

**State of Washington
Joint Legislative Audit and Review Committee (JLARC)**



**Refresh of Preservation
Information in Comparable
Framework**

Project Report

March 29, 2006

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in alternative formats for persons with disabilities.*

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The Joint Legislative Audit and Review Committee (JLARC) carries out oversight, review, and evaluation of state-funded programs and activities on behalf of the Legislature and the citizens of Washington State. This joint, bipartisan committee consists of eight senators and eight representatives, equally divided between the two major political parties. Its statutory authority is established in RCW 44.28.

JLARC staff, under the direction of the Committee and the Legislative Auditor, conduct performance audits, program evaluations, sunset reviews, and other policy and fiscal studies. These studies assess the efficiency and effectiveness of agency operations, impacts and outcomes of state programs, and levels of compliance with legislative direction and intent. The Committee makes recommendations to improve state government performance and to correct problems it identifies. The Committee also follows up on these recommendations to determine how they have been implemented. JLARC has, in recent years, received national recognition for a number of its major studies.

**REFRESH OF
PRESERVATION
INFORMATION IN
COMPARABLE
FRAMEWORK**

REPORT DIGEST

MARCH 29, 2006



STATE OF WASHINGTON
JOINT LEGISLATIVE AUDIT AND
REVIEW COMMITTEE

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Refreshing The Comparable Framework

The Comparable Framework is an inventory database JLARC first assembled in 2003 to provide comparable information about college and university facilities for supporting preservation planning at the state level (JLARC Report 03-1, January 8, 2003). The 2005 Capital Budget Act assigned to JLARC the task of refreshing preservation information to support the statutorily prescribed higher education capital project ranking process outlined in RCW 28B.76.220. The charts and tables which make up the body of this report illustrate inventory conditions projected to July 2006 for six baccalaureate institutions and the state's system of community and technical colleges.

Inventory and Value

Washington's public higher education institutions manage two-thirds of all state facilities—over 2,500 buildings totaling 54 million square feet. The state capital-supported portion (42.5 million square feet) is valued at \$14.6 billion to replace. The replacement value has increased by 27 percent since 2003. This change was caused substantially by a sharp rise in market costs for buildings and building systems.

Building Conditions

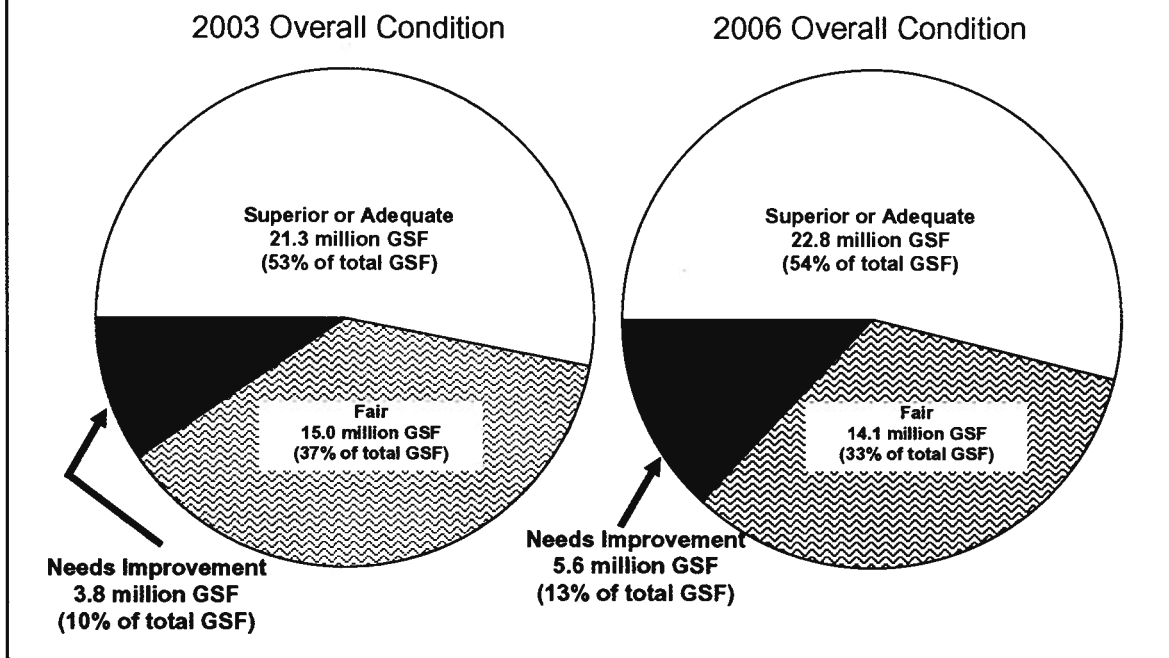
The good news is that building conditions on a statewide and institutional basis are fairly stable. Three years after the 2003 JLARC study, average facility conditions remain solidly in the "adequate" category. But an increased share of the state's total inventory needs improvement—13 percent today compared to 10 percent back in 2003. (See Figure 1 on the following page.)

While the majority of the space needing improvement (5.6 million gross square feet) represents buildings used predominantly for teaching and study, a noticeable shift happened for research buildings. A larger portion of research buildings that were categorized as "fair" in the 2003 inventory are now functioning in "limited" or "marginal" ways for that purpose.

Preservation "Backlogs"

Comparable Framework profiles created for this report include an estimate of the cost of building maintenance and repair system replacement projects to safely preserve campus facilities for current use. The estimating technique produces reliable statistics at an institution level for work not yet done, and are referred to as a "backlog." Aggregating those values statewide, the total preservation "backlog" rose by \$472 million to \$1.8 billion since 2003. Nearly half the increase over the three years can be attributed to underlying price increases (19 percent). The balance is due to a combination of more buildings, aged systems and deferred work.

Figure 1: Higher Education Building Conditions are Fairly Stable



There were changes to the state's capital inventory between 2003 and 2006. New facilities were constructed; major renovations occurred; minor work projects continue, and at some sites, older facilities were razed. It's important to bear in mind—for evaluation purposes—that every building contributes to the Framework's total preservation "backlog" estimates whether profiled buildings are operating in superior, fair or even marginal working condition today. For a longer discussion of this topic, see Chapter 2 on facility renewal in JLARC Report 05-10.

