCORE: 8.3
Fixtures and piping appear to be in good condition; no evidence of leaks			
COMMENTS:	Copper, ABS and PVC 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:	Horizontal electric forced air furnaces w cooling coils and outside condensers		
COMPONENT:	Electrical	RATING: 1 x WEIGHT: 8.3 =	SCORE: 8.3
Adequate service and distribution capacity for current/future needs			
COMMENTS:	600amp 208/120v		
COMPONENT:	Lights/Power	RATING: 1 x WEIGHT: 8.3 =	SCORE: 8.3
Contemporary lighting with good work area illumination; ample outlets			
COMMENTS:	Lay-in, hanging and ceiling mount strip fluorescent lights		

Safety Systems		
COMPONENT:	Life/Safety	RATING: 1 x WEIGHT: 10.4 = SCORE: 10.4
Appears to meet current codes		
COMMENTS:		
COMPONENT:	Fire Safety	RATING: 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 evident	

Quality Standards		
COMPONENT:	Maintenance	RATING: 1 x WEIGHT: 7.3 = SCORE: 7.3
Facility appears well maintained		
COMMENTS:		
COMPONENT:	Remaining Life	RATING: 1 x WEIGHT: 6.3 = SCORE: 6.3
Life expectancy is >15 years; minor system deterioration		
COMMENTS:		
COMPONENT:	Appearance	RATING: 1 x WEIGHT: 6.3 = SCORE: 6.3
Well-constructed building; generally attractive interior and exterior		
COMMENTS:	Well-designed wood structure; use of recycled wood on inside enhances interior	

Heat Loss		
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 sections	

TOTAL SCORE = 179 PREVIOUS BIENNIUM SCORE = 178
 CONDITION: Adequate

BUILDING CONDITION RATING

Acqua (020-17) STATE UFI: A01579 Main Campus (020A)
 AREA: 3,856 SF BUILT: 1984 REMODELED: No PREDOMINANT USE: Science Lab.
 CONSTRUCTION TYPE: Light CRV/SF: \$185 REPLACEMENT VALUE: \$713,360



Primary Systems	
COMPONENT: Structure	RATING: 3 x WEIGHT: 8.3 = SCORE: 25
Some cracking evident but does not likely affect structural integrity; Visible defects apparent but are non-structural	
COMMENTS: CMU; wood framing; garage has a slab settling problem	
COMPONENT: Exterior Closure	RATING: 3 x WEIGHT: 8.3 = SCORE: 25
Sound and weatherproof but with some deterioration evident	
COMMENTS: CMU; T1-11 plywood-surface wear	
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: 3-tab composite shingles-moss buildup	

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: 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: None evident		

Quality Standards		
COMPONENT:	Maintenance	RATING: 5 x WEIGHT: 7.3 = SCORE: 36.5
General deterioration is evident; lack of adequate maintenance is evident; impact is moderate to severe		
COMMENTS: neglected		
COMPONENT:	Remaining Life	RATING: 3 x WEIGHT: 6.3 = SCORE: 18.8
Life expectancy is 5-15 years; moderate system deterioration		
COMMENTS:		
COMPONENT:	Appearance	RATING: 3 x WEIGHT: 6.3 = SCORE: 18.8
Average construction; average interior and exterior appearance		
COMMENTS: Very non-descript looking small building		

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 = 440 PREVIOUS BIENNIUM SCORE = 398
 CONDITION: Needs Improvement/Renovation

BUILDING CONDITION RATING

Admin (020-2) STATE UFI: A00079 Main Campus (020A)
 AREA: 12,437 SF BUILT: 1957 REMODELED: 1996 PREDOMINANT USE: Administration
 CONSTRUCTION TYPE: Medium CRV/SF: \$269 REPLACEMENT VALUE: \$3,345,553



Primary Systems	
COMPONENT:	Structure RATING: 3 x WEIGHT: 8.3 = SCORE: 25
Some cracking evident but does not likely affect structural integrity; Visible defects apparent but are non-structural	
COMMENTS: Cast concrete; wood framing	
COMPONENT:	Exterior Closure RATING: 3 x WEIGHT: 8.3 = SCORE: 25
Sound and weatherproof but with some deterioration evident	
COMMENTS: Concrete; brick; marblecrete	
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 w/ UV coat; significant wear of UV coating - funded 2013-15; skylight	

Secondary Systems			
COMPONENT:	Floor Finishes	RATING: 3 x WEIGHT: 6.3 =	SCORE: 18.8
Some wear and minor imperfections are evident; beginning deterioration			
COMMENTS:	Carpet-general wear; deteriorating vinyl tile; ceramic tile; brick tile		
COMPONENT:	Wall Finishes	RATING: 3 x WEIGHT: 6.3 =	SCORE: 18.8
Aging surfaces but sound; some maintenance is required			
COMMENTS:	Gypsum board; ceramic tile; wood paneling		
COMPONENT:	Ceiling Finishes	RATING: 3 x WEIGHT: 6.3 =	SCORE: 18.8
Some wear and tear; Minor staining or deterioration			
COMMENTS:	Gypsum board; direct adhered tile		
COMPONENT:	Doors & Hardware	RATING: 3 x WEIGHT: 6.3 =	SCORE: 18.8
Functional but dated			
COMMENTS:	Interior wood doors w HM frames; exterior aluminum and HM doors/frames; general wear		

Service Systems			
COMPONENT:	Elevators	RATING: 0 x WEIGHT: 0 =	SCORE: 0
No data			
COMMENTS:			
COMPONENT:	Plumbing	RATING: 3 x WEIGHT: 8.3 =	SCORE: 25
Fixtures are functional but dated; some leaks; maintenance required			
COMMENTS:	Galvanized, cast iron and copper piping; porcelain fixtures		
COMPONENT:	HVAC	RATING: 3 x WEIGHT: 8.3 =	SCORE: 25
System generally adequate; some deterioration; needs balancing; Offices areas have A/C; hazardous areas are ventilated			
COMMENTS:	Rooftop packaged HVAC units; HW boiler and univents-not used		
COMPONENT:	Electrical	RATING: 3 x WEIGHT: 8.3 =	SCORE: 25
Service capacity meets current needs but inadequate for future			
COMMENTS:	600amp 208/120v		
COMPONENT:	Lights/Power	RATING: 3 x WEIGHT: 8.3 =	SCORE: 25
Adequate work area illumination; adequate outlets for current use			
COMMENTS:	Ceiling mount and lay-in fluorescent lighting		

Safety Systems			
COMPONENT:	Life/Safety	RATING: 3 x	WEIGHT: 10.4 = SCORE: 31.3
Generally meets codes for vintage of construction			
COMMENTS:	Some corridor/exiting issues		
COMPONENT:	Fire Safety	RATING: 3 x	WEIGHT: 10.4 = SCORE: 31.3
Extinguishers and signed egress; no violations; no alarm or sprinklers			
COMMENTS:			
COMPONENT:	Modifications	RATING: 3 x	WEIGHT: 7.3 = SCORE: 21.9
Some modifications lack code compliance; HVAC service not fully considered during renovation			
COMMENTS:	Average quality modifications 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:	Only one-half of building currently used; SHOULD HAVE BEEN DEMOLISHED AFTER MANSPEAKER CONSTRUCTION		
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: 5 x	WEIGHT: 6.3 = SCORE: 31.3
Single glazing			
COMMENTS:			

TOTAL SCORE = 488 PREVIOUS BIENNIUM SCORE = 474

CONDITION: Replace or Renovate

BUILDING CONDITION RATING

Auto/Weld Technology (020-19) STATE UFI: A05800 Main Campus (020A)
 AREA: 21,750 SF BUILT: 2007 REMODELED: No PREDOMINANT USE: Vocational Arts
 CONSTRUCTION TYPE: Medium CRV/SF: \$316 REPLACEMENT VALUE: \$6,873,000



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

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:	Gypsum board; plastic panels		
COMPONENT:	Ceiling Finishes	RATING: 1 x WEIGHT: 6.3 =	SCORE: 6.3
Maintainable surfaces in good condition; good alignment and appearance			
COMMENTS:	Exposed insulated structure; lay-in tile		
COMPONENT:	Doors & Hardware	RATING: 1 x WEIGHT: 6.3 =	SCORE: 6.3
Appropriate hardware, closers, panic devices; in good working order			
COMMENTS:	Interior wood doors w HM frames; exterior HM/aluminum doors/frames; metal 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, 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:	Ceiling radiant heat; gas furnaces; ventilation/exhaust units		
COMPONENT:	Electrical	RATING: 1 x WEIGHT: 8.3 =	SCORE: 8.3
Adequate service and distribution capacity for current/future needs			
COMMENTS:	2000amp 480/277v; 600amp 208/120v		
COMPONENT:	Lights/Power	RATING: 1 x WEIGHT: 8.3 =	SCORE: 8.3
Contemporary lighting with good work area illumination; ample outlets			
COMMENTS:	Hanging strip, wall-mount and lay-in fluorescent lights; HID lights		

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:	Gypsum board; plastic panels		
COMPONENT:	Ceiling Finishes	RATING: 1 x	WEIGHT: 6.3 = SCORE: 6.3
Maintainable surfaces in good condition; good alignment and appearance			
COMMENTS:	Exposed insulated structure; lay-in tile		
COMPONENT:	Doors & Hardware	RATING: 1 x	WEIGHT: 6.3 = SCORE: 6.3
Appropriate hardware, closers, panic devices; in good working order			
COMMENTS:	Interior wood doors w HM frames; exterior HM/aluminum doors/frames; metal 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, 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:	Ceiling radiant heat; gas furnaces; ventilation/exhaust units		
COMPONENT:	Electrical	RATING: 1 x	WEIGHT: 8.3 = SCORE: 8.3
Adequate service and distribution capacity for current/future needs			
COMMENTS:	2000amp 480/277v; 600amp 208/120v		
COMPONENT:	Lights/Power	RATING: 1 x	WEIGHT: 8.3 = SCORE: 8.3
Contemporary lighting with good work area illumination; ample outlets			
COMMENTS:	Hanging strip, wall-mount and lay-in fluorescent lights; HID lights		

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

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

Heat Loss			
COMPONENT:	Insulation	RATING: 1 x	WEIGHT: 6.3 = SCORE: 6.3
Insulation is up to current standards (2010 or newer)			
COMMENTS:			
COMPONENT:	Glazing	RATING: 3 x	WEIGHT: 6.3 = SCORE: 18.8
Double glazing with aluminum/metal window frames			
COMMENTS:			

TOTAL SCORE = 159 PREVIOUS BIENNIUM SCORE = 158

CONDITION: Superior

BUILDING CONDITION RATING

Bishop (020-16) STATE UFI: A05956 Main Campus (020A)
 AREA: 17,144 SF BUILT: 1974 REMODELED: No PREDOMINANT USE: Performing Arts
 CONSTRUCTION TYPE: Medium CRV/SF: \$337 REPLACEMENT VALUE: \$5,777,528



Primary Systems	
COMPONENT: Structure	RATING: 1 x WEIGHT: 8.3 = SCORE: 8.3
No signs of settlement or cracking, no abrupt vertical changes Columns, bearing walls and roof structure appears sound/free of defects	
COMMENTS: Wood framing; brick; some steel	
COMPONENT: Exterior Closure	RATING: 1 x WEIGHT: 8.3 = SCORE: 8.3
Weatherproof, tight, well-maintained exterior walls, doors, windows/finishes	
COMMENTS: Brick; plywood soffits; Hardi-board siding	
COMPONENT: Roofing	RATING: 1 x WEIGHT: 10.4 = SCORE: 10.4
Flashing and penetrations appear sound and membrane appears water- tight; drainage is positive and there are overflow scuppers	
COMMENTS: Significant portion of tile roof replaced in 2005; 3-tab composite shingles	

Secondary Systems			
COMPONENT:	Floor Finishes	RATING: 3 x WEIGHT: 6.3 =	SCORE: 18.8
Some wear and minor imperfections are evident; beginning deterioration			
COMMENTS:	Carpet-surface wear; sheet vinyl-surface wear; plywood; ceramic tile; concrete		
COMPONENT:	Wall Finishes	RATING: 1 x WEIGHT: 6.3 =	SCORE: 6.3
Maintainable surfaces in good condition			
COMMENTS:	Gypsum board; brick; ceramic tile; wood strip; plastic panels		
COMPONENT:	Ceiling Finishes	RATING: 1 x WEIGHT: 6.3 =	SCORE: 6.3
Maintainable surfaces in good condition; good alignment and appearance			
COMMENTS:	Gypsum board; plywood ceiling; direct-adhered tile		
COMPONENT:	Doors & Hardware	RATING: 3 x WEIGHT: 6.3 =	SCORE: 18.8
Functional but dated			
COMMENTS:	Interior wood/HM/laminate doors w HM frames; exterior HM doors/frames-surface wear		

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:	Galvanized, cast iron, copper 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:	HW boiler; split system heat pumps; electric wall heaters; AHUs		
COMPONENT:	Electrical	RATING: 3 x WEIGHT: 8.3 =	SCORE: 25
Service capacity meets current needs but inadequate for future			
COMMENTS:	1000amp 208/120v		
COMPONENT:	Lights/Power	RATING: 1 x WEIGHT: 8.3 =	SCORE: 8.3
Contemporary lighting with good work area illumination; ample outlets			
COMMENTS:	Ceiling mount, wall mount, hanging and recessed can fluorescent lighting		

Safety Systems			
COMPONENT:	Life/Safety	RATING: 1 x	WEIGHT: 10.4 = SCORE: 10.4
Appears to meet current codes			
COMMENTS:			
COMPONENT:	Fire Safety	RATING: 1 x	WEIGHT: 10.4 = SCORE: 10.4
Locally monitored detection; alarm present; sprinklers in high hazard areas			
COMMENTS:	Partial sprinklers		
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 noted		

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:	4320 GSF addition constructed in 2003		
COMPONENT:	Appearance	RATING: 1 x	WEIGHT: 6.3 = SCORE: 6.3
Well-constructed; generally attractive interior and exterior			
COMMENTS:			

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

TOTAL SCORE = 213 PREVIOUS BIENNIUM SCORE = 194
 CONDITION: Adequate

BUILDING CONDITION RATING

Child Care Center (020-14) STATE UFI: A07080 Main Campus (020A)
 AREA: 6,246 SF BUILT: 2010 REMODELED: No PREDOMINANT USE: Child Care
 CONSTRUCTION TYPE: Medium CRV/SF: \$290 REPLACEMENT VALUE: \$1,811,340



Primary Systems	
COMPONENT: Structure	RATING: 1 x WEIGHT: 8.3 = SCORE: 8.3
No signs of settlement or cracking, no abrupt vertical changes Columns, bearing walls and roof structure appears sound/free of defects	
COMMENTS: wood frame	
COMPONENT: Exterior Closure	RATING: 1 x WEIGHT: 8.3 = SCORE: 8.3
Weatherproof, tight, well-maintained exterior walls, doors, windows/finishes	
COMMENTS: Corrugated metal panels; vertical wood t&g; aluminum window walls	
COMPONENT: Roofing	RATING: 1 x WEIGHT: 10.4 = SCORE: 10.4
Flashing and penetrations appear sound and membrane appears water- tight; drainage is positive and there are overflow scuppers	
COMMENTS: TPO single-ply; temperature-controlled operable skylights	

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; ceramic tile; sheet vinyl		
COMPONENT:	Wall Finishes	RATING: 1 x	WEIGHT: 6.3 = SCORE: 6.3
Maintainable surfaces in good condition			
COMMENTS:	Vertical t&g cedar; concrete; laminate panels; gypsum board		
COMPONENT:	Ceiling Finishes	RATING: 1 x	WEIGHT: 6.3 = SCORE: 6.3
Maintainable surfaces in good condition; good alignment and appearance			
COMMENTS:	T&G cedar; gypsum board		
COMPONENT:	Doors & Hardware	RATING: 1 x	WEIGHT: 6.3 = SCORE: 6.3
Appropriate hardware, closers, panic devices; in good working order			
COMMENTS:	Interior wood doors/frames; exterior aluminum/HM doors/frames		

Service Systems			
COMPONENT:	Elevators	RATING: 0 x	WEIGHT: 0 = SCORE: 0
No data			
COMMENTS:			
COMPONENT:	Plumbing	RATING: 1 x	WEIGHT: 8.3 = SCORE: 8.3
Fixtures and piping appear to be in good condition; no evidence of leaks			
COMMENTS:	Copper, cast iron, steel and PVC 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:	2 Buderus HW wall-mount boilers; AHU w bypass dampers; hydronic floor heat; natural cooling		
COMPONENT:	Electrical	RATING: 1 x	WEIGHT: 8.3 = SCORE: 8.3
Adequate service and distribution capacity for current/future needs			
COMMENTS:	400amp 208/120v		
COMPONENT:	Lights/Power	RATING: 1 x	WEIGHT: 8.3 = SCORE: 8.3
Contemporary lighting with good work area illumination; ample outlets			
COMMENTS:	Hanging pendant and recessed can fluorescent lights		

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

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

Heat Loss		
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 = 146 PREVIOUS BIENNIUM SCORE = 146
 CONDITION: Superior

BUILDING CONDITION RATING

Heavy Equipment Shop (020-18) STATE UFI: A05882 Main Campus (020A)
 AREA: 9,484 SF BUILT: 1988 REMODELED: No PREDOMINANT USE: Vocational Arts
 CONSTRUCTION TYPE: Light CRV/SF: \$316 REPLACEMENT VALUE: \$2,996,944



Primary Systems	
COMPONENT: Structure	RATING: 1 x WEIGHT: 8.3 = SCORE: 8.3
No signs of settlement or cracking, no abrupt vertical changes Columns, bearing walls and roof structure appears sound/free of defects	
COMMENTS: Steel frame	
COMPONENT: Exterior Closure	RATING: 1 x WEIGHT: 8.3 = SCORE: 8.3
Weatherproof, tight, well-maintained exterior walls, doors, windows/finishes	
COMMENTS: Metal panels-painted in 2008	
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: Metal panel roof-coated in 2007; soffit leaks at entry	

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-portion is coated with epoxy; flaking finish		
COMPONENT:	Wall Finishes	RATING: 3 x WEIGHT: 6.3 =	SCORE: 18.8
Aging surfaces but sound; some maintenance is required			
COMMENTS:	Gypsum board-scuffed/dinged; plywood; vinyl-clad insulation; laminate panels		
COMPONENT:	Ceiling Finishes	RATING: 1 x WEIGHT: 6.3 =	SCORE: 6.3
Maintainable surfaces in good condition; good alignment and appearance			
COMMENTS:	Lay-in tile; plywood; gypsum board; vinyl-clad insulation		
COMPONENT:	Doors & Hardware	RATING: 3 x WEIGHT: 6.3 =	SCORE: 18.8
Functional but dated			
COMMENTS:	Interior and exterior HM doors/frames; sectional metal OH doors; surface wear throughout		

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 cast iron piping; porcelain fixtures		
COMPONENT:	HVAC	RATING: 3 x WEIGHT: 8.3 =	SCORE: 25
System generally adequate; some deterioration; needs balancing; Offices areas have A/C; hazardous areas are ventilated			
COMMENTS:	Gas unit heaters-2010; electric wall heaters; paddle fans		
COMPONENT:	Electrical	RATING: 1 x WEIGHT: 8.3 =	SCORE: 8.3
Adequate service and distribution capacity for current/future needs			
COMMENTS:	400amp 480/277v		
COMPONENT:	Lights/Power	RATING: 1 x WEIGHT: 8.3 =	SCORE: 8.3
Contemporary lighting with good work area illumination; ample outlets			
COMMENTS:	Lay-in and ceiling mount fluorescent fixtures.		

Safety Systems			
COMPONENT:	Life/Safety	RATING: 1 x	WEIGHT: 10.4 = SCORE: 10.4
Appears to meet current codes			
COMMENTS:			
COMPONENT:	Fire Safety	RATING: 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: No modifications evident			

Quality Standards			
COMPONENT:	Maintenance	RATING: 1 x	WEIGHT: 7.3 = SCORE: 7.3
Facility appears well maintained			
COMMENTS:			
COMPONENT:	Remaining Life	RATING: 1 x	WEIGHT: 6.3 = SCORE: 6.3
Life expectancy is >15 years; minor system deterioration			
COMMENTS:			
COMPONENT:	Appearance	RATING: 3 x	WEIGHT: 6.3 = SCORE: 18.8
Average construction; average interior and exterior appearance			
COMMENTS: Average engineered metal building			

Heat Loss			
COMPONENT:	Insulation	RATING: 1 x	WEIGHT: 6.3 = SCORE: 6.3
Insulation is up to current standards (2010 or newer)			
COMMENTS:			
COMPONENT:	Glazing	RATING: 3 x	WEIGHT: 6.3 = SCORE: 18.8
Double glazing with aluminum/metal window frames			
COMMENTS:			

TOTAL SCORE = 267 PREVIOUS BIENNIUM SCORE = 262
 CONDITION: Adequate

BUILDING CONDITION RATING

Hillier Union Building (020-1) STATE UFI: A00146 Main Campus (020A)
 AREA: 22,643 SF BUILT: 1957 REMODELED: 1994 PREDOMINANT USE: Student Center
 CONSTRUCTION TYPE: Medium CRV/SF: \$313 REPLACEMENT VALUE: \$7,087,259



Primary Systems	
COMPONENT: Structure	RATING: 3 x WEIGHT: 8.3 = SCORE: 25
Some cracking evident but does not likely affect structural integrity; Visible defects apparent but are non-structural	
COMMENTS: Cast concrete; wood framing; potential seismic issues	
COMPONENT: Exterior Closure	RATING: 3 x WEIGHT: 8.3 = SCORE: 25
Sound and weatherproof but with some deterioration evident	
COMMENTS: Concrete; brick; marblecrete; EIFS; wood soffits	
COMPONENT: Roofing	RATING: 1 x WEIGHT: 10.4 = SCORE: 10.4
Flashing and penetrations appear sound and membrane appears water-tight; drainage is positive and there are overflow scuppers	
COMMENTS: Single-ply hypalon-2003; skylights	

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; quarry tile; brick; ceramic tile; sheet vinyl-carpet-surface wear; some 9x9 VAT	
COMPONENT:	Wall Finishes	RATING: 1 x WEIGHT: 6.3 = SCORE: 6.3
Maintainable surfaces in good condition		
COMMENTS:	Gypsum board; ceramic tile; wood strip; brick	
COMPONENT:	Ceiling Finishes	RATING: 1 x WEIGHT: 6.3 = SCORE: 6.3
Maintainable surfaces in good condition; good alignment and appearance		
COMMENTS:	Gypsum board; direct adhered tile; lay-in tile	
COMPONENT:	Doors & Hardware	RATING: 3 x WEIGHT: 6.3 = SCORE: 18.8
Functional but dated		
COMMENTS:	Interior wood doors w HM frames-surface wear; exterior aluminum/HM doors/frames	

Service Systems		
COMPONENT:	Elevators	RATING: 0 x WEIGHT: 0 = SCORE: 0
No data		
COMMENTS:	Mechanical mezzanine	
COMPONENT:	Plumbing	RATING: 3 x WEIGHT: 8.3 = SCORE: 25
Fixtures are functional but dated; some leaks; maintenance required		
COMMENTS:	Galvanized, copper, cast iron and steel piping; porcelain fixtures	
COMPONENT:	HVAC	RATING: 3 x WEIGHT: 8.3 = SCORE: 25
System generally adequate; some deterioration; needs balancing; Offices areas have A/C; hazardous areas are ventilated		
COMMENTS:	HW boiler; roof top packaged HVAC; AHU w hot water coil	
COMPONENT:	Electrical	RATING: 3 x WEIGHT: 8.3 = SCORE: 25
Service capacity meets current needs but inadequate for future		
COMMENTS:	1200amp 208/120v	
COMPONENT:	Lights/Power	RATING: 1 x WEIGHT: 8.3 = SCORE: 8.3
Contemporary lighting with good work area illumination; ample outlets		
COMMENTS:	Ceiling-mount, lay-in, hanging pendant, recessed can and wall-mount fluorescent fixtures	

Safety Systems			
COMPONENT:	Life/Safety	RATING: 3 x	WEIGHT: 10.4 = SCORE: 31.3
Generally meets codes for vintage of construction			
COMMENTS:			
COMPONENT:	Fire Safety	RATING: 1 x	WEIGHT: 10.4 = SCORE: 10.4
Locally monitored detection; alarm present; sprinklers in high hazard areas			
COMMENTS: Partial sprinklers			
COMPONENT:	Modifications	RATING: 1 x	WEIGHT: 7.3 = SCORE: 7.3
Modifications appear to be in compliance with codes and sound construction practices; HVAC/electrical service properly provided			
COMMENTS: Interior remodels in 1994 and 2010 were well constructed			

