October 2018

2018 Facilities Masterplan
West Shore Community College

Scottville, Michigan
Contents

1. Introduction

2. Summary
   A. Background / Purpose of Master Plan Update
   B. Planning Goals
   C. Planning Guidelines
   D. Planning Process
   E. Recommendations

3. WSCC History, Mission & Goals

4. Facility Overview
   A. Site
   B. Administrative & Conference Center
   C. Arts & Sciences Center
   D. Recreation Center
   E. Technical Center
   F. Maintenance Building
   G. Auto Repair and Agri-Science Building
   H. Ice Arena
   I. Schoenherr Campus Center
   J. Regional Public Safety Training Center
   K. Other

5. Cost Summaries

6. Implementation Strategy


8. Deferred Maintenance Report
1. Introduction


We appreciate and acknowledge the assistance of WSCC Administration for their contributions to this update, including their time, interest, advice and constructive thoughts. In particular, the guidance and organization of President Scott Ward were most appreciated during the entire process.

Mathison Architects

Thomas R. Mathison, FAIA, REFP, NCARB
Principal
2. Summary

The Summary for this Facilities Master Plan Update report includes the following:

A. Background / Purpose of Master Plan Update
B. Planning Goals
C. Planning Guidelines
D. Planning Process
E. Recommendations
A. Background / Purpose of Master Plan Update

In 2000, West Shore Community College commissioned a Facilities Master Plan, completed that same year and updated annually to guide the future physical development of the College in ways that reflect its mission and vision for the future. Specific recommendations were developed with corresponding budgets to guide financial planning to achieve the recommended facility improvements.

Since that time, several major projects have been accomplished: a Science Wing Addition to the Arts & Sciences Center (2002); a new Ice Arena (2002); connection to the City of Ludington municipal sewer system (2004); a new Auto Repair Maintenance Building (2004); the Manistee County Center, which opened in 2007, the new Schoenherr Campus Center (2008), the renovation and expansion of the Arts & Sciences Center in September, 2010, improvements at the Administration Center in 2011, and reroofing and pool/locker room remodeling work at the Recreation Center in 2012, 2013, and 2014.

In 2014, glass was replaced at the Ice Arena, flooring was replaced at the Music rehearsal spaces in the Arts & Sciences Center, parking lot and walking lighting was replaced, and there is ongoing work toward total replacement of the existing dam. Construction for a new storage building at the Auto Maintenance Center was completed, in conjunction with several small out-buildings and nursery shed. Currently the College is in the midst of construction for a major renovation and expansion of the Technical Center, funded in part via the State of Michigan Capital Outlay process. The Ice Arena is also undergoing renovation and expansion, and the newly acquired building and site in Freesoil is undergoing renovation and repurposing as the Regional Public Safety Training Center.

Today, the College is comprised of eight major buildings, and several small outbuildings. The eight buildings total approximately 303,100 SF, with a total current replacement value estimated at over $73 million.
2. Summary

In order to continue to look forward in the interest of meeting the needs of students for course offerings and facilities, and to include updated data on deferred maintenance issues, WSCC commissioned this update to its Master Plan in 2018. It should be mentioned that the Deferred Maintenance Report, updated in 2018, describes the current general condition of the facilities at WSCC as “fair”, with buildings ranging in age from new to 40 years:

“Though the life expectancy of some building materials and systems has been reached, solid construction and good maintenance practices have helped to keep those materials (i.e., original windows, doors and HVAC systems) in as good condition as can be expected. Several original systems including roofs, windows, doors and HVAC system components are beginning to reach time for replacement and are being addressed by the College in a timely manner.”

The goal of this update is to provide West Shore Community College with a comprehensive roadmap for meeting facilities and deferred maintenance issues over the next 5 years. It should be stated that the recommendations documented in this section (Section 2) are presented without prioritization for each building / facility at WSCC. Selected prioritized projects and accompanying costs are presented in Sections 5 and 6 of this Update.

