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2551 k Ygfb avenue suite 800 | seattle washington 98121 | 206.587.3797 | fax 206.587.0588

MENG Analysis

THE OFFICE OF FINANCIAL MANAGEMENT COMPARABLE FRAMEWORK

2010 UPDATE

FINAL REPORT

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OFM COMPARABLE FRAMEWORK 2010 UPDATE SUMMARY

Introduction - General

This report summarizes the OFM (Office of Financial Management) Higher Education Facility Comparable Framework 2010 update. This summary provides an overview of the comparable framework and its original development, a description of the update methodology, and an overview of the analysis and conclusions from the updated comparable framework data. More detailed definition of the process can be found in the technical reports accompanying this summary.

OFM Comparable Framework - Background

In 2003, JLARC (Joint Legislative Audit and Review Committee) collected facility inventory and condition information for all of the facilities in the Washington State Higher Education System, including the research universities, the regional universities, and the community and technical colleges. JLARC used information provided by the institutions and translated it so that each facility and each institution could be compared one to the other using standard national accepted definitions. This study focused on facility preservation, resulting in a comparative estimate of maintenance and repair backlog for each of the institutions. This data was collected in a relational database that presented not only facility conditions, but also basic facility inventory statistics such as amount of space, facility use type, construction type, age, and funding source for each of the facilities in the state inventory.

2006, 2008, and 2010 Updates

In 2006, the Legislature requested that JLARC refresh condition information so it could be used once again by policymakers as a tool for considering facility preservation when authorizing capital projects. That update was completed using similar methods as in the 2003 study - namely using existing building data from the institutions with sample field surveys of system conditions for quality control in translating campus data into a statewide comparable framework.

In 2008, the Legislature again authorized an update of the Comparable Framework; but transferred management and “ownership” from JLARC to HECB. For 2010, management of the system has passed from HECB to OFM. The Legislative mandate for this 2010 update was to use similar methodologies as in previous versions to collect, translate, and report the Institutional data.

In the original 2003 study, there was a large variety in the amount and completeness of information provided by the institutions, as well as a wide variety in the method of reporting facility conditions. As a result of JLARC's previous work with the institutions, some of the institutions have since revised their methodology for reporting facility conditions, so that this Comparable Framework can now use a more consistent translation across more of the institutions; thereby making this 2010 update an even more reliable comparative framework.

In addition to the inventory and condition data update, OFM requested that this iteration also make a comparison with the inventory information contained in their FIS database.

This 2010 update provides for each institution:

- quantity and size of facilities
- construction type (heavy, medium, light) of facilities
- facility uses (e.g. classroom, research, office, etc.)
- capital funding source (state, mixed, or non-state)
- estimated current replacement value
- relative condition (superior, adequate, fair, limited functionality, marginal functionality)
- estimated backlog of maintenance and repair, presented in 2010 dollars. This estimate focuses on facility preservation and represents projects required in order to safely maintain facilities for the current intended facility use.

Methodology

As in the previous Comparable Framework, the institutions used varying methods to report the conditions of their facilities. These methods were quantitative, qualitative, or intuitive-mixed in character as described in sections that follow. The translation method first converts all of these existing institution assessments to a common qualitative rating, (condition index) and then uses that as a basis to parametrically estimate maintenance and repair backlog costs (BMAR). The translation methods for 2010 include the following:

Quantitative

In the previous updates the UW and WWU used a quantitative assessment in which backlog deficiencies are itemized and cost estimates presented for correcting the deficiencies. The sum of these deficiencies (BMAR – backlog of maintenance and repair) for each building is then compared to the current replacement value (CRV) of the building, resulting in a facility condition index (FCI) for each facility. The current replacement values are based on the type of construction, use type, size, and geographic location. In this 2010 update, only WWU still used a quantitative method; although they also accompanied their reported data with a qualitative score for each of their facilities.

WWU

As in previous translations, WWU presented reliable deficiency data and replacement values that could readily produce FCI values for each facility.

Qualitative

For this 2010 version, OFM was able to use a standardized qualitative translation method for TESC, CWU, and EWU; and with some minor modifications, a similar method for the Community and Technical Colleges (CCTC). This methodology asked the institutions to rate, for each facility, the condition of each of the major building systems on a qualitative scale of one to five. Based on historical data, these scores then predict the amount of backlog deficiencies that can be expected within each of these building systems, and ultimately produce an aggregate backlog figure for the entire facility and for each of the institutions. Having been exposed to this methodology in the previous Comparable

Framework projects, CWU, EWU, and TESC have already been collecting data on their facilities broken down into this standardized systems basis.

CCTC

The CCTC process includes a systems-based analysis, but also adds factors such as programmatic impact, building appearance, and other non-preservation code issues which are typically not included in a "preservation" backlog analysis. As in previous versions, this Comparable Framework update backed out these non preservation factors from the CCTC data, in order to produce a comparable systems-based analysis that can then be translated into the same FCI developed for each of the other institutions.

The CCTC's were unable to report condition data on 58 facilities due to discrepancies between their basic inventory and their condition survey databases. For these, OFM entered estimated conditions based on age and type of facility and on previously reported scores. Although improved from previous reporting, there still appear to be discrepancies in the CCTC inventory databases.

UW

Previously the UW reported their conditions in the form of a qualitative deficiency list, which were then adjusted to comply with the definitions of deferred maintenance as defined in the original JLARC Comparable Framework study. In this 2010 update the UW reported their conditions using the comparable framework format with whole building scores 1 – 5. For this iteration the UW relied on various building condition studies and reports as well as previous Comparable Framework conclusions and analysis to substantiate the whole building scores. After these scores were reviewed and compared with the OFM field surveys, the UW revised a few of their scores; thereby producing an overall assessment consistent with previous Framework studies and with the other state institutions.

The UW started to use the same systems-based condition survey scoring method as used for the comparable framework audits. (And now also used by CWU, TESC, EWU, and

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partially used by CCTC and WWU) Do to time and budget constraints, they have however only started that process on a few (11) facilities.

Intuitive - Mixed

In 2003, WSU presented its condition information in the form of detailed maintenance and repair deficiency lists. These lists were not all-inclusive, in that they included deficiency estimates for only the most “at-risk” facilities. The original JLARC translations used that information for the most impacted facilities, and filled in the others by using the intuitive (1 – 3 scale) overall building ratings that were reported to the State in the OFM - FIS database. For this update, WSU included a similar reporting, but also presented an overall facility condition score, based on the 1- 5 rating scale. Although this was not presented on a system by system basis, but rather for the overall facility, it still produced a reliable comparative basis for this 2010 update.

OFM Field Surveys

As in previous versions, the MENG Analysis team on behalf of OFM conducted facility condition surveys using a standardized survey scoring and reporting methodology in order to compare the institution - provided condition data against a uniform standard, and to ultimately make adjustments to the translation if necessary for comparability. The field survey team included experienced architects and engineers, who, working as a team, surveyed approximately 40 representative facilities across the state inventory. These facilities included: buildings that were known to most likely require capital funding in the near future, some facilities representing different use and construction types, varying geographical locations, as well as some randomly selected for statistical and quality control sampling. This sampling demonstrates that the institutions were reporting data fairly consistently with their previous methods, substantiating the need for very little modification to the translation method used for previous updates.

Current Replacement Value (CRV)

The Comparable Framework produces a parametric estimate of the preservation backlog that is based on the current replacement values for each facility. It is therefore important to update these base values to reflect current facility costs. The current replacement value is the estimated cost to reconstruct, at current prices, an existing facility with utility equivalent to the existing facility, using modern materials in compliance with current codes and regulations. For the Comparable Framework, CRVs are derived using a look-up formula based on predominant use, construction type, geographical location, and size of facilities. The original JLARC study used a number of both local and national sources for historical cost data to define a CRV for each of the basic facility use types.

This 2010 update reviewed the original costs and compared them to both national and local databases; and studied the construction cost escalation rates that have occurred since 2008. For this 2010 update, the basic CRVs are adjusted to reflect the escalation rate that has occurred during this period. In 2010, the increased CRVs are a result of new inventory and cost escalation. With a 4.9% escalation rate over the past two years, approximately 80% of the CRV increase is due to inflation.

As part of this update, the study team reviewed various regional and national cost indexes that track construction escalation. The team also reviewed local project histories from the various Washington State institutions. During this period, costs were very volatile due to the unusual economic impacts; and for 2009 actually showed a negative escalation; but the overall 2 year period does indicate a modest overall increase in replacement values. Ultimately this resulted in a recommendation to use the 4.9% escalation factor in updating the CRV's from 2008 to 2010. This factor falls at the mid level of the MEANS cost index, one of the larger and most recognized national reporting databases.

Review of State FIS (Facility Inventory System) data

OFM is in the process of reviewing their FIS database; and requested that this 2010 comparable framework update compare its inventory information with that in the FIS database. This process found approximately 104 facilities missing from the FIS database; and corrected basic inventory information (size, facility names, use type, and years of construction) for approximately 317 facilities. This information is to be used by OFM as they review and clean up the FIS database. This 2010 comparable framework database now includes the FIS facility ID numbers as well as other ID numbers used by the institutions in order to provide better tracking of inventory.

Conclusions

A comparison of the Washington State Higher Institution inventory from 2008 to 2010 shows a fairly stable inventory with approximately 1.5% additional new facilities (area) added since 2008. With a modest inflation rate during this time and with the added building square footage; the total replacement value increased by approximately 6.4% from 2008 to 2010. 80% of this increase is attributed to escalation. The estimated preservation backlog increased 7% from 2008 to 2010; and 70% of this increase is again attributed to escalation. The overall condition score for the State's building inventory diminished only slightly from a 2.32 to 2.34, both scores solidly in the "adequate" category (lower scores represent improved conditions). During this last cycle, facilities continued to deteriorate from "fair" to "needs improvement", but overall were mostly offset by the increased number of facilities that moved to the "superior" and "adequate" categories, - noting particularly the approximately 2.5 million square feet of new construction which falls initially into the superior category.

The largest exception to this trend is Eastern Washington University, whose deficiency totals increased more than the other institutions. This is attributed mostly to corrections made by EWU in their SF inventory report, adding about 10% area to their last reported

inventory area, a more complete update for EWU facilities audits, and a number of facilities that slipped into the next lower quality level brackets. Many of these were on the border between condition brackets during previous surveys.

The overall facility condition index (FCI) for Washington State facilities, at 12.3% represents the amount of maintenance and repair backlog relative to the overall replacement value. This was only slightly higher (worse) than the previous update. Again it is important to recognize that this overall average represents not only changes in individual facility conditions, but also changes in inventory and escalation rates. In the previous JLARC study this rating was compared to national averages with cautions about some of the “recommended goals” offered by these organizations relative to available funding needed to accomplish those goals)

Various professional organizations such as APPA, NACUBO, and SCUP have studied this, and report averages as summarized below. Most of the comprehensive national studies were conducted between 2000 and 2005; and some of the more recent individual state studies show consistent or slightly improving overall FCI scores; again often due to large amounts of new inventory completed during the last decade. In general the Washington State FCI for public higher education facilities falls below (better condition) than these nationally reported figures.