Acknowledgements

JLARC would like to recognize the efforts of Eric Meng, principal for Meng Analysis, as well as state college and university staff who reviewed inventory information and hosted field survey team visitors necessary to complete this data refresh assignment from the Legislature. As the assignment to manage the Comparable Framework has not yet been made to any one state agency, JLARC is transmitting copies of the 2006 inventory database to the Higher Education Coordinating Board, the Office of Financial Management, Senate Ways & Means and House Capital committees for their use.

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2006 REFRESH – DETAIL ON BUILDING CONDITIONS AND PRESERVATION BACKLOGS

This section summarizes the building condition and preservation backlog information in the 2006 Comparable Framework.

Summary Number	Page	Title	Highlights
4-1	3	<i>Overall Condition of Higher Education Buildings</i>	<ul style="list-style-type: none"> ❖ The majority (54%) of higher education space is in superior or adequate condition. ❖ About 13% of space needs improvement in the immediate future.
4-2	4	<i>Condition of Buildings by Institution</i>	<ul style="list-style-type: none"> ❖ Community and Technical Colleges have the greatest amount of space needing immediate improvement (2.1 million GSF), followed by UW (1.9 million GSF) and WSU (0.9 million GSF).
4-3	5	<i>Condition of Buildings by Building Use</i>	<ul style="list-style-type: none"> ❖ Most of the space needing immediate improvement (64%) is used predominantly for teaching and study purposes. ❖ More campus buildings where research is the predominant use, once “fair,” are now functioning in “limited” or “marginal” ways for that purpose.
4-4	6	<i>JLARC’s Preservation Backlog Estimating Method</i>	<ul style="list-style-type: none"> ❖ Preservation backlogs are the projected cost of building maintenance, repair, and system replacement projects to safely preserve entire facilities for their current use. ❖ The backlog estimating method for the Framework produces reliable totals at the institutional level. It cannot nor should be used to isolate costs for individual campus building projects.
4-5	7	<i>Preservation Backlogs</i>	<ul style="list-style-type: none"> ❖ Estimated preservation backlogs for all state-supported buildings total \$1.8 billion. ❖ Community and Technical Colleges have the largest preservation backlogs (\$628 million), followed by UW (\$497 million) and WSU (\$395 million).
4-6	8	<i>Facility Condition Index</i>	<ul style="list-style-type: none"> ❖ The Facility Condition Index is the ratio of preservation backlogs over current replacement value, expressed as a percentage. ❖ Over time, effective preservation should result in <u>decreasing</u> FCIs. ❖ Across institutions, WWU, WSU, and the CCTCs have the highest FCIs.
4-7	9	<i>Backlogs in Buildings Needing Immediate Improvement</i>	<ul style="list-style-type: none"> ❖ Estimated preservation backlogs in the 13% of buildings needing immediate improvement make up \$820 million of the \$1.8 billion total preservation backlog.

HIGHER EDUCATION INSTITUTIONS

- University of Washington (UW)
- Washington State University (WSU)
- Eastern Washington University (EWU)
- Central Washington University (CWU)
- The Evergreen State College (TESC)
- Spokane Intercollegiate Research and Technology Institute (SIRTI)
- Western Washington University (WWU)
- Community and Technical College System (CCTS)

Summary 4-1, 2006 Update

OVERALL CONDITION OF HIGHER EDUCATION BUILDINGS

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

* JLARC developed 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.

* The "common denominator" scoring system uses five 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.).

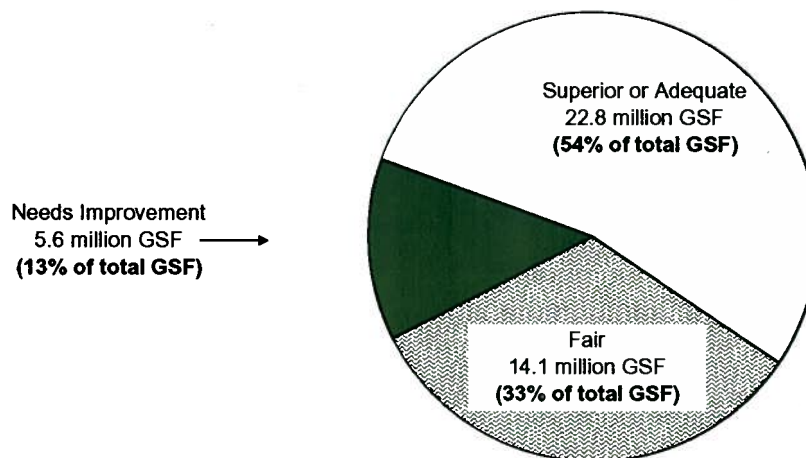
Condition Score	Condition Class	Description
1	Superior	A building with major systems that are in extremely good condition and functioning well.
2	Adequate	A building with major systems in good condition, functioning adequately, and within their expected life cycles.
3	Fair - Systems approaching end of 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.