Just as change has created the need for this facilities master plan, future changes will continue to make the planning process dynamic. While this master plan report makes recommendations to retain an attractive, serviceable physical environment that is responsive to the changing needs of WSCC, it is not rigid or static. To be an effective consensus-building and decision-making tool, this facilities master plan should be seen as a flexible document, able to be periodically evaluated and revised as new ideas emerge.
2. Summary

B. Planning Goals

Like the 2000 Facilities Master Plan, as well as its updates through 2017, this update includes the following specific goals:

1. Identify sites for new construction, or expansion on or off campus.

2. Identify and plan sites for possible additional parking facilities, including pedestrian and vehicular traffic patterns.

3. Recommend a plan to maximize the value of existing physical assets.

4. Recommend a plan for responding to emerging and changing physical needs as they relate to technology.

5. Maintain stewardship of the natural environment.

6. Assist in establishing priorities and cost estimates for a five-year Facilities Master Plan.

7. Consider design consistency, renovations, retrofits and maintenance.

8. Incorporate provisions within the Facilities Master Plan that will adhere to the necessary comprehensive 5-year planning documents for Capital Outlay, as required by the State of Michigan, State Budget Office.
C. Planning Guidelines

This update observes WSCC guidelines for shaping future facilities and environments:

• WSCC facilities, programs and services must be focused on the needs of students, creating the optimum environment for learning and growth.

• WSCC is committed to making educational services available to all, taking full advantage of emerging technologies, partnerships, and networks.

• Environmental quality and barrier-free issues must be considered in all facilities.

• Maintaining and enhancing the natural and built environment is important to the College.

• Facilities must be flexible and provide a variety of learning environments toward the enhancement of lifelong learning.

• WSCC is committed to being responsive to the changing needs of its component communities
2. Summary

D. Planning Process

Following input, this document was created to be submitted to the WSCC Board of Trustees for their consideration and approval, with the intent that it will become the College Facilities Master Plan.

Input included data gathered from a separate Space Needs Assessment Report, completed in 2015.

In addition to meetings, the planning effort also included a review of the 2018 “Facilities Inventory, Assessment and Deferred Maintenance Capital Planning Report”. The purpose of this updated study was to:

- Provide an inventory of the College’s facilities
- Determine the general condition of the buildings and grounds
- Determine a Facilities Condition Index (FCI) for each building and the College as a whole.
- Assist the College in meeting the goals of its Strategic Plan through timely maintenance of the campus buildings.
2. Summary

E. Recommendations

Based upon observations of site and building features, as well as an analysis of gathered information, several recommendations are presented in the following categories:

1. Site Recommendations
2. Administrative Building Recommendations
3. Recreation Center Recommendations
4. Technical Center Recommendations
5. Arts & Science Center Recommendations
6. Schoenherr Campus Center Recommendations
7. Ice Arena Recommendations
8. Technology Recommendations
9. Environmental Recommendations

Renovation of the Recreation Center is the top priority project.
2. Summary - Recommendations

1. Site Recommendations

A. Preserve unique WSCC sensitive outdoor environment.

Preservation of the unique and environmentally sensitive outdoor quality of West Shore Community College continues to be the first and guiding priority for all changes, improvements, expansion, and development within the College campus. It is a community asset for its beauty and environmental benefits to the College’s service area.

More specifically, WSCC manages its natural resources for the sustained health of the environment, and for the benefit of WSCC course offerings, affiliated community programs, and collaborative efforts of local organizations and individuals by means of the following:

Planned landscaping and horticultural improvements, using native species and low maintenance plant materials;

• Monitoring existing campus flora to identify trees and shrubs to be removed and indigenous species to be enhanced;

• Identifying and enhancing wildlife habitats in the variety of environments found on campus;

• Developing and maintaining campus nature trails and interpretive programs, including the restoration of existing trails.

B. Upgrade the water system.

The college is planning to improve water quality and treatment for long-term best results with a water connector to the City of Ludington system. Construction will start in 2019.
2. Summary - Recommendations

C. Development of a Campus-Wide Emergency Generator

Construction is planned in 2018 for a new Campus-wide emergency generator (1.5MW) to sustain continuous operation in times of power outages and reduce annual electrical operating costs.

D. Future Student Housing

Due to student interest and changing demographic factors the College is considering the viability of developing student housing, based on an assessment of student characteristics; enrollment trends; an analysis of the housing market; focus group sessions; student housing demand projections; and recommendations for the mix, size and charges for student housing rental units along with suggestions for unit features and common-area amenities. This master plan identifies a potential future site for housing (capacity for three buildings total) and associated parking. The potential housing would begin with one building for approximately 120 beds, with space to grow and expand into two additional buildings.