Quality Standards			
COMPONENT:	Maintenance	RATING: 1 x	WEIGHT: 7.3 = SCORE: 7.3
Facility appears well maintained			
COMMENTS: Exterior is difficult to maintain properly			
COMPONENT:	Remaining Life	RATING: 3 x	WEIGHT: 6.3 = SCORE: 18.8
Life expectancy is 5-15 years; moderate system deterioration			
COMMENTS: Interior remodels/upgrades have extended useful life of building			
COMPONENT:	Appearance	RATING: 3 x	WEIGHT: 6.3 = SCORE: 18.8
Average construction; average interior and exterior appearance			
COMMENTS: Exterior is very utilitarian			

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: Mix of single and double glazing			

TOTAL SCORE = 313 PREVIOUS BIENNIUM SCORE = 306
 CONDITION: Needs Improvement/Additional Maintenance

BUILDING CONDITION RATING

Lib (020-15) STATE UFI: A09264 Main Campus (020A)
 AREA: 25,155 SF BUILT: 1966 REMODELED: 2003 PREDOMINANT USE: Library
 CONSTRUCTION TYPE: Medium CRV/SF: \$301 REPLACEMENT VALUE: \$7,571,655



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

Secondary Systems			
COMPONENT:	Floor Finishes	RATING: 3 x WEIGHT: 6 =	SCORE: 18
Some wear and minor imperfections are evident; beginning deterioration			
COMMENTS:	Carpet and vinyl tile-surface wear; slate tile; ceramic tile; cement		
COMPONENT:	Wall Finishes	RATING: 1 x WEIGHT: 6 =	SCORE: 6
Maintainable surfaces in good condition			
COMMENTS:	Gypsum board; wood; ceramic tile; brick		
COMPONENT:	Ceiling Finishes	RATING: 1 x WEIGHT: 6 =	SCORE: 6
Maintainable surfaces in good condition; good alignment and appearance			
COMMENTS:	Lay-in tile; gypsum board		
COMPONENT:	Doors & Hardware	RATING: 1 x WEIGHT: 6 =	SCORE: 6
Appropriate hardware, closers, panic devices; in good working order			
COMMENTS:	Interior wood doors w aluminum frames; sidelites; exterior aluminum doors/frames		

Service Systems			
COMPONENT:	Elevators	RATING: 1 x WEIGHT: 6 =	SCORE: 6
Appropriate and functional for occupancy and use			
COMMENTS:	2-stop and mezzanine		
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 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; air cooled chiller; AHUs and VAV boxes		
COMPONENT:	Electrical	RATING: 1 x WEIGHT: 8 =	SCORE: 8
Adequate service and distribution capacity for current/future needs			
COMMENTS:	1600amp 208/120v		
COMPONENT:	Lights/Power	RATING: 1 x WEIGHT: 8 =	SCORE: 8
Contemporary lighting with good work area illumination; ample outlets			
COMMENTS:	Suspended indirect fluorescent lights and track lights throughout		

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: Entire interior was gutted and renovated in 2003; very well completed		

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: Renovation has significantly extend useful building life		
COMPONENT: Appearance	RATING: 1	x WEIGHT: 6 = SCORE: 6
Well-constructed building; generally attractive interior and exterior		
COMMENTS:		

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

TOTAL SCORE = 170 PREVIOUS BIENNIUM SCORE = 170
 CONDITION: Superior

BUILDING CONDITION RATING

Lifsci (020-3) STATE UFI: A04995 Main Campus (020A)
 AREA: 14,767 SF BUILT: 1957 REMODELED: 1993 PREDOMINANT USE: General Classroom
 CONSTRUCTION TYPE: Medium CRV/SF: \$301 REPLACEMENT VALUE: \$4,444,867



Primary Systems	
COMPONENT: Structure	RATING: 3 x WEIGHT: 8.3 = SCORE: 25
Some cracking evident but does not likely affect structural integrity; Visible defects apparent but are non-structural	
COMMENTS: Cast concrete; wood framing - WILL DEMO 2015	
COMPONENT: Exterior Closure	RATING: 3 x WEIGHT: 8.3 = SCORE: 25
Sound and weatherproof but with some deterioration evident	
COMMENTS: Concrete; wood	
COMPONENT: Roofing	RATING: 3 x WEIGHT: 10.4 = SCORE: 31.3
Some deterioration is evident in membrane and flashings; maintenance or minor repair is needed	
COMMENTS: Hypalon single-ply; standing seam metal	

Secondary Systems			
COMPONENT:	Floor Finishes	RATING: 3 x WEIGHT: 6.3 =	SCORE: 18.8
Some wear and minor imperfections are evident; beginning deterioration			
COMMENTS:	Carpet; vinyl tile; ceramic tile; sheet flooring		
COMPONENT:	Wall Finishes	RATING: 3 x WEIGHT: 6.3 =	SCORE: 18.8
Aging surfaces but sound; some maintenance is required			
COMMENTS:	Gypsum board; ceramic tile		
COMPONENT:	Ceiling Finishes	RATING: 3 x WEIGHT: 6.3 =	SCORE: 18.8
Some wear and tear; Minor staining or deterioration			
COMMENTS:	Direct adhered tile; lay-in tile; wood		
COMPONENT:	Doors & Hardware	RATING: 1 x WEIGHT: 6.3 =	SCORE: 6.3
Appropriate hardware, closers, panic devices; in good working order			
COMMENTS:	Interior wood doors w HM frames; exterior aluminum doors/frames		

Service Systems			
COMPONENT:	Elevators	RATING: 0 x WEIGHT: 0 =	SCORE: 0
No data			
COMMENTS:			
COMPONENT:	Plumbing	RATING: 3 x WEIGHT: 8.3 =	SCORE: 25
Fixtures are functional but dated; some leaks; maintenance required			
COMMENTS:	Galvanized, cast iron, steel and copper piping; porcelain fixtures		
COMPONENT:	HVAC	RATING: 3 x WEIGHT: 8.3 =	SCORE: 25
System generally adequate; some deterioration; needs balancing; Offices areas have A/C; hazardous areas are ventilated			
COMMENTS:	Split system HVAC units		
COMPONENT:	Electrical	RATING: 5 x WEIGHT: 8.3 =	SCORE: 41.7
Loads exceed current capacity			
COMMENTS:	Fed from 200 building		
COMPONENT:	Lights/Power	RATING: 3 x WEIGHT: 8.3 =	SCORE: 25
Adequate work area illumination; adequate outlets for current use			
COMMENTS:	Lay-in and recessed fluorescent lighting		

Safety Systems		
COMPONENT:	Life/Safety	RATING: 5 x WEIGHT: 10.4 = SCORE: 52.1
Does not meet minimum health/safety requirements		
COMMENTS:	Corridor fire rating and seismic safety issues	
COMPONENT:	Fire Safety	RATING: 3 x WEIGHT: 10.4 = SCORE: 31.3
Extinguishers and signed egress; no violations; no alarm or sprinklers		
COMMENTS:		
COMPONENT:	Modifications	RATING: 3 x WEIGHT: 7.3 = SCORE: 21.9
Some modifications lack code compliance; HVAC service not fully considered during renovation		
COMMENTS:	Mostly minor remodels	

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:	TO BE DEMOLISHED ONCE SMART BUILDING CONSTRUCTION FUNDING IS RECEIVED	
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: 5 x WEIGHT: 6.3 = SCORE: 31.3
Single glazing		
COMMENTS:		

TOTAL SCORE = 513 PREVIOUS BIENNIUM SCORE = 498
 CONDITION: Replace or Renovate

BUILDING CONDITION RATING

Manspeaker Instructional (020-20) STATE UFI: A04686 Main Campus (020A)
 AREA: 71,755 SF BUILT: 2007 REMODELED: No PREDOMINANT USE: General Classroom
 CONSTRUCTION TYPE: Heavy CRV/SF: \$301 REPLACEMENT VALUE: \$21,598,255



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; cast concrete	
COMPONENT: Exterior Closure	RATING: 1 x WEIGHT: 8 = SCORE: 8
Weatherproof, tight, well-maintained exterior walls, doors, windows/finishes	
COMMENTS: Aluminum window walls; concrete; brick; metal wall panels; T&G car decking	
COMPONENT: Roofing	RATING: 1 x WEIGHT: 10 = SCORE: 10
Flashing and penetrations appear sound and membrane appears water- tight; drainage is positive and there are overflow scuppers	
COMMENTS: Single-ply TPO membrane	

Secondary Systems			
COMPONENT:	Floor Finishes	RATING: 3 x	WEIGHT: 6 = SCORE: 18
Some wear and minor imperfections are evident; beginning deterioration			
COMMENTS:	Polished concrete; carpet-random staining; ceramic tile; 2x4 end-grain wood		
COMPONENT:	Wall Finishes	RATING: 1 x	WEIGHT: 6 = SCORE: 6
Maintainable surfaces in good condition			
COMMENTS:	Gypsum board; bare concrete; ceramic tile; acoustical panels; wood panels		
COMPONENT:	Ceiling Finishes	RATING: 1 x	WEIGHT: 6 = SCORE: 6
Maintainable surfaces in good condition; good alignment and appearance			
COMMENTS:	Open mesh and solid panel lay-in tile; gypsum board		
COMPONENT:	Doors & Hardware	RATING: 1 x	WEIGHT: 6 = SCORE: 6
Appropriate hardware, closers, panic devices; in good working order			
COMMENTS:	Interior wood doors w HM frames; sidelites; exterior aluminum doors/frames		

Service Systems			
COMPONENT:	Elevators	RATING: 1 x	WEIGHT: 6 = SCORE: 6
Appropriate and functional for occupancy and use			
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, PVC, steel and cast iron pipe; porcelain fixtures		
COMPONENT:	HVAC	RATING: 1 x	WEIGHT: 8 = SCORE: 8
Equipment in good condition; easily controlled; serves all required spaces; All necessary spaces are adequately ventilated; A/C provided			
COMMENTS:	Rooftop packaged DX heating and cooling units; fan-coil units		
COMPONENT:	Electrical	RATING: 1 x	WEIGHT: 8 = SCORE: 8
Adequate service and distribution capacity for current/future needs			
COMMENTS:	2000amp 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 and recessed can fluorescent lights		

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:	No modifications		

Quality Standards			
COMPONENT:	Maintenance	RATING: 1 x WEIGHT: 7 =	SCORE: 7
Facility appears well maintained			
COMMENTS:			
COMPONENT:	Remaining Life	RATING: 1 x WEIGHT: 6 =	SCORE: 6
Life expectancy is >15 years; minor system deterioration			
COMMENTS:			
COMPONENT:	Appearance	RATING: 1 x WEIGHT: 6 =	SCORE: 6
Well-constructed building; generally attractive interior and exterior			
COMMENTS:	Very "monolithic" look via sitting on high bluff at campus entrance; nice interior		

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 = 170 PREVIOUS BIENNIUM SCORE = 170

CONDITION: Superior

BUILDING CONDITION RATING

Physci (020-8) STATE UFI: A05609 Main Campus (020A)
 AREA: 18,238 SF BUILT: 1971 REMODELED: No PREDOMINANT USE: Science Lab.
 CONSTRUCTION TYPE: Heavy CRV/SF: \$391 REPLACEMENT VALUE: \$7,131,058



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; CMU; wood framing	
COMPONENT: Exterior Closure	RATING: 3 x WEIGHT: 8 = SCORE: 24
Sound and weatherproof but with some deterioration evident	
COMMENTS: Concrete; CMU; brick-random deterioration; plaster	
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 membrane 2010; metal panels 1971	

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 and carpet-surface wear; concrete		
COMPONENT:	Wall Finishes	RATING: 1 x WEIGHT: 6 =	SCORE: 6
	Maintainable surfaces in good condition		
COMMENTS:	Gypsum board; CMU; ceramic tile; wood strips; wood panels		
COMPONENT:	Ceiling Finishes	RATING: 1 x WEIGHT: 6 =	SCORE: 6
	Maintainable surfaces in good condition; good alignment and appearance		
COMMENTS:	Lay-in tile-tile-grid deterioration in labs 2013; direct adhered tile; exposed concrete structure		
COMPONENT:	Doors & Hardware	RATING: 3 x WEIGHT: 6 =	SCORE: 18
	Functional but dated		
COMMENTS:	Interior wood doors w HM frames; exterior aluminum doors/frames-surface wear		

Service Systems			
COMPONENT:	Elevators	RATING: 3 x WEIGHT: 6 =	SCORE: 18
	Elevators provided but functionality is inadequate; Unreliable operation		
COMMENTS:	3-stop ; small for building		
COMPONENT:	Plumbing	RATING: 3 x WEIGHT: 8 =	SCORE: 24
	Fixtures are functional but dated; some leaks; maintenance required		
COMMENTS:	Copper, cast iron 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:			
COMPONENT:	Electrical	RATING: 1 x WEIGHT: 8 =	SCORE: 8
	Adequate service and distribution capacity for current/future needs		
COMMENTS:	2000amp 480/277v		
COMPONENT:	Lights/Power	RATING: 3 x WEIGHT: 8 =	SCORE: 24
	Adequate work area illumination; adequate outlets for current use		
COMMENTS:	Lay-in and hanging fluorescent lights		

Safety Systems		
COMPONENT:	Life/Safety	RATING: 3 x WEIGHT: 10 = SCORE: 30
Generally meets codes for vintage of construction		
COMMENTS:		
COMPONENT:	Fire Safety	RATING: 1 x WEIGHT: 10 = SCORE: 10
Locally monitored detection; alarm present; sprinklers in high hazard areas		
COMMENTS: Addressable fire alarm panel 2013		
COMPONENT:	Modifications	RATING: 1 x WEIGHT: 7 = SCORE: 7
Modifications appear to be in compliance with codes and sound construction practices; HVAC/electrical service properly provided		
COMMENTS: None evident		

Quality Standards		
COMPONENT:	Maintenance	RATING: 3 x WEIGHT: 7 = SCORE: 21
Routine maintenance is required; deferred maintenance is evident; impact is minor to moderate		
COMMENTS: Bldg. has some design elements that make it difficult to maintain		
COMPONENT:	Remaining Life	RATING: 3 x WEIGHT: 6 = SCORE: 18
Life expectancy is 5-15 years; moderate system deterioration		
COMMENTS: Major renovation would enhance utility and extend useful life		
COMPONENT:	Appearance	RATING: 3 x WEIGHT: 6 = SCORE: 18
Average construction; average interior and exterior appearance		
COMMENTS:		

Heat Loss		
COMPONENT:	Insulation	RATING: 3 x WEIGHT: 6 = SCORE: 18
Insulation present, but not to current standards (installed prior to 2010)		
COMMENTS:		
COMPONENT:	Glazing	RATING: 5 x WEIGHT: 6 = SCORE: 30
Single glazing		
COMMENTS: Operable units		

TOTAL SCORE = 360 PREVIOUS BIENNIUM SCORE = 360

CONDITION: Needs Improvement/Renovation

BUILDING CONDITION RATING

Physed (020-5) STATE UFI: A02269 Main Campus (020A)
 AREA: 18,814 SF BUILT: 1957 REMODELED: 2001 PREDOMINANT USE: Gymnasium
 CONSTRUCTION TYPE: Medium CRV/SF: \$279 REPLACEMENT VALUE: \$5,249,106



Primary Systems	
COMPONENT: Structure	RATING: 3 x WEIGHT: 8.3 = SCORE: 25
Some cracking evident but does not likely affect structural integrity; Visible defects apparent but are non-structural	
COMMENTS: Cast concrete; wood framing	
COMPONENT: Exterior Closure	RATING: 3 x WEIGHT: 8.3 = SCORE: 25
Sound and weatherproof but with some deterioration evident	
COMMENTS: Concrete; dryvit; brick	
COMPONENT: Roofing	RATING: 1 x WEIGHT: 10.4 = SCORE: 10.4
Flashing and penetrations appear sound and membrane appears water-tight; drainage is positive and there are overflow scuppers	
COMMENTS: TPO single-ply membrane-2010	

Secondary Systems			
COMPONENT:	Floor Finishes	RATING: 3 x WEIGHT: 6.3 =	SCORE: 18.8
Some wear and minor imperfections are evident; beginning deterioration			
COMMENTS:	Hardwood; concrete; vinyl tile-surface wear; ceramic tile; sheet vinyl; carpet-surface wear		
COMPONENT:	Wall Finishes	RATING: 3 x WEIGHT: 6.3 =	SCORE: 18.8
Aging surfaces but sound; some maintenance is required			
COMMENTS:	Concrete; gypsum board; ceramic tile; CMU		
COMPONENT:	Ceiling Finishes	RATING: 3 x WEIGHT: 6.3 =	SCORE: 18.8
Some wear and tear; Minor staining or deterioration			
COMMENTS:	Tectum panels; direct adhered tile		
COMPONENT:	Doors & Hardware	RATING: 3 x WEIGHT: 6.3 =	SCORE: 18.8
Functional but dated			
COMMENTS:	Interior wood/HM doors w HM frames-surface wear; exterior HM doors/frames		

Service Systems			
COMPONENT:	Elevators	RATING: 0 x WEIGHT: 0 =	SCORE: 0
No data			
COMMENTS:			
COMPONENT:	Plumbing	RATING: 3 x WEIGHT: 8.3 =	SCORE: 25
Fixtures are functional but dated; some leaks; maintenance required			
COMMENTS:	Copper, cast iron, galvanized 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:	HW gas boiler; packaged rooftop HVAC units; 2000 and later		
COMPONENT:	Electrical	RATING: 1 x WEIGHT: 8.3 =	SCORE: 8.3
Adequate service and distribution capacity for current/future needs			
COMMENTS:	1200amp 480/277v-2004		
COMPONENT:	Lights/Power	RATING: 1 x WEIGHT: 8.3 =	SCORE: 8.3
Contemporary lighting with good work area illumination; ample outlets			
COMMENTS:	Ceiling-mount fluorescent lighting		

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

Quality Standards			
COMPONENT:	Maintenance	RATING: 1 x	WEIGHT: 7.3 = SCORE: 7.3
Facility appears well maintained			
COMMENTS:			
COMPONENT:	Remaining Life	RATING: 3 x	WEIGHT: 6.3 = SCORE: 18.8
Life expectancy is 5-15 years; moderate system deterioration			
COMMENTS: 2001 renovations have added some functionality			
COMPONENT:	Appearance	RATING: 3 x	WEIGHT: 6.3 = SCORE: 18.8
Average construction; average interior and exterior appearance			
COMMENTS: Very utilitarian exterior; interior feels cramped			

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 = 352 PREVIOUS BIENNIUM SCORE = 332
 CONDITION: Needs Improvement/Renovation

BUILDING CONDITION RATING

Sand Shed (020-27) STATE UFI: A03359 Main Campus (020A)
 AREA: 1,945 SF BUILT: 2010 REMODELED: No PREDOMINANT USE: Storage
 CONSTRUCTION TYPE: Light CRV/SF: \$43 REPLACEMENT VALUE: \$83,635



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

Secondary Systems		
COMPONENT:	Floor Finishes	RATING: 1 x WEIGHT: 7.4 = SCORE: 7.4
Nice appearance, smooth transitions, level subfloors, no cracks/separating		
COMMENTS:	Concrete	
COMPONENT:	Wall Finishes	RATING: 1 x WEIGHT: 7.4 = SCORE: 7.4
Maintainable surfaces in good condition		
COMMENTS:	Metal panels	
COMPONENT:	Ceiling Finishes	RATING: 1 x WEIGHT: 7.4 = SCORE: 7.4
Maintainable surfaces in good condition; good alignment and appearance		
COMMENTS:	Metal panels	
COMPONENT:	Doors & Hardware	RATING: 1 x WEIGHT: 7.4 = SCORE: 7.4
Appropriate hardware, closers, panic devices; in good working order		
COMMENTS:	Metal panel doors	

Service Systems		
COMPONENT:	Elevators	RATING: 0 x WEIGHT: 0 = SCORE: 0
No data		
COMMENTS:		
COMPONENT:	Plumbing	RATING: 0 x WEIGHT: 0 = SCORE: 0
No data		
COMMENTS:		
COMPONENT:	HVAC	RATING: 0 x WEIGHT: 0 = SCORE: 0
No data		
COMMENTS:		
COMPONENT:	Electrical	RATING: 1 x WEIGHT: 9.9 = SCORE: 9.9
Adequate service and distribution capacity for current/future needs		
COMMENTS:	50amp 208/120v	
COMPONENT:	Lights/Power	RATING: 1 x WEIGHT: 9.9 = SCORE: 9.9
Contemporary lighting with good work area illumination; ample outlets		
COMMENTS:	Ceiling-mount fluorescent lights	

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

Quality Standards			
COMPONENT:	Maintenance	RATING: 1 x WEIGHT: 8.7 =	SCORE: 8.7
Facility appears well maintained			
COMMENTS:			
COMPONENT:	Remaining Life	RATING: 1 x WEIGHT: 7.4 =	SCORE: 7.4
Life expectancy is >15 years; minor system deterioration			
COMMENTS:			
COMPONENT:	Appearance	RATING: 3 x WEIGHT: 7.4 =	SCORE: 22.3
Average construction; average interior and exterior appearance			
COMMENTS: Average looking simple storage building			

Heat Loss			
COMPONENT:	Insulation	RATING: 5 x WEIGHT: 7.4 =	SCORE: 37.1
No insulation			
COMMENTS:			
COMPONENT:	Glazing	RATING: 0 x WEIGHT: 0 =	SCORE: 0
No data			
COMMENTS:			

TOTAL SCORE = 265 PREVIOUS BIENNIUM SCORE = 242

CONDITION: Adequate

BUILDING CONDITION RATING

Vocational Storage (020-23) STATE UFI: A07195 Main Campus (020A)
 AREA: 960 SF BUILT: 1997 REMODELED: No PREDOMINANT USE: Storage
 CONSTRUCTION TYPE: Light CRV/SF: \$185 REPLACEMENT VALUE: \$177,600



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

Secondary Systems			
COMPONENT:	Floor Finishes	RATING: 1 x WEIGHT: 7.4 =	SCORE: 7.4
Nice appearance, smooth transitions, level subfloors, no cracks/separating			
COMMENTS:	Concrete		
COMPONENT:	Wall Finishes	RATING: 1 x WEIGHT: 7.4 =	SCORE: 7.4
Maintainable surfaces in good condition			
COMMENTS:	Metal wall panels		
COMPONENT:	Ceiling Finishes	RATING: 1 x WEIGHT: 7.4 =	SCORE: 7.4
Maintainable surfaces in good condition; good alignment and appearance			
COMMENTS:	Metal panels		
COMPONENT:	Doors & Hardware	RATING: 3 x WEIGHT: 7.4 =	SCORE: 22.3
Functional but dated			
COMMENTS:	Exterior HM doors/frames-surface wear; metal OH doors-surface wear		

Service Systems			
COMPONENT:	Elevators	RATING: 0 x WEIGHT: 0 =	SCORE: 0
No data			
COMMENTS:			
COMPONENT:	Plumbing	RATING: 0 x WEIGHT: 0 =	SCORE: 0
No data			
COMMENTS:			
COMPONENT:	HVAC	RATING: 0 x WEIGHT: 0 =	SCORE: 0
No data			
COMMENTS:			
COMPONENT:	Electrical	RATING: 1 x WEIGHT: 9.9 =	SCORE: 9.9
Adequate service and distribution capacity for current/future needs			
COMMENTS:	Fed from bldg. 07		
COMPONENT:	Lights/Power	RATING: 1 x WEIGHT: 9.9 =	SCORE: 9.9
Contemporary lighting with good work area illumination; ample outlets			
COMMENTS:	Hanging fluorescent lights		

Secondary Systems		
COMPONENT:	Floor Finishes	RATING: 1 x WEIGHT: 7.4 = SCORE: 7.4
Nice appearance, smooth transitions, level subfloors, no cracks/separating		
COMMENTS:	Concrete	
COMPONENT:	Wall Finishes	RATING: 1 x WEIGHT: 7.4 = SCORE: 7.4
Maintainable surfaces in good condition		
COMMENTS:	Metal wall panels	
COMPONENT:	Ceiling Finishes	RATING: 1 x WEIGHT: 7.4 = SCORE: 7.4
Maintainable surfaces in good condition; good alignment and appearance		
COMMENTS:	Metal panels	
COMPONENT:	Doors & Hardware	RATING: 3 x WEIGHT: 7.4 = SCORE: 22.3
Functional but dated		
COMMENTS:	Exterior HM doors/frames-surface wear; metal OH doors-surface wear	

Service Systems		
COMPONENT:	Elevators	RATING: 0 x WEIGHT: 0 = SCORE: 0
No data		
COMMENTS:		
COMPONENT:	Plumbing	RATING: 0 x WEIGHT: 0 = SCORE: 0
No data		
COMMENTS:		
COMPONENT:	HVAC	RATING: 0 x WEIGHT: 0 = SCORE: 0
No data		
COMMENTS:		
COMPONENT:	Electrical	RATING: 1 x WEIGHT: 9.9 = SCORE: 9.9
Adequate service and distribution capacity for current/future needs		
COMMENTS:	Fed from bldg. 07	
COMPONENT:	Lights/Power	RATING: 1 x WEIGHT: 9.9 = SCORE: 9.9
Contemporary lighting with good work area illumination; ample outlets		
COMMENTS:	Hanging fluorescent lights	