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

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

13% 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

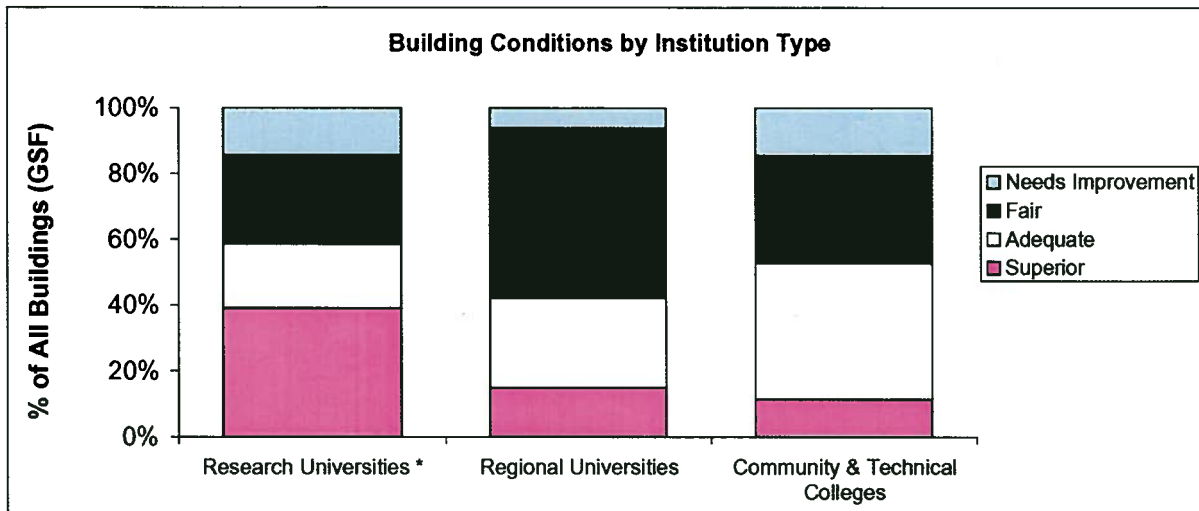


Summary 4-2, 2006 Update

CONDITION OF BUILDINGS BY INSTITUTION

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

- * **The Community & Technical Colleges have the greatest amount of space needing immediate improvement (2.1 million GSF), followed by UW (1.9 million GSF), and WSU (0.9 million GSF).**
- * **Overall, the four 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 2.35 (roughly a third of the way between "adequate" and "fair").**



* Includes SIRTI.

INSTITUTION	Average Condition Score	AMOUNT OF SPACE IN EACH CONDITION CLASS										
		1. SUPERIOR		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	1.91	6,788,301	56%	1,816,384	15%	1,483,997	12%	1,745,092	14%	232,108	2%	12,065,882
WSU	2.57	1,286,629	15%	2,139,534	25%	4,154,215	48%	989,799	12%	-	0%	8,570,177
EWU	2.52	143,822	7%	655,924	33%	1,163,969	59%	-	0%	-	0%	1,963,715
CWU	2.39	346,489	19%	530,866	29%	827,931	45%	115,923	6%	-	0%	1,821,209
TESC	2.41	198,775	15%	364,705	28%	732,583	57%	-	0%	-	0%	1,296,063
SIRTI	2.00	-	0%	59,322	100%	-	0%	-	0%	-	0%	59,322
WWU	2.64	344,700	18%	367,867	19%	890,218	46%	283,656	15%	42,549	2%	1,928,990
CCTCs	2.51	1,685,699	11%	6,139,185	41%	4,843,140	33%	2,065,607	14%	99,628	1%	14,833,259
TOTAL	2.35	10,794,415	25%	12,073,787	28%	14,096,053	33%	5,200,077	12%	374,285	1%	42,538,617

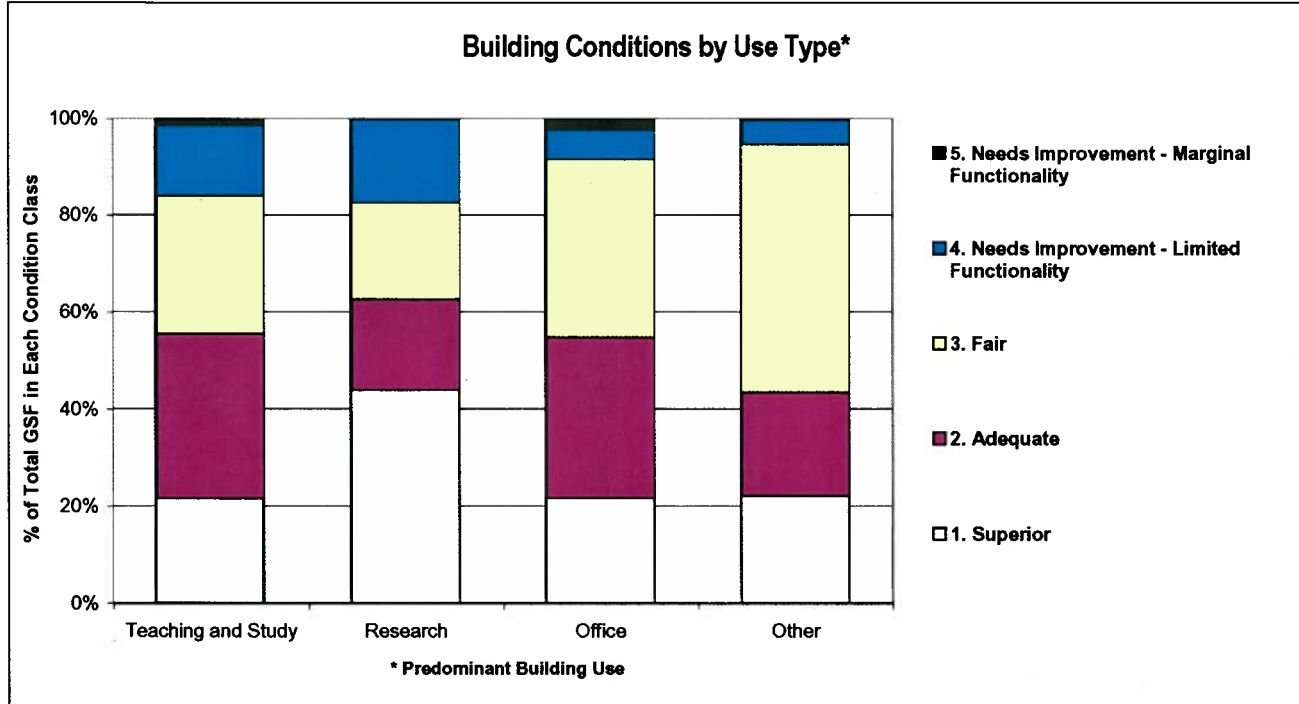
Really nothing?

Summary 4-3, 2006 Update

CONDITION OF PUBLIC HIGHER EDUCATION BUILDINGS BY BUILDING USE

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

- * More than one-half of teaching and study buildings are in superior or adequate condition.
- * Almost two-thirds of research buildings are in superior or adequate condition.
- * Of all space in condition classes 4 & 5 (needing improvement), 64% is in teaching and study buildings, and 22% in research buildings.