E. Future Agricultural Sciences Program

In the fall of 2016 a new Agri-Science program through Michigan State University began. In the fall of 2015 the West Shore ESD started holding agricultural science programming on campus, including several small outbuildings. With desired expansion by the ESD for their program and possible implementation of a WSCC/MSU program, additional space needs may be required for agricultural science including specialized classroom space and outdoor space(s) for hands-on learning. Currently, three out-buildings and a nursery building have been constructed near the Auto Maintenance Center. An area of red pines, located west of the Auto Maintenance Center, provides a potential location for future programs and facilities.
2. Summary - Recommendations

F. New interior campus road and parking circulation system.

Interior circulation road and parking improvements have been made as new facilities were added or expanded on campus. New parking and drives were completed in association with the new Schoenherr Campus Center, including a new entrance at Stiles Road. Also, parking and drive improvements were completed as part of the proposed expansion of the Arts & Sciences Center and at the Administrative & Conference Building.

Continued improvements should be made to clearly identify parking areas from driving lanes and walking paths. Supplemental wayfinding should be added to clarify directions for drivers to reach the Administrative and Conference Center. Consideration should be given to the designation of some parking areas for staff and faculty parking. Possible new student housing will also impact campus circulation for both vehicles and pedestrians.

G. Development of Athletic Fields and associated improvements at the Recreation Center area of campus.

To improve coordination of athletic and recreational programming, the College should consider relocating and developing open fields near the Recreation Center for soccer, softball and other general recreation and organized sports. A frisbee golf course has been installed. In addition, tennis courts and outdoor basketball capability should be considered, particularly in the context of potential on-campus student housing.

The cross-country trail could be redeveloped and enhanced with fitness stations and compatible recreation functions, suitable for use by students and the community. The cross-country pavilion should be retained. Parking capacity should be provided to accommodate more intense use of the new field areas, the Recreation Center, and the Ice Arena.
2. Summary - Recommendations

H. Replace the boardwalk and stair from the Administration Center plaza to the creek below. Create a footbridge to span the creek and new stairs on the opposite bank.

Once an educational asset to the campus and specific curricula to study outdoor environments and ecosystems, this area is currently closed. The footbridge is gone and the stairs on the opposite bank are in disrepair.

In 2017, plans were developed to renovate the existing stairs and landings, and to add a footbridge across the stream to join a new stair on the opposite bank to connect with the existing foothpath system. Bids were received and the College is currently considering next steps for implementation.

I. Alumni Sculpture Park

In 2017, initial concepts for a potential alumni sculpture park were considered, in order to add outdoor sculpture settings to the campus and to recognize he contributions of College alumni. A site location in the center campus area, outside the Schoenherr Center is planned for the initial installation, planned for 2019, featuring a sculpture by Manierre Dawson. This will become part of the Mason County Sculpture Trail.
2.  Summary - Recommendations

2. Administrative & Conference Building

Formerly known as the Campus Center, this building is used for administration and office functions, classrooms, and kitchen/food service. It was built in 1969 as the first building on the WSCC campus. It currently includes 26,000 SF on one floor, with a partial basement for mechanical equipment.

The building has received several improvements:

- Kitchen fire suppression and vent hoods were replaced.
- The ceiling at the fire pit area has been replaced. The stepped area at the fire pit has been partially covered with a new flooring system to create barrier-free access from one interior pavilion directly to the other, and to expose the original fireplace.
- The outdoor patio and surrounding landscape, as well as the building boiler, was replaced in 2011.
- Exterior glass was replaced with a more energy-efficient glass system. Exterior doors have been replaced.
- Rooftop mechanical units and compressors were replaced in 2016 and 2017.

Recommendations

A. Remodel the Conference Spaces

The north section of the building houses classrooms and the former main dining room for the College. Renovation of these spaces would improve their utilization as innovation space, teaching spaces, conference break-out spaces and dining space by providing better acoustic separation from the kitchen and dishwashing areas.
2. Summary - Recommendations

B. Improve electrical distribution and technology infrastructure.

Currently the electrical distribution system is functioning at maximum capacity. Redevelopment of existing spaces and functions will require corresponding enhancement of the electrical distribution system to serve those needs in the short and long-term future. This includes upgrading data wiring.