Safety Systems			
COMPONENT:	Life/Safety	RATING: 3 x WEIGHT: 12.4 =	SCORE: 37.1
Generally meets codes for vintage of construction			
COMMENTS:			
COMPONENT:	Fire Safety	RATING: 5 x WEIGHT: 12.4 =	SCORE: 61.9
Violations exist; No exit signs or extinguishers; No sprinklers in high hazard areas			
COMMENTS:			
COMPONENT:	Modifications	RATING: 1 x WEIGHT: 8.7 =	SCORE: 8.7
Modifications appear to be in compliance with codes and sound construction practices; HVAC/electrical service properly provided			
COMMENTS: None evident			

Quality Standards			
COMPONENT:	Maintenance	RATING: 1 x WEIGHT: 8.7 =	SCORE: 8.7
Facility appears well maintained			
COMMENTS:			
COMPONENT:	Remaining Life	RATING: 3 x WEIGHT: 7.4 =	SCORE: 22.3
Life expectancy is 5-15 years; moderate system deterioration			
COMMENTS:			
COMPONENT:	Appearance	RATING: 3 x WEIGHT: 7.4 =	SCORE: 22.3
Average construction; average interior and exterior appearance			
COMMENTS: Plain vanilla engineered building			

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

TOTAL SCORE = 280 PREVIOUS BIENNIUM SCORE = 254
 CONDITION: Needs Improvement/Additional Maintenance

BUILDING CONDITION RATING

Voktek (020-7) STATE UFI: A09725 Main Campus (020A)
 AREA: 23,305 SF BUILT: 1971 REMODELED: 2010 PREDOMINANT USE: Vocational Arts
 CONSTRUCTION TYPE: Medium CRV/SF: \$316 REPLACEMENT VALUE: \$7,364,380



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; CMU; wood framing; glu-lam beams	
COMPONENT: Exterior Closure	RATING: 1 x WEIGHT: 8 = SCORE: 8
Weatherproof, tight, well-maintained exterior walls, doors, windows/finishes	
COMMENTS: CMU; concrete; brick; metal panels; plaster soffits	
COMPONENT: Roofing	RATING: 1 x WEIGHT: 10 = SCORE: 10
Flashing and penetrations appear sound and membrane appears water- tight; drainage is positive and there are overflow scuppers	
COMMENTS: Standing seam metal; hypalon single-ply membrane-2008	

Secondary Systems		
COMPONENT:	Floor Finishes	RATING: 1 x WEIGHT: 6 = SCORE: 6
Nice appearance, smooth transitions, level subfloors, no cracks/separating		
COMMENTS:	Concrete; vinyl tile; ceramic tile; carpet	
COMPONENT:	Wall Finishes	RATING: 1 x WEIGHT: 6 = SCORE: 6
Maintainable surfaces in good condition		
COMMENTS:	CMU; gypsum board	
COMPONENT:	Ceiling Finishes	RATING: 1 x WEIGHT: 6 = SCORE: 6
Maintainable surfaces in good condition; good alignment and appearance		
COMMENTS:	Gypsum board; wood roof deck; 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 w HM frames; exterior HM doors/frames; metal OH and coiling doors	

Service Systems		
COMPONENT:	Elevators	RATING: 3 x WEIGHT: 6 = SCORE: 18
Elevators provided but functionality is inadequate; Unreliable operation		
COMMENTS:	No elevator to lower area	
COMPONENT:	Plumbing	RATING: 3 x WEIGHT: 8 = SCORE: 24
Fixtures are functional but dated; some leaks; maintenance required		
COMMENTS:	Galvanized, cast iron, copper 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:	AHUs (2013) with electric strip heat; duct heaters; ceiling furnaces	
COMPONENT:	Electrical	RATING: 1 x WEIGHT: 8 = SCORE: 8
Adequate service and distribution capacity for current/future needs		
COMMENTS:	1600amp 480/277v; 1200amp 208/120v	
COMPONENT:	Lights/Power	RATING: 1 x WEIGHT: 8 = SCORE: 8
Contemporary lighting with good work area illumination; ample outlets		
COMMENTS:	Lay-in, wall-mount and ceiling-mount fluorescent lights	

Safety Systems			
COMPONENT:	Life/Safety	RATING: 3 x	WEIGHT: 10 = SCORE: 30
Generally meets codes for vintage of construction			
COMMENTS:			
COMPONENT:	Fire Safety	RATING: 1 x	WEIGHT: 10 = SCORE: 10
Locally monitored detection; alarm present; sprinklers in high hazard areas			
COMMENTS: Partial sprinklers			
COMPONENT:	Modifications	RATING: 1 x	WEIGHT: 7 = SCORE: 7
Modifications appear to be in compliance with codes and sound construction practices; HVAC/electrical service properly provided			
COMMENTS: Upper floor renovation and minor lower floor remodel were well executed			

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: 2010 upper floor renovation has greatly enhanced building and extended useful life			
COMPONENT:	Appearance	RATING: 3 x	WEIGHT: 6 = SCORE: 18
Average construction; average interior and exterior appearance			
COMMENTS: Very utilitarian exterior			

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 = 246 PREVIOUS BIENNIUM SCORE = 246
 CONDITION: Adequate

BUILDING CONDITION RATING

Leon Lead Rec Greenhouse (020-22G) STATE UFI: A05541 Riverview Ed. Center (020C)
 AREA: 1,824 SF BUILT: 2009 REMODELED: No data PREDOMINANT USE: Classroom
 CONSTRUCTION TYPE: No data CRV/SF: \$285 REPLACEMENT VALUE: \$519,840



Primary Systems	
COMPONENT: Structure	RATING: 1 x WEIGHT: 10.2 = SCORE: 10.2
No signs of settlement or cracking, no abrupt vertical changes Columns, bearing walls and roof structure appears sound/free of defects	
COMMENTS: No Comments	
COMPONENT: Exterior Closure	RATING: 1 x WEIGHT: 10.2 = SCORE: 10.2
Weatherproof, tight, well-maintained exterior walls, doors, windows/finishes	
COMMENTS: No data	
COMPONENT: Roofing	RATING: 3 x WEIGHT: 12.7 = SCORE: 38.1
Some deterioration is evident in membrane and flashings; maintenance or minor repair is needed	
COMMENTS: plastic panels	

Secondary Systems		
COMPONENT:	Floor Finishes	RATING: 3 x WEIGHT: 7.6 = SCORE: 22.9
Some wear and minor imperfections are evident; beginning deterioration		
COMMENTS:	concrete, gravel	
COMPONENT:	Wall Finishes	RATING: 3 x WEIGHT: 7.6 = SCORE: 22.9
Aging surfaces but sound; some maintenance is required		
COMMENTS:	Drywall in shed	
COMPONENT:	Ceiling Finishes	RATING: 0 x WEIGHT: 0 = SCORE: 0
No data		
COMMENTS:	None	
COMPONENT:	Doors & Hardware	RATING: 3 x WEIGHT: 7.6 = SCORE: 22.9
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: 1 x WEIGHT: 10.2 = SCORE: 10.2
Fixtures and piping appear to be in good condition; no evidence of leaks		
COMMENTS:	No data	
COMPONENT:	HVAC	RATING: 3 x WEIGHT: 10.2 = SCORE: 30.5
System generally adequate; some deterioration; needs balancing; Offices areas have A/C; hazardous areas are ventilated		
COMMENTS:	No data	
COMPONENT:	Electrical	RATING: 1 x WEIGHT: 10.2 = SCORE: 10.2
Adequate service and distribution capacity for current/future needs		
COMMENTS:	No data	
COMPONENT:	Lights/Power	RATING: 3 x WEIGHT: 10.2 = SCORE: 30.5
Adequate work area illumination; adequate outlets for current use		
COMMENTS:	No data	

Safety Systems		
COMPONENT:	Life/Safety	RATING: 3 x WEIGHT: 12.7 = SCORE: 38.1
Generally meets codes for vintage of construction		
COMMENTS:	No data	
COMPONENT:	Fire Safety	RATING: 3 x WEIGHT: 12.7 = SCORE: 38.1
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: 1 x WEIGHT: 8.9 = SCORE: 8.9
Facility appears well maintained		
COMMENTS:	No data	
COMPONENT:	Remaining Life	RATING: 1 x WEIGHT: 7.6 = SCORE: 7.6
Life expectancy is >15 years; minor system deterioration		
COMMENTS:	No data	
COMPONENT:	Appearance	RATING: 3 x WEIGHT: 7.6 = SCORE: 22.9
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 = 324 PREVIOUS BIENNIUM SCORE = (blank)

CONDITION: Needs Improvement/Additional Maintenance

BUILDING CONDITION RATING

Riverview Education Ctr (020-22) STATE UFI: A04555 Riverview Ed. Center (020C)
 AREA: 12,660 SF BUILT: 1925 REMODELED: 2001 PREDOMINANT USE: General Classroom
 CONSTRUCTION TYPE: Medium CRV/SF: \$301 REPLACEMENT VALUE: \$3,810,660



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; wood framing	
COMPONENT: Exterior Closure	RATING: 3 x WEIGHT: 8 = SCORE: 24
Sound and weatherproof but with some deterioration evident	
COMMENTS: Wood horizontal beveled siding-mix of original and new; concrete. Needs paint.	
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: Composition 3-tab shingles-2001; TPO single ply membrane-2007	

Secondary Systems			
COMPONENT:	Floor Finishes	RATING: 1 x WEIGHT: 6 =	SCORE: 6
Nice appearance, smooth transitions, level subfloors, no cracks/separating			
COMMENTS:	Carpet, vinyl tile and sheet flooring		
COMPONENT:	Wall Finishes	RATING: 1 x WEIGHT: 6 =	SCORE: 6
Maintainable surfaces in good condition			
COMMENTS:	Gypsum board and vinyl wall panels		
COMPONENT:	Ceiling Finishes	RATING: 1 x WEIGHT: 6 =	SCORE: 6
Maintainable surfaces in good condition; good alignment and appearance			
COMMENTS:	Direct adhered tile; 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/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:	2 stop		
COMPONENT:	Plumbing	RATING: 1 x WEIGHT: 8 =	SCORE: 8
Fixtures and piping appear to be in good condition; no evidence of leaks			
COMMENTS:	Copper, cast iron, steel and PVC piping; porcelain fixtures		
COMPONENT:	HVAC	RATING: 3 x WEIGHT: 8 =	SCORE: 24
System generally adequate; some deterioration; needs balancing; Offices areas have A/C; hazardous areas are ventilated			
COMMENTS:	Roof mount packaged HVAC units; classroom univent units		
COMPONENT:	Electrical	RATING: 1 x WEIGHT: 8 =	SCORE: 8
Adequate service and distribution capacity for current/future needs			
COMMENTS:	800amp 208/120v		
COMPONENT:	Lights/Power	RATING: 1 x WEIGHT: 8 =	SCORE: 8
Contemporary lighting with good work area illumination; ample outlets			
COMMENTS:	Lay-in, suspended and ceiling-mount fluorescent lights		

Safety Systems		
COMPONENT:	Life/Safety	RATING: 1 x WEIGHT: 10 = SCORE: 10
Appears to meet current codes		
COMMENTS:		
COMPONENT:	Fire Safety	RATING: 3 x WEIGHT: 10 = SCORE: 30
Extinguishers and signed egress; no violations; no alarm or sprinklers		
COMMENTS:		
COMPONENT:	Modifications	RATING: 1 x WEIGHT: 7 = SCORE: 7
Modifications appear to be in compliance with codes and sound construction practices; HVAC/electrical service properly provided		
COMMENTS:	77 year old building was completely renovated in 2001	

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:	Comprehensive renovation has upgraded all major building systems	
COMPONENT:	Appearance	RATING: 1 x WEIGHT: 6 = SCORE: 6
Well-constructed building; generally attractive interior and exterior		
COMMENTS:		

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

TOTAL SCORE = 198 PREVIOUS BIENNIUM SCORE = 182

CONDITION: Adequate

BUILDING CONDITION RATING

Simpson Education Center (020-24) STATE UFI: A03108 Simpson Ed. Center (020D)
 AREA: 1,792 SF BUILT: 1998 REMODELED: No PREDOMINANT USE: General Classroom
 CONSTRUCTION TYPE: Temporary CRV/SF: \$185 REPLACEMENT VALUE: \$331,520



Primary Systems	
COMPONENT: Structure	RATING: 3 x WEIGHT: 8.5 = SCORE: 25.4
Some cracking evident but does not likely affect structural integrity; Visible defects apparent but are non-structural	
COMMENTS: Wood framing	
COMPONENT: Exterior Closure	RATING: 3 x WEIGHT: 8.5 = SCORE: 25.4
Sound and weatherproof but with some deterioration evident	
COMMENTS: T1-11 plywood	
COMPONENT: Roofing	RATING: 3 x WEIGHT: 10.6 = SCORE: 31.7
Some deterioration is evident in membrane and flashings; maintenance or minor repair is needed	
COMMENTS: Metal roof	

Secondary Systems			
COMPONENT:	Floor Finishes	RATING: 3 x WEIGHT: 6.3 =	SCORE: 19
Some wear and minor imperfections are evident; beginning deterioration			
COMMENTS:	Carpet throughout		
COMPONENT:	Wall Finishes	RATING: 1 x WEIGHT: 6.3 =	SCORE: 6.3
Maintainable surfaces in good condition			
COMMENTS:	Vinyl wall panels		
COMPONENT:	Ceiling Finishes	RATING: 3 x WEIGHT: 6.3 =	SCORE: 19
Some wear and tear; Minor staining or deterioration			
COMMENTS:	Lay-in tile throughout		
COMPONENT:	Doors & Hardware	RATING: 3 x WEIGHT: 6.3 =	SCORE: 19
Functional but dated			
COMMENTS:	HM doors and frames		

Service Systems			
COMPONENT:	Elevators	RATING: 1 x WEIGHT: 6.3 =	SCORE: 6.3
Appropriate and functional for occupancy and use			
COMMENTS:	None		
COMPONENT:	Plumbing	RATING: 0 x WEIGHT: 0 =	SCORE: 0
No data			
COMMENTS:	None		
COMPONENT:	HVAC	RATING: 3 x WEIGHT: 8.5 =	SCORE: 25.4
System generally adequate; some deterioration; needs balancing; Offices areas have A/C; hazardous areas are ventilated			
COMMENTS:	Newer exterior wall mount packaged HVAC units		
COMPONENT:	Electrical	RATING: 3 x WEIGHT: 8.5 =	SCORE: 25.4
Service capacity meets current needs but inadequate for future			
COMMENTS:	Adequate for space use		
COMPONENT:	Lights/Power	RATING: 1 x WEIGHT: 8.5 =	SCORE: 8.5
Contemporary lighting with good work area illumination; ample outlets			
COMMENTS:	New recessed ceiling fluorescent		

Safety Systems			
COMPONENT:	Life/Safety	RATING: 1 x	WEIGHT: 10.6 = SCORE: 10.6
Appears to meet current codes			
COMMENTS:	Generally meets codes		
COMPONENT:	Fire Safety	RATING: 5 x	WEIGHT: 10.6 = SCORE: 52.9
Violations exist; No exit signs or extinguishers; No sprinklers in high hazard areas			
COMMENTS:	No alarm; no sprinklers		
COMPONENT:	Modifications	RATING: 1 x	WEIGHT: 7.4 = SCORE: 7.4
Modifications appear to be in compliance with codes and sound construction practices; HVAC/electrical service properly provided			
COMMENTS:	None evident		

Quality Standards			
COMPONENT:	Maintenance	RATING: 1 x	WEIGHT: 7.4 = SCORE: 7.4
Facility appears well maintained			
COMMENTS:	Generally well maintained		
COMPONENT:	Remaining Life	RATING: 5 x	WEIGHT: 6.3 = SCORE: 31.7
Life expectancy is <5 years; significant system deterioration			
COMMENTS:	PORTABLE IS CURRENTLY LEASED TO ANOTHER ENTITY		
COMPONENT:	Appearance	RATING: 3 x	WEIGHT: 6.3 = SCORE: 19
Average construction; average interior and exterior appearance			
COMMENTS:	Average looking interior and exterior		

Heat Loss			
COMPONENT:	Insulation	RATING: 3 x	WEIGHT: 6.3 = SCORE: 19
Insulation present, but not to current standards (installed prior to 2010)			
COMMENTS:	Inadequate		
COMPONENT:	Glazing	RATING: 1 x	WEIGHT: 6.3 = SCORE: 6.3
Double glazing with window frames that minimize conductivity			
COMMENTS:	Double glazing; vinyl framed		

TOTAL SCORE = 366 PREVIOUS BIENNIUM SCORE = 354

CONDITION: Needs Improvement/Renovation

AREA: 5,396 SF BUILT: 1919 REMODELED: 1997 PREDOMINANT USE: Mixed Use
 CONSTRUCTION TYPE: Light CRV/SF: \$316 REPLACEMENT VALUE: \$1,705,136



Primary Systems			
COMPONENT:	Structure	RATING: 3 x	WEIGHT: 8 SCORE: 24
Some cracking evident but does not likely affect structural integrity; Visible defects apparent but are non structural			
COMMENTS:	Wood framing; standing water in crawlspace; slow settling (now stable)		
COMPONENT:	Exterior Closure	RATING: 1 x	WEIGHT: 8 SCORE: 8
Weatherproof, tight, well maintained exterior walls, doors, windows/finishes			
COMMENTS:	Vinyl siding over wood 1997		
COMPONENT:	Roofing	RATING: 3 x	WEIGHT: 10 SCORE: 30
Some deterioration is evident in membrane and flashings; maintenance or minor repair is needed			
COMMENTS:	Standing seam metal 1997; hypalon single ply 1997; BUR wearing		

Secondary Systems			
COMPONENT:	Floor Finishes	RATING: 1 x WEIGHT: 6 =	SCORE: 6
	Nice appearance, smooth transitions, level subfloors, no cracks/separating		
COMMENTS:	Carpet and sheet vinyl; some carpet deterioration and staining		
COMPONENT:	Wall Finishes	RATING: 1 x WEIGHT: 6 =	SCORE: 6
	Maintainable surfaces in good condition		
COMMENTS:	Gypsum board and plaster; sheet vinyl wainscot		
COMPONENT:	Ceiling Finishes	RATING: 1 x WEIGHT: 6 =	SCORE: 6
	Maintainable surfaces in good condition; good alignment and appearance		
COMMENTS:	Gypsum board; direct adhered tile; lay-in tile; wood ceilings		
COMPONENT:	Doors & Hardware	RATING: 3 x WEIGHT: 6 =	SCORE: 18
	Functional but dated		
COMMENTS:	Interior wood doors w HM frames-surface wear; exterior HM doors/frames		

Service Systems			
COMPONENT:	Elevators	RATING: 1 x WEIGHT: 6 =	SCORE: 6
	Appropriate and functional for occupancy and use		
COMMENTS:	2-stop-1997		
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:	Roof mount packaged heat pumps-1997		
COMPONENT:	Electrical	RATING: 1 x WEIGHT: 8 =	SCORE: 8
	Adequate service and distribution capacity for current/future needs		
COMMENTS:	200amp 208/120v		
COMPONENT:	Lights/Power	RATING: 1 x WEIGHT: 8 =	SCORE: 8
	Contemporary lighting with good work area illumination; ample outlets		
COMMENTS:	Ceiling mount and lay-in fluorescent lighting		

Safety Systems			
COMPONENT:	Life/Safety	RATING: 3 x WEIGHT: 10 =	SCORE: 30
Generally meets codes for vintage of construction			
COMMENTS:			
COMPONENT:	Fire Safety	RATING: 5 x WEIGHT: 10 =	SCORE: 50
Violations exist; No exit signs or extinguishers; No 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: 1997 major renovation appears adequately 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: Old building with a face-lift and interior renovation			
COMPONENT:	Appearance	RATING: 1 x WEIGHT: 6 =	SCORE: 6
Well-constructed building; generally attractive interior and exterior			
COMMENTS:			

Heat Loss			
COMPONENT:	Insulation	RATING: 3 x WEIGHT: 6 =	SCORE: 18
Insulation present, but not to current standards (installed prior to 2010)			
COMMENTS:			
COMPONENT:	Glazing	RATING: 1 x WEIGHT: 6 =	SCORE: 6
Double glazing with window frames that minimize conductivity			
COMMENTS:			

TOTAL SCORE = 278 PREVIOUS BIENNIUM SCORE = 278
 CONDITION: Needs Improvement/Additional Maintenance

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

Columbia Ed. Center (020E)

COMPONENT: Location	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
Site is reasonably sized for foreseeable future					
COMMENTS: Relatively small site; expansion very limited					
COMPONENT: Traffic Flow	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
Traffic flow has some inefficiencies but is adequate					
COMMENTS: City streets on two side of building					
COMPONENT: Parking	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
Parking and circulation are efficient and adequate for future expansion					
COMMENTS:					
COMPONENT: Security	RATING: 3	x	WEIGHT: 4	=	SCORE: 12
Site lighting is adequate; some security booths or emergency phones					
COMMENTS: Building security alarm only					
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: 1	x	WEIGHT: 4	=	SCORE: 4
Pedestrian walkways provided for circulation between buildings; paved parking areas					
COMMENTS:					
COMPONENT: Maintenance	RATING: 1	x	WEIGHT: 7	=	SCORE: 7
Site is landscaped and appears well maintained					
COMMENTS:					
COMPONENT: Signage	RATING: 3	x	WEIGHT: 2	=	SCORE: 6
Signage is minimal, except for emergency exit identification					
COMMENTS:					

TOTAL SCORE = 71 PREVIOUS BIENNIUM SCORE = 71 (Score Range = 36 - 175)

SITE CONDITION RATING

Main Campus (020A)

COMPONENT: Location	RATING: 5	x	WEIGHT: 6	=	SCORE: 30
Site is inadequate, fails to meet current demand. Lack of future expansion capability; threatened by incompatible adjacent development					
COMMENTS: Room for facility/program expansion only if existing old bldgs. are removed					
COMPONENT: Traffic Flow	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
Traffic flow has some inefficiencies but is adequate					
COMMENTS: Site is hilly and facilities are on two separate levels; traffic flow is inhibited					
COMPONENT: Parking	RATING: 5	x	WEIGHT: 6	=	SCORE: 30
No expansion potential for parking; circulation is inefficient					
COMMENTS: Parking is inadequate; circulation on upper campus is poor					
COMPONENT: Security	RATING: 3	x	WEIGHT: 4	=	SCORE: 12
Site lighting is adequate; some security booths or emergency phones					
COMMENTS:					
COMPONENT: Drainage	RATING: 3	x	WEIGHT: 5	=	SCORE: 15
Some ponding is observable; flat slope allows standing water at buildings or between buildings					
COMMENTS: Puddling is moderate to extensive in some areas					
COMPONENT: Paving	RATING: 3	x	WEIGHT: 4	=	SCORE: 12
Pedestrian walkways do not provide for adequate circulation between buildings; only partial paved parking					
COMMENTS:					
COMPONENT: Maintenance	RATING: 1	x	WEIGHT: 7	=	SCORE: 7
Site is landscaped and appears well maintained					
COMMENTS:					
COMPONENT: Signage	RATING: 1	x	WEIGHT: 2	=	SCORE: 2
Building numbers/names identified; parking and disabled signage exists Rooms are numbered; exits properly marked					
COMMENTS:					

TOTAL SCORE = 121 PREVIOUS BIENNIUM SCORE = 121 (Score Range = 36 - 175)

SITE CONDITION RATING

Riverview Ed. Center (020C)

COMPONENT:	Location	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
Site is adequate for future growth						
COMMENTS:						
COMPONENT:	Traffic Flow	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
Traffic flow poses no apparent safety hazards and is efficient						
COMMENTS: Good flow off main highway and on site						
COMPONENT:	Parking	RATING: 1	x	WEIGHT: 6	=	SCORE: 6
Parking and circulation are efficient and adequate for future expansion						
COMMENTS:						
COMPONENT:	Security	RATING: 3	x	WEIGHT: 4	=	SCORE: 12
Site lighting is adequate; some security booths or emergency phones						
COMMENTS: Limited to building alarm system						
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: 1	x	WEIGHT: 4	=	SCORE: 4
Pedestrian walkways provided for circulation between buildings; paved parking areas						
COMMENTS:						
COMPONENT:	Maintenance	RATING: 1	x	WEIGHT: 7	=	SCORE: 7
Site is landscaped and appears well maintained						
COMMENTS:						
COMPONENT:	Signage	RATING: 1	x	WEIGHT: 2	=	SCORE: 2
Building numbers/names identified; parking and disabled signage exists Rooms are numbered; exits properly marked						
COMMENTS:						