PREDOMINANT BUILDING USE	Average Condition Score	AMOUNT OF SPACE IN EACH CONDITION CLASS										
		1. SUPERIOR		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
Teaching and Study	2.48	4,880,985	21.6%	7,683,829	34.0%	6,468,826	28.6%	3,314,449	14.6%	280,240	1.2%	22,628,329
Research	2.40	3,044,241	43.9%	1,300,624	18.8%	1,375,790	19.9%	1,207,098	17.4%	-	0.0%	6,927,753
Office	2.44	620,332	21.7%	946,186	33.1%	1,055,100	36.9%	173,704	6.1%	65,683	2.3%	2,861,005
Other	2.51	2,248,857	22.2%	2,143,148	21.2%	5,196,337	51.3%	504,826	5.0%	28,362	0.3%	10,121,530
TOTAL	2.35	10,794,415	25.4%	12,073,787	28.4%	14,096,053	33.1%	5,200,077	12.2%	374,285	0.9%	42,538,617

Summary 4-4, 2006 Update

PRESERVATION BACKLOGS IN PUBLIC HIGHER EDUCATION BUILDINGS

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

- * **Preservation backlogs are estimated costs of building maintenance, repair, and system replacement projects to safely preserve buildings and their systems for current use (projects that have not been accomplished).**
- * **Preservation backlogs include : deferred maintenance projects, cyclical repair and replacement projects on building systems that will have exceeded their useful life by the middle of the 2005-07 Biennium, and mandatory code upgrades.**
- * **Preservation backlogs do not include : program upgrades or renewal, non-mandatory code upgrades (e.g., ADA, energy code, major seismic upgrades), and building renovations.**
- * **To produce comparable preservation backlog estimates for all of Washington's public higher education institutions, JLARC modified a backlog estimating tool used by the National Aeronautics and Space Administration (NASA.) This tool is designed to produce backlog estimates at the institutional level. It is less accurate when viewed at the individual building level and therefore, should not be used to calculate costs for actual preservation projects. However, it provides a relative measure of estimated preservation backlogs across in situations that can be used for overall budgeting , monitoring, and accountability purposes.**
- * **The backlog estimating tool assigns a "preservation backlog" factor to each building based on its condition score. This factor is then multiplied by the building's current replacement value (CRV) , producing a preservation backlog estimate for that building. These amounts are totaled for all buildings to generate an overall backlog estimate for each higher education institution.**

JLARC Preservation Backlog Estimates are Calculated For Each Building as Follows:

Preservation Backlog = Current Replacement Value (CRV) x Midpoint Preservation Backlog Factor from the Following Table

Condition Score	Condition Class	Typical Preservation Backlog Factor Range, as % of CRV	Midpoint Preservation Backlog Factor used to Calculate Estimates of Preservation Backlogs
1	Superior	0-2%	1%
2	Adequate	3-7%	5%
3	Fair	8-24%	16%
4	Needs Improvement : Limited Functionality	25-51%	38%
5	Needs Improvement: Marginal Functionality	>52%	69%

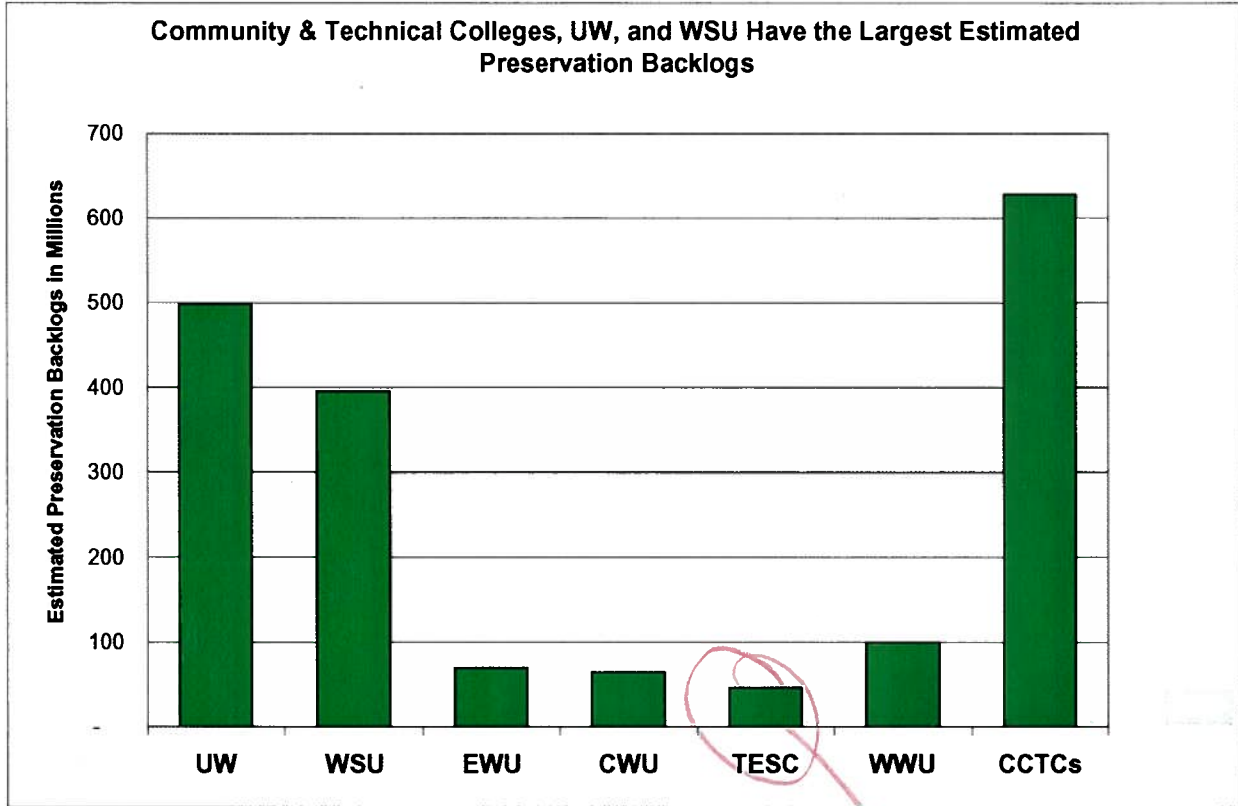
- * **Using this methodology, even buildings in superior and adequate condition (Classes 1 & 2) contribute to overall backlog estimates for institutions.**

Summary 4-5, 2006 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 \$1.8 billion. *
- * The Community & Technical Colleges have the largest estimated preservation backlog (\$628 million), followed by UW (\$497 million) and WSU (\$395 million).



INSTITUTION	ESTIMATED PRESERVATION BACKLOG *
UW	497,196,451
WSU	394,654,931
EWU	69,065,497
CWU	64,377,997
TESC	45,502,517
SIRTI	1,256,708
WWU	99,823,101
CCTCs	627,865,226
TOTAL	\$ 1,799,742,427

the lowest !!