C. Expand the foyer for greater flexibility, pre-function capability, and for improved traffic flow.

To expand the capacity for conferencing, additional space is needed for conference pre-function space, including coat storage, seating, registration area, catering set-up, access to restrooms, and general storage.
2. Summary - Recommendations

3. Recreation Center

The Recreation Center, is the location of the Law Enforcement Program at WSCC, as well as programs for athletics, fitness, and natatorium. It is used by students, staff, and is available for community use. It was built in 1975 and includes 47,710 SF on two floors.

The building has received several improvements recently:

- A portion of the roof was replaced in 2009.
- The gymnasium floor was replaced in 2009.
- The natatorium whirlpool was replaced in 2009.
- All exterior doors and doors from the natatorium to adjacent corridors were replaced in 2007.
- The boiler system was replaced in 2010, as were most HVAC controls.
- The gymnasium and natatorium lighting was replaced with fluorescent fixtures in 2010.
- A relocated athletic office was implemented in 2011, as well as limited improvements to the women’s locker room and gymnasium.
- Following significant storm damage, the entire roof and associated trim and metal fascia panels were installed in 2013.
- Exhaust fans for the pool area were replaced in 2013.
- Structural investigation of the bowed gym wall in 2013 indicates that the wall is stable. Water infiltration has stopped.
- Pool locker rooms and the pool ceiling renovation were completed in 2014.
- New roofing and mansard metal roofing was installed in 2014.
- The building elevator was recently refurbished.
2. Summary - Recommendations

- Recently, the MSU Extension Office has located in the office area at the main building entrance at the upper level.
- Currently, construction is underway for the renovations of an existing building in Freesoil as the new location for an expanded Regional Public Safety Training Center. Occupancy is planned for early 2019. With this move, several spaces in the Recreation Building will be candidates for change, particularly on the upper level.

**Recommendations:**

**A. Renovate the building for expanded programming.**

As WSCC continues to adapt to the changing needs of the community, this area could be well used as classroom space, conference space, administration space or expanded CTE, continuing education, community education, and physical education programming. The option also exists to capture the area below the roof at the entrance to increase the office area in the future.

**B. Replacement of pool infrastructure components.**

The pump and piping infrastructure supporting the pool needs to be replaced or renovated. The pool requires re-tiling and the original piping connecting the mechanical room to locations under the pool needs to be replaced.
2. Summary - Recommendations

4. Technical Center

The original Technical Center was built in 1969 as vocational/technical classroom and lab space. It includes 32,600 SF on one floor, and it received renovation in 2004. A major addition of 39,200 SF was completed in 1993, including space for classrooms and labs.

Recent improvements include:

• New roofing at the Welding Lab in 2009.
• Boilers were replaced and temperature controls were updated in 2010.
• Rooftop units were replaced in 2009.
• Carpeting was replaced in 2009.
• Lighting in the atrium was replaced with fluorescent lighting.
• Entry vestibules at the north entrances were added in 2005.
• A new welding lab makeup air unit was installed.
• In 2013, the domestic water heater for the entire building was replaced, and associated circulation pumps were added.

Recommendations:

A. Major renovation and expansion of the building are currently underway.

Includes upgraded toilet rooms, remodeled offices and classroom spaces, common spaces, and information center, as well as electrical improvements, and expansion of the welding lab. The project is funded with the Michigan Capital Outlay program.
2. Summary - Recommendations

5. Arts and Sciences Center

The original Arts and Sciences Center was built in 1970, with a science wing expansion in 2002 and an arts addition in 2010, bringing the total area to 35,000 SF. The building houses science and arts classrooms, studios, labs, gallery space, music classrooms and auditorium space.

In 2013, two chiller compressors were replaced at the science wing addition. Flooring was replaced in music studio in 2014-15. A boiler was replaced in 2015 and a snow melt system with heat exchange was installed in 2016 at walks on the West side of the Science wing extending to the South entrance of the Arts and Science Center.

Recommendations:

There are no recommendations for this building.
6. Schoenherr Campus Center

The Schoenherr Campus Center was constructed in 2008, and includes 38,000 SF of space over two floor levels for library, bookstore, café