

Building Condition Assessment Summary

No.	Building	2008 Score	2013 Score	Capital Investment since 2008	Planning Level Estimate 2015-21*
1	OFD: Commercial Tower		1.0	\$ -	\$ -
2	OFD: Residential Tower		1.0	\$ -	\$ -
3	OFD: Command Training Center		1.0	\$ -	\$ -
4	OFD: 4th Station		1.1	\$ -	\$ -
5	City Hall		1.4	\$ -	\$ 355,703
6	Hands On Children's Museum		1.4	\$ -	\$ -
7	Maintenance Ctr: Vactor Building		1.4	\$ -	\$ -
8	OFD: Eastside	2.1	2.6	\$ -	\$ -
9	Timberland Library	3.0	2.6	\$ 657,274	\$ 809,553
10	Washington Center	3.0	2.6	\$ 293,896	\$ 3,737,469
11	Family Support Center	3.1	2.7	\$ 291,383	\$ 449,667
12	MC: Waste ReSources Bldg.		2.8	\$ -	\$ 63,764
13	OFD: Main	2.2	2.8	\$ 176,794	\$ 1,090,470
14	OFD: Westside	2.0	2.8	\$ 99,227	\$ 151,939
15	Olympia Center	2.7	2.8	\$ 1,103,801	\$ 1,293,940
16	Police: Firing Range		2.8	\$ -	\$ -
17	Justice Center	4.1	3.1	\$ 1,600,324	\$ 2,779,135
18	Maintenance Ctr: Main Building	3.2	3.1	\$ 389,702	\$ 2,809,851
19	Court Services	2.9	3.3	\$ -	\$ 101,556
20	Police: West Side Station	3.7	3.3	\$ 31,750	\$ -
21	Maintenance Ctr: Waste ReSources Shed		3.4	\$ -	\$ 211,574
	Lighting & Water Upgrades			\$ 502,110	\$ -
	AVERAGE	2.90	2.33		
	TOTAL			\$ 5,146,261	\$ 13,854,621

* Assumes only high and medium projects with planning level estimate over \$50,000/project

SCORE

- 1 *Excellent: New. Preventative inspection.*
- 2 *Good: Fully operational, of adequate capacity. Minor preventative maintenance.*
- 3 *Fair: Showing signs of wear and tear but serviceable. Minor repairs or modifications needed.*
- 4 *Poor: Needs restorative repairs.*
- 5 *Unacceptable: Seriously deficient, extensive repairs, hazardous conditions.*

Summary Observations:

1. Maintenance Center, Justice Center, and WCPA represent 70% of deficiencies over six-year period
2. HVAC, electrical, and plumbing are in greatest need of repair
3. Projects under \$50,000 total \$1,894,760 for high and medium projects
4. Interior finishes are in serious need of repair but are considered a low-priority for Fund 029
5. All projects, excluding tenant improvements and site conditions, totals \$18,299,711
6. Projects under \$50,000 totals \$2,717,667 for high, medium and low