Source	Typical FCI
APPA/NACUBO Report (National Higher Ed)	0.20
National Center for Education Statistics (National Average)	0.18
APPA Comparative Cost Data	0.22
State of New Jersey Higher Education	0.12
University of Massachusetts	.26
California Community Colleges	.33
University of Virginia	.10
American School and University National Survey (2010)	.29
Ontario University System	.10

Conclusions summary

- The higher education facilities inventory increased by 1.5% area over the past 2 years.
- The total maintenance and repair backlog increased by 7% (\$148,035,647) over the past 2 years. When corrected for inflation this represents a 2% (\$44,386,560) increase.
- The overall backlog relative to replacement value worsened by less than 1%. This is a better trend than the previous two previous updates that worsened by 6% and 12% each biennium, even though this average takes into account the new inventory that offsets the older building trends.
- The EWU maintenance and repair backlog increased more than the other institutions. This is attributed mostly to updated inventory reports and condition surveys completed by EWU.
- The completeness of basic inventory information tracked and reported by the institutions is improved in this database update; but discrepancies still exist within some of the institutions' databases as well as in the state FIS system.

Recommendations

With the improvement in data captured by the institutions, this 2010 update should be a useful tool for the State as well as the institutions, for both planning and budgeting decisions. For higher education, this is currently the most reliable statewide database for basic facility inventory information.

The framework should still only be used for a larger institution-by-institution comparison, and not for individual building decisions. As more of the institutions move towards a more consistent reporting basis – with assessments at the individual building system level, it could be possible to use this database to better understand individual facilities. This of course also presupposes the institutions have the resources to regularly update their assessments.

This framework from 2003 to the current iteration, has improved, since all of the institutions have decided to adopt at least portions of the systems-based assessment offered by the framework.

OFM asked the institutions as well as the consultant team about the efficacy of this two-year update cycle for the Comparable Framework. All of the institutions felt the two year cycle was useful to them in that it encourages them to keep current their facilities condition data and provides a current planning tool. This consultant team felt that this two year cycle is important in that it does encourage the institutions to tighten up their methodologies and their inventory tracking. Most importantly it provides a continuum (trending) of overall facility condition that corresponds to the State's biennium funding cycles.

Recommendations summary:

- Encourage the regular, approximately biennial update of the Comparable Framework.
- Encourage the use of a uniform qualitative, systems-based condition reporting method from the institutions that currently do not report in this manner. This would require some changes from WSU and WWU, and for the UW to continue to expand its use of this methodology.
- More current BMAR listing (PRAMS method) from WSU or use of systems-based analysis, whichever is more feasible for their staff to accomplish on their large number of facilities.
- Additional effort by the CCTC's to reconcile their inventory database with that used for their condition survey process.
- In conclusion, the OFM update reflects a continued step forward in establishing an equitable, responsible system for maintaining Washington State's investment in higher education facilities.

END OF TECHNICAL REPORT

2010 Update
2010 Vs 2008 Summary

Inventory and Condition Elements	2010	2008	Difference	% Difference	Significance of change 2010 Vs 2008
All Facilities, State and Non-State					
# of Facilities All State and Non-State	2,654	2,640	14	0.5%	Increased number of facilities (State and Non State)
Total Area All State and Non-State	60,908,960	58,333,598	2,575,362	4.4%	New area (State and Non State)
> 2000 SF, State or Mixed					
Total # of Facilities > 2000 SF, State or Mixed	1,371	1,440	-69	-4.8%	
Total Area >2000 SF, State or Mixed	46,365,720	45,702,606	663,114	1.5%	New area (State and Non State)
Total CRV >2000 SF, State or Mixed	\$ 18,438,603,828	\$ 17,321,850,151	\$ 1,116,753,677	6.4%	Increased replacement value
Total BMAR >2000 SF, State or Mixed	\$ 2,263,323,163	\$ 2,115,287,516	\$ 148,035,647	7.0%	Increased Preservation Backlog
Avg Facility Condition (Weighted by SF)	2.34	2.32	0.01	0.6%	Slightly worse facility condition
Avg Age (Weighted By SF)	39.5	37.2	2.3	6.1%	Slightly older overall facility age
Avg Years Since Renovation	15.4	14.7	0.8	5.2%	Slightly longer time since major renovation
FCI Average	12.3%	12.2%	0.1%	0.5%	Less facility condition relative to replacement value
Average CRV per GSF	\$ 398	\$ 379	\$ 19	4.9%	Increased replacement value per SF
Average BMAR per GSF	\$ 49	\$ 46	\$ 3	5.5%	Increased preservation backlog per SF
Total GSF Condition 4 & 5	6,608,249	6,184,203	424,046	6.9%	Increased amount of facility area needing improvement
Total CRV Condition 4 & 5	\$ 2,856,079,129	\$ 2,580,768,278	\$ 275,310,851	10.7%	Increased replacement value of facilities needing improvement
Total BMAR Condition 4 & 5	\$ 1,129,826,076	\$ 1,004,278,984	\$ 125,547,091	12.5%	Increased preservation backlog for facilities needing improvement

The OFM Comparable Framework 2010
Average Age by Condition

Institution Name	Count for Condition 1 facilities	Average Age for Condition 1 facilities	Count for Condition 2 facilities	Average Age for Condition 2 facilities	Count for Condition 3 facilities	Average Age for Condition 3 facilities	Count for Condition 4 facilities	Average Age for Condition 4 facilities	Count for Condition 5 facilities	Average Age for Condition 5 facilities
UW	58	35.4	68	50.7	50	68.1	43	67.7	6	60.3
WSU	67	15.0	64	35.4	161	48.0	37	58.4	4	65.8
EWU	2	37.0	10	39.6	29	47.0	9	61.9	0	0.0
CWU	3	19.7	17	40.7	22	48.3	4	69.0	0	0.0
TESC	1	6.0	6	34.5	13	37.7	1	39.0	0	0.0
WWU	7	15.0	11	23.0	23	56.4	4	48.0	2	82.5
CTCS	102	14.0	319	32.6	150	41.7	67	46.0	11	27.5

Summary 3-1, 2010 Update

OVERALL CONDITION OF HIGHER EDUCATION BUILDINGS

(State and Mixed Supported Buildings Over 1,999 GSF)

* The OFM Comparable Framework uses cross-walks and translates building condition information created and maintained by each institution into a "common denominator" scoring system. Scores were field-tested to ensure accuracy and comparability across institutions.

* The "common denominator" scoring system uses 5 condition classes that describe the overall condition and functionality of major building systems (e.g. foundations, building structures, roofs, interior construction and finishes, HVAC systems, electrical systems, plumbing, etc.).

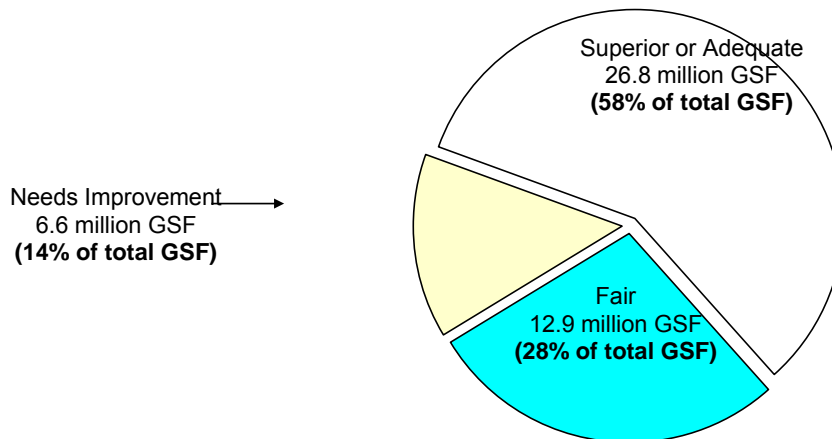
Condition Score	Condition Class	Description
1	Superior - Newer	A building with major systems that are in extremely good condition and functioning well.
2	Adequate	A building with major systems in good condition, functioning adequately, and within their expected life cycles.
3	Fair - Systems approaching end of expected life cycles	A building with some older major systems that, though still functional, are approaching the end of their expected life cycles.
4	Needs Improvement: Limited Functionality	A building with some major systems that are in poor condition, exceed expected life cycles, and require immediate attention to prevent or mitigate impacts on function.
5	Needs Improvement: Marginal Functionality	A building with some major systems that are failing and significantly restrict continued use of the building.

58% of higher education space is in superior or adequate condition, with condition scores of 1 or 2.

28% of higher education space is in fair condition (but systems approaching end of expected life cycles), with a condition score of 3.

14% of higher education space needs improvement, with condition scores of 4 or 5.

The Majority of Higher Education Space is in Superior or Adequate Condition



Summary 3-1 Difference

OVERALL CONDITION OF HIGHER EDUCATION BUILDINGS AS COMPARED TO 2008

(State and Mixed Supported Buildings Over 1,999 GSF)

* The OFM Comparable Framework uses methods to cross-walk and translate building condition information created and maintained by each institution into a "common denominator" scoring system. Scores were field-tested to ensure accuracy and comparability across institutions.

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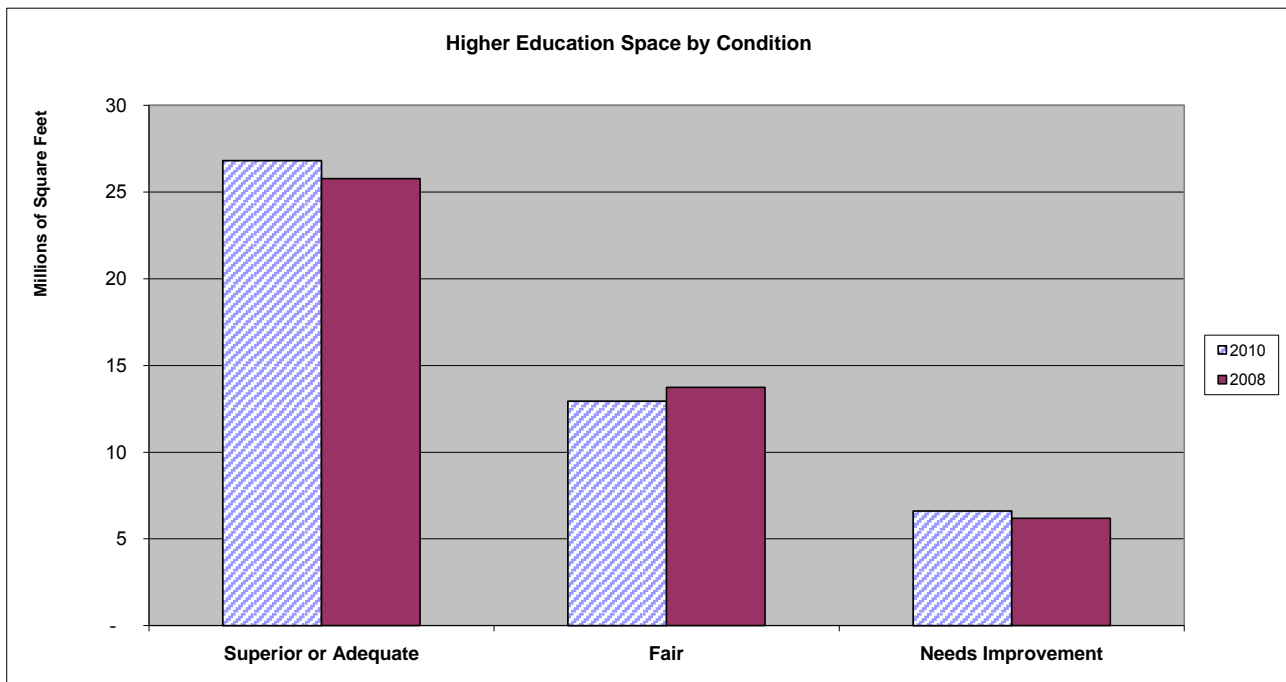
Condition Score	Condition Class	Description
1	Superior - Newer	A building with major systems that are in extremely good condition and functioning well.
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4	Needs Improvement: Limited Functionality	A building with some major systems that are in poor condition, exceed expected life cycles, and require immediate attention to prevent or mitigate impacts on function.
5	Needs Improvement: Marginal Functionality	A building with some major systems that are failing and significantly restrict continued use of the building.