TOTAL SCORE = 43 PREVIOUS BIENNIUM SCORE = 43 (Score Range = 36 - 175)

SITE CONDITION RATING

Simpson Ed. Center (020D)

COMPONENT: Location	RATING: 3 x WEIGHT: 6 = SCORE: 18
Site is reasonably sized for foreseeable future	
COMMENTS:	
COMPONENT: Traffic Flow	RATING: 3 x WEIGHT: 6 = SCORE: 18
Traffic flow has some inefficiencies but is adequate	
COMMENTS: Building fronts street; site flow is below average	
COMPONENT: Parking	RATING: 1 x WEIGHT: 6 = SCORE: 6
Parking and circulation are efficient and adequate for future expansion	
COMMENTS:	
COMPONENT: Security	RATING: 3 x WEIGHT: 4 = SCORE: 12
Site lighting is adequate; some security booths or emergency phones	
COMMENTS: Only building alarm system	
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: 1 x WEIGHT: 4 = SCORE: 4
Pedestrian walkways provided for circulation between buildings; paved parking areas	
COMMENTS:	
COMPONENT: Maintenance	RATING: 3 x WEIGHT: 7 = SCORE: 21
Landscaping is adequate but maintenance needs improvement	
COMMENTS:	
COMPONENT: Signage	RATING: 1 x WEIGHT: 2 = SCORE: 2
Building numbers/names identified; parking and disabled signage exists Rooms are numbered; exits properly marked	
COMMENTS:	

TOTAL SCORE = 71 PREVIOUS BIENNIUM SCORE = 71 (Score Range = 36 - 175)

SITE CONDITION RATING

Whiteside Ed. Center (020B)

COMPONENT:	Location	RATING: 5	x	WEIGHT: 6	=	SCORE: 30
Site is inadequate, fails to meet current demand. Lack of future expansion capability; threatened by incompatible adjacent development						
COMMENTS:	No expansion possible on site; completely landlocked					
COMPONENT:	Traffic Flow	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
Traffic flow has some inefficiencies but is adequate						
COMMENTS:	Traffic flow is on two adjacent city streets					
COMPONENT:	Parking	RATING: 3	x	WEIGHT: 6	=	SCORE: 18
Parking is adequate for present needs; circulation is adequate						
COMMENTS:	Parking is tight					
COMPONENT:	Security	RATING: 1	x	WEIGHT: 4	=	SCORE: 4
Site lighting is adequate; site has security booths and emergency phones						
COMMENTS:						
COMPONENT:	Drainage	RATING: 5	x	WEIGHT: 5	=	SCORE: 25
Extensive pooling of water adjacent to buildings; poor slope and drainage						
COMMENTS:	Some puddling observed at building; basement is perpetually flooded					
COMPONENT:	Paving	RATING: 1	x	WEIGHT: 4	=	SCORE: 4
Pedestrian walkways provided for circulation between buildings; paved parking areas						
COMMENTS:						
COMPONENT:	Maintenance	RATING: 3	x	WEIGHT: 7	=	SCORE: 21
Landscaping is adequate but maintenance needs improvement						
COMMENTS:						
COMPONENT:	Signage	RATING: 1	x	WEIGHT: 2	=	SCORE: 2
Building numbers/names identified; parking and disabled signage exists Rooms are numbered; exits properly marked						
COMMENTS:						

TOTAL SCORE = 107 PREVIOUS BIENNIUM SCORE = 107 (Score Range = 36 - 175)

Reference 2:
GHC 2013-2020 Strategic Plan

Grays Harbor College

2013-2020 Strategic Plan



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Message from the President

Grays Harbor College (GHC) is committed to serving its two county service area by continuously striving toward fulfilling its mission. The 2013 – 2020 Strategic Plan has and is providing a seven-year framework for achieving objectives in support of GHC's core themes of academic transfer, workforce preparation, basic transitions, and service to the community. The plan also provides strategic direction for the Emergency Management Plan, Enrollment Management Plan, Master Facilities Plan, and Technology Plan. Non-academic program assessment, GHC committees, financial resource allocations, curriculum planning, student support services, personnel hiring, marketing, and fundraising also inform and are informed by the Strategic Plan.

Despite ongoing challenges to GHC's efforts to deliver its comprehensive mission due to a decrease in state financial support for higher education, diminished enrollments and a sluggish local economy, GHC remains focused on fulfilling its mission. Success in academic transfer, workforce preparation, and basic transitions require excellence in teaching, quality support services, and responsiveness to our internal and external communities of our two county service area.

GHC's 2013-2020 strategic plan builds upon GHC's existing work around student success and institutional effectiveness focusing on four interrelated strategic directions for its core theme objectives. The structure of the plan, building on the work of Operational Action Teams and Non-academic Program Assessment, identifies objectives and focused strategies for each strategic direction, is intended to provide clarity and understanding of the focus for GHC's work over the next three years. We are committed to seeing plan outcomes realized through intentional implementation planning; collaborating in new ways of working together and breaking down silos; overcoming challenges and constraints through innovation; measured risk-taking; creativity; regular assessment of our progress; and taking action to improve when the measurements show GHC is not meeting established thresholds for acceptable performance.

As GHC approaches its Seven Year Comprehensive Accreditation Visit, the plan will help tell the story about how the college has strategized and taken actions toward fulfilling its mission. It also creates the foundation for the college to revisit its vision, mission, core themes, and values as we begin a new septennial cycle following the visit.

This plan reflects the input and contributions from throughout the college community and the communities GHC serves. The Strategic Plan provides a framework for guiding, organizing and prioritizing the college's work over the next seven years consistent with the college's values:

- Access to educational opportunities
- Success for students, faculty and staff
- Excellence in programs, practices and principles
- Respect for diversity of people, ideas, culture and the environment
- Effective and efficient use of resources

The Planning Process – History and Future

In the 2005-2006 academic year Grays Harbor College engaged a consultant to help facilitate Strategic Planning activities at the college. At the beginning of that year a Strategic Planning Committee was formed with representation from administration, faculty, and staff. There were 124 full-time employees who participated in the strategic planning process that year. The work done that year included an environmental scan and S.W.O.T analysis to understand where the college was at that time. The college then engaged in a series of workshops and meetings to identify where the college wanted to be at different points in the future. Ultimately, the college undertook a college-wide planning process to figure out how to reach their goals and aspirations for the future. They also developed an assessment methodology to measure our progress toward college goals and vision.

In preparation for the 2011 comprehensive accreditation report the core themes were developed and a set of objectives and indicators were chosen to measure our success related to our core themes. These objectives and indicators were implemented in 2013 and have evolved somewhat over time. Most recently, they were revised in the 2017-2018 Academic Year. Both the previous and current Core Theme Objectives and Indicators can be found later in this document. Strategies to support Core Theme Achievement over the next three years will be identified by those working on the Core Themes in the fall of 2017 and will be implemented beginning in winter 2018.

In addition to the focus on Student Achievement and Student Success in the Core Themes, Grays Harbor College also has support plans to provide the infrastructure needed for Mission, Vision, and Values Fulfillment. During the 2012-13 academic year a group of college employees went to an adult student recruiting conference. This group of employees came back enthused about what they learned and planned to roll their ideas out primarily in the student services area. The executive team at the time liked what this group was proposing and wanted to take it to the wider campus community. From these efforts the OATS or Optimization Action Teams were developed and they worked for three years to make improvements at the college in their assigned areas of focus. These work groups finished their work during the 2015-2016 academic year. With the completion of the OAT in 2015, four Topic Specific Planning Groups have been formed to continue support for our Mission Vision and Values. These Topic Specific Groups cover enrollment management, technology planning, emergency management and facilities planning. Together the Core Themes and the Topic Specific Plans (formerly OATS) allow the College to fulfill its mission and support its vision and values.

GHC is now gearing up for the conclusion of our 7 year accreditation cycle and over the next 2 years we will be preparing the 2018 comprehensive self-study accreditation report. We will also be preparing for a comprehensive strategic planning process similar to the one undertaken in the 2005-2006 academic year. This will involve getting everyone in the campus community involved in activities to help with strategic planning and direction setting for the college moving forward. A new seven-year Strategic Plan based on campus community input is expected to be ready for implementation starting in the fall of 2020.

Mission, Vision, Values & Core Themes

VISION

Grays Harbor College is a catalyst for positive change.

MISSION

Grays Harbor College provides meaningful education and cultural enrichment through academic transfer, workforce preparation, basic skills, and service to community.

VALUES

Access to Educational Opportunities

Student, Faculty and Staff Success

Excellence in Programs, Practices and Principles

Respect for Diversity of People, Ideas, Culture and the Environment

Effective and Efficient Use of Resources

CORE THEMES

Academic Transfer

Workforce Preparation

Basic Skills

Service to Community

Introduction to Core Theme Objectives & Indicators

The Core Theme Objectives and Indicators identified in this plan allow Grays Harbor College to describe success and measure progress toward the Core Themes of Academic Transfer, Workforce Preparation, Transitions, and Service to Community. Together these Core Themes define Mission Fulfillment. From 2013-2017, Grays Harbor College worked with a set of Core Theme Objectives and Indicators largely focused on student success as measured in terms of the Student Achievement Initiative. The Student Achievement Initiative is a common set of student progress and success indicators used across the Washington Community and Technical College System designed to show evidence that students were moving through college to degrees and certificates. The Student Achievement Initiative data had some benefits for measuring Core Theme Achievement, particularly in that it allowed the college to easily benchmark itself against statewide averages.

However, using the Student Achievement Initiative data as the primary indicator for the Core Theme Objectives, limited faculty and staff understanding of the trends and issues identified in the data. Additionally, the data did not address the broader goals of students such as success after degree/certificate achievement. In the fall of 2017, in order to be able to more fully investigate and address challenges to student success and mission fulfillment, the College revised its Core Theme Objectives and Indicators to broaden its assessment and improve its analysis.

Core Theme Objectives and Indicators from 2013-2017 as well as those for 2017-2020 are included in this document, to honor the evolution of the Core Theme work during the 2013-2020 Strategic Planning Cycle. Assessment results for the indicators in this plan are available in the College Scorecard. Beginning in 2018, an annual narrative report will also be provided by the Strategic Planning Committee each fall. The annual report will include the strategies identified to improve in each Core Theme area (from the previous fall) as well as a narrative discussion of the impact of those strategies.

It is expected that the changes discussed above in analysis and reporting will assist the college in 'connecting the dots' between the various planning, assessment, core theme and resource management activities that lead to mission fulfillment, and in 'telling our story' of these activities and their impact.

Core Theme Objectives and Indicators 2013 - 2017

Core Theme: Academic Transfer

Objective 1: Students demonstrate high rates of achievement

- 1.1 Percentage of students successfully completing the highest pre-college math course
- 1.2 Percentage of students successfully completing the highest pre-college writing course
- 1.3 Percentage of students successfully completing both pre-college math and quantitative reasoning within the same academic year
- 1.4 Percentage of students successfully completing pre-college and college-level writing within the same academic year

Objective 2: Students demonstrate high rates of progress

- 2.1 Percentage of students earning 15 college-level credits
- 2.2 Percentage of students earning 30 college-level credits
- 2.3 Percentage of students earning 5 college-level quantitative reasoning credits
- 2.4 Percentage of students earning 45 college-level transfer credits
- 2.5 Percentage of students earning a certificate or associate degree

Core Theme: Workforce Preparation

Objective 1: Students demonstrate high rates of achievement

- 1.1 Percentage of students successfully completing the highest pre-college math course
- 1.2 Percentage of students successfully completing the highest pre-college writing course
- 1.3 Percentage of students successfully completing both pre-college math and quantitative reasoning within the same academic year
- 1.4 Percentage of students successfully completing pre-college and college-level writing within the same academic year

Core Theme Objectives and Indicators 2013 - 2017

Objective 2: Students demonstrate high rates of progress

- 2.1 Percentage of students earning 15 college-level credits
- 2.2 Percentage of students earning 30 college-level credits
- 2.3 Percentage of students earning 5 college-level quantitative reasoning credits
- 2.4 Percentage of students earning 45 college-level vocational credits
- 2.5 Percentage of students earning a certificate or associate degree

Core Theme: Transitions

Objective 1: Students demonstrate high rates of achievement

- 1.1 Percentage of students making CASAS level gains/achieving success in course-level outcomes
- 1.2 Percentage of students who started in Basic Skills successfully completing both pre-college math and quantitative reasoning within the same academic year
- 1.3 Percentage of students who started in Basic Skills successfully completing pre-college and college-level writing within the same academic year

Objective 2: students demonstrate high rates of progress

- 2.1 Percentage of students who started in Basic Skills earning 15 college-level credits
- 2.2 Percentage of students who started in Basic Skills earning 30 college-level credits
- 2.3 Percentage of students who started in Basic Skills earning 5 college-level quantitative reasoning credits
- 2.4 Percentage of students who started in Basic Skills earning 45 college-level credits
- 2.5 Percentage of students who started in Basic Skills completing a vocational or academic certificate or degree

Core Theme Objectives and Indicators 2013 - 2017

Core Theme: Service to Community

Objective 1: The college community engages in cultural and personal enrichment.

- 1.1 Percent of attendees/participants in cultural events/classes who are satisfied/very satisfied
- 1.2 Proportion of individuals attending cultural events at GHC compared to population in the service district
- 1.3 Donations and sponsorships of artistic/cultural events and programs

Objective 2: The college community engages in lifelong learning

- 2.1 Percent of participants in community service/community special interest courses who are satisfied/very satisfied
- 2.2 Percent of participants in continuing education/professional development courses who are satisfied/very satisfied
- 2.3 Percent of community partners who are satisfied/very satisfied with GHC's response to their training needs

Core Theme Objectives and Indicators 2017-2020

Core Theme: Academic Transfer

Objective 1: Students demonstrate high rates of progress and completion

- 1.1 Transfer students successfully complete the highest pre-college math course in a year at or above the system average
- 1.2 Transfer students successfully complete both pre-college math and quantitative reasoning within the same academic year at or above system average
- 1.3 Transfer students successfully complete quantitative reasoning in a year at or above system average
- 1.4 Transfer students successfully complete the highest pre-college writing course in a year at or above system average
- 1.5 Transfer students successfully complete both pre-college and college level writing within the same academic year at or above system average
- 1.6 Transfer students successfully complete course/program/transfer degree outcomes.
- 1.7 Graduating transfer students indicate, on a scale of 1 to 5, that their GHC experience “(4) helped them quite a bit” or “(5) helped them significantly” to achieve college-wide learning outcomes
 - A. Critical Thinking
 - B. Literacy Skills
 - C. Information use
 - D. Competency in Discipline
 - E. Social and Personal Responsibility

Objective 2: Transfer Students are successful in baccalaureate programs

- 2.1 The rate of BA completion for GHC transfer students is similar to native students
- 2.2 GHC transfer students’ average time to BA completion is similar to native students
- 2.3 The average number of credits for GHC transfer students is similar to native students

Core Theme Objectives and Indicators 2017-2020

Core Theme: Workforce Preparation

Objective 1: Students demonstrate high rates of progress and completion

- 1.1 Workforce students complete course and program outcomes
- 1.2 Workforce students earn Workforce Degrees and Certificates (AT, AAS, AAS-T, CC and CA)

Objective 2: Students are successful in employment

- 2.1 Workforce Program Completers are employed
- 2.2 Workforce Program Completers are employed in their degree/certificate field
- 2.3 Workforce Program Completers earn wages that are higher than the wages they were earning pre-college
- 2.4 Workforce program Completers earn wages that are higher than Program Leavers
- 2.5 Employers are satisfied with Grays Harbor Graduates

Core Theme: Transitions

Objective 1: Students demonstrate high rates of achievement

- 1.1 Transitions students make skill level gains
- 1.2 Transitions students post-test

Objective 2: Student demonstrate high rates of progress and completion

- 2.1 Transition students earn credentials (HS Diploma, GED, or HS Completion)
- 2.2 Transitions Students make the transition to post-secondary coursework
- 2.3 ELA students enroll in classes outside of ELA
- 2.4 IBEST students are retained from fall to fall
- 2.5 IBEST students Earn Degrees

Core Theme Objectives and Indicators 2017-2020

Core Theme: Service to Community

Objective 1: Faculty and staff demonstrate service to Grays Harbor and Pacific Counties

- 1.1 Faculty and staff participate in community service activities

Objective 2: Grays Harbor College presents meaningful educational and culturally enriching events on campus.

- 2.1 Number of Bishop Center Events
- 2.2 Number of On-Campus Gallery Exhibits
- 2.3 Number of Lectures
- 2.5 Number of Athletic Events
- 2.7 Number of On-Campus Community Events
- 2.9 Satisfaction with events on Campus

Objective 3: Grays Harbor College promotes life-long learning and personal enrichment to community members through Community Education.

- 3.1 Number of Participants in Community Education
- 3.2 Satisfaction of Participant Results in Community Education

Objective 4: Grays Harbor College provides short-term/customized training that meets the professional development needs of Grays Harbor and Pacific Counties.

- 4.1 Number of Short-Term/Customized Trainings offered
- 4.2 Number of Participants in Short-Term/Customized Training
- 4.3 Satisfaction of Participants in Short-Term/Customized Training
- 4.4 Satisfaction of Employers with Short-Term/Customized Training

Reference 3.1:

GHC Master Plan / Predesign Workshop #1- Meeting Minutes



Grays Harbor College
 February 16, 2017
 Page 1 of 3

GHC Public Design Meeting and Workshop

Project: Master Plan / Student Services PD
 Grays Harbor College
 1620 Edward P. Smith Drive
 Aberdeen, Washington
 State Project No. 2017-065A

KMB Job No.: E1706, E1707, E1708

Meeting Date/Time: February 09, 2017 – 2:00 AM

Meeting Location: Grays Harbor College

Purpose of Meeting: Public Meeting and Workshop

Att	Dist		E-mail	Phone	Cell
Contracting Agency – Department of Enterprise Services (DES) – Engineering & Architectural Services (E&AS)					
x		Stacy Simpson, RA	stacy.simpson@des.wa.gov	(360) 407-9340	(360) 349-2341
Client/Using Agency – Grays Harbor Community College (GHC)					
x	x	Keith Penner, Chief of Campus Ops	keith.penner@ghc.edu	(360) 538-4154	(360) 338-2671
	x	Nickolas Lutes – VP Admin Services	nicholas.lutes@ghc.edu		–
x	x	Penny James – Admin Services	penny.james@ghc.edu	(360) 538-4034	–
Architectural & Engineering Consultants (A/E)					
x	x	Mark Beardemphl, AIA – KMB Principal	mark@kmb-architects.com	(360) 352-8883	(360) 789-4314
x	x	James Hill, RA – KMB	jameshill@kmb-architects.com	(360) 352-8883	(360) 480-3775
x	x	Paul Kinley, AIA - Opsis	paul@opsisarch.com	(503) 525-9511	–
	x	Liz Manser, AIA – Opsis	liz@opsisarch.com	(503) 525-9511	–

See attached for full attendance list.

Student Services Predesign Workshop Meeting #1

1. **Predesign Purpose**
 - The purpose, as defined by OFM, of the predesign process is the exploration and analysis of alternatives.
2. **Vision**
 - Grays Harbor College is a catalyst for positive change.
3. **GHC Mission**
 - Grays Harbor College provides meaningful education and cultural enrichment through academic transfer, workforce preparation, basic skills, and service to community.
4. **Values**
 - Access to educational opportunities
 - Success for students, faculty, and staff
 - Excellence in programs, practices, and principles
 - Respect for diversity of people, ideas, culture, and the environment
 - Effective and efficient use of resources
5. **Goals**
 - The overarching goal of the project is to create a building that supports and enhances the Colleges Vision,

- Create a logical flow for first time students
- The building should have clear wayfinding and support the wayfinding strategy across campus
- The building should have a recognizable first point of contact
- The building should provide spaces for student gathering
- Recruitment and retention of students
- Keep students on campus for more of the day
- The building should have some form of reception
 - 1) Info Center
 - 2) Greeting
 - 3) Friendly Face
- Respect for diversity
 - 1) Multicultural
 - 2) Gender neutral
 - 3) Religious freedom (non-denomination prayer space)
- Engaging and Interactive
- Dividable cafeteria – multi-functional space
 - 1) Meetings , events, and community gatherings
 - 2) Equipped with projectors and infrastructure for presentation
- East starting point for students to get involved in student life
- Formal and informal learning spaces (learning outside the classroom)
 - 1) Group
 - 2) Individual
- Every student should have access
 - 1) Special consideration for ADA accessibility
- The building should promote student health and wellness
- Natural materials
- Enforce ties between the College and the community
 - 1) A service to the community
- Adaptability
 - 1) Connectivity between departments
- Flexibility
 - 1) Use of spaces
 - 2) Shared conference rooms
 - 3) Scheduling devices at classrooms and conference rooms
- Acoustic separation
 - 1) Class to class – hall to class – floor to floor
 - 2) Privacy for phone calls (In the Schermer building people close the fire doors to create privacy)

6. Program

- See attached revised program
- All programs currently in the 100 building, some of the programs in the 800 building, and the business office in the 2000 building will move into the new student services building
- Information Center
- Security office
 - 1) Easy for students to find
 - 2) Security escort to car
 - 3) Paired with Info center
- Community meeting space
- Instruction space is an important part of the program
- Faculty space for food service / hospitality / culinary arts department
- Spaces should

7. Adjacency study

- See attached diagram

8. Next Meeting

Date/Time: 2-15-17 / 1:00pm

Location: Schermer room 4331



architects

Grays Harbor College
February 16, 2017
Page 1 of 1

Name

Amanda Gunn
Jerad Sorber
Jim Minkler
Margo Hood
Lindsey Coulson
Aaron Tuttle
Chris Macht
Brian Shook
Jason Hosenev
Julie Skoken
Holly Leonard
Tom Kuester
Stacey Savino

Position / Department

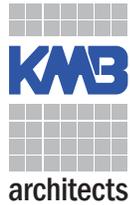
Biology Faculty
Enrollment Services
President
Admin Assistant VPSS
Student Life Specialist
Student Life
Campus Operations
Counselor
VP Student Services
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Reference 3.2:

GHC Master Plan / Predesign Workshop #2- Meeting Minutes



Grays Harbor College
 March 7, 2017
 Page 1 of 5

GHC Design Meeting and Workshop #2 Notes

Project: Master Plan / Student Services PD
 Grays Harbor College
 1620 Edward P. Smith Drive
 Aberdeen, Washington
 State Project No. 2017-065A

KMB Job No.: E1706, E1707, E1708

Meeting Date/Time: February 23, 2017 – 1:00 pm

Meeting Location: Grays Harbor College

Purpose of Meeting: Public Meeting and Workshop

Att	Dist		E-mail	Phone	Cell
Contracting Agency – Department of Enterprise Services (DES) – Engineering & Architectural Services (E&AS)					
x	x	Stacy Simpson, RA	stacy.simpson@des.wa.gov	(360) 407-9340	(360) 349-2341
Client/Using Agency – Grays Harbor Community College (GHC)					
x	x	Keith Penner, Chief of Campus Ops	keith.penner@ghc.edu	(360) 538-4154	(360) 338-2671
x	x	Nicholas Lutes – VP Admin Services	nicholas.lutes@ghc.edu		–
x	x	Penny James – Admin Services	penny.james@ghc.edu	(360) 538-4034	–
Architectural & Engineering Consultants (A/E)					
x	x	Mark Beardemphl, AIA – KMB Principal	mark@kmb-architects.com	(360) 352-8883	(360) 789-4314
x	x	James Hill, RA – KMB	jameshill@kmb-architects.com	(360) 352-8883	(360) 480-3775
x	x	Paul Kinley, AIA - Opsis	paul@opsisarch.com	(503) 525-9511	–
	x	Liz Manser, AIA – Opsis	liz@opsisarch.com	(503) 525-9511	–

Masterplan Design Meeting – 1:00-3:00

1. Master plan vision

- A. Vision
 - Grays Harbor College is a catalyst for positive change.
- B. GHC Mission
 - Grays Harbor College provides meaningful education and cultural enrichment through academic transfer, workforce preparation, basic skills, and service to community.
- C. Master Plan Goals
 - Masterplan = Future campus “vision”
 - The master plan should focus on the following:
 - a) Creating a 21st century campus for education
 - b) New technology
 - c) Creating a campus connection for academics and student athletes.
 - d) Connection to community
 - e) How education is delivered
 - The College’s strategic plan is not finalized, so there is a need for the master plan to incorporate flexibility and adaptability.
 - Accessibility – pedestrian routes and building access