* Using Midpoint FCI's

Summary 4-6, 2006 Update

FACILITY CONDITION INDEX (FCI)

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

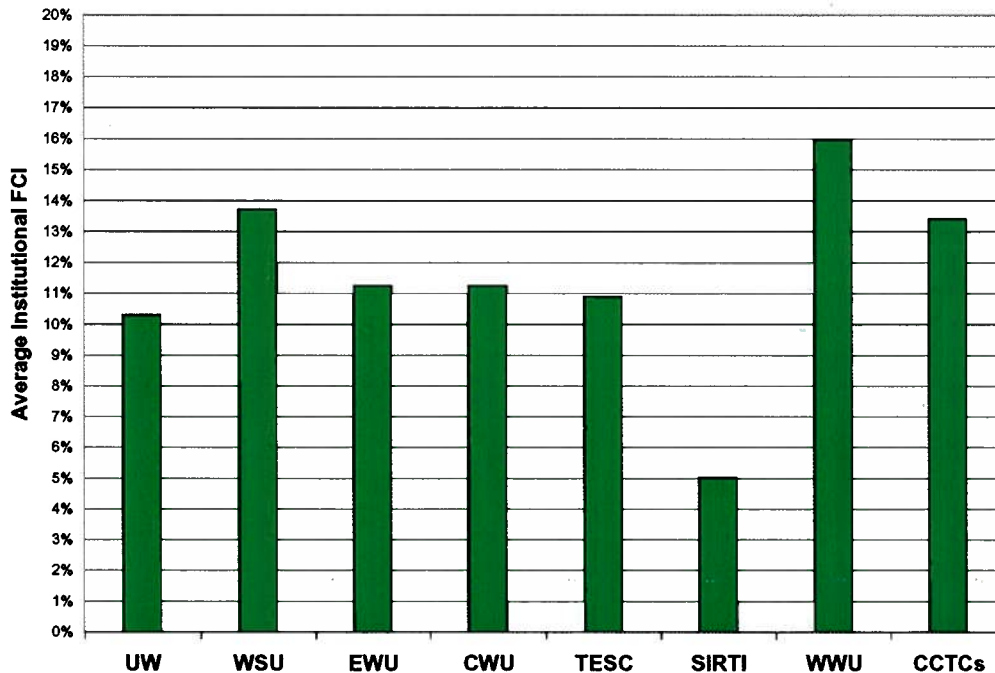
* **The Facility Condition Index (FCI) is a performance measure that accounts for differences in the type and quality of higher education buildings. The FCI can be monitored over time to track average building conditions at the institution level.**

* **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 FCIs.**

WWU, WSU, and the CCTCs Currently Have the Highest FCIs.



INSTITUTION	ESTIMATED PRESERVATION BACKLOG *	CURRENT REPLACEMENT VALUE	FACILITY CONDITION INDEX
UW	\$ 497,196,451	\$ 4,836,856,666	10.3%
WSU	\$ 394,654,931	\$ 2,876,788,295	13.7%
EWU	\$ 69,065,497	\$ 614,139,553	11.2%
CWU	\$ 64,377,997	\$ 572,095,608	11.3%
TESC	\$ 45,502,517	\$ 417,864,287	10.9%
SIRT	\$ 1,256,708	\$ 25,134,168	5.0%
WWU	\$ 99,823,101	\$ 625,648,476	16.0%
CCTCs	\$ 627,865,226	\$ 4,685,568,681	13.4%
TOTAL	\$ 1,799,742,427	\$ 14,654,095,733	12.3%

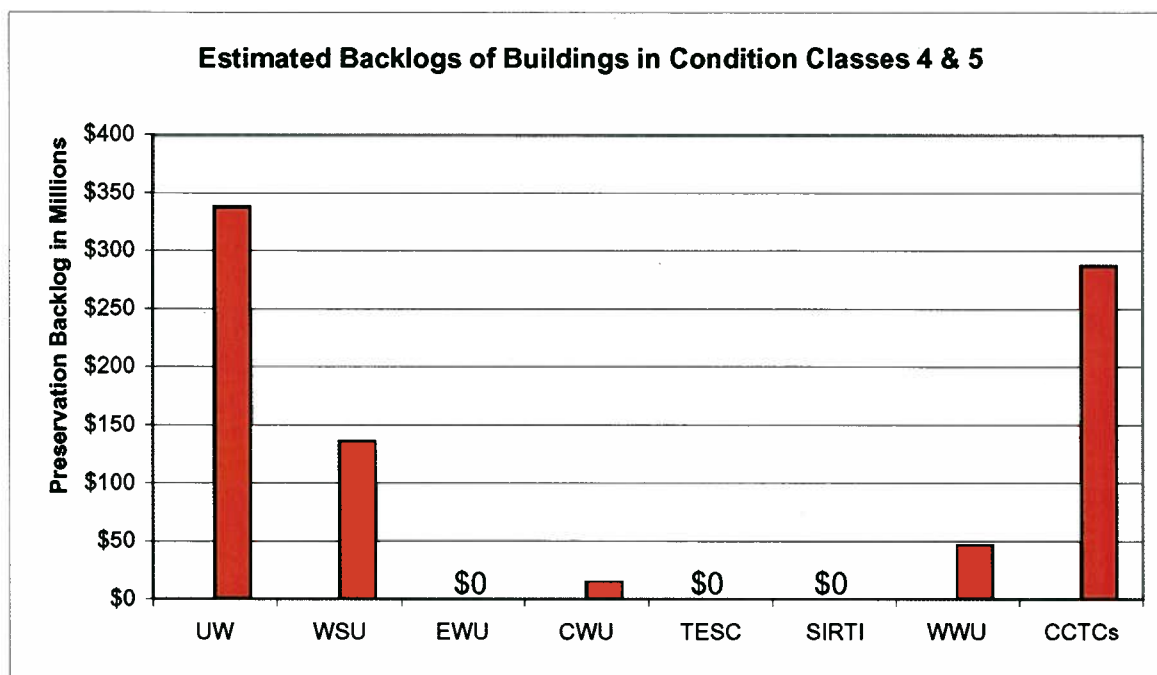
* Using Midpoint FCIs

Summary 4-7, 2006 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 13% of buildings fall in Condition Classes 4 and 5, conditions that potentially impact the functionality of the buildings.*
- * *Estimated preservation backlogs for these buildings total \$820 million out of the \$1.8 billion total backlog.**



INSTITUTION	Estimated Preservation Backlog of Buildings in Condition Classes 4 & 5 *	
UW	\$	337,341,626
WSU	\$	135,315,510
EWU		-
CWU	\$	14,417,242
TESC		-
SIRTI		-
WWU	\$	46,454,871
CCTCs	\$	286,515,989
TOTAL	\$	820,045,238

* Using Midpoint FCIs.