CHANGES TO 2010 FROM 2008

56% Vs 54% of higher education space is in superior or adequate condition, with condition scores of 1 or 2.

30% Vs. 33% of higher education space is in fair condition, with a condition score of 3.

14% Vs. 13% of higher education space needs improvement, with condition scores of 4 or 5.

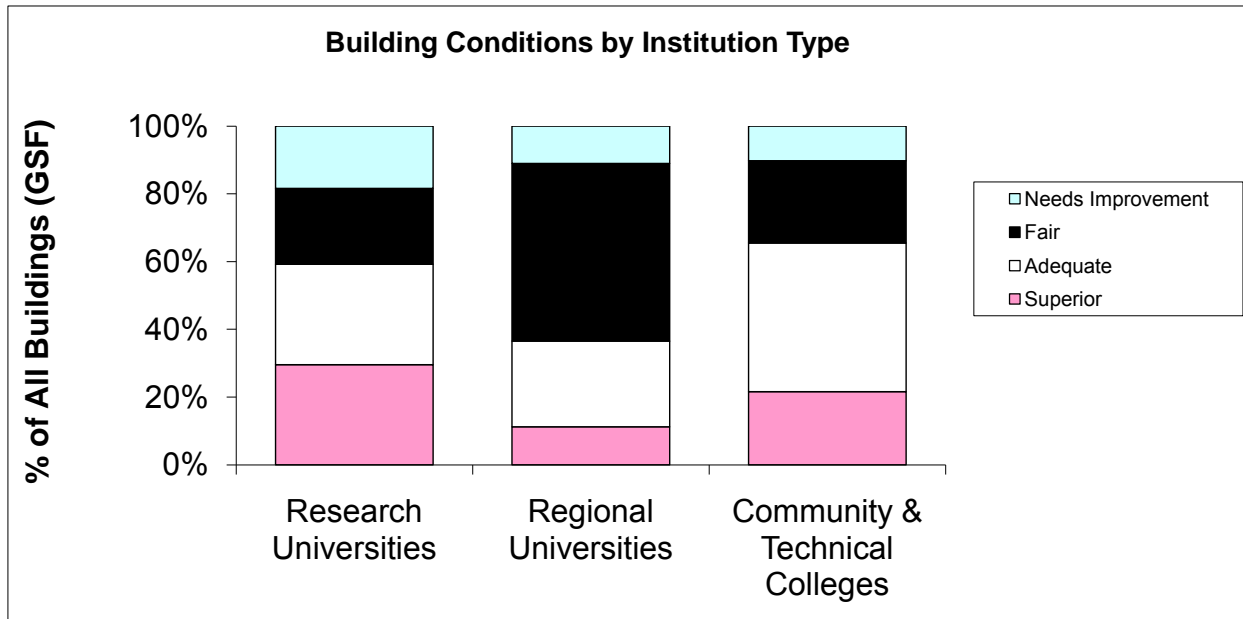


Summary 3-2, 2010 Update

CONDITION OF BUILDINGS BY INSTITUTION

(State and Mixed Supported Buildings Over 1,999 GSF)

- * The UW has the greatest amount of space needing immediate improvement (3.0 million GSF), followed by the Community & Technical Colleges (1.7 million GSF), and WSU (1.0 million GSF).
- * Overall, the 4 Regional Universities have the smallest proportion of space in superior and adequate condition.
- * The average condition score of all higher education buildings, weighted by GSF, is 2.34



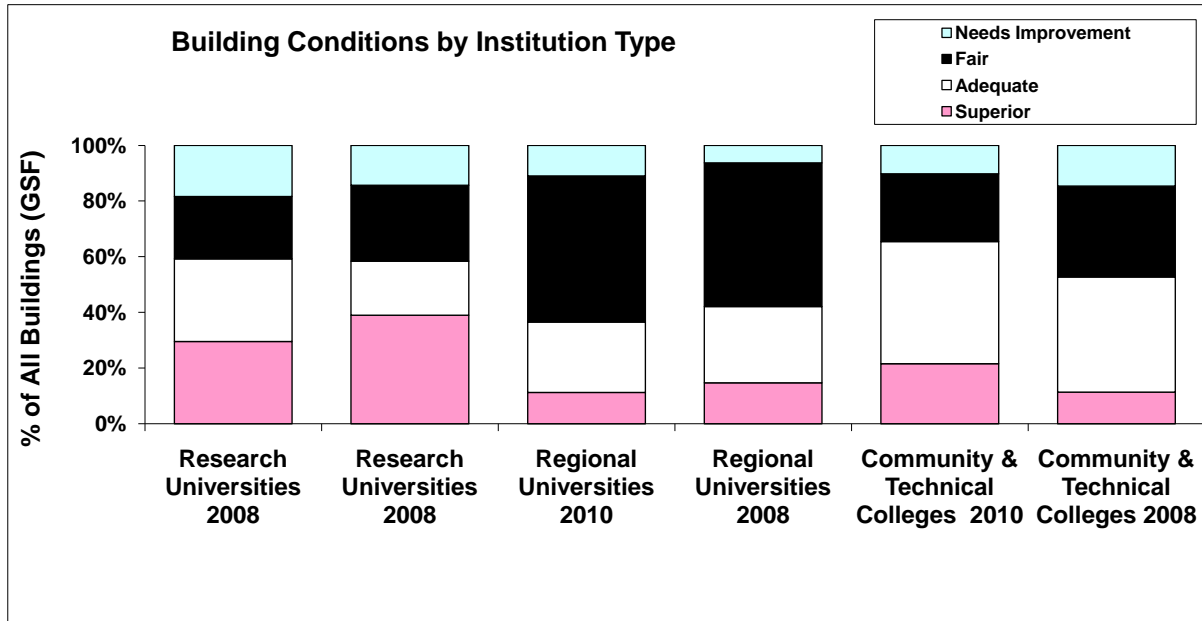
INSTITUTION	Average Condition Score - Weighted by GSF	AMOUNT OF SPACE IN EACH CONDITION CLASS										
		1. SUPERIOR - NEWER		2. ADEQUATE		3. FAIR		4. NEEDS IMPROVEMENT - LIMITED FUNCTIONALITY		5. NEEDS IMPROVEMENT - MARGINAL FUNCTIONALITY		TOTAL
		GSF	% of Total (GSF)	GSF	% of Total (GSF)	GSF	% of Total (GSF)	GSF	% of Total (GSF)	GSF	% of Total (GSF)	GSF
UW	2.26	4,214,390	33%	4,247,061	33%	1,362,354	11%	2,888,172	22%	150,075	1%	12,862,052
WSU	2.36	2,333,245	25%	2,331,249	25%	3,600,119	39%	981,564	11%	53,815	1%	9,299,992
EWU	2.90	59,460	3%	420,103	19%	1,401,860	62%	368,400	16%	-	0%	2,249,823
CWU	2.51	152,577	8%	787,138	43%	699,463	38%	193,406	11%	-	0%	1,832,584
TESC	2.44	198,775	15%	372,834	29%	684,317	53%	40,137	3%	-	0%	1,296,063
WWU	2.24	427,704	21%	304,573	15%	1,129,352	54%	156,046	8%	62,274	3%	2,079,949
CCTCs	2.34	3,613,833	22%	7,349,159	44%	4,067,905	24%	1,563,775	9%	150,585	1%	16,745,257
TOTAL	2.34	10,999,984	24%	15,812,117	34%	12,945,370	28%	6,191,500	13%	416,749	1%	46,365,720

Summary 3-2 Difference

CONDITION OF BUILDINGS BY INSTITUTION

(State and Mixed Supported Buildings Over 1,999 GSF)

- * The UW has the greatest amount of space needing immediate improvement (3.0 million GSF), followed by the Community & Technical Colleges (1.7 million GSF), and WSU (1.0 million GSF).
- * The average condition score of all higher education buildings, weighted by GSF, is 2.34



2010

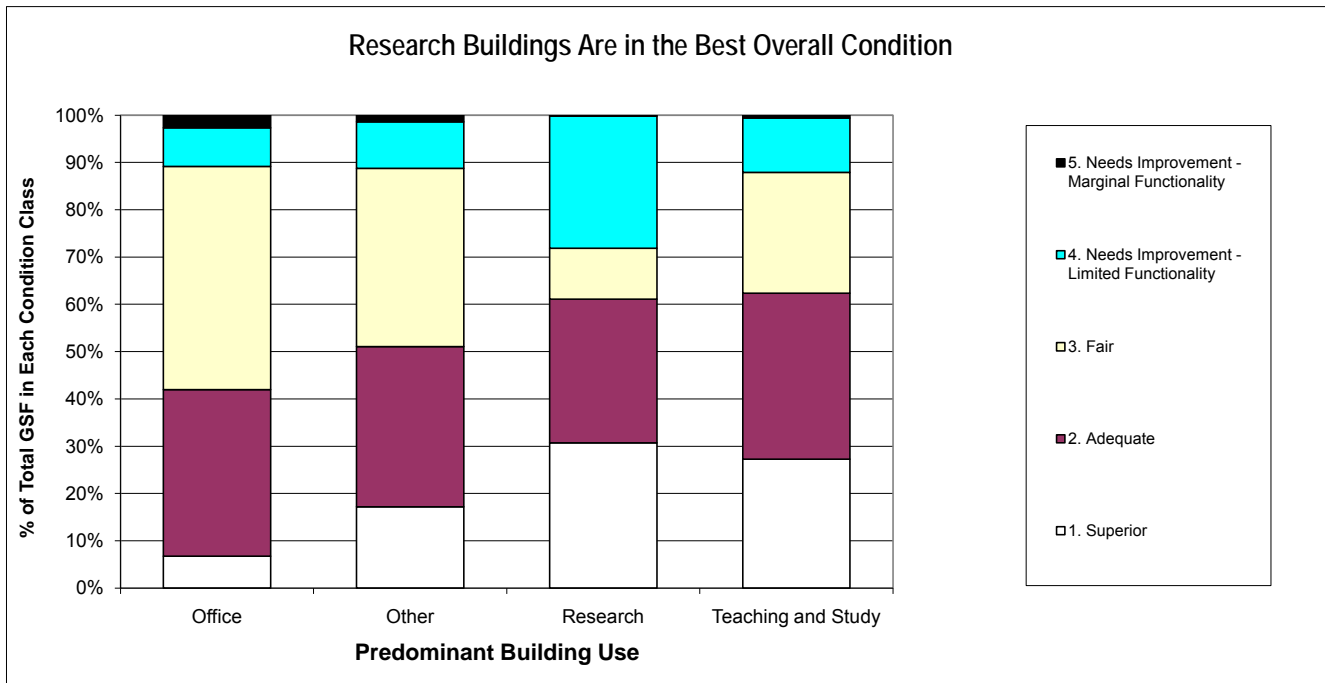
INSTITUTION	Average Condition Score - Weighted by GSF	AMOUNT OF SPACE IN EACH CONDITION CLASS										
		1. SUPERIOR - NEWER		2. ADEQUATE		3. FAIR		4. NEEDS IMPROVEMENT - LIMITED FUNCTIONALITY		5. NEEDS IMPROVEMENT - MARGINAL FUNCTIONALITY		TOTAL
		GSF	% of Total (GSF)	GSF	% of Total (GSF)	GSF	% of Total (GSF)	GSF	% of Total (GSF)	GSF	% of Total (GSF)	GSF
UW	2.26	4,214,390	33%	4,247,061	33%	1,362,354	11%	2,888,172	22%	150,075	1%	12,862,052
WSU	2.36	2,333,245	25%	2,331,249	25%	3,600,119	39%	981,564	11%	53,815	1%	9,299,992
EWU	2.90	59,460	3%	420,103	19%	1,401,860	62%	368,400	16%	-	0%	2,249,823
CWU	2.51	152,577	8%	787,138	43%	699,463	38%	193,406	11%	-	0%	1,832,584
TESC	2.44	198,775	15%	372,834	29%	684,317	53%	40,137	3%	-	0%	1,296,063
WWU	2.58	427,704	21%	304,573	15%	1,129,352	54%	156,046	8%	62,274	3%	2,079,949
CCTCs	2.24	3,613,833	22%	7,349,159	44%	4,067,905	24%	1,563,775	9%	150,585	1%	16,745,257
TOTAL	2.34	10,999,984	24%	15,812,117	34%	12,945,370	28%	6,191,500	13%	416,749	1%	46,365,720