- Make steps toward resolving traffic, circulation, and parking issues
- Additional access road
- Make existing entry road wider
- Plan for student housing
 - a) International students
 - b) Athletes
 - c) Affordable
 - d) Safe
- Enrolment growth
- Expand childcare center
- Add a 50-70 person black box theater to the Bishop Center
- Incorporate satellite education centers (Raymond, Ilwaco, Simpson Ed. Center)
- Create a downtown Aberdeen presence
- Create a GHC student draw in east county / increase enrollment from east county
- Diesel Technology Program
 - a) 18 students, needs to expand for demand
 - b) 1800 building needs to be twice as big
 - c) Needs access for large vehicles
 - d) Shop space needs to be highly flexible and adaptable
- Campus is an EOC (Emergency Operations Center)
 - a) Grays Harbor County evacuation destination for 3000+ people
 - b) Infrastructure to house those people for a short duration – generator, kitchen, etc.
- Lake Swano dam evaluation and security
- Infrastructure mapping / report conditions / assessment
- Environmental
 - a) The area is a model watershed
 - b) Hillside and lake preservation
 - c) New building projects should be sensitive to watershed and ecosystem
 - d) Lake is an amenity for joggers, hikers, and community
- Create something unique about GHC
 - a) Technical workforce
 - b) Strengthen workforce programs
 - c) Electrical, Plumbing, Technology
 - d) Bring Industry to the area

D. Educational Pillars at Grays Harbor College (See attached GHC Field Guide)

- Workforce Education
 - a) Nursing
 - b) Diesel Technology
 - c) Carpentry
 - d) Welding
 - e) Auto Mechanics
 - f) Bus Technology
- Academic / Transfer
 - a) Programs supported by Manspeaker and Schermer
- Basic Skills/Transitions
 - a) Community

E. Growth programs at Grays Harbor College

- Bachelors of Applied Science
- Culinary Arts / Hospitality Management
- Forestry
- Aquaculture

- F. Parallel Efforts
 - Aberdeen elementary / YMCA / College partnership

- G. Masterplan Program
 - Student Services Building
 - Student Rec / Health & Wellness / Gym
 - Housing
 - Long House
 - a) Reservation based programs
 - b) Provide native students with a campus connection that reflects and respects their culture
 - Parking / Site Access / Improvements
 - Potential Future Academic Buildings
 - Multi-Cultural Center

- H. Site and Building Opportunities
 - See attached image of workshop

Student Services Design Meeting – 3:00-5:00

- A. Recap of last meeting
- B. Site test fits
- C. Graphic program study
- D. Adjacency workshop
 - See attached image of workshop

Next Meeting

Date/Time: 3-23-17 / 1:00

Location: 4331



906 Columbia Street SW, Suite 400
 Olympia, WA 98501
 360.352.8883
 www.KMB-architects.com

Sign-In Sheet

Project: Grays Harbor College Student Services Pre-design
Meeting Date: 2/23/17
KMB Job. No.: E1706

Name	Firm / Position	Phone	E-mail
Barb Crowell	Food Service Manager	(360)538-4249	barbara.crowell@ghc.edu
STACY SIMPSON	DES	360 407-9390	stacy.simpson@DES.wa.gov
Aaron Tuttle	Dir. of Student Life	360-538-4078	aaron.tuttle@ghc.edu
Margo Hood	Admin Assistant VPSS	360-538-4166	margo.hood@ghc.edu
Penny James	Asst to VP Admin Serv	360-538-4034	penny.james@ghc.edu
Julie Skolkan	Dir. Trio programs	360-538-4036	julie.skolkan@ghc.edu
Amanda Gunn	GHC Biology/Fish		amanda.gunn@ghc.edu
Tom Kuester	GHC/Math Instructor	360-538-4197	tom.kuester@ghc.edu
KEITH PENNELL	GHC CAMPUS OPS	360-538-4151	
Brian Shoole	Counselor	360-538-4015	bshoole@ghc.edu
Stacey Savino	GHC - Fin Aid	360-538-4082	stacey.savino@ghc.edu
Nancy Estergard	Business & Community	538-4012	nancy.estergard@ghc.edu



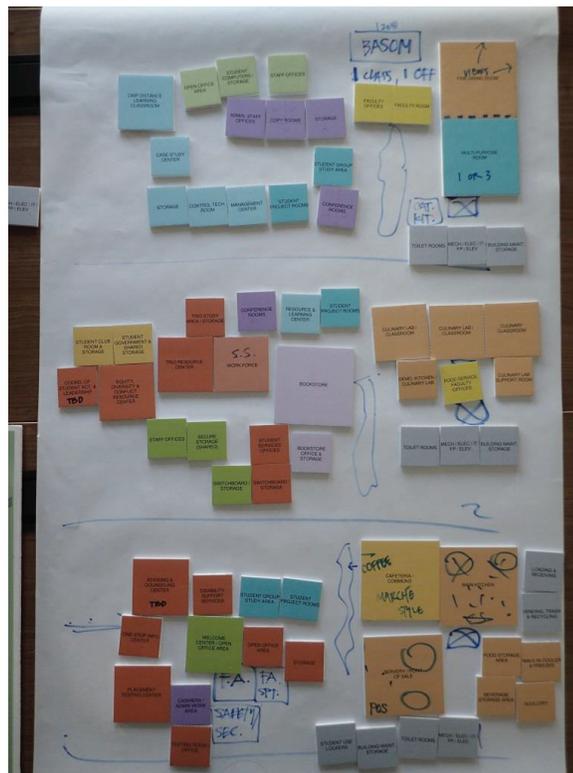
Masterplan Opportunities Workshop



Masterplan Opportunities Workshop Map



Student Services Adjacency Workshop



Student Services Adjacency Diagram

Reference 3.3:

GHC Predesign Workshop #3- Meeting Minutes



Grays Harbor College
 March 23, 2017
 Page 1 of 1

GHC Design Meeting and Workshop #3

Project: Master Plan / Student Services PD
 Grays Harbor College
 1620 Edward P. Smith Drive
 Aberdeen, Washington
 State Project No. 2017-065A

KMB Job No.: E1706, E1707, E1708

Meeting Date/Time: March 23, 2017 – 1:00 pm

Meeting Location: Grays Harbor College

Purpose of Meeting: Student Services PD Program

Att	Dist	E-mail	Phone	Cell
Contracting Agency – Department of Enterprise Services (DES) – Engineering & Architectural Services (E&AS)				
	Stacy Simpson, RA	stacy.simpson@des.wa.gov	(360) 407-9340	(360) 349-2341
Client/Using Agency – Grays Harbor Community College (GHC)				
	Keith Penner, Chief of Campus Ops	keith.penner@ghc.edu	(360) 538-4154	(360) 338-2671
	Nickolas Lutes – VP Admin Services	nicholas.lutes@ghc.edu		–
	Penny James – Admin Services	penny.james@ghc.edu	(360) 538-4034	–
Architectural & Engineering Consultants (A/E)				
	Mark Beardemphl, AIA – KMB Principal	mark@kmb-architects.com	(360) 352-8883	(360) 789-4314
	James Hill, RA – KMB	jameshill@kmb-architects.com	(360) 352-8883	(360) 480-3775
	Paul Kinley, AIA - Opsis	paul@opsisarch.com	(503) 525-9511	–
	Liz Manser, AIA – Opsis	liz@opsisarch.com	(503) 525-9511	–

Predesign Programming – 1:00-4:30

- 1:00 – 2:00 Classrooms / Lab Functions
- 2:00 – 3:00 Faculty Function / Admin. Functions
- 3:00 – 4:30 Student Services

Core Team Debrief – 4:30-5:00

1. Direction and next steps for Predesign
1. Direction and next steps for Masterplan

Next Meeting

Date/Time: 4-6-17 / 1:00
 Location: 4331

Reference 3.4:

GHC Predesign Workshop #4- Meeting Minutes



Grays Harbor College
 April 20, 2017
 Page 1 of 4

GHC Design Meeting and Workshop #4

Project: Master Plan / Student Services PD
 Grays Harbor College
 1620 Edward P. Smith Drive
 Aberdeen, Washington
 State Project No. 2017-065A

KMB Job No.: E1706, E1707, E1708

Meeting Date/Time: April 20, 2017 – 10:00 pm

Meeting Location: Grays Harbor College

Purpose of Meeting: Master Plan & Student Services PD

Att	Dist	E-mail	Phone	Cell
Contracting Agency – Department of Enterprise Services (DES) – Engineering & Architectural Services (E&AS)				
x		Stacy Simpson, RA stacy.simpson@des.wa.gov	(360) 407-9340	(360) 349-2341
Client/Using Agency – Grays Harbor Community College (GHC)				
x		Keith Penner, Chief of Campus Ops keith.penner@ghc.edu	(360) 538-4154	(360) 338-2671
x		Nickolas Lutes – VP Admin Services nicholas.lutes@ghc.edu		–
x		Penny James – Admin Services penny.james@ghc.edu	(360) 538-4034	–
Architectural & Engineering Consultants (A/E)				
		Mark Beardemphl, AIA – KMB Principal mark@kmb-architects.com	(360) 352-8883	(360) 789-4314
x		James Hill, RA – KMB jameshill@kmb-architects.com	(360) 352-8883	(360) 480-3775
x		Paul Kinley, AIA - Opsis paul@opsisarch.com	(503) 525-9511	–

See attached for attendance list.

Workshop Schedule – 1:00-4:30

Site Selection

- Paul presented the site evaluation matrix for site 3 and site 4. After reviewing the grading criteria it was determined site 3 is the best suited for the new building.
- The initial cost estimate showed that there was not a substantial difference in cost difference between site 3 and 4. Cost was therefore not a deciding factor in the selection of the preferred site.
- The design team was authorized to moving forward with development of site 3.
- See attached site evaluation matrix for detailed results.

One Stop Presentation

- Paul presented the history of student services and the evolution of the one-stop concept
- Paul explained the concept and the purpose of the 4 zones within the one-stop
 - o Zone 1 – Welcome - Front Desk
 - o Zone 2 – Self Help
 - o Zone 3 – Enrollment Help Desks (with comprehensive assistance)
 - o Zone 4 – Entry Registration (more privacy and longer meetings)
- Keith made the analogy of a bank
 - o Zone 1 – ATM

- Zone 2 – On-Line Banking
- Zone 3 – Teller
- Zone 4 – Managers Offices for loans and finances
- The presentation that Paul gave will be made available
- The group was interested in adopting the one-stop model at GHC, but recognized it will require some internal training.
- The group identified the benefits of staff having a more diverse understanding of student services:
 - Back up for people
 - Ability for people to take vacation and not come back overwhelmed
 - Veteran services could benefit from having more people educated in that service
 - Reduced wait time for student
 - More comprehensive assistants for students
 - Streamlines the student services experience for students

Cost Estimate

- It was noted that the cost estimate currently shows the project under budget
- Keith noted the following revisions that need to be made to the cost estimate:
 - Include the cost of demolishing the 100 building. Cost will include hazardous material abatement.
 - The development of the site after the demo of the 100 building needs to be included.
 - The estimate needs to show what percentage is assumed for the design contingency.
 - Site costs need to be increased to account for a new fire access road.
 - The estimate should show 2 standard elevators and 1 freight elevator
 - The building will be an “essential facility” and will need a generator
 - Additional erosion control was recommended to protect the lake/hill/watershed.
 - The grossing factor in the program will be increased to account for informal meeting spaces, breakout spaces, and atriums
- Foundation design is somewhat unknown, but will be revised once the geotech report is reviewed by the structural engineer and a foundation design can be recommended.
- A revised estimate will be presented at the next meeting

Building Workshop



SIGN IN

NAME

POSITION/DEPT.

EMAIL

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KMB ARCHITECTS

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Charles

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Nancy Estergard

Business + Community - Culinary

nancy.estergard@ghc.edu

Grays Harbor College Student Services & Instructional Bldg. Pre-Design Site Evaluation Matrix

Site evaluation includes two sites (3 & 4) which emerged as viable site candidates from workshops focused on the evaluation of five possible sites identified. The conclusions illustrated in the Building Site Evaluation Matrix are based on site visits and observations by the KMB and Opsis design team. The listed criteria was developed from, design team observations and conversations with owner, users and participating stakeholders.

Site Evaluation Criteria	Site 3 Lake Swano Overlook	Site 4 Adjacent to Bldg. 500	Notes
Site Viability			
- Available Ground Floor Site Area	●	◐	
-Impact to adjacent structures	●	◐	
-Access to Daylight	●	◐	
- Site Readiness to Build	●	◐	
-Changes in topography	●	◐	
-Front Door Presence	◐	◐	
-Central Location	●	●	
-Adjacency to drop off/parking	◐	●	
-Service/Load Access	◐	◐	
-Construction/Delivery	◐	●	
-Relationship to Main Quad	●	◐	
-Ability of site to hold building (geotech) (unknown for both)	●	●	
-Impact on campus during construction	●	◐	
-Pedestrian/vehicle flow on campus (pos/neutral)	●	●	
-Potential Watershed concerns (Lake Swano)	◐	●	
-Potential covered walkway	●	●	
-ADA accessibility	●	●	
-Potential to bring ADA parking adv. to bldg.	◐	●	
-Azalea Garden/Impact to Memorial	◐	◐	
Building Design			
- Site Capacity	●	◐	
- Building Expansion Potential	●	◐	
- Connection to Nature	●	◐	
-Surrounding Views	●	◐	
-Geothermal HVAC potential (Pos, neutral)	◐	◐	
Costs			
- Traffic Parking/Transit Impact	●	◐	
- Access to Transit	◐	●	
-Relative Site Development Costs	◐	◐	
Preferred Site (Rank 1-2)	1	2	

Positive ●	Neutral ◐	Negative ○	Don't Know ⊗
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Reference 3.5:

GHC Predesign Workshop #5- Meeting Minutes



Grays Harbor College
May 4, 2017
Page 1 of 1

GHC Design Meeting and Workshop #5

Project: Master Plan / Student Services PD
Grays Harbor College
1620 Edward P. Smith Drive
Aberdeen, Washington
State Project No. 2017-065A

KMB Job No.: E1706, E1707, E1708

Meeting Date/Time: May 04, 2017 – 1:00 pm

Meeting Location: Grays Harbor College

Purpose of Meeting: Master Plan & Student Services PD

Att	Dist	E-mail	Phone	Cell
Contracting Agency – Department of Enterprise Services (DES) – Engineering & Architectural Services (E&AS)				
	Stacy Simpson, RA	stacy.simpson@des.wa.gov	(360) 407-9340	(360) 349-2341
Client/Using Agency – Grays Harbor Community College (GHC)				
	Keith Penner, Chief of Campus Ops	keith.penner@ghc.edu	(360) 538-4154	(360) 338-2671
	Nickolas Lutes – VP Admin Services	nicholas.lutes@ghc.edu		–
	Penny James – Admin Services	penny.james@ghc.edu	(360) 538-4034	–
Architectural & Engineering Consultants (A/E)				
	Mark Beardemphl, AIA – KMB Principal	mark@kmb-architects.com	(360) 352-8883	(360) 789-4314
	James Hill, RA – KMB	jameshill@kmb-architects.com	(360) 352-8883	(360) 480-3775
	Paul Kinley, AIA - Opsis	paul@opsisarch.com	(503) 525-9511	–
	Liz Manser, AIA – Opsis	liz@opsisarch.com	(503) 525-9511	–

Workshop Schedule – 1:00-4:30

- 1:00 – 1:30** Master plan review
- Confirm buildings and building locations on the master plan
 - Confirm locations identified as potential added parking
 - Review property adjacency ownership and potential acquisitions
 - Discuss how covered walkways are addressed in the master plan
- 1:30 – 2:00** Review results from last pre design workshop
- 2:00 – 3:00** Puzzle piece workshop on food service side of building
- 3:00 – 4:00** Conceptual plan / stacking workshop

Core Team Debrief – 4:30-5:00

1. Direction and next steps for Predesign
1. Direction and next steps for Masterplan

Next Meeting

Date/Time: TBD

Reference 3.6:

GHC Predesign Workshop #6 - Meeting Minutes



Grays Harbor College
 May 4, 2017
 Page 1 of 1

GHC Design Meeting and Workshop #6

Project: Master Plan / Student Services PD
 Grays Harbor College
 1620 Edward P. Smith Drive
 Aberdeen, Washington
 State Project No. 2017-065A

KMB Job No.: E1706, E1707, E1708

Meeting Date/Time: June 29, 2017 – 10:00 pm

Meeting Location: Grays Harbor College

Purpose of Meeting: Master Plan & Student Services PD

Att	Dist	E-mail	Phone	Cell
Contracting Agency – Department of Enterprise Services (DES) – Engineering & Architectural Services (E&AS)				
	Stacy Simpson, RA	stacy.simpson@des.wa.gov	(360) 407-9340	(360) 349-2341
Client/Using Agency – Grays Harbor Community College (GHC)				
	Keith Penner, Chief of Campus Ops	keith.penner@ghc.edu	(360) 538-4154	(360) 338-2671
	Nickolas Lutes – VP Admin Services	nicholas.lutes@ghc.edu		–
	Penny James – Admin Services	penny.james@ghc.edu	(360) 538-4034	–
Architectural & Engineering Consultants (A/E)				
	Mark Beardemphl, AIA – KMB Principal	mark@kmb-architects.com	(360) 352-8883	(360) 789-4314
	James Hill, RA – KMB	jameshill@kmb-architects.com	(360) 352-8883	(360) 480-3775
	Paul Kinley, AIA - Opsis	paul@opsisarch.com	(503) 525-9511	–

Workshop Schedule – 1:00-3:00

10:-00 – 12:00

Master plan review

- Project Schedule
- Review where we left off
- Confirm buildings and building locations on the master plan
- Confirm biennium schedule and sequencing of buildings
- Campus Diagrams

1:00 – 3:00

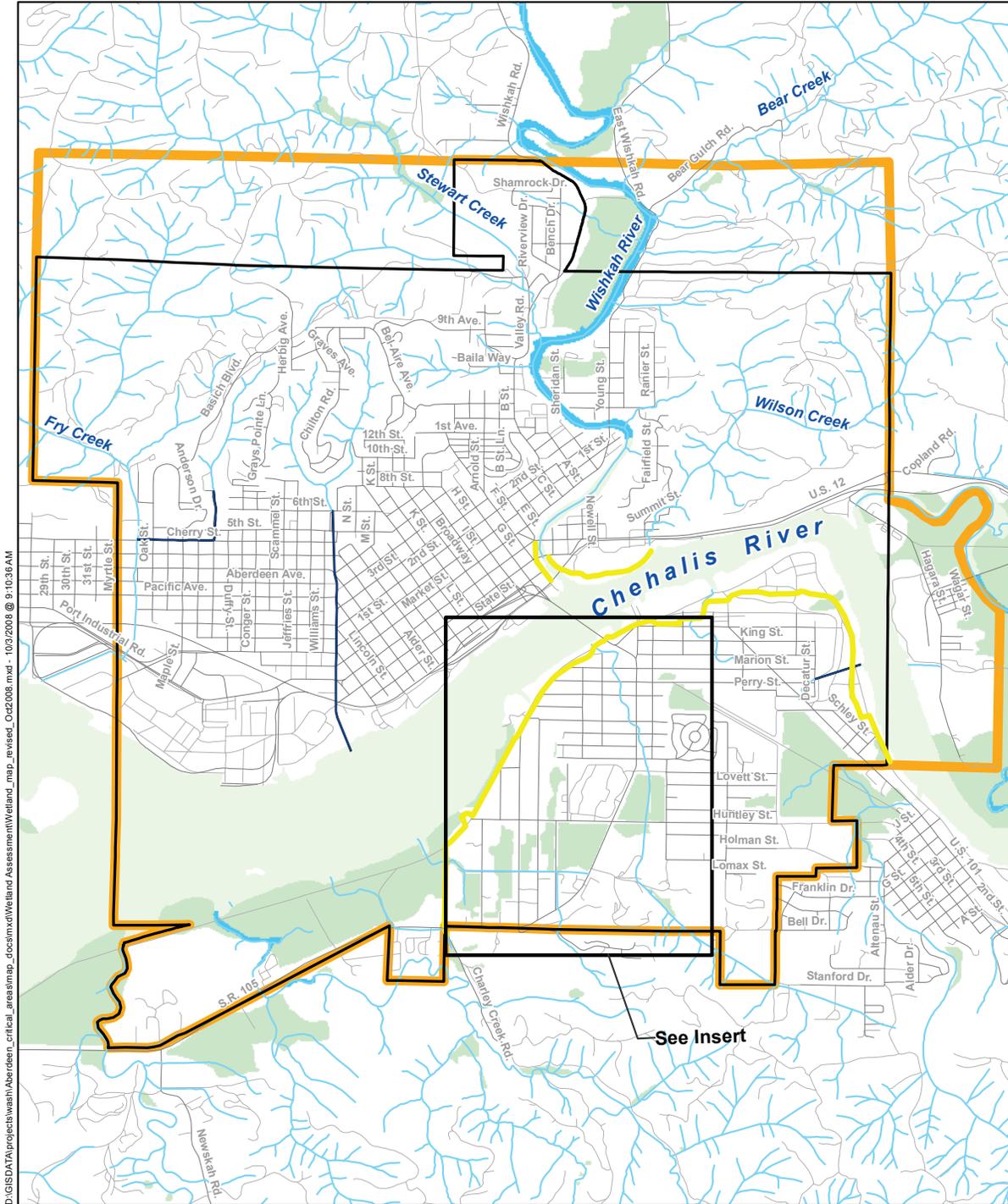
Student Services Pre Design

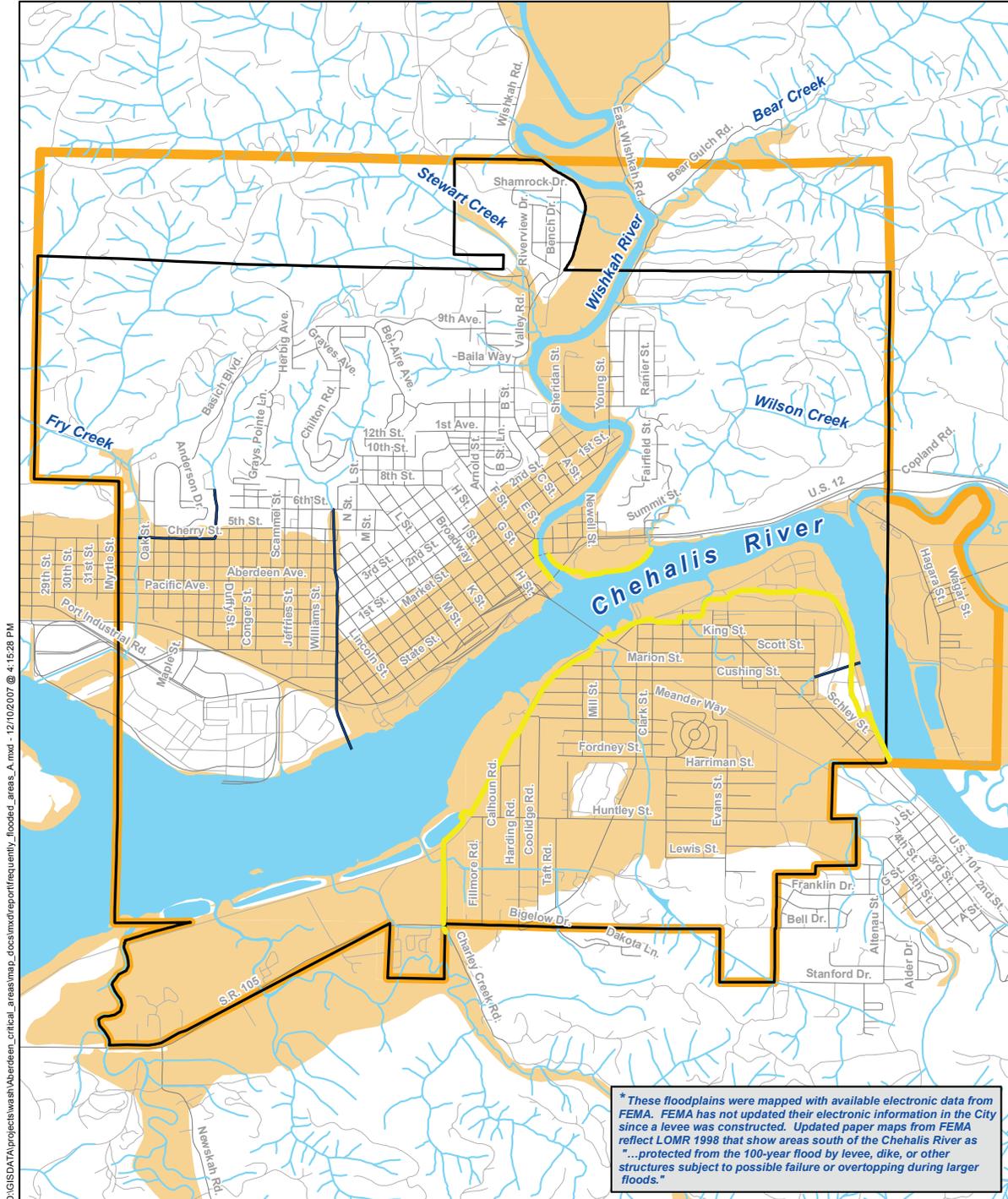
- Project Schedule
- Review where we left off
- Vicinity Plan and bldg. diagrams
- Cleaned up floor plans
- Concept sketches and models
- Diagrams of methodology of program layout and building form