2006 REFRESH – INSTITUTIONAL PROFILES

- University of Washington
- Washington State University
- Eastern Washington University
- Central Washington University
- The Evergreen State College
- Spokane Intercollegiate Research and Technology Institute
- Western Washington University
- Community and Technical College System

Institution Profile: University of Washington 2006

SUMMARY	
Total Number of Owned Buildings	509
Total Amount of Owned Space (Gross Square Feet - GSF)	17,506,536
Total Number of State Capital-Supported Buildings over 1,999 GSF	218
Total Amount of State Capital-Supported Space over 1,999 GSF	12,065,882
State Capital-Supported Space as % of Total Space	69%
Estimated Current Replacement Value (CRV) *	\$4,836,856,666
Average Building Age *	43 years
Average Building Condition Score *	1.91
Estimated Total Preservation Backlog *	\$497,196,451
Facility Condition Index (FCI) *	10.28%

MAJOR CAMPUSES & SITES				
Campus or Site Name	TOTAL		STATE CAPITAL-SUPPORTED BUILDINGS OVER 1,999 GSF	
	# Bldgs	GSF	# Bldgs	GSF
Seattle	293	15,821,216	169	10,957,949
Tacoma	12	528,229	10	525,129
Bothell	8	231,817	7	230,617
Friday Harbor	76	98,810	14	54,104
Other	120	826,464	18	298,083
TOTAL	509	17,506,536	218	12,065,882

BUILDING USES*		
Building Use	# Bldgs	GSF
Teaching and Study	53	4,072,397
Research	69	5,346,289
Office	43	928,195
Other	53	1,719,001
TOTAL	218	12,065,882

BUILDING CONSTRUCTION TYPES *		
Const. Type	# Bldgs	GSF
Heavy	94	9,687,903
Medium	57	1,892,314
Light	63	471,889
Temporary	4	13,776
TOTAL	218	12,065,882

BUILDING CONDITIONS & PRESERVATION BACKLOGS *				
Condition Category	# Bldgs	GSF	% of Total GSF	Estimated Preservation Backlog
1 - Superior	116	6,788,301	56.3%	\$27,224,958
2 - Adequate	40	1,816,384	15.1%	\$33,485,308
3 - Fair	30	1,483,997	12.3%	\$99,144,559
4 - Needs Improvement - Limited Functionality	26	1,745,092	14.5%	\$284,275,669
5 - Needs Improvement - Marginal Functionality	6	232,108	1.9%	\$53,065,957
TOTAL	218	12,065,882	100.0%	\$497,196,451

* State Capital-Supported Buildings Over 1,999 GSF

Institution Profile: Washington State University 2006

SUMMARY	
Total Number of Owned Buildings	826
Total Amount of Owned Space (Gross Square Feet - GSF)	11,660,842
Total Number of State Capital-Supported Buildings over 1,999 GSF	326
Total Amount of State Capital-Supported Space over 1,999 GSF	8,570,177
State Capital-Supported Space as % of Total Space	73%
Estimated Current Replacement Value (CRV) *	\$2,876,788,295
Average Building Age *	40
Average Building Condition Score *	2.57
Estimated Total Preservation Backlog *	\$394,654,931
Facility Condition Index (FCI) *	13.72%

MAJOR CAMPUSES & SITES				
Campus or Site Name	TOTAL		STATE CAPITAL-SUPPORTED BUILDINGS OVER 1,999 GSF	
	# Bldgs	GSF	# Bldgs	GSF
Pullman	450	9,999,220	195	7,116,275
Spokane	5	334,446	3	328,926
Tri-Cities	9	224,559	5	224,555
Vancouver	10	165,440	5	163,763
Other Sites	352	937,177	118	736,658
TOTAL	826	11,660,842	326	8,570,177

BUILDING USES*		
Building Use	# Bldgs	GSF
Teaching and Study	57	4,467,837
Research	42	1,123,154
Office	5	237,451
Other	222	2,741,735
TOTAL	326	8,570,177

BUILDING CONSTRUCTION TYPES *		
Const. Type	# Bldgs	GSF
Heavy	21	587,413
Medium	135	6,935,182
Light	170	1,047,582
Temporary	0	0
TOTAL	326	8,570,177

BUILDING CONDITIONS & PRESERVATION BACKLOGS *				
Condition Category	# Bldgs	GSF	% of Total GSF	Estimated Preservation Backlog
1 - Superior	27	1,286,629	15.0%	\$4,212,825
2 - Adequate	67	2,139,534	25.0%	\$36,717,899
3 - Fair	195	4,154,215	48.5%	\$218,408,697
4 - Needs Improvement - Limited Functionality	37	989,799	11.5%	\$135,315,510
5 - Needs Improvement - Marginal Functionality	0	0	0.0%	\$0
TOTAL	326	8,570,177	100.0%	\$394,654,931

* State Capital-Supported Buildings Over 1,999 GSF

Institution Profile: Eastern Washington University 2006

SUMMARY	
Total Number of Owned Buildings	71
Total Amount of Owned Space (Gross Square Feet - GSF)	2,488,270
Total Number of State Capital-Supported Buildings over 1,999 GSF	46
Total Amount of State Capital-Supported Space over 1,999 GSF	1,963,715
State Capital-Supported Space as % of Total Space	79%
Estimated Current Replacement Value (CRV) *	\$614,139,553
Average Building Age *	45 years
Average Building Condition Score *	2.52
Estimated Total Preservation Backlog *	\$69,065,497
Facility Condition Index (FCI) *	11.25%