Summary 3-3, 2010 Update

CONDITION OF PUBLIC HIGHER EDUCATION BUILDINGS BY BUILDING USE

(State and Mixed Supported Buildings Over 1,999 GSF)

- * 62% of teaching and study buildings are in superior or adequate condition.
- * 61% of research buildings are in superior or adequate condition.
- * Of all space in condition classes 4 & 5, 45% is in teaching and study buildings, and 30% in research buildings.



PREDOMINANT BUILDING USE	Average Condition Score (Not weighted for GSF)	AMOUNT OF SPACE IN EACH CONDITION CLASS										
		1. SUPERIOR - NEWER		2. ADEQUATE		3. FAIR		4. NEEDS IMPROVEMENT - LIMITED FUNCTIONALITY		5. NEEDS IMPROVEMENT - MARGINAL FUNCTIONALITY		TOTAL
		GSF	% of Total (GSF)	GSF	% of Total (GSF)	GSF	% of Total (GSF)	GSF	% of Total (GSF)	GSF	% of Total (GSF)	GSF
Office	2.64	250,186	6.7%	1,308,803	35.2%	1,753,696	47.2%	303,507	8.2%	98,940	2.7%	3,715,132
Other	2.48	1,904,728	17.2%	3,755,824	33.9%	4,184,801	37.7%	1,088,034	9.8%	156,632	1.4%	11,090,019
Research	2.57	2,190,270	30.7%	2,165,689	30.4%	766,639	10.8%	1,993,133	28.0%	13,280	0.2%	7,129,011
Teaching and Study	2.34	6,654,800	27.2%	8,581,801	35.1%	6,240,234	25.5%	2,806,826	11.5%	147,897	0.6%	24,431,558
TOTAL	2.51	10,999,984	23.7%	15,812,117	34.1%	12,945,370	27.9%	6,191,500	13.4%	416,749	0.9%	46,365,720

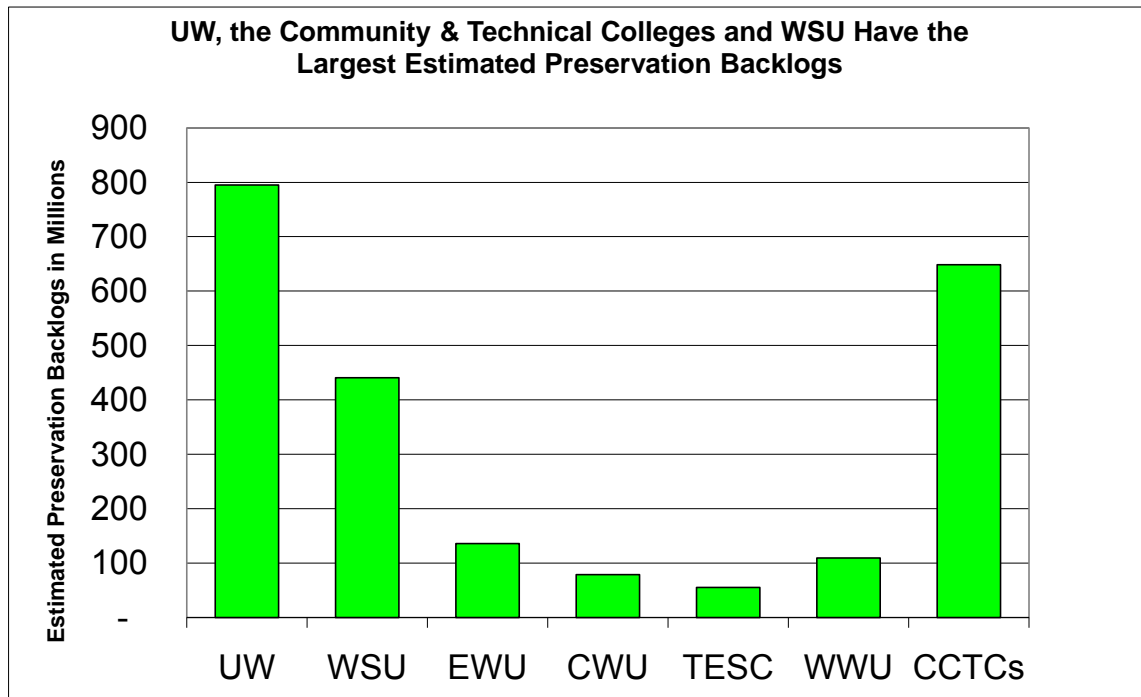
Summary 3-4, 2010 Update

PRESERVATION BACKLOGS IN PUBLIC HIGHER EDUCATION BUILDINGS

(State and Mixed Supported Buildings Over 1,999 GSF)

* *Estimated preservation backlogs for all buildings in all condition classes at all institutions total **\$2.26 billion**.* *

* *The UW has the largest estimated preservation backlog (\$794 million), followed by the Community & Technical colleges (\$648 million) and WSU (\$440 million).*



INSTITUTION	ESTIMATED PRESERVATION BACKLOG *
UW	\$794,845,796
WSU	\$440,757,105
EWU	\$135,993,519
CWU	\$78,758,221
TESC	\$54,975,125
WWU	\$109,234,821
CCTCs	\$648,758,576
TOTAL	\$2,263,323,163

* Using Midpoint FCI's

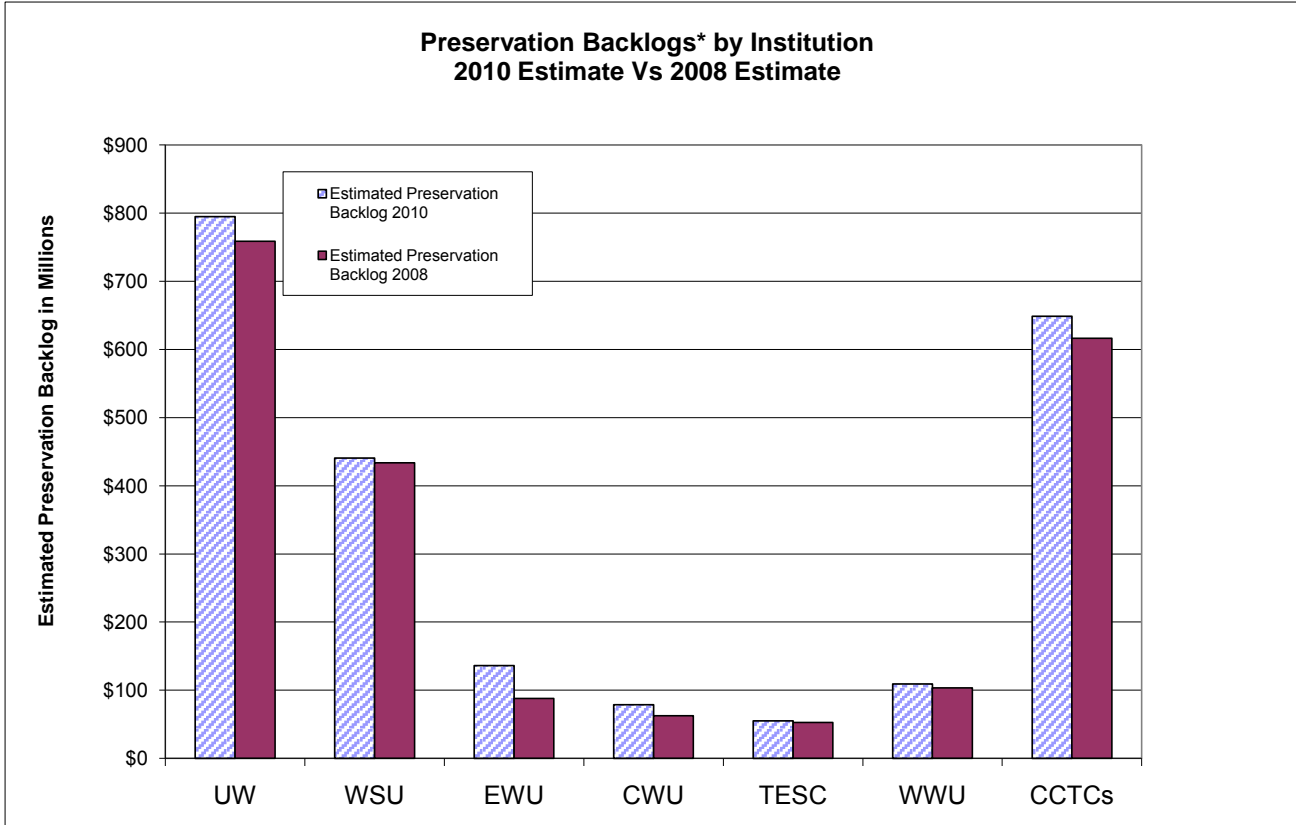
Summary 3-4 Difference

PRESERVATION BACKLOGS IN PUBLIC HIGHER EDUCATION BUILDINGS

(State and Mixed Supported Buildings Over 1,999 GSF)

* **Estimated preservation backlogs for all buildings in all condition classes at all institutions total \$2.26 billion.** *

* **The UW has the largest estimated preservation backlog (\$794 million), followed by the Community & Technical colleges (\$648 million) and WSU (\$440 million).**



INSTITUTION	ESTIMATED PRESERVATION BACKLOG 2010	ESTIMATED PRESERVATION BACKLOG 2008
UW	\$794,845,796	\$758,700,189
WSU	\$440,757,105	\$433,753,942
EWU	\$135,993,519	\$87,830,941
CWU	\$78,758,221	\$62,720,047
TESC	\$54,975,125	\$52,599,680
WWU	\$109,234,821	\$103,413,156
CCTCs	\$648,758,576	\$616,269,562
TOTAL	\$2,263,323,163	\$2,115,287,516

* Using Midpoint FCI's

Summary 3-5, 2010 Update

FACILITY CONDITION INDEX (FCI)