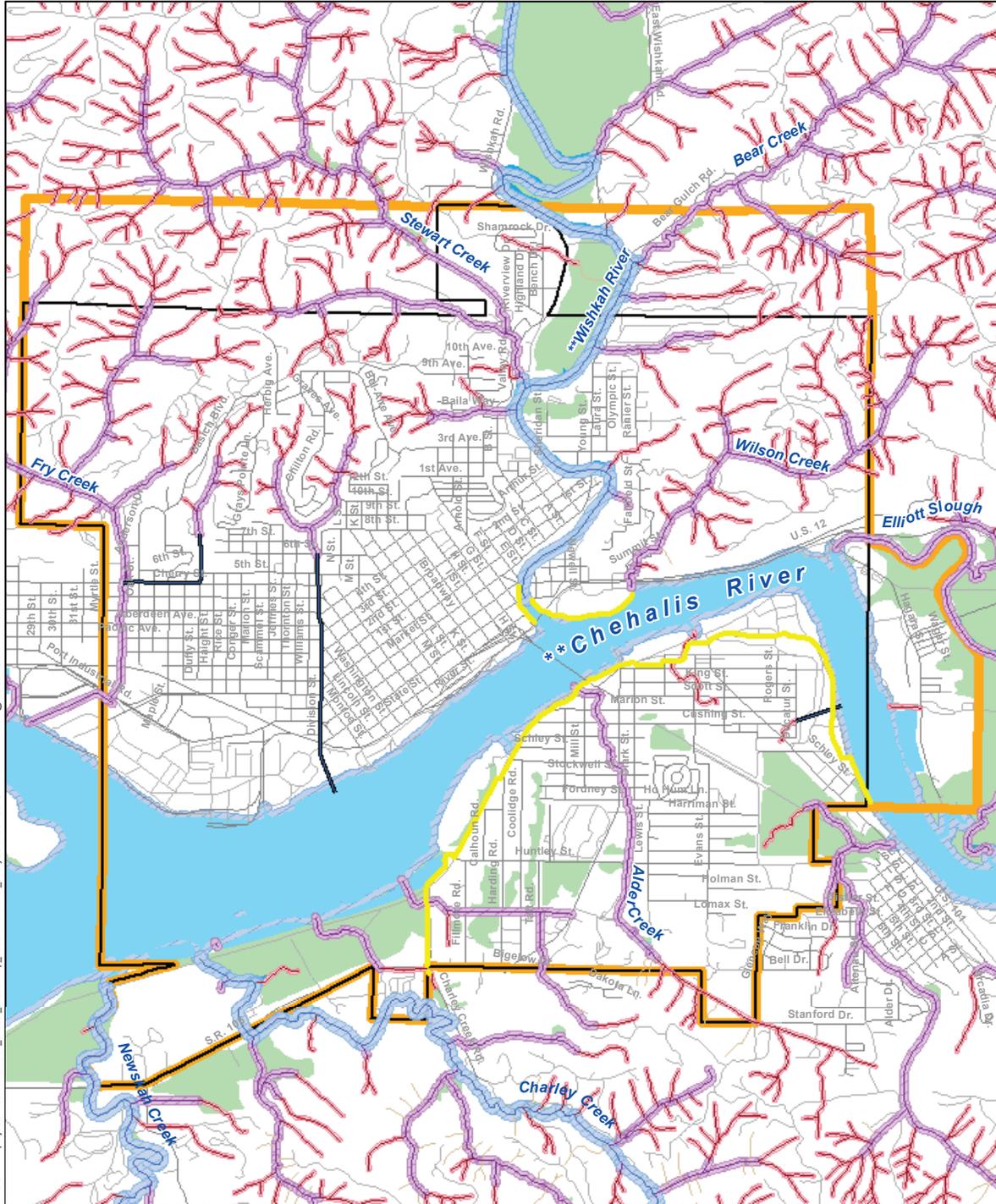
Next Meeting

Date/Time: TBD

Reference 4:
GHC Predesign Workshop #6 - Meeting Minutes







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Source: Grays Harbor County GIS, 2007; US Fish & Wildlife Service (Wetlands), 2007; Washington Department Fish & Wildlife (Old Growth & Salmonid), 2007

Legend

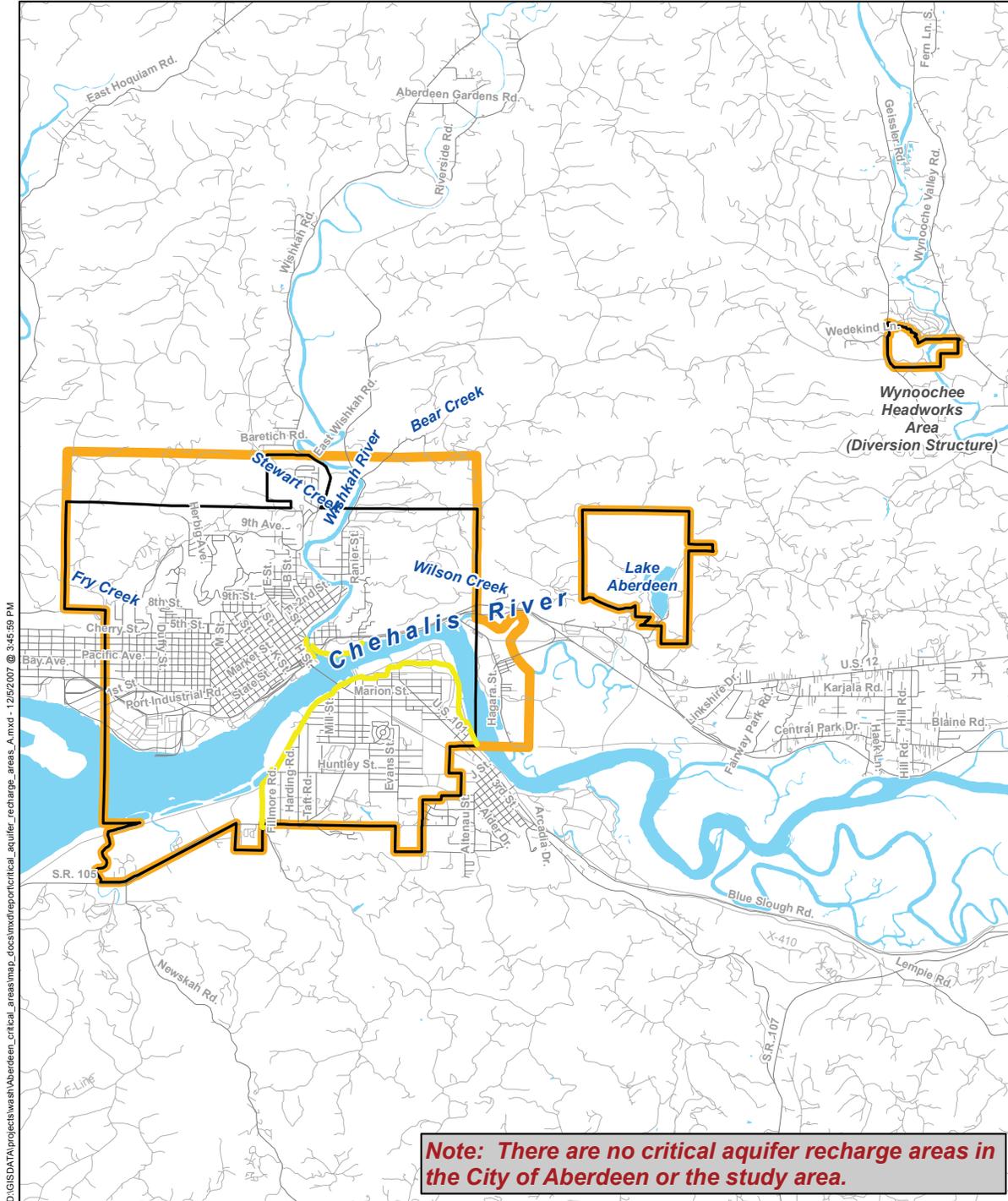
50-ft Buffer	Shoreline Designation (Salmonid Presence)	Palustrine Wetland
100-ft Buffer	Fish Bearing (Salmonid Presence)	Riverine Wetland
150-ft Buffer	Non-Fish Bearing	Waterbody
	Unknown	Dike (Estimated Location)
		City Boundary
		Study Area Boundary

Figure 2-1a
Stream Buffers

City of Aberdeen

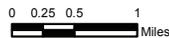
****Chehalis & Wishkah Rivers are also Shoreline Designation**





Legend

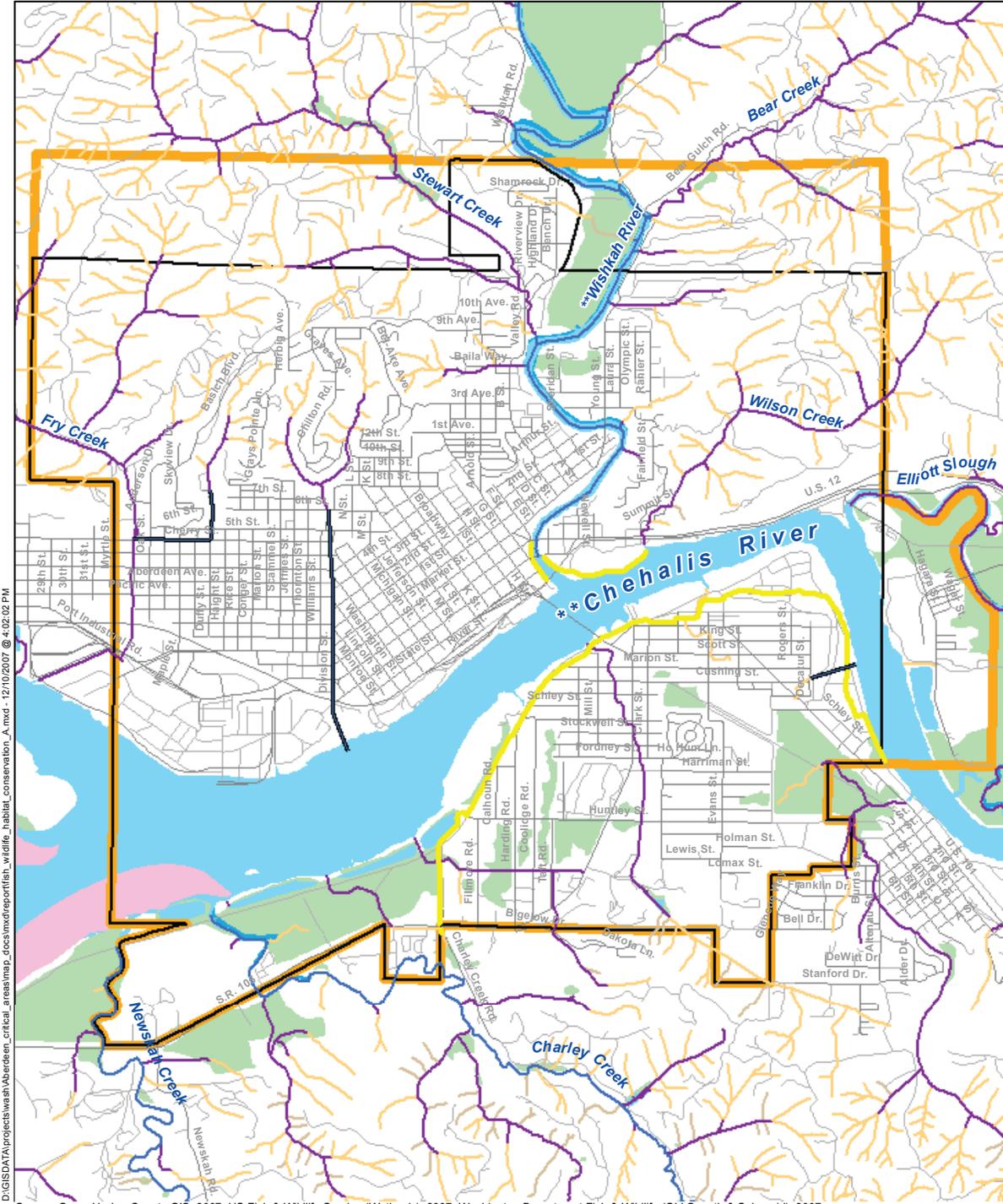
- Dike (Estimated Location)
- Waterbody
- Arterial
- Local Road
- City Boundary
- Study Area Boundary



Critical Aquifer Recharge Areas

City of Aberdeen Critical Area Map 3





DIGISDATA\projects\wash\aberndeen_critical_areas\map_docs\mxd\report\fish_wildlife_habitat_conservation_a.mxd - 12/10/2007 @ 4:02:02 PM

Source: Grays Harbor County GIS, 2007; US Fish & Wildlife Service (Wetlands), 2007; Washington Department Fish & Wildlife (Old Growth & Salmonid), 2007

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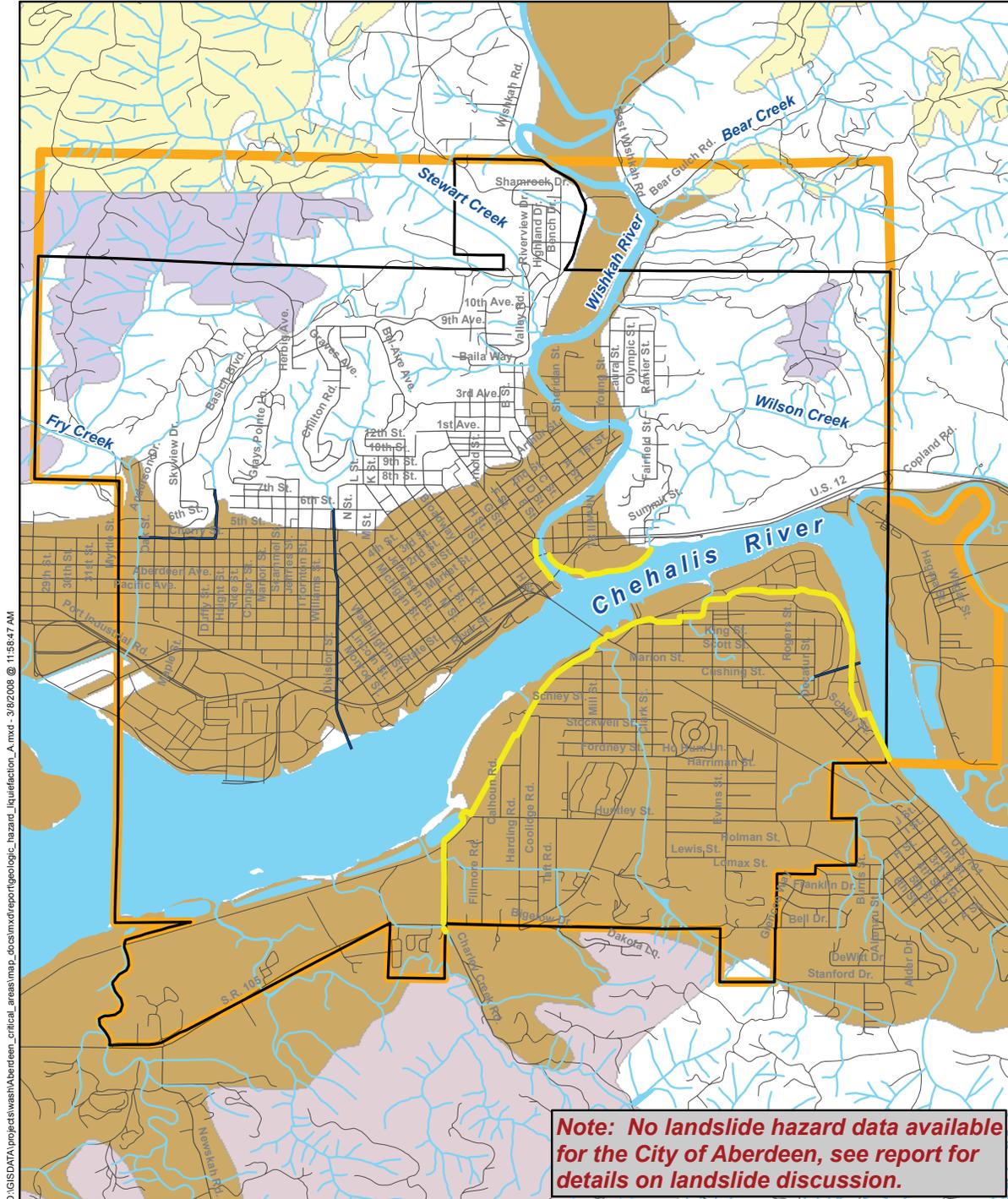
- ** Shoreline Designation (Salmonid Presence)
- Fish Bearing (Salmonid Presence)
- Non-Fish Bearing
- Unknown
- WHSRN
- Palustrine Wetland
- Riverine Wetland
- Waterbody
- Dike (Estimated Location)
- City Boundary
- Study Area Boundary

Fish & Wildlife Habitat Conservation Areas

City of Aberdeen Critical Area Map 4a

****Chehalis & Wishkah Rivers are also Shoreline Designation**





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Source: Grays Harbor County GIS, 2007; Washington Department of Natural Resources (Liquefaction), 2007

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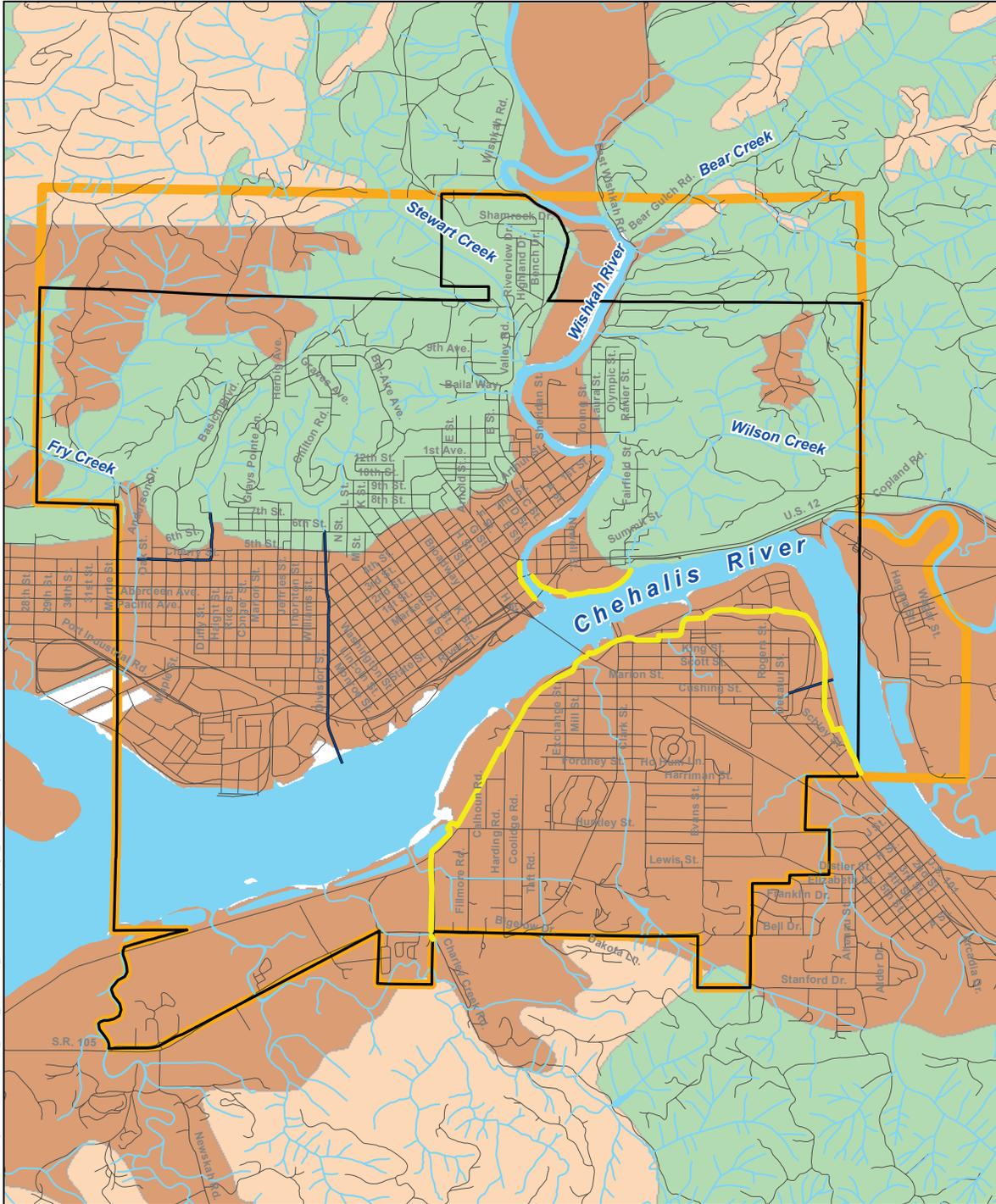
Moderate to High	City Boundary
Low to Moderate	Study Area Boundary
Low	Dike (Estimated Location)
Very Low to Low	Pipe
Very Low	Arterial
Waterbody	Local Road

0 750 1,500 3,000 4,500 Feet

Geologic Hazard Areas: Liquefaction and Landslide

*City of Aberdeen
Critical Area Map 5a*





Source: Grays Harbor County GIS, 2007; Washington Department of Natural Resources (Liquidfaction), 2007

Legend

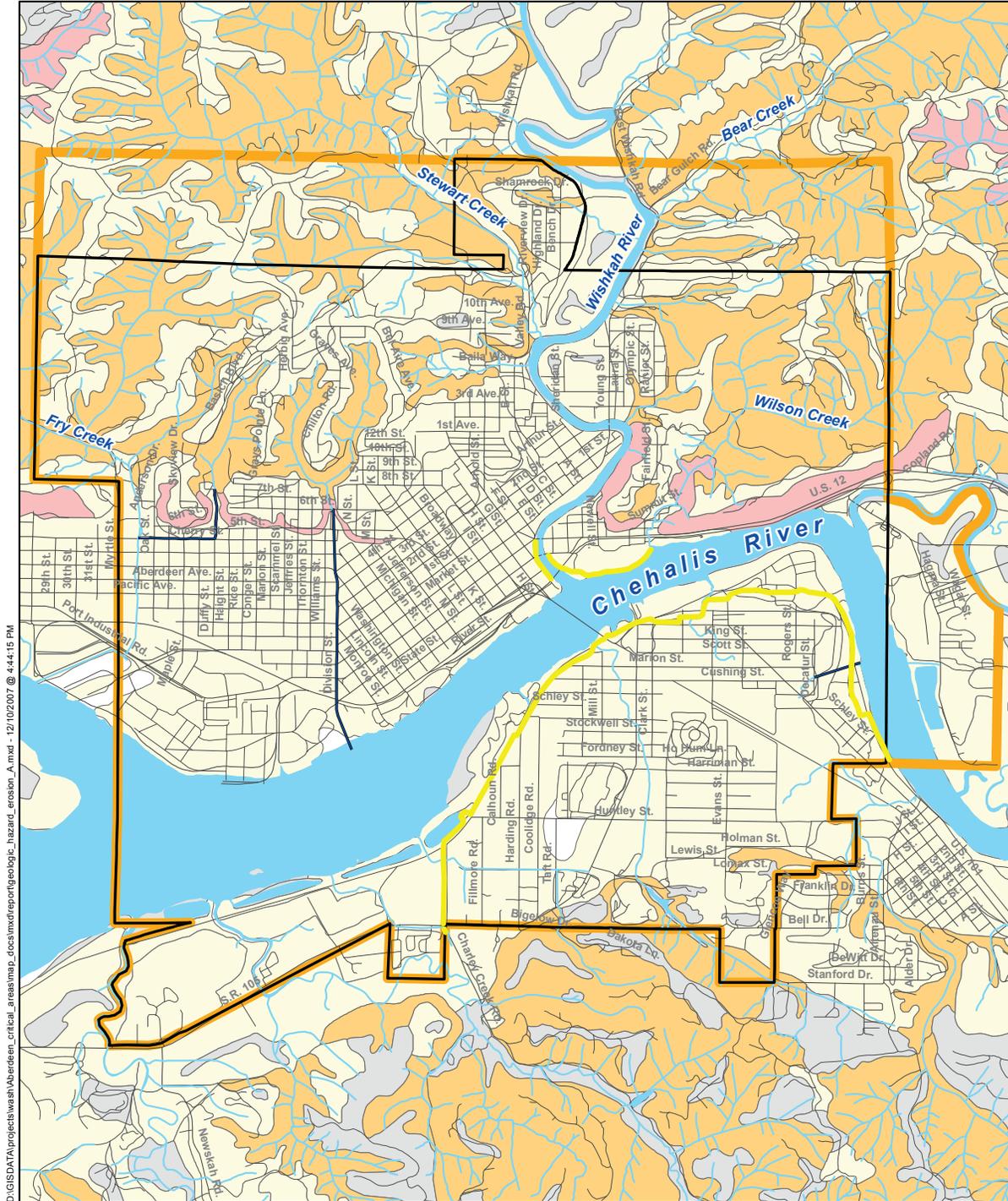
B	Waterbody
B-C	Dike (Estimated Location)
C	City Boundary
C-D	Study Area Boundary
D	Arterial
D-E	Local Road
	Pipe