MAJOR CAMPUSES & SITES				
Campus or Site Name	TOTAL		STATE CAPITAL-SUPPORTED BUILDINGS OVER 1,999 GSF	
	# Bldgs	GSF	# Bldgs	GSF
Cheney	71	2,488,270	46	1,963,715
TOTAL	71	2,488,270	46	1,963,715

BUILDING USES*		
Building Use	# Bldgs	GSF
Teaching and Study	18	1,067,802
Research	1	5,008
Office	1	88,408
Other	26	802,497
TOTAL	46	1,963,715

BUILDING CONSTRUCTION TYPES *		
Const. Type	# Bldgs	GSF
Heavy	18	956,681
Medium	23	959,694
Light	5	47,340
Temporary	0	0
TOTAL	46	1,963,715

BUILDING CONDITIONS & PRESERVATION BACKLOGS *				
Condition Category	# Bldgs	GSF	% of Total GSF	Estimated Preservation Backlog
1 - Superior	4	143,822	7.3%	\$465,530
2 - Adequate	14	655,924	33.4%	\$10,097,218
3 - Fair	28	1,163,969	59.3%	\$58,502,749
4 - Needs Improvement - Limited Functionality	0	0	0.0%	\$0
5 - Needs Improvement - Marginal Functionality	0	0	0.0%	\$0
TOTAL	46	1,963,715	100.0%	\$69,065,497

* State Capital-Supported Buildings Over 1,999 GSF

Institution Profile: Central Washington University 2006

SUMMARY	
Total Number of Owned Buildings	92
Total Amount of Owned Space (Gross Square Feet - GSF)	2,915,235
Total Number of State Capital-Supported Buildings over 1,999 GSF	47
Total Amount of State Capital-Supported Space over 1,999 GSF	1,821,209
State Capital-Supported Space as % of Total Space	62%
Estimated Current Replacement Value (CRV) *	\$572,095,608
Average Building Age *	40 years
Average Building Condition Score *	2.39
Estimated Total Preservation Backlog *	\$64,377,997
Facility Condition Index (FCI) *	11.25%

MAJOR CAMPUSES & SITES				
Campus or Site Name	TOTAL		STATE CAPITAL-SUPPORTED BUILDINGS OVER 1,999 GSF	
	# Bldgs	GSF	# Bldgs	GSF
Ellensburg	92	2,915,235	47	1,821,209
TOTAL	92	2,915,235	47	1,821,209

BUILDING USES*		
Building Use	# Bldgs	GSF
Teaching and Study	18	1,089,582
Research	2	90,509
Office	7	205,691
Other	20	435,427
TOTAL	47	1,821,209

BUILDING CONSTRUCTION TYPES *		
Const. Type	# Bldgs	GSF
Heavy	16	1,061,139
Medium	19	657,836
Light	11	96,690
Temporary	1	5,544
TOTAL	47	1,821,209

BUILDING CONDITIONS & PRESERVATION BACKLOGS *				
Condition Category	# Bldgs	GSF	% of Total GSF	Estimated Preservation Backlog
1 - Superior	5	346,489	19.0%	\$1,139,808
2 - Adequate	16	530,866	29.1%	\$8,366,820
3 - Fair	22	827,931	45.5%	\$40,454,127
4 - Needs Improvement - Limited Functionality	4	115,923	6.4%	\$14,417,242
5 - Needs Improvement - Marginal Functionality	0	0	0.0%	\$0
TOTAL	47	1,821,209	100.0%	\$64,377,997

* State Capital-Supported Buildings Over 1,999 GSF

Institution Profile: The Evergreen State College 2006

SUMMARY	
Total Number of Owned Buildings	73
Total Amount of Owned Space (Gross Square Feet - GSF)	1,581,008
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) *	\$417,864,287
Average Building Age *	28 years
Average Building Condition Score *	2.41
Estimated Total Preservation Backlog *	\$45,502,517
Facility Condition Index (FCI) *	10.89%

MAJOR CAMPUSES & SITES				
Campus or Site Name	TOTAL		STATE CAPITAL-SUPPORTED BUILDINGS OVER 1,999 GSF	
	# Bldgs	GSF	# Bldgs	GSF
Olympia	73	1,581,008	21	1,296,063
TOTAL	73	1,581,008	21	1,296,063

BUILDING USES*		
Building Use	# Bldgs	GSF
Teaching and Study	10	952,283
Research	0	0
Office	0	0
Other	11	343,780
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
Temporary	0	0
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%	\$649,100
2 - Adequate	3	364,705	28.1%	\$5,281,487
3 - Fair	17	732,583	56.5%	\$39,571,930
4 - Needs Improvement - Limited Functionality	0	0	0.0%	\$0
5 - Needs Improvement - Marginal Functionality	0	0	0.0%	\$0
TOTAL	21	1,296,063	100.0%	\$45,502,517

* State Capital-Supported Buildings Over 1,999 GSF

Institution Profile: Spokane Intercollegiate Research & Technology Institute 2006

SUMMARY	
Total Number of Owned Buildings	1
Total Amount of Owned Space (Gross Square Feet - GSF)	59,322
Total Number of State Capital-Supported Buildings over 1,999 GSF	1
Total Amount of State Capital-Supported Space over 1,999 GSF	59,322
State Capital-Supported Space as % of Total Space	100%
Estimated Current Replacement Value (CRV) *	\$25,134,168
Average Building Age *	11 years
Average Building Condition Score *	2.00
Estimated Total Preservation Backlog *	\$1,256,708
Facility Condition Index (FCI) *	5.00%

MAJOR CAMPUSES & SITES				
Campus or Site Name	TOTAL		STATE CAPITAL-SUPPORTED BUILDINGS OVER 1,999 GSF	
	# Bldgs	GSF	# Bldgs	GSF
Spokane	1	59,322	1	59,322
TOTAL	1	59,322	1	59,322

BUILDING USES*		
Building Use	# Bldgs	GSF
Teaching and Study	0	0
Research	1	59,322
Office	0	0
Other	0	0
TOTAL	1	59,322

BUILDING CONSTRUCTION TYPES *		
Const. Type	# Bldgs	GSF
Heavy	0	0
Medium	1	59,322
Light	0	0
Temporary	0	0
TOTAL	1	59,322