(State and Mixed Supported Buildings Over 1,999 GSF)

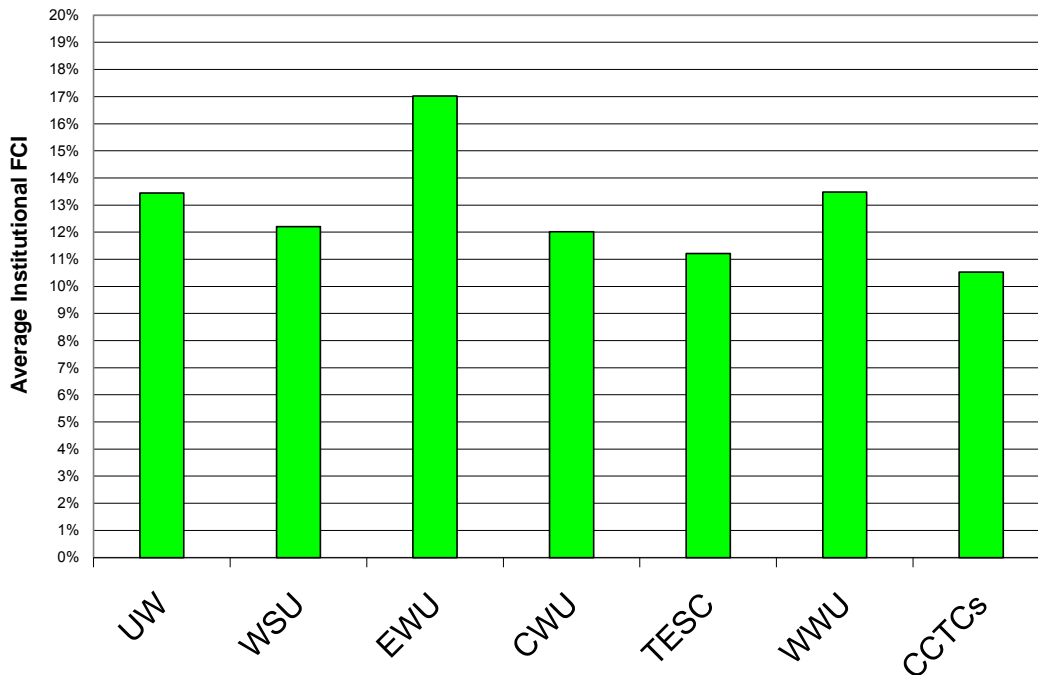
* The **Facility Condition Index (FCI)** is a performance measure that accounts for differences in the type and quality of higher education buildings. The FCI can be monitored over time to track average building conditions at the institution level.

* The FCI is calculated as the ratio of preservation backlogs over current replacement value, expressed as a percentage.

Lower FCI = Better Overall Condition Higher FCI = Worse Overall Condition

* Over time, effective preservation should result in decreasing FCI's.

EWU, WWU, and UW Currently Have the Highest FCI's.



INSTITUTION	ESTIMATED PRESERVATION BACKLOG *	CURRENT REPLACEMENT VALUE	FACILITY CONDITION INDEX
UW	\$ 794,845,796	\$ 5,909,864,236	13.4%
WSU	\$ 440,757,105	\$ 3,612,487,221	12.2%
EWU	\$ 135,993,519	\$ 798,716,735	17.0%
CWU	\$ 78,758,221	\$ 655,391,250	12.0%
TESC	\$ 54,975,125	\$ 490,202,985	11.2%
WWU	\$ 109,234,821	\$ 810,628,901	13.5%
CCTCs	\$ 648,758,576	\$ 6,161,312,501	10.5%
TOTAL	\$ 2,263,323,163	\$ 18,438,603,828	12.3%

* Using Midpoint FCI's

Summary 3-5 Difference

FACILITY CONDITION INDEX (FCI)

(State and Mixed Supported Buildings Over 1,999 GSF)

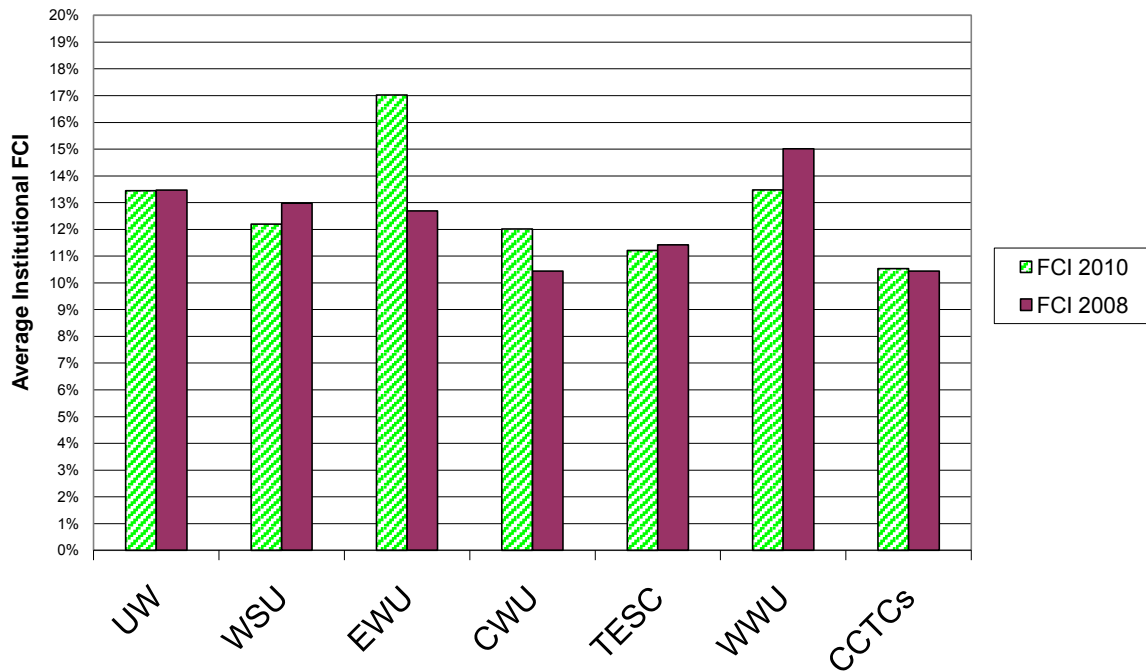
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* Over time, effective preservation should result in decreasing FCI's.

FCI 2010 Vs 2008



2010

INSTITUTION	ESTIMATED PRESERVATION BACKLOG *	CURRENT REPLACEMENT VALUE	FACILITY CONDITION INDEX
UW	\$ 794,845,796	\$ 5,909,864,236	13.4%
WSU	\$ 440,757,105	\$ 3,612,487,221	12.2%
EWU	\$ 135,993,519	\$ 798,716,735	17.0%
CWU	\$ 78,758,221	\$ 655,391,250	12.0%
TESC	\$ 54,975,125	\$ 490,202,985	11.2%
WWU	\$ 109,234,821	\$ 810,628,901	13.5%
CCTCs	\$ 648,758,576	\$ 6,161,312,501	10.5%
TOTAL	\$ 2,263,323,163	\$ 18,438,603,828	12.3%

* Using Midpoint FCI's

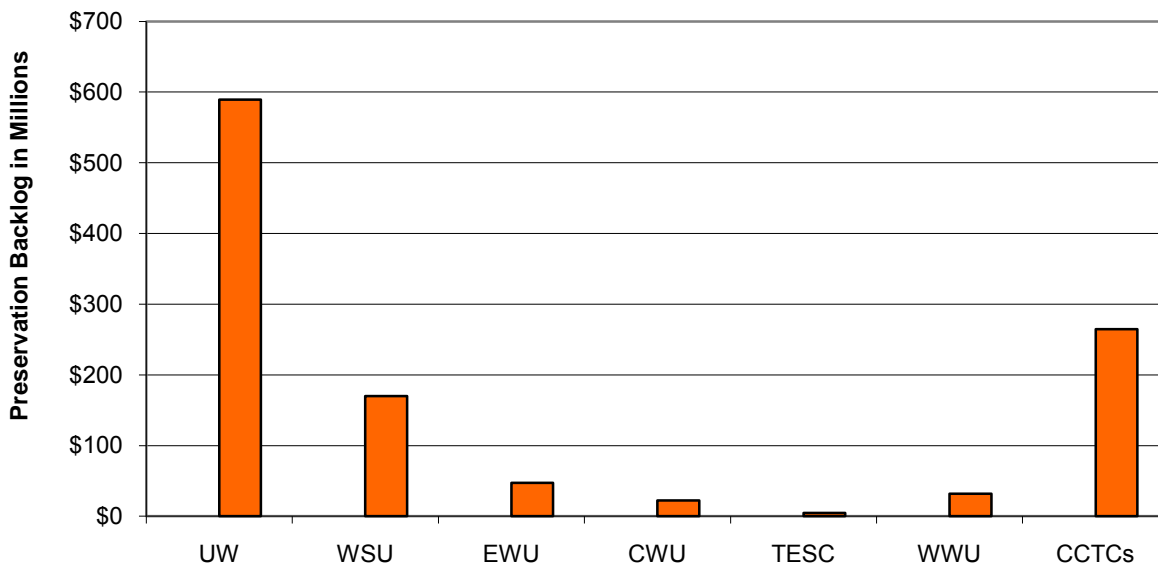
Summary 3-6, 2010 Update

PRESERVATION BACKLOGS IN BUILDINGS NEEDING IMMEDIATE IMPROVEMENT

(State and Mixed Supported Buildings Over 1,999 GSF)

- * *The buildings in the worst condition often draw the most attention during the budgeting process.*
- * *About 14.2% of buildings GSF fall in Condition Classes 4 and 5, potentially impacting the functionality of the buildings.*
- * *Estimated preservation backlogs for these buildings total \$1.1 billion out of the \$2.26 billion total backlog.**

Estimated Backlogs of Buildings in Condition Classes 4 & 5



INSTITUTION	Estimated Preservation Backlog of Buildings in Condition Classes 4 & 5 *	
UW	\$	589,452,391
WSU	\$	169,917,915
EWU	\$	47,206,859
CWU	\$	22,166,379
TESC	\$	4,590,603
WWU	\$	31,873,351
CCTCs	\$	264,618,578
TOTAL	\$	1,129,826,076