0 750 1,500 3,000 4,500 Feet

Geologic Hazard Areas: Seismic / Shaking Potential

*City of Aberdeen
Critical Area Map 6a*





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Source: Soil Survey of Grays Harbor County, Pacific County and Wahkiakum County, WA, 1986




Legend

Hazard of Water Erosion

- Slight Erosion Potential
- Moderate Erosion Potential
- Severe Erosion Potential
- No Erosion Data
- Waterbody

Dike (Estimated Location)

Pipe

City Boundary

Study Area Boundary

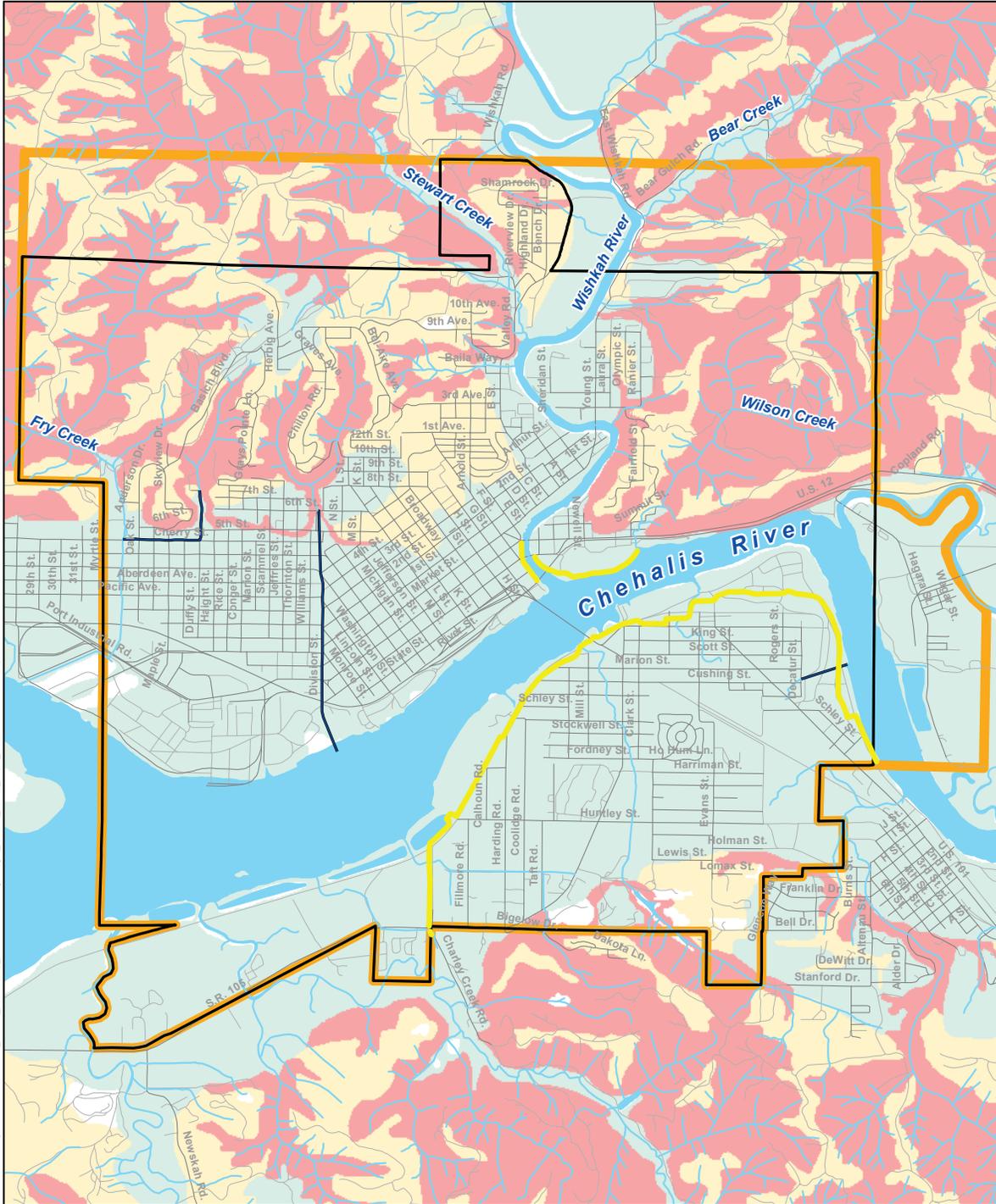
Arterial

Local Road

**Geologic Hazard Areas:
Erosion Potential**

***City of Aberdeen
Critical Area Map 7a***

0 750 1,500 3,000 4,500
Feet



Source: Grays Harbor County GIS, 2007; Natural Resources Conservation Service (Soils/Slope), 2007

Legend

- 0 - 5% Slope
- 5 - 15% Slope
- 15 - 30% Slope
- > 30% Slope
- Waterbody
- Dike (Estimated Location)
- Pipe
- City Boundary
- Study Area Boundary
- Arterial
- Local Road

HDR

0 750 1,500 3,000 4,500 Feet

Geologic Hazard Areas: Steep Slopes

City of Aberdeen Critical Area Map 8a

Reference 5:

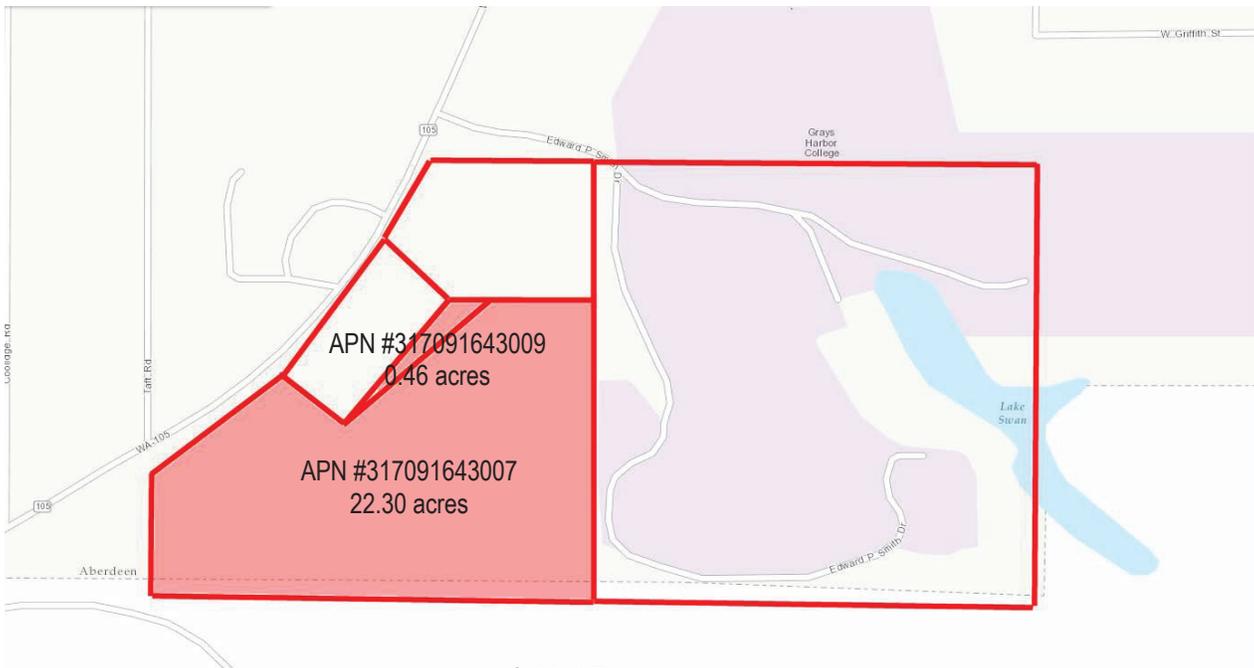
KMB Produced Memo



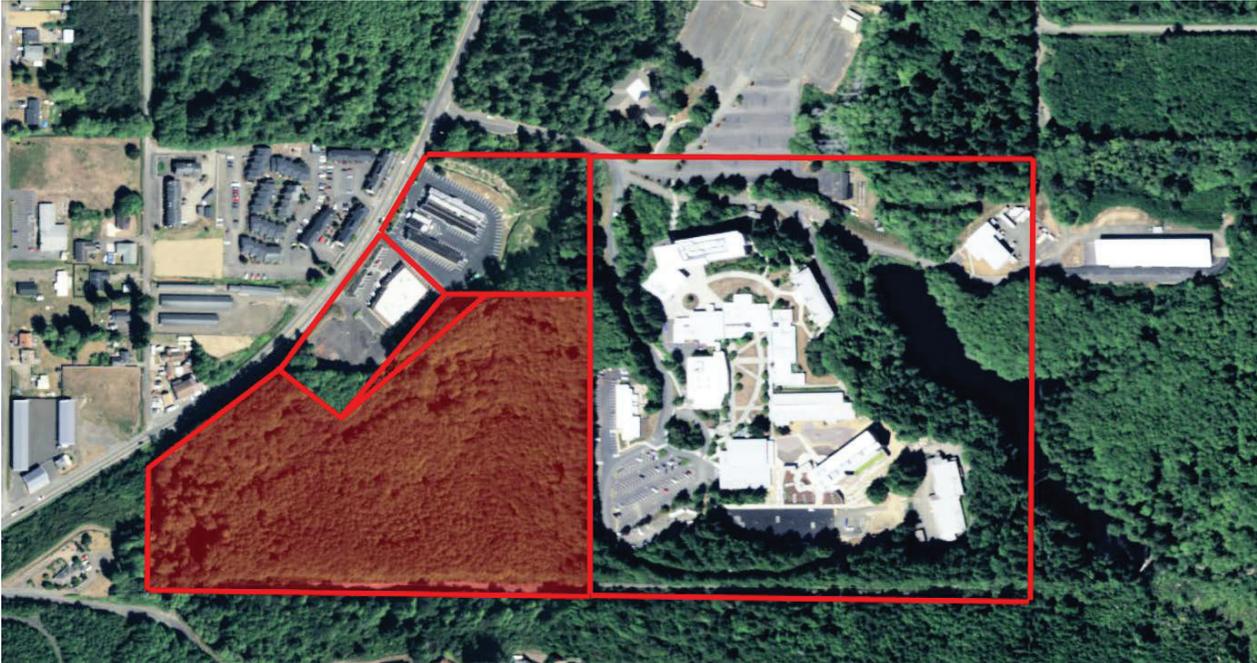
906 Columbia Street SW, Suite 400
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www.KMB-architects.com

Memorandum

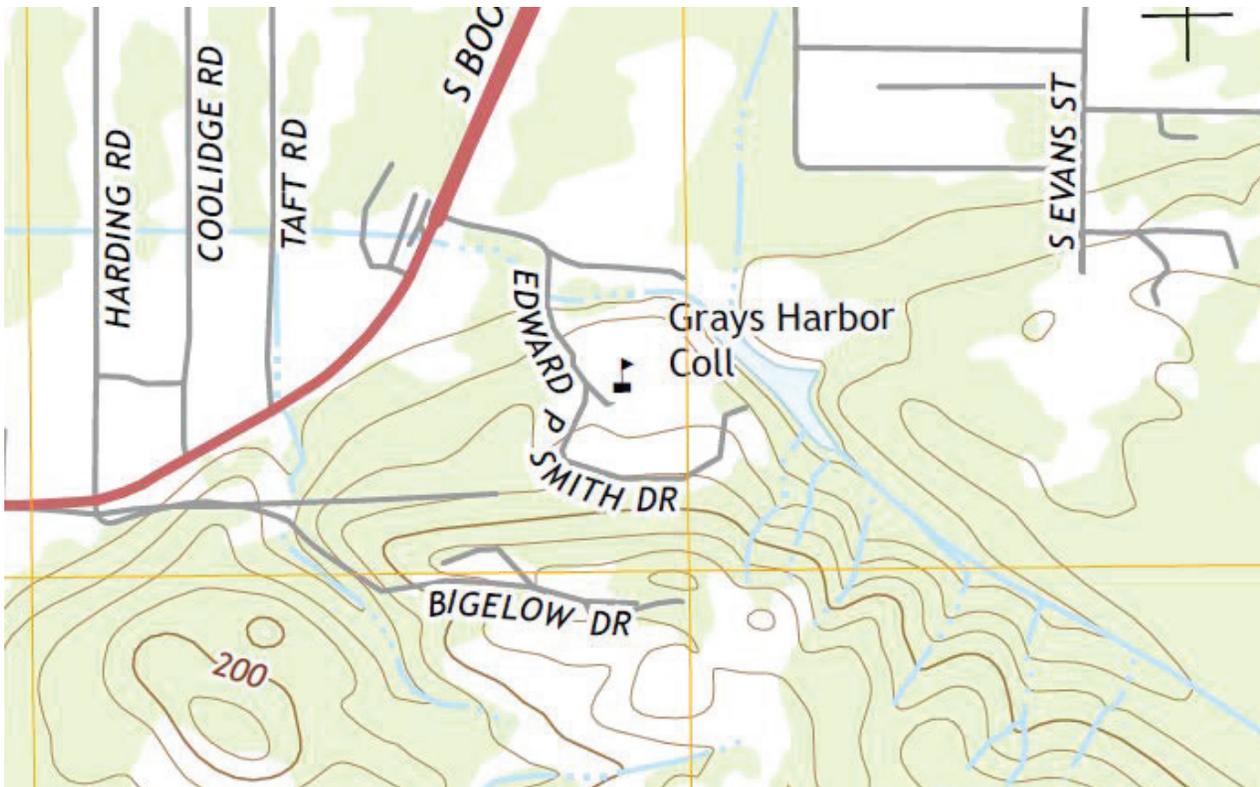
Date: December 27, 2017
To: Blind
From: Brian Little
Subject: Property information
Copied to: Project File



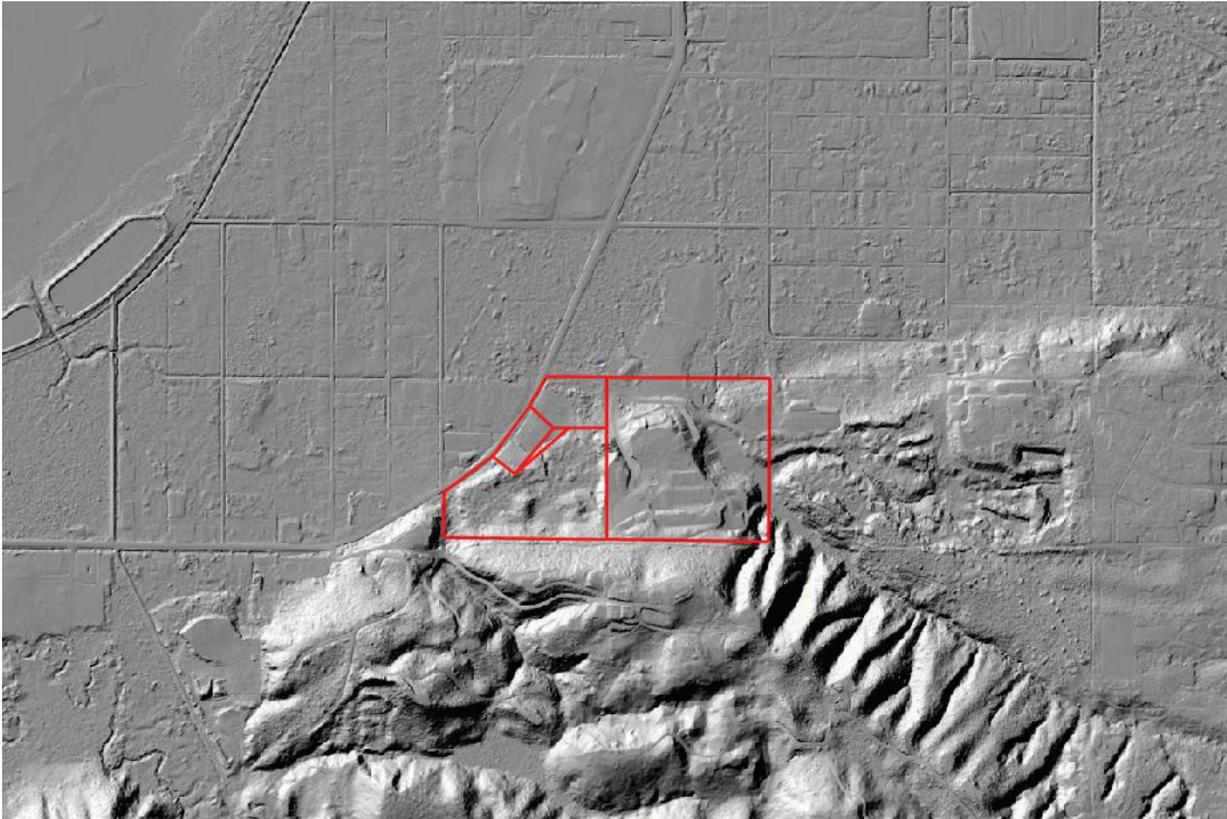
Subject Property



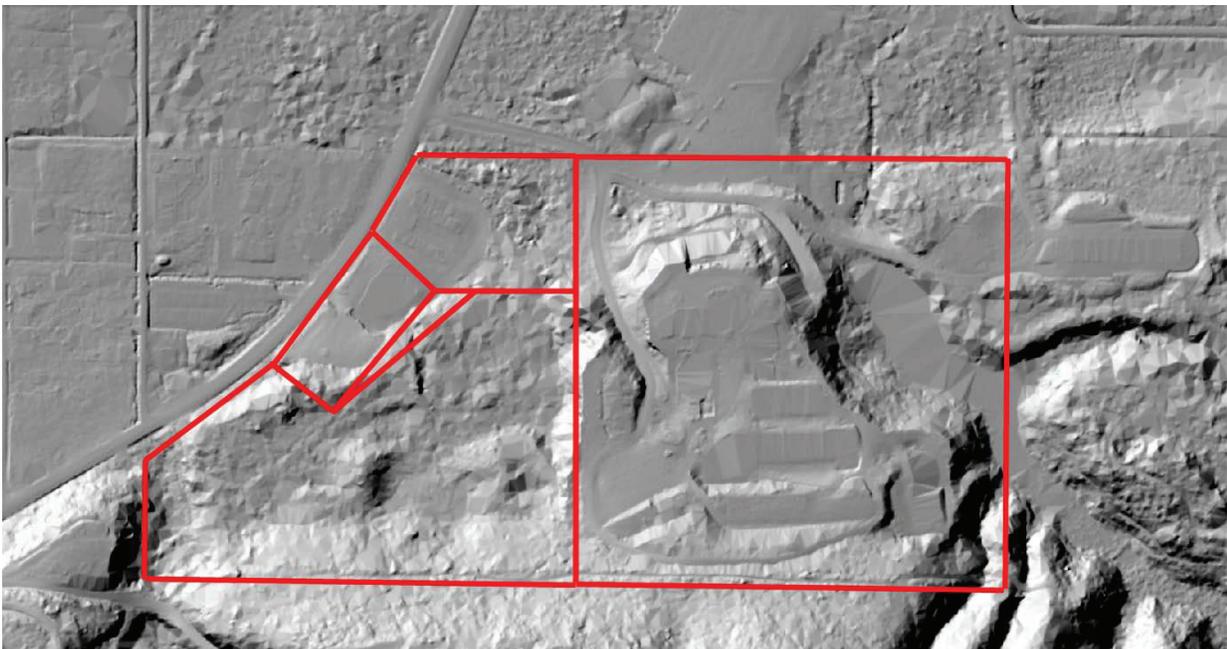
Aerial view – subject property highlighted



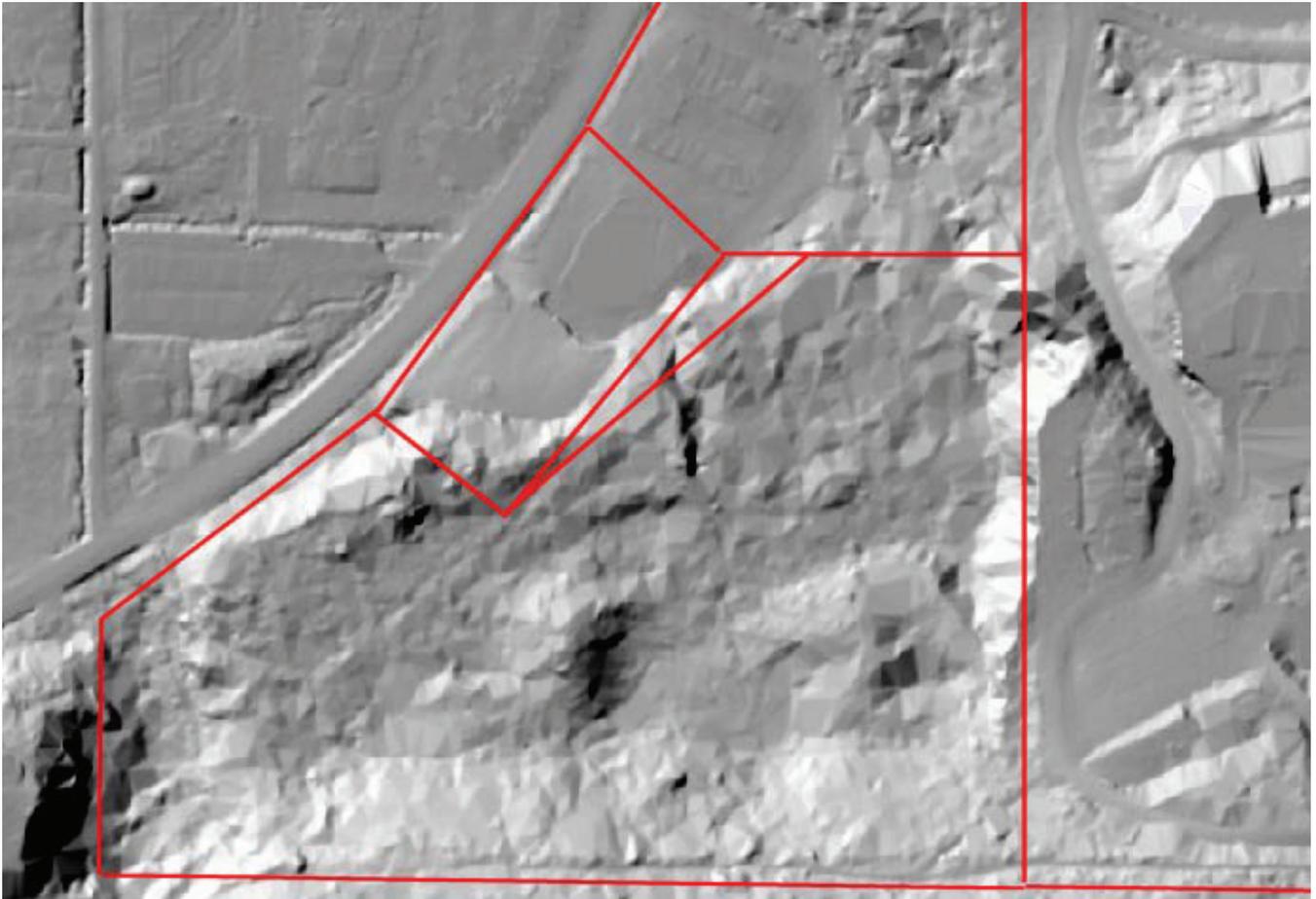
Portion of United States Geological Survey Quadrangle Map - 2014