BUILDING CONDITIONS & PRESERVATION BACKLOGS *				
Condition Category	# Bldgs	GSF	% of Total GSF	Estimated Preservation Backlog
1 - Superior	0	0	0.0%	\$0
2 - Adequate	1	59,322	100.0%	\$1,256,708
3 - Fair	0	0	0.0%	\$0
4 - Needs Improvement - Limited Functionality	0	0	0.0%	\$0
5 - Needs Improvement - Marginal Functionality	0	0	0.0%	\$0
TOTAL	1	59,322	100.0%	\$1,256,708

* State Capital-Supported Buildings Over 1,999 GSF

Institution Profile: Western Washington University 2006

SUMMARY	
Total Number of Owned Buildings	104
Total Amount of Owned Space (Gross Square Feet - GSF)	3,044,865
Total Number of State Capital-Supported Buildings over 1,999 GSF	44
Total Amount of State Capital-Supported Space over 1,999 GSF	1,928,990
State Capital-Supported Space as % of Total Space	63%
Estimated Current Replacement Value (CRV) *	\$625,648,476
Average Building Age *	47 years
Average Building Condition Score *	2.64
Estimated Total Preservation Backlog *	\$99,823,101
Facility Condition Index (FCI) *	15.96%

MAJOR CAMPUSES & SITES				
Campus or Site Name	TOTAL		STATE CAPITAL-SUPPORTED BUILDINGS OVER 1,999 GSF	
	# Bldgs	GSF	# Bldgs	GSF
Bellingham	91	2,974,714	36	1,869,496
Other Sites	13	70,151	8	59,494
TOTAL	104	3,044,865	44	1,928,990

BUILDING USES*		
Building Use	# Bldgs	GSF
Teaching and Study	21	1,471,716
Research	0	0
Office	3	74,651
Other	20	382,623
TOTAL	44	1,928,990

BUILDING CONSTRUCTION TYPES *		
Const. Type	# Bldgs	GSF
Heavy	8	569,486
Medium	20	1,254,221
Light	16	105,283
Temporary	0	0
TOTAL	44	1,928,990

BUILDING CONDITIONS & PRESERVATION BACKLOGS *				
Condition Category	# Bldgs	GSF	% of Total GSF	Estimated Preservation Backlog
1 - Superior	8	344,700	17.9%	\$988,019
2 - Adequate	9	367,867	19.1%	\$6,467,408
3 - Fair	17	890,218	46.1%	\$45,912,803
4 - Needs Improvement - Limited Functionality	8	283,656	14.7%	\$36,553,660
5 - Needs Improvement - Marginal Functionality	2	42,549	2.2%	\$9,901,211
TOTAL	44	1,928,990	100.0%	\$99,823,101

* State Capital-Supported Buildings Over 1,999 GSF

Institution Profile: Community and Technical College System 2006
(College Detail on Following Page)

SUMMARY	
Total Number of Owned Buildings	902
Total Amount of Owned Space (Gross Square Feet - GSF)	15,325,095
Total Number of State Capital-Supported Buildings over 1,999 GSF	674
Total Amount of State Capital-Supported Space over 1,999 GSF	14,833,259
State Capital-Supported Space as % of Total Space	97%
Estimated Current Replacement Value (CRV) *	\$4,685,568,681
Average Building Age *	32 years
Average Building Condition Score *	2.51
Estimated Total Preservation Backlog *	\$627,865,226
Facility Condition Index (FCI) *	13.40%

BUILDING USES*		
Building Use	# Bldgs	GSF
Teaching and Study	395	9,506,712
Research	17	303,471
Office	68	1,326,609
Other	194	3,696,467
TOTAL	674	14,833,259

BUILDING CONSTRUCTION TYPES *		
Const. Type	# Bldgs	GSF
Heavy	65	2,764,281
Medium	359	8,930,853
Light	229	3,015,824
Temporary	21	122,301
TOTAL	674	14,833,259

BUILDING CONDITIONS & PRESERVATION BACKLOGS *				
Condition Category	# Bldgs	GSF	% of Total GSF	Estimated Preservation Backlog
1 - Superior	67	1,685,699	11.4%	\$5,157,682
2 - Adequate	310	6,139,185	41.4%	\$97,505,846
3 - Fair	200	4,843,140	32.7%	\$238,685,709
4 - Needs Improvement - Limited Functionality	85	2,065,607	13.9%	\$264,447,632
5 - Needs Improvement - Marginal Functionality	12	99,628	0.7%	\$22,068,357
TOTAL	674	14,833,259	100.0%	\$627,865,226

* State Capital-Supported Buildings Over 1,999 GSF

Institution Profile: Community and Technical College System 2006

COLLEGE DETAIL				
College Name	TOTAL		STATE CAPITAL-SUPPORTED BUILDINGS OVER 1,999 GSF	
	# Bldgs	GSF	# Bldgs	GSF
Bellevue	27	586,675	25	554,725
Bellingham	22	189,678	17	183,603
Big Bend	27	469,365	25	423,220
Cascadia	3	240,500	3	240,500
Centralia	28	290,696	21	281,466
Clark	44	624,377	34	615,690
Clover Park	36	567,865	24	556,581
Columbia Basin	32	460,686	27	454,809
Edmonds	30	471,326	25	464,208
Everett	23	447,720	21	445,200
Grays Harbor	20	219,660	15	213,936
Green River	29	464,211	23	456,809
Highline	35	437,774	31	433,674
L.H. Bates	17	578,014	11	567,886
Lake Washington	16	408,094	6	396,794
Lower Columbia	31	361,875	20	352,019
North Seattle	8	791,474	8	791,474
Olympic	29	432,156	22	423,993
Peninsula	29	166,912	23	160,201
Pierce	13	420,747	10	416,847
Renton	17	427,633	13	424,513
So. Puget Sound	19	354,328	15	350,534
Seattle Central	22	949,515	14	787,880
Seattle Voc. Institute	1	114,000	1	114,000
Shoreline	27	443,154	23	412,576
Skagit	56	525,416	40	507,548
South Seattle	50	523,423	34	500,969
Spokane	52	941,192	21	924,243
Spokane Falls	33	539,956	21	531,897
Tacoma	37	402,841	28	393,411
Walla Walla	28	483,679	25	479,435
Wenatchee	17	252,647	13	247,888
Whatcom	9	298,344	9	298,344
Yakima	34	398,444	25	385,668
Center for Information Services (St. Board)	1	40,718	1	40,718
TOTAL	902	15,325,095	674	14,833,259