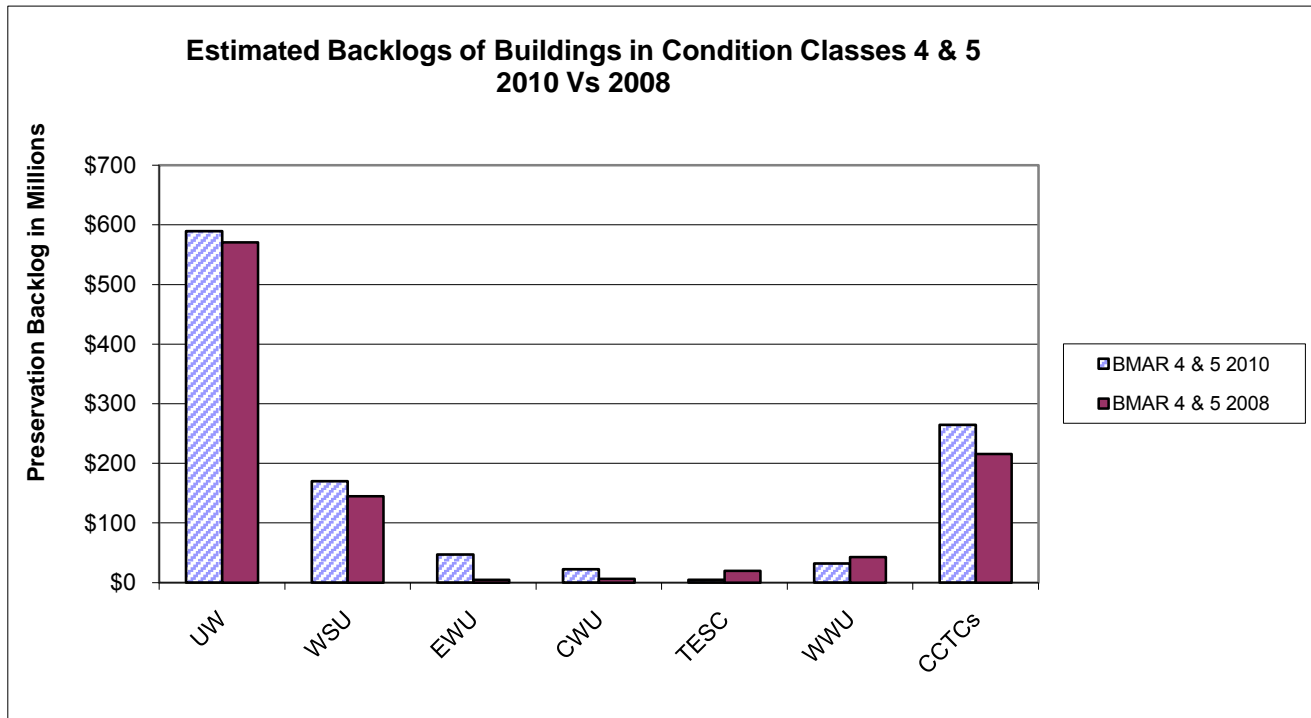
* Using Midpoint FCIs.

Summary 3-6 Difference

PRESERVATION BACKLOGS IN BUILDINGS NEEDING IMMEDIATE IMPROVEMENT

(State and Mixed Supported Buildings Over 1,999 GSF)

- * *The buildings in the worst condition often draw the most attention during the budgeting process.*
- * *About 14.25% of buildings GSF fall in Condition Classes 4 and 5, potentially impacting the functionality of the buildings.*
- * *Estimated preservation backlogs for these buildings total \$1.1 billion out of the \$2.26 billion total backlog.**



2010

INSTITUTION	Estimated Preservation Backlog of Buildings in Condition Classes 4 & 5 *	
UW	\$	589,452,391
WSU	\$	169,917,915
EWU	\$	47,206,859
CWU	\$	22,166,379
TESC	\$	4,590,603
WWU	\$	31,873,351
CCTCs	\$	264,618,578
TOTAL	\$	1,129,826,076

* Using Midpoint FCIs.

Institution Profile: University of Washington

SUMMARY	
Total Number of Owned Buildings	519
Total Amount of Owned Space (Gross Square Feet - GSF)	18,979,151
Total Number of State Capital-Supported Buildings over 1,999 GSF	225
Total Amount of State Capital-Supported Space over 1,999 GSF	12,862,052
State Capital Supported Space as % of Total Space	68%
Estimated Current Replacement Value (CRV) *	\$5,909,864,236
Average Building Age *	47 Years
Average Building Condition Score *	2.26
Estimated Total Preservation Backlog *	\$794,845,796
Facility Condition Index (FCI) *	13.45%

MAJOR CAMPUSES & SITES				
Campus or Site Name	TOTAL		STATE CAPITAL SUPPORTED BUILDINGS OVER 1,999 GSF	
	# Bldgs	GSF	# Bldgs	GSF
UW - Friday Harbor	73	99,791	16	59,052
UW Bothell	8	302,285	7	301,085
UW Seattle	294	16,149,628	166	11,137,749
UW Tacoma	16	587,735	10	525,129
UW Various Off Campus	128	1,839,712	26	839,037
TOTAL	519	18,979,151	225	12,862,052

BUILDING USES *		
Building Use	# Bldgs	GSF
Office	7	537,863
Other	14	94,016
Research	3	187,267
Teaching and Study	2	19,891
Office	36	810,643
Other	31	1,556,180
Research	62	5,362,346
Teaching and Study	37	3,408,580
Office	1	2,500
Other	1	11,000
Teaching and Study	5	287,585
Office	1	64,097
Other	1	40,000
Teaching and Study	8	421,032
Other	8	29,921
Research	7	26,371
Teaching and Study	1	2,760
TOTAL	225	12,862,052

BUILDING CONSTRUCTION TYPES *		
Const. Type	# Bldgs	GSF
Heavy	99	10,421,579
Medium	56	1,958,579
Light	66	468,118
Temporary	4	13,776
TOTAL	225	12,862,052

* State Capital Supported Buildings Over 1,999 GSF

Institution Profile: University of Washington

BUILDING CONDITIONS & PRESERVATION BACKLOGS *				
Condition Category	# Bldgs	GSF	% of Total GSF	Estimated Preservation Backlog
1 - Superior	58	4,214,390	32.8%	\$19,604,810
2 - Adequate	68	4,247,061	33.0%	\$92,812,320
3 - Fair	50	1,362,354	10.6%	\$92,976,275
4 - Needs Improvement, Limited Functionality	43	2,888,172	22.5%	\$556,334,350
5 - Needs Improvement, Marginal Functionality	6	150,075	1.2%	\$33,118,041
TOTAL	225	12,862,052	100.0%	\$794,845,796

* State Capital Supported Buildings Over 1,999 GSF

Institution Profile: Washington State University

SUMMARY	
Total Number of Owned Buildings	889
Total Amount of Owned Space (Gross Square Feet - GSF)	12,744,744
Total Number of State Capital-Supported Buildings over 1,999 GSF	333
Total Amount of State Capital-Supported Space over 1,999 GSF	9,299,992
State Capital Supported Space as % of Total Space	73%
Estimated Current Replacement Value (CRV) *	\$3,612,487,221
Average Building Age *	40 Years
Average Building Condition Score *	2.36
Estimated Total Preservation Backlog *	\$440,757,105
Facility Condition Index (FCI) *	12.20%

MAJOR CAMPUSES & SITES				
Campus or Site Name	TOTAL		STATE CAPITAL SUPPORTED BUILDINGS OVER 1,999 GSF	
	# Bldgs	GSF	# Bldgs	GSF
WSU - CENTRAL FERRY RESEARCH UNIT	10	17,621	2	7,304
WSU - Chicon Farms	1	4,800	1	4,800
WSU - COLOCKUM-MURU (WENATCHEE)	15	8,180		
WSU - DLRU-LIND	12	27,638	6	24,795
WSU - IAREC - Roza	11	12,217	1	2,040
WSU - IAREC-Main Campus-Prosser	98	273,501	40	223,758
WSU - IAREC-Othello	13	20,864	3	12,672
WSU - ICNE-YAKIMA	1	13,212	1	13,212
WSU - Meyer's Point-Olympia	4	7,534	2	5,973
WSU - MISC. OFF-CAMPUS FACILITY	1	128		
WSU - NWWREU-MT. VERNON	17	53,894	8	49,881
WSU - Spokane	5	524,586	5	524,586
WSU - TFREC-COLUMBIA VIEW	10	8,015	2	4,458
WSU - TFREC-MAN CAMPUS-WENATCHEE	37	131,161	10	100,094
WSU - TFREC-SMITH TRACT	5	2,707		
WSU - TriCities	9	286,727	8	284,791
WSU - Vancouver	570	11,119,999	215	7,848,901
WSU - WAWAII PROPERTY	1	3,520	1	3,520
WSU - WWREC-Main Campus-Puyallup	69	228,440	28	189,207
TOTAL	889	12,744,744	333	9,299,992

BUILDING USES *		
Building Use	# Bldgs	GSF
Other	23	139,965
Research	5	49,242
Other	1	4,800
Other	2	5,973

BUILDING CONSTRUCTION TYPES *		
Const. Type	# Bldgs	GSF
Heavy	20	822,742
Medium	137	7,219,339
Light	175	1,255,665
Temporary	1	2,246

* State Capital Supported Buildings Over 1,999 GSF

Institution Profile: Washington State University

Other	31	118,126
Research	9	105,632
Other	1	2,040
Other	3	12,672
Other	5	18,688
Research	5	81,406
Other	2	4,458
Office	4	225,791
Other	127	2,361,360
Research	23	850,912
Teaching and Study	49	4,015,622
Other	7	30,144
Research	1	19,737
Other	5	22,180
Research	1	2,615
Other	3	6,554
Research	1	55,722
Teaching and Study	4	222,515
Other	1	63,725
Teaching and Study	4	460,861
Other	6	93,916
Teaching and Study	6	301,300
Other	1	3,520
Other	2	7,304
Teaching and Study	1	13,212
TOTAL	333	9,299,992

TOTAL	333	9,299,992
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BUILDING CONDITIONS & PRESERVATION BACKLOGS *

Condition Category	# Bldgs	GSF	% of Total GSF	Estimated Preservation Backlog
1 - Superior	67	2,333,245	25.1%	\$9,093,362
2 - Adequate	64	2,331,249	25.1%	\$46,064,295
3 - Fair	161	3,600,119	38.7%	\$215,681,533
4 - Needs Improvement, Limited Functionality	37	981,564	10.6%	\$158,671,261
5 - Needs Improvement, Marginal Functionality	4	53,815	0.6%	\$11,246,655
TOTAL	333	9,299,992	100.0%	\$440,757,105

* State Capital Supported Buildings Over 1,999 GSF

Institution Profile: Eastern Washington University

SUMMARY	
Total Number of Owned Buildings	71
Total Amount of Owned Space (Gross Square Feet - GSF)	2,869,315
Total Number of State Capital-Supported Buildings over 1,999 GSF	50
Total Amount of State Capital-Supported Space over 1,999 GSF	2,249,823
State Capital Supported Space as % of Total Space	78%
Estimated Current Replacement Value (CRV) *	\$798,716,735
Average Building Age *	46 Years
Average Building Condition Score *	2.92
Estimated Total Preservation Backlog *	\$135,993,519
Facility Condition Index (FCI) *	17.03%

MAJOR CAMPUSES & SITES				
Campus or Site Name	TOTAL		STATE CAPITAL SUPPORTED BUILDINGS OVER 1,999 GSF	
	# Bldgs	GSF	# Bldgs	GSF
Eastern Washington University	71	2,869,315	50	2,249,823
TOTAL	71	2,869,315	50	2,249,823

BUILDING USES *		
Building Use	# Bldgs	GSF
Office	1	100,091
Other	31	1,170,784
Research	1	4,435
Teaching and Study	17	974,513
TOTAL	50	2,249,823

BUILDING CONSTRUCTION TYPES *		
Const. Type	# Bldgs	GSF
Heavy	20	1,002,369
Medium	26	1,186,924
Light	4	60,530
TOTAL	50	2,249,823

BUILDING CONDITIONS & PRESERVATION BACKLOGS *				
Condition Category	# Bldgs	GSF	% of Total GSF	Estimated Preservation Backlog
1 - Superior	2	59,460	2.6%	\$200,273
2 - Adequate	10	420,103	18.7%	\$7,330,610
3 - Fair	29	1,401,860	62.3%	\$81,255,776
4 - Needs Improvement, Limited Functionality	9	368,400	16.4%	\$47,206,859
TOTAL	50	2,249,823	100.0%	\$135,993,519

* State Capital Supported Buildings Over 1,999 GSF

Institution Profile: Central Washington University

SUMMARY	
Total Number of Owned Buildings	89
Total Amount of Owned Space (Gross Square Feet - GSF)	3,134,673
Total Number of State Capital-Supported Buildings over 1,999 GSF	46
Total Amount of State Capital-Supported Space over 1,999 GSF	1,832,584
State Capital Supported Space as % of Total Space	58%
Estimated Current Replacement Value (CRV) *	\$655,391,250
Average Building Age *	47 Years
Average Building Condition Score *	2.51
Estimated Total Preservation Backlog *	\$78,758,221
Facility Condition Index (FCI) *	12.02%

MAJOR CAMPUSES & SITES				
Campus or Site Name	TOTAL		STATE CAPITAL SUPPORTED BUILDINGS OVER 1,999 GSF	
	# Bldgs	GSF	# Bldgs	GSF
CENTRAL WASHINGTON UNIVERSITY	89	3,134,673	46	1,832,584
TOTAL	89	3,134,673	46	1,832,584

BUILDING USES *		
Building Use	# Bldgs	GSF
Office	6	202,571
Other	20	440,511
Research	2	90,509
Teaching and Study	18	1,098,993
TOTAL	46	1,832,584

BUILDING CONSTRUCTION TYPES *		
Const. Type	# Bldgs	GSF
Heavy	15	1,056,231
Medium	18	672,908
Light	11	96,728
Temporary	2	6,717
TOTAL	46	1,832,584

BUILDING CONDITIONS & PRESERVATION BACKLOGS *				
Condition Category	# Bldgs	GSF	% of Total GSF	Estimated Preservation Backlog
1 - Superior	3	152,577	8.3%	\$606,158
2 - Adequate	17	787,138	43.0%	\$13,565,988
3 - Fair	22	699,463	38.2%	\$42,419,696
4 - Needs Improvement, Limited Functionality	4	193,406	10.6%	\$22,166,379
TOTAL	46	1,832,584	100.0%	\$78,758,221

* State Capital Supported Buildings Over 1,999 GSF

Institution Profile: The Evergreen State College

SUMMARY	
Total Number of Owned Buildings	72
Total Amount of Owned Space (Gross Square Feet - GSF)	1,581,007
Total Number of State Capital-Supported Buildings over 1,999 GSF	21
Total Amount of State Capital-Supported Space over 1,999 GSF	1,296,063
State Capital Supported Space as % of Total Space	82%
Estimated Current Replacement Value (CRV) *	\$490,202,985
Average Building Age *	32 Years
Average Building Condition Score *	2.44
Estimated Total Preservation Backlog *	\$54,975,125
Facility Condition Index (FCI) *	11.21%

MAJOR CAMPUSES & SITES				
Campus or Site Name	TOTAL		STATE CAPITAL SUPPORTED BUILDINGS OVER 1,999 GSF	
	# Bldgs	GSF	# Bldgs	GSF
Olympia	72	1,581,007	21	1,296,063
TOTAL	72	1,581,007	21	1,296,063

BUILDING USES *		
Building Use	# Bldgs	GSF
Other	13	735,658
Teaching and Study	8	560,405
TOTAL	21	1,296,063

BUILDING CONSTRUCTION TYPES *		
Const. Type	# Bldgs	GSF
Heavy	12	1,229,594
Medium	3	28,357
Light	6	38,112
TOTAL	21	1,296,063

BUILDING CONDITIONS & PRESERVATION BACKLOGS *				
Condition Category	# Bldgs	GSF	% of Total GSF	Estimated Preservation Backlog
1 - Superior	1	198,775	15.3%	\$749,282
2 - Adequate	6	372,834	28.8%	\$6,761,744
3 - Fair	13	684,317	52.8%	\$42,873,496
4 - Needs Improvement, Limited Functionality	1	40,137	3.1%	\$4,590,603
TOTAL	21	1,296,063	100.0%	\$54,975,125

* State Capital Supported Buildings Over 1,999 GSF

Institution Profile: Western Washington University

SUMMARY	
Total Number of Owned Buildings	125
Total Amount of Owned Space (Gross Square Feet - GSF)	3,432,340
Total Number of State Capital-Supported Buildings over 1,999 GSF	47
Total Amount of State Capital-Supported Space over 1,999 GSF	2,079,949
State Capital Supported Space as % of Total Space	61%
Estimated Current Replacement Value (CRV) *	\$810,628,901
Average Building Age *	47 Years
Average Building Condition Score *	2.58
Estimated Total Preservation Backlog *	\$109,234,821
Facility Condition Index (FCI) *	13.48%

MAJOR CAMPUSES & SITES				
Campus or Site Name	TOTAL		STATE CAPITAL SUPPORTED BUILDINGS OVER 1,999 GSF	
	# Bldgs	GSF	# Bldgs	GSF
Administrative Services	1	30,035	1	30,035
Hannegan Environmental Center	4	7,934	3	7,680
Lakewood	2	8,665	1	3,276
Mosquito Pass Study Site	1	1,032		
Shannon Point Marine Center	8	37,770	5	34,250
Sinclair Island	1	768		
Western Washington University	108	3,346,136	37	2,004,708
TOTAL	125	3,432,340	47	2,079,949

BUILDING USES *		
Building Use	# Bldgs	GSF
Office	6	353,107
Other	15	415,613
Research	1	130,649
Teaching and Study	15	1,105,339
Office	1	30,035
Other	1	3,276
Other	2	5,771
Teaching and Study	3	28,479
Office	1	2,624
Other	1	2,400
Teaching and Study	1	2,656
TOTAL	47	2,079,949

BUILDING CONSTRUCTION TYPES *		
Const. Type	# Bldgs	GSF
Heavy	15	1,323,213
Medium	16	696,103
Light	15	50,715
Temporary	1	9,918
TOTAL	47	2,079,949

* State Capital Supported Buildings Over 1,999 GSF

Institution Profile: Western Washington University

BUILDING CONDITIONS & PRESERVATION BACKLOGS *				
Condition Category	# Bldgs	GSF	% of Total GSF	Estimated Preservation Backlog
1 - Superior	7	427,704	20.6%	\$1,834,150
2 - Adequate	11	304,573	14.6%	\$6,228,354
3 - Fair	23	1,129,352	54.3%	\$69,298,966
4 - Needs Improvement, Limited Functionality	4	156,046	7.5%	\$19,736,950
5 - Needs Improvement, Marginal Functionality	2	62,274	3.0%	\$12,136,401
TOTAL	47	2,079,949	100.0%	\$109,234,821

* State Capital Supported Buildings Over 1,999 GSF

Institution Profile: Community and Technical College System

SUMMARY	
Total Number of Owned Buildings	889
Total Amount of Owned Space (Gross Square Feet - GSF)	18,167,730
Total Number of State Capital-Supported Buildings over 1,999 GSF	649
Total Amount of State Capital-Supported Space over 1,999 GSF	16,745,257
State Capital Supported Space as % of Total Space	92%
Estimated Current Replacement Value (CRV) *	\$6,161,312,501
Average Building Age *	31 Years
Average Building Condition Score *	2.24
Estimated Total Preservation Backlog *	\$648,758,576
Facility Condition Index (FCI) *	10.53%

MAJOR CAMPUSES & SITES				
Campus or Site Name	TOTAL		STATE CAPITAL SUPPORTED BUILDINGS OVER 1,999 GSF	
	# Bldgs	GSF	# Bldgs	GSF
Bellevue - Main Campus	41	923,395	31	648,942
Bellingham - Main Campus	21	274,407	18	270,091
Bellingham - Maritime Heritage Ctr.	3	11,382	1	4,102
Big Bend - Main Campus	28	473,088	25	426,414
Cascadia - Main Campus	2	165,800	2	165,800
Center for Information Services	1	44,000	1	44,000
Centralia - Main Campus	25	336,856	17	257,943
Centralia - Morton Center	1	5,500	1	5,500
Clark - Main Campus	39	780,311	30	703,389
Clover Park - Ft. Lewis Campus	1	8,028	1	8,028
Clover Park - Main Campus	32	536,883	19	516,730
Clover Park - Thun Field	1	59,833	1	59,833
Columbia Basin - Main Campus	31	559,394	24	550,540
Columbia Basin - Richland Campus	5	84,290	5	84,290
Edmonds - Main Campus	23	591,519	20	587,751
Edmonds - North Campus Complex	2	22,046	2	22,046
Everett - Applied Tech. Trng. Center	1	26,600	1	26,600
Everett - Early Learning Center	1	10,392	1	10,392
Everett - Main Campus	20	517,807	16	399,876
Everett - Paine Field	3	43,600	3	43,600
Grays Harbor - Columbia Education Center	1	6,342	1	6,342
Grays Harbor - Main Campus	18	280,477	13	254,557
Grays Harbor - Riverside Ed. Ctr.	1	12,660	1	12,660
Grays Harbor - Simpson Ed Center	1	1,792		
Grays Harbor - Whiteside Building	1	5,396	1	5,396
Green River - Child Care Center	1	5,940	1	5,940

* State Capital Supported Buildings Over 1,999 GSF

Institution Profile: Community and Technical College System

Green River - Education & Trng. Ctr.	1	22,192	1	22,192
Green River - Main Campus	29	567,221	23	559,819
Highline - Main Campus	35	541,051	31	536,428
Highline - Redondo Pier	1	3,871	1	3,871
L. H. Bates - Main Campus	5	342,148	5	342,148
L. H. Bates - Mohler TV Building	1	46,000	1	46,000
L. H. Bates - South Campus	11	247,781	5	237,653
L. H. Bates - Transmitter	1	4,294	1	4,294
Lk. Washington - Main Campus	15	388,094	5	376,794
Lk. Washington - Marymoor Annex	1	20,000	1	20,000
Lower Columbia - Main Campus	27	406,089	18	346,299
Lower Columbia - Oxford Apts.	1	9,278	1	9,278
No. Seattle - Main Campus	9	618,234	8	616,408
Olympic - Main Campus	21	391,056	16	383,362
Olympic - Poulsbo Campus	1	39,461	1	39,461
Olympic - Shelton Campus	4	20,738	2	17,154
Peninsula - Forks Campus	1	8,000	1	8,000
Peninsula - Main Campus	21	210,575	16	176,447
Pierce - Puyallup Campus	7	181,759	5	163,923
Pierce - Steilacoom Campus	10	392,658	9	391,758
Renton - Main Campus	19	451,342	16	449,002
S. Puget Sound - Main Campus	23	480,161	14	360,134
SBCTC - Offices	1	44,000	1	44,000
Seattle Central - Main Campus	11	962,402	10	810,602
Seattle Central - Wood Tech. Ctr.	7	52,191	3	45,718
Seattle Central -S.Maritime Academy	4	10,922	1	7,560
Seattle Vocational Institute	1	114,000	1	114,000
Shoreline - Main Campus	27	574,338	24	512,474
Skagit - Burlington H.S. Facility	2	7,388	1	4,220
Skagit - Downtown Center	1	10,262	1	10,262
Skagit - Fairhaven H.S. Facility	1	4,220	1	4,220
Skagit - Graphic Arts Site	1	8,000	1	8,000
Skagit - Main Campus	27	289,931	18	279,939
Skagit - Marine Technology Site	2	15,744	2	15,744
Skagit - Oak Harbor H.S. Facility	1	4,220	1	4,220
Skagit - San Juan Center	1	7,710	1	7,710
Skagit - San Juan H.S. Facility	1	4,220	1	4,220
Skagit - Sedro Woolley H.S. Facility	1	4,220	1	4,220
Skagit - Whidbey Campus	5	92,884	5	92,884
So. Seattle - Duwamish Campus	4	87,562	4	87,562
So. Seattle - Main Campus	27	493,432	21	460,154
Spokane - 195 & Chatteroy Road	1	70		
Spokane - Apprenticeship Trng. Site	3	44,471	2	43,871
Spokane - Hanger Site	2	27,581	2	27,581