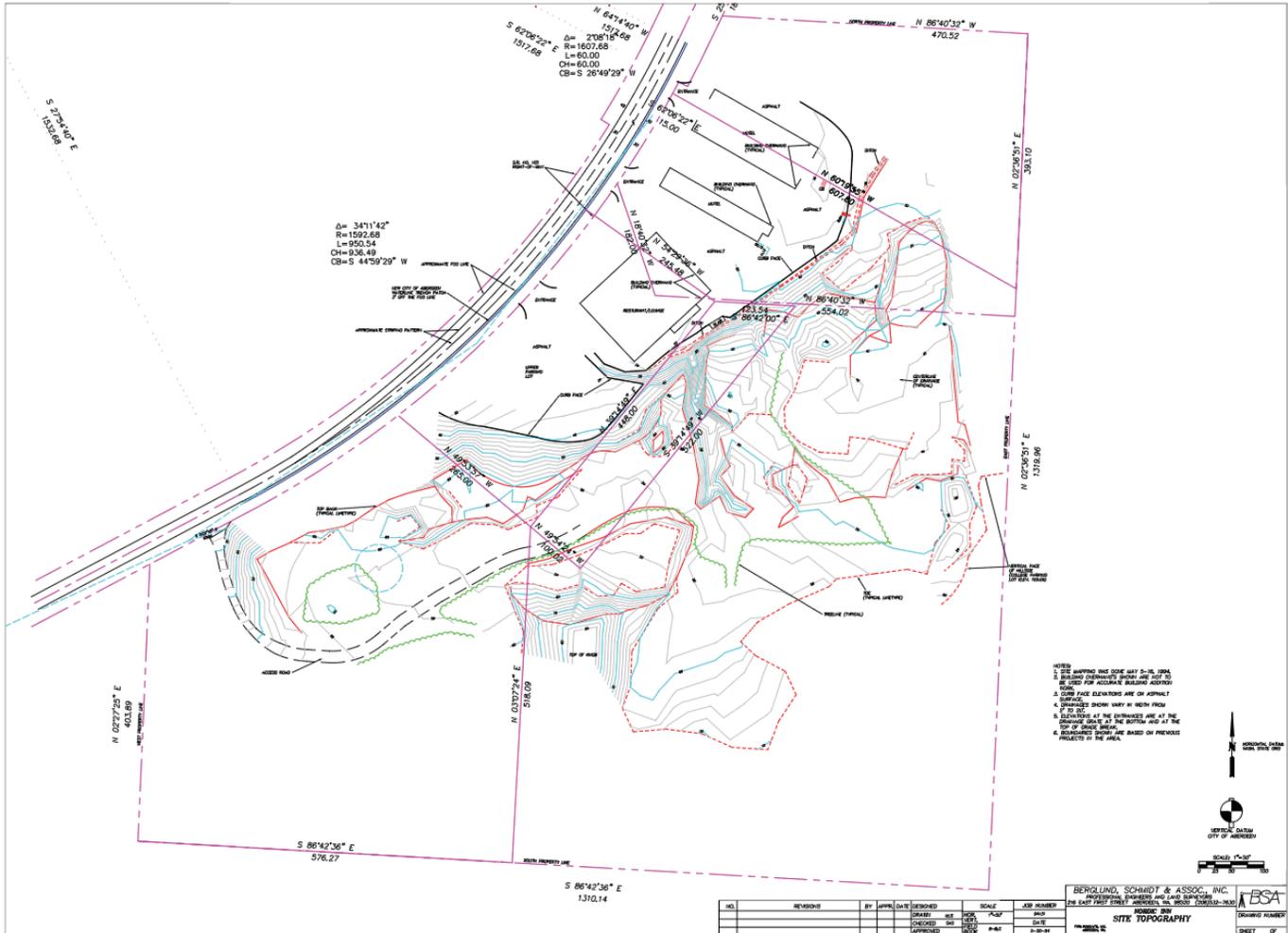
Light Detection and Ranging (LIDAR) imagery – vicinity
LIDAR imagery courtesy Washington State Department of Natural Resources



LIDAR imagery – campus



LIDAR imagery – subject property



Site Topography – Berglund, Schmidt & Associates - 1994

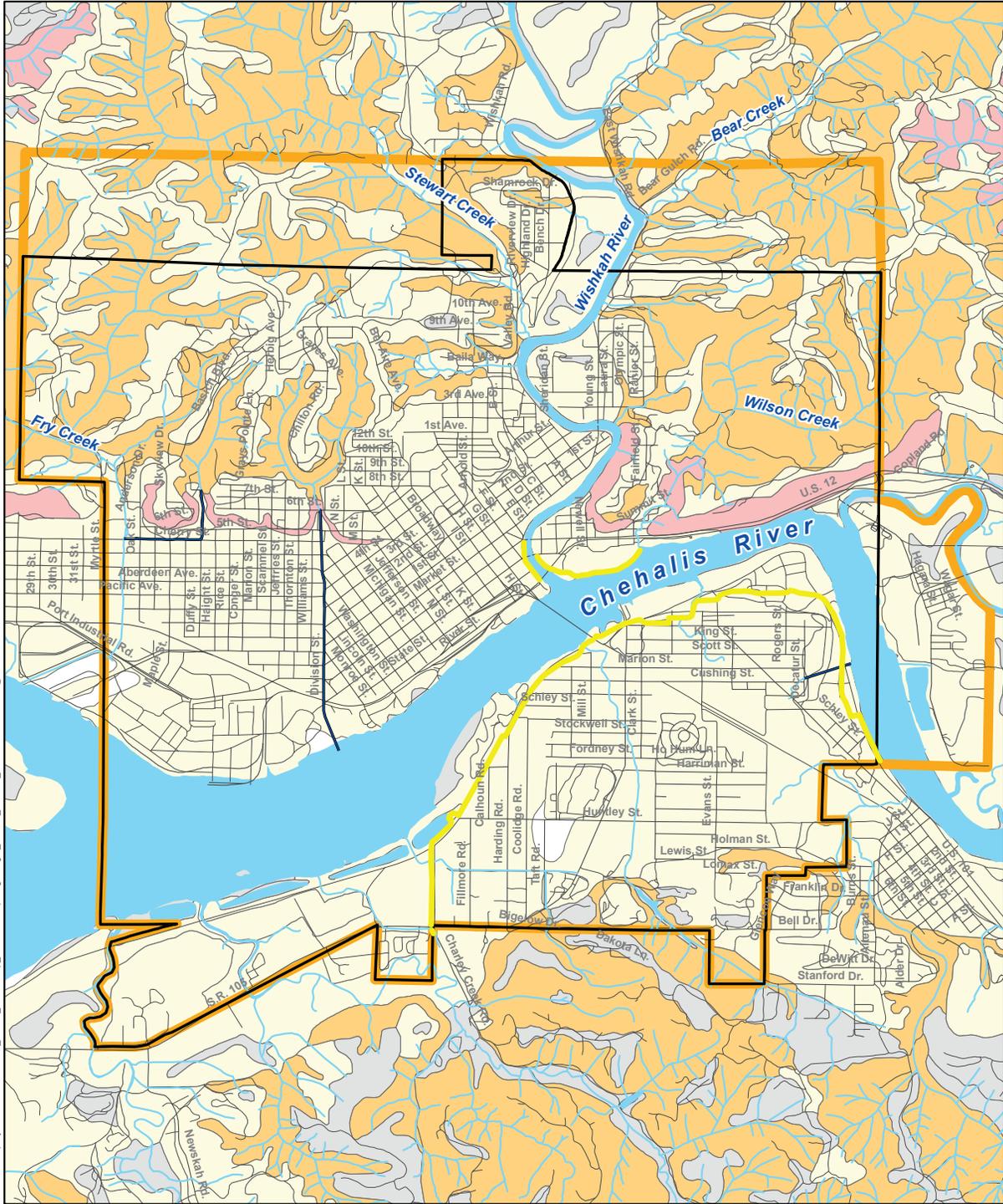


Photo of undeveloped property looking Northwest – 1955 – #29116_1 (historic photos courtesy Jones Photo Historical Collection)

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Looking East - 1960 - #37789_1



D:\GISDATA\project\wash\Aberdeen_critical_areas\map_docs\mxd\report\geologic_hazard_erosion_A.mxd - 12/10/2007 @ 4:44:15 PM

Source: Soil Survey of Grays Harbor County, Pacific County and Wahkiakum County, WA, 1986

Legend

Hazard of Water Erosion

- Slight Erosion Potential
- Moderate Erosion Potential
- Severe Erosion Potential
- No Erosion Data
- Waterbody

- Dike (Estimated Location)
- Pipe
- City Boundary
- Study Area Boundary
- Arterial
- Local Road

**Geologic Hazard Areas:
Erosion Potential**

***City of Aberdeen
Critical Area Map 7a***

0 750 1,500 3,000 4,500
Feet



Looking East – 1963 – #43568D_1



Looking East – 1964 – #45325_1

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Looking North – 1965 – #47937_1



Looking Southwest – 1966 – #50995_1

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Looking West – 1969 – #55855_1



Looking West – 1972 – # 59550_1

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Reference 6:
Institutional Zoning

Chapter 17.24
M-I MAJOR INSTITUTIONAL DISTRICT

Sections:

- 17.24.010 Purpose.**
- 17.24.020 Permitted uses.**
- 17.24.030 Conditional uses.**
- 17.24.040 Special uses.**
- 17.24.050 Unclassified uses.**
- 17.24.060 Minimum lot size and density.**
- 17.24.070 Building height.**
- 17.24.080 Yards.**
- 17.24.090 Signs and lighting.**
- 17.24.100 Special site improvements—Sidewalks.**
- 17.24.110 Parking.**
- 17.24.120 General provisions and special conditions.**
- 17.24.130 Landscaping.**

17.24.010 Purpose.

The purpose of the M-I district is to provide for major public or semi-public institutions and services centers to support the institutions. The area contains design standards to lessen the potential impact on nearby residential areas.

(Prior code § 11.007.010)

17.24.020 Permitted uses.

In the M-I district, the following uses are permitted subject to the provisions of Chapter [17.56](#):

- A. Single-family dwellings;
- B. Multiple-family dwellings;
- C. Duplexes and townhomes;
- D. Personal and professional services and incidental retail sales;
- E. Hospitals;
- F. Sanitaria, convalescent homes and rest homes;
- G. Pharmacies and the retail sales, rental and servicing of medical equipment;

H. Child care facilities;

I. Public and semi-public uses.

(Prior code § 11.007.020)

17.24.030 Conditional uses.

The following uses are allowed within the M-I district subject to the applicable provisions of this title and by obtaining a conditional use permit as provided in Chapter [17.68](#):

A. Retail sales within a building of less than four thousand (4,000) square feet of gross floor space. The retail sales building shall front on and obtain its access exclusively from an arterial or collector street;

B. Sit-down restaurants (including accessory lounges);

C. Group care living facilities, excluding those permitted in Section [17.24.020\(F\)](#);

D. Bed and breakfast inns within a dwelling which comply with the following standards:

1. No more than eight guest rooms are offered for rent,
2. The operator must live in the dwelling,
3. One parking space is provided for each guest room in addition to the number required for the dwelling,
4. No exterior alterations may be made which will change the appearance of the dwelling from that of a residence,
5. Only resident guests may be served meals,
6. No guest may stay for more than thirty (30) consecutive day;

E. Adult entertainment establishments.

(Ord. 6179, Amended, 02/25/1998. Prior code § 11.007.030)

17.24.040 Special uses.

The following uses are allowed within the M-I district subject to obtaining a special use permit as provided in Chapter [17.72](#) or as a planned development/cluster subdivision Chapter [17.52](#):

A. Planned developments;

B. Cluster subdivisions on sites at least one acre in size.

(Prior code § 11.007.040)

17.24.050 Unclassified uses.

The following uses are allowed within the M-1 district subject to the applicable provisions of this title and by obtaining an unclassified use permit as provided in Chapter [17.72](#):

- A. Airports, landing fields and heliports;
- B. Correctional institutions;
- C. Public transit facilities;
- D. Power-generating plants;
- E. Utility booster stations and conversion plants.

(Prior code § 11.007.045)

17.24.060 Minimum lot size and density.

In the M-I district:

- A. *Minimum lot size.* ten thousand (10,000) square feet.
- B. *Density.* twenty-nine (29) units per acre or one thousand five hundred (1,500) square feet per unit.
- C. *Minimum lot width.* fifty (50) feet.

(Prior code § 11.007.050)

17.24.070 Building height.

In the M-I district, maximum building height for all uses: fifty-five (55) feet, except as provided in Section [17.24.080\(D\)](#).

(Prior code § 11.007.060)

17.24.080 Yards.

In the M-I district:

- A. Minimum front yard: ten feet.
- B. Minimum size yard: five feet, or ten feet abutting a street.
- C. Minimum rear yard: five feet.
- D. For lots with an average slope of greater than one foot vertical in seven feet of horizontal distance the height limit may be increased up to ten feet.
- E. The distance between on-site buildings shall not be less than six feet.

(Prior code § 11.007.070)

17.24.090 Signs and lighting.

In the M-I district, signs shall comply with the requirements of Chapter [17.84](#).

(Prior code § 11.007.080)

17.24.100 Special site improvements—Sidewalks.

All new development in the M-I district shall be required to construct a sidewalk along all lot lines adjacent to city streets. If existing sidewalks are deemed acceptable by the city engineer, new sidewalks need not be constructed.

(Prior code § 11.007.090)

17.24.110 Parking.

In the M-I district, parking shall be provided as required by Chapter [17.60](#).

(Prior code § 11.007.100)

17.24.120 General provisions and special conditions.

[17.56](#) contains general provisions and special conditions applicable to the M-I district.

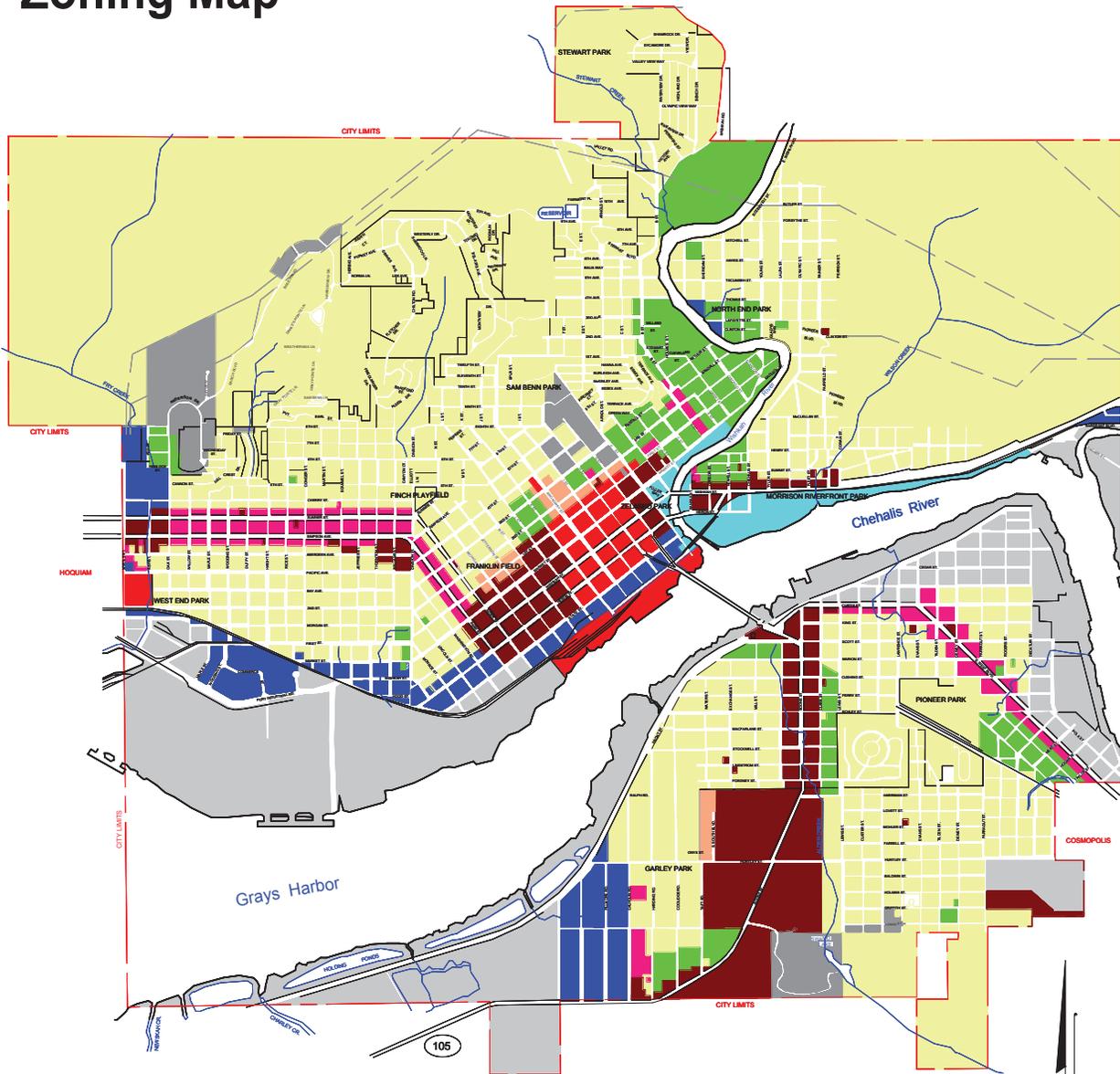
(Prior code § 11.007.110)

17.24.130 Landscaping.

In the M-I district, landscaping shall comply with the requirements of Chapter [17.88](#).

(Prior code § 11.007.120)

CITY OF ABERDEEN Zoning Map

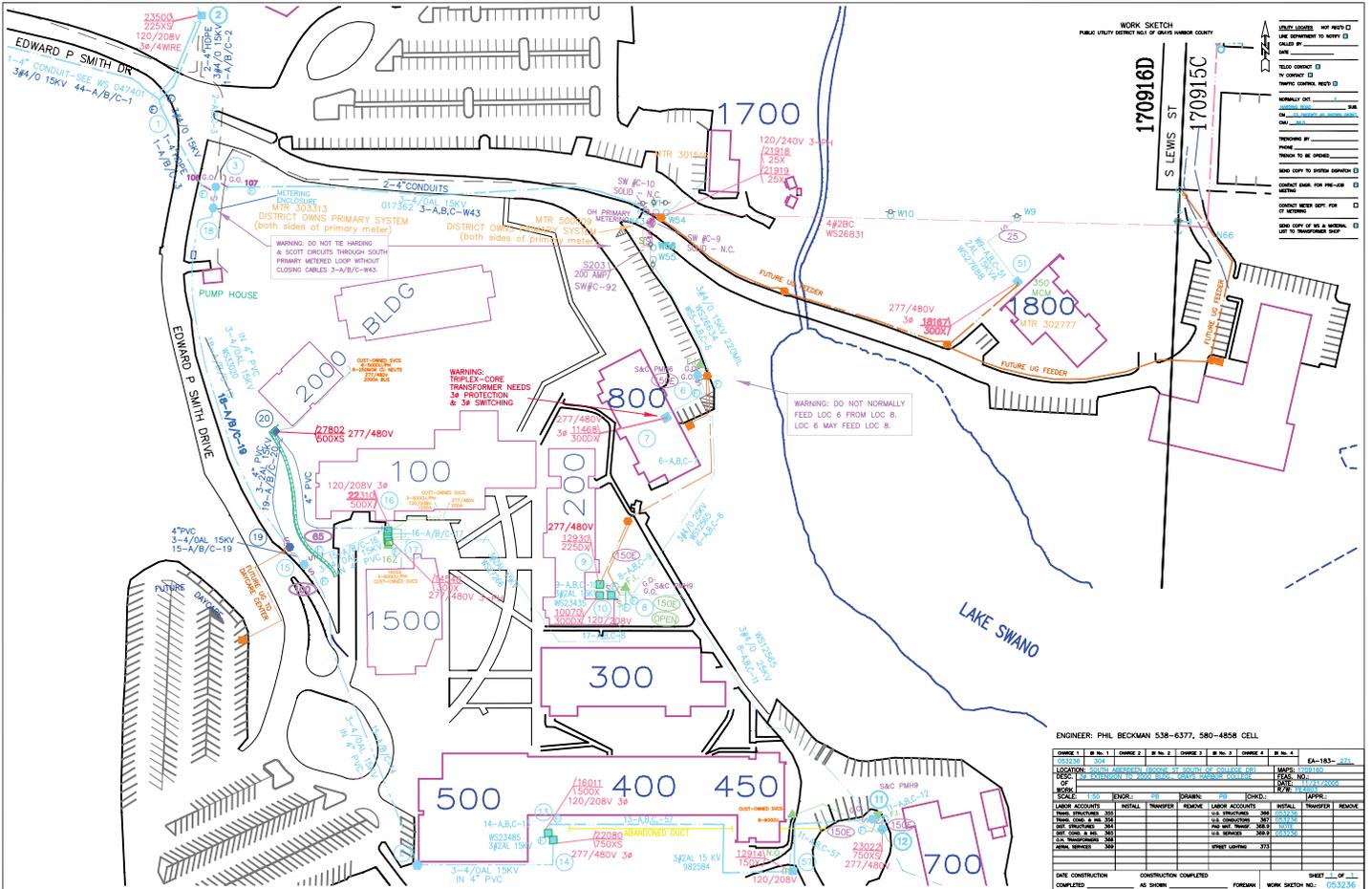


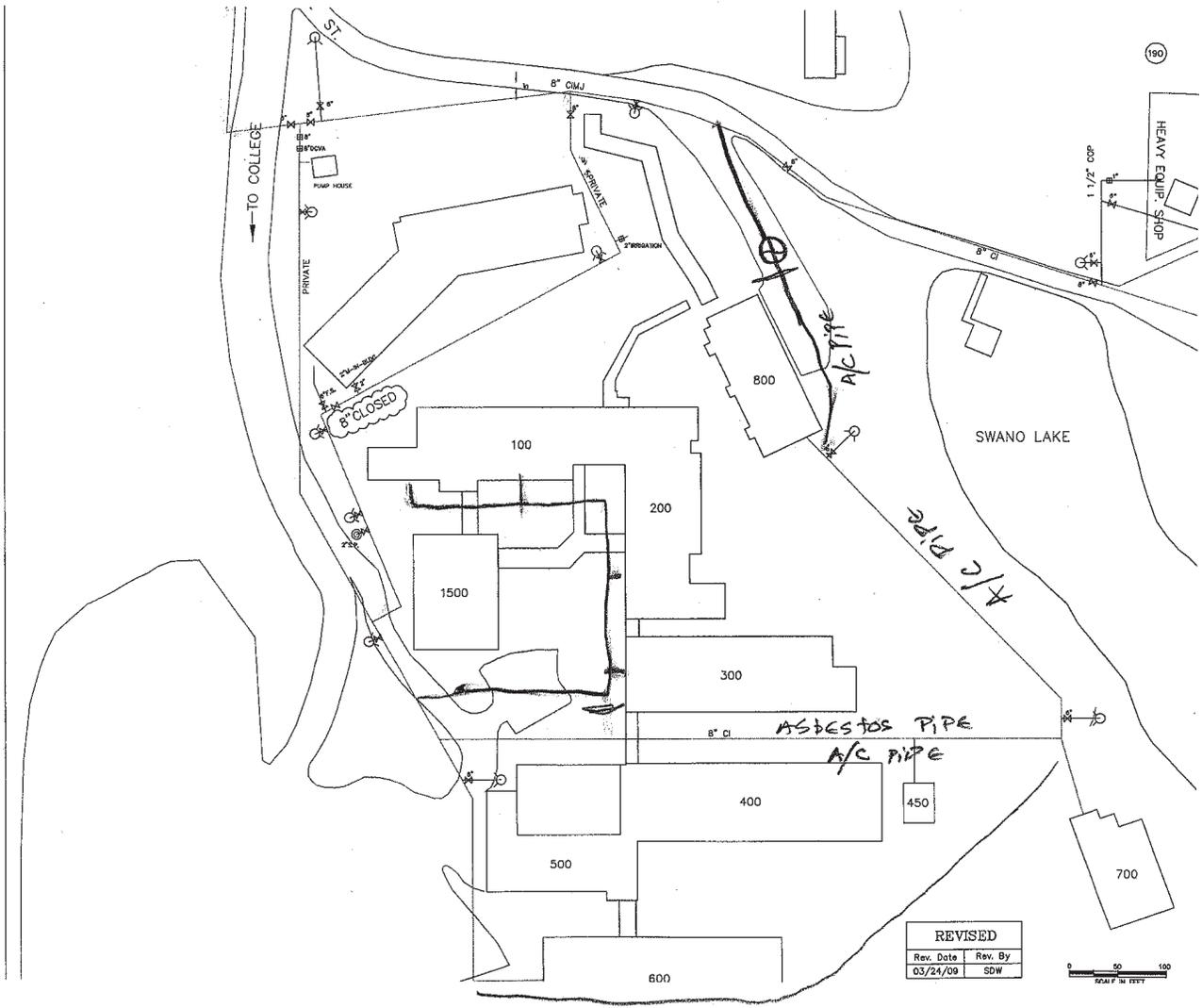
LEGEND:

 RS SINGLE FAMILY RESIDENTIAL	 CG GENERAL COMMERCIAL
 RM MULTIPLE FAMILY RESIDENTIAL	 MI MAJOR INSTITUTIONAL
 RP RESIDENTIAL PROFESSIONAL	 LI LIGHT INDUSTRIAL
 CR COMMERCIAL/RESIDENTIAL	 I INDUSTRIAL
 CD DOWNTOWN COMMERCIAL	 WD WATERFRONT DEVELOPMENT



Reference 7:
GHC PUD Documents





Grays Harbor College

2018 Facility Master Plan

March 2018

Prepared by

KMB architects

opsis architecture