* State Capital Supported Buildings Over 1,999 GSF

Institution Profile: Community and Technical College System

Spokane - Main Campus	38	992,874	18	979,911
Spokane - St.Line Water Resources	1	70		
Spokane - Upriver Water Resource	1	70		
Spokane - Water Res. Chatteroy	1	70		
Spokane Falls - Colville Center	2	56,335	2	56,335
Spokane Falls - Early Head Start	1	4,900	1	4,900
Spokane Falls - East Central Community Ctr.	1	3,000	1	3,000
Spokane Falls - Hillyard Center	2	1,900		
Spokane Falls - K-1 Relocatable	1	500		
Spokane Falls - Main Campus	25	661,267	17	585,523
Spokane Falls - Relocatable	1	1,878		
Tacoma - Gig Harbor/Peninsula Ctr.	1	13,000	1	13,000
Tacoma - Main Campus	38	478,868	23	459,525
Walla Walla - Clarkston Complex	7	65,657	4	61,572
Walla Walla - Downtown Center	1	26,295	1	26,295
Walla Walla - Main Campus	19	502,927	17	495,783
Wenatchee - Main Campus	14	315,721	11	310,914
Wenatchee - North Campus	3	21,579	3	21,579
Whatcom - Craft Studio	1	23,774	1	23,774
Whatcom - Main Campus	8	264,837	8	264,837
Yakima - Grandview Center	8	73,886	3	61,414
Yakima - Main Campus	35	613,859	18	551,593
Yakima - Toppenish Center	1	4,954	1	4,954
TOTAL	889	18,167,730	649	16,745,257

BUILDING CONSTRUCTION TYPES *		
Const. Type	# Bldgs	GSF
Heavy	81	4,429,801
Medium	337	9,162,335
Light	213	3,065,987
Temporary	18	87,134
TOTAL	649	16,745,257

* State Capital Supported Buildings Over 1,999 GSF

Institution Profile: Community and Technical College System

BUILDING CONDITIONS & PRESERVATION BACKLOGS *				
Condition Category	# Bldgs	GSF	% of Total GSF	Estimated Preservation Backlog
1 - Superior	102	3,613,833	21.6%	\$13,394,702
2 - Adequate	319	7,349,159	43.9%	\$135,175,675
3 - Fair	150	4,067,905	24.3%	\$235,569,621
4 - Needs Improvement, Limited Functionality	67	1,563,775	9.3%	\$222,035,590
5 - Needs Improvement, Marginal Functionality	11	150,585	0.9%	\$42,582,987
TOTAL	649	16,745,257	100.0%	\$648,758,576

* State Capital Supported Buildings Over 1,999 GSF

Institution ID	Institution Name	Site ID	Comparable Framework Facility ID	FIS Facility ID	Facility Name	Capital Funding Source	Sq. Ft. Gross	Year of Original Construction	Year of Last Major Renovation	Construction Type	Facility Use Type	Comparable Framework Condition Score
360	University of Washington	361	BLM	1157	BALMER HALL	State	78,677	1962		2	General Classroom	4
360	University of Washington	361	DEN	1181	DENNY HALL	State	89,745	1895		1	General Classroom	4
360	University of Washington	361	ELB	1325	ENGR LIBRARY	State	40,549	1969		1	Study	3
360	University of Washington	361	LEW	1177	LEWIS HALL	State	23,220	1896		2	Office	4
360	University of Washington	361	MHSCC	1224	MAG H.S.C./C	State	48,288	1949		1	Research	3
360	University of Washington	361	MLR	1192	MILLER HALL	State	72,655	1922		1	General Classroom	4
365	Washington State University	365	0032	0032	ABELSON HALL	State	101,546	1935	1990	2	Teaching Labs	3
365	Washington State University	365	0036	0036	TROY HALL	State	38,641	1926		2	General Classroom	4
365	Washington State University	365	0058	0058	ENGINEERING TEACHING/RESEARCH LAB	State	123,391	1998		2	Research	2
365	Washington State University	365	0069A	0069A	MCALLISTER HALL	State	37,869	1956		2	Teaching Labs	4
365	Washington State University	365	0082A	0082A	EASTLICK HALL	State	110,428	1977		2	Teaching Labs	2
365	Washington State University	365	0099	0099	CLARK HALL	State	104,207	1971		2	Research	2
370	Eastern Washington University	OFMSID00002	230	1178	Isle Hall	State	34,322	1956	2004	1	General Classroom	4
370	Eastern Washington University	OFMSID00002	630	1166	Science Building	State	148,149	1962	1994	2	Teaching Labs	3
375	Central Washington University	375	AX5	OFMID00066	Samuelson Union Building	State	141,706	1926	1970	2	Unclassified	4
375	Central Washington University	375	OFMFID00015	OFMID00015	HEALTH CENTER	State	11,527	1971		3	Student Services	3
375	Central Washington University	375	OFMFID00021	OFMID00021	LIND HALL	State	44,380	1947	1988	1	Teaching Labs	3
376	The Evergreen State College	376	0002	0002	Lecture Halls	State	23,639	1971		1	General Classroom	3
376	The Evergreen State College	376	0011	0011	Seminar Building	State	44,909	1974		1	Multipurpose	3
380	Western Washington University	OFMSID00001	AR	AR	Armory	State	59,650	1910		2	Operational Support	5
380	Western Washington University	OFMSID00001	ES	ES	Environmental Studies Center	State	111,145	1973		1	Teaching Labs	3
380	Western Washington University	OFMSID00001	OM	OM	Old Main	State	145,474	1895	1978	2	Office	3
699	Community and Technical College System	062A	AS	AS	District Office	State	47,668	1945	1988	2	Office	3
699	Community and Technical College System	062A	SA	SA	South Annex	State	18,560	1945		3	General Classroom	4

Institution ID	Institution Name	Site ID	Comparable Framework Facility ID	FIS Facility ID	Facility Name	Capital Funding Source	Sq. Ft. Gross	Year of Original Construction	Year of Last Major Renovation	Construction Type	Facility Use Type	Comparable Framework Condition Score
699	Community and Technical College System	070A	019	019	Early Childhood Ed. Center	State	8,300	1994		2	Teaching Labs	3
699	Community and Technical College System	070A	023	023	NURSED	State	17,589	1971		2	Teaching Labs	4
699	Community and Technical College System	070A	050	050	Foss	State	54,756	1972		2	Office	3
699	Community and Technical College System	172A	005	005	Communications Building	State	29,597	1965		1	General Classroom	3
699	Community and Technical College System	172A	008	008	Chemistry & Life Science Building	State	32,184	1965		1	Teaching Labs	3
699	Community and Technical College System	172A	009	009	Lodge	State	19,080	1943	2005	3	Office	3
699	Community and Technical College System	180A	150	150	Smith Hall	State	24,468	1952		2	Multipurpose	2
699	Community and Technical College System	180A	200	200	P.E./Community Activity Center	State	44,458	1981		2	Athletic	2
699	Community and Technical College System	180A	300	300	Aviation	State	11,564	1955		2	Teaching Labs	2
699	Community and Technical College System	210A	111	111	ROE studio	State	8,813	2005		3	General Classroom	2
699	Community and Technical College System	210A	555	555	Pavilion	State	23,200	1995		3	Athletic	2
699	Community and Technical College System	210A	777	777	Building C	State	41,472	1985		3	Teaching Labs	3
699	Community and Technical College System	240A	26	26	Lecture Hall	State	7,281	1989	1993	2	General Classroom	3
699	Community and Technical College System	240A	31	31	Gymnasium	State	21,058	1992		2	Unclassified	3
699	Community and Technical College System	240A	34	34	Technical Education Center	State	56,258	1997		2	Research	2
699	Community and Technical College System	280B	004	004	A Building	State	31,356	1987		2	General Classroom	3

Sample Facility Condition Survey Form

Uniformat II Category	System Level II	Component Level III	Component Level III Score 1 - 5	weight for level III	Score X weight	System Level II Score 1 - 5
A. Substructure	Foundations	Standard Foundations	2	0.60	1.2	2
		Slab on Grade	2	0.40	0.8	
B. Shell	Superstructure	Floor Construction	2	0.60	1.2	2.4
		Roof Construction	3	0.40	1.2	
	Exterior Closure	Exterior Walls	3	0.64	1.92	3.29
		Exterior Windows	4	0.29	1.16	
		Exterior Doors	3	0.07	0.21	
	Roofing	Roof Coverings	4	0.50	2	3.5
		Roof Opening	3	0.30	0.9	
		Projections	3	0.20	0.6	
C. Interiors	Interior Construction	Fixed and Moveable Partitions	3	0.58	1.74	3.26
		Interior Doors	4	0.26	1.04	
		Specialties	3	0.16	0.48	
	Staircases	Stair Construction	3	0.85	2.55	3.15
		Stair Finishes	4	0.15	0.6	
	Interior Finishes	Wall Finishes	3	0.28	0.84	3.24
		Floor Finishes	3	0.48	1.44	
		Ceiling Finishes	4	0.24	0.96	
D. Services	Vertical Transportation	Elevators / Lifts	4	1.00	4	4
	Plumbing	Plumbing Fixtures	3	0.30	0.9	2.55
		Domestic Water Distribution	3	0.30	0.9	
		Sanitary Waste	3	0.20	0.6	
		Rain Water Drainage	3	0.05	0.15	
		Special Plumbing Systems	0	0.15	0	
	HVAC	Energy Supply	4	0.05	0.2	3.46
		Heat Generating Systems	4	0.45	1.8	
		Cooling Generating Systems	3	0.05	0.15	
		Distribution Systems	4	0.26	1.04	
		Terminal and Package Units	3	0.06	0.18	
		Controls and Instrumentation	3	0.03	0.09	
		Special HVAC Systems & Equipment	0	0.10	0	
	Fire Protection	Fire Protection Sprinkler Systems	5	0.70	3.5	4.5
		Stand-Pipe and Hose Systems	4	0.10	0.4	
		Fire Protection Specialties	3	0.10	0.3	
		Special Fire Protection Systems	3	0.10	0.3	
	Electrical	Electrical Service and Distribution	0	0.35	0	2.46
		Lighting and Branch Wiring	4	0.35	1.4	
		Communication and Security Systems	4	0.23	0.92	
		Special Electrical Systems	2	0.07	0.14	
E. Equipment & Furnishings	Furnishings	Fixed Furnishings	3	1.00	3	3
		Moveable Furnishings (Capital funded only)	3		0	
F. Special Construction	Special Construction	Integrated Constr. & Special Constr. Systems		0.50	0	0
		Special Controls and Instrumentation		0.50	0	

Weighted averages are adjusted for non-existent systems (calculated as null values) in separate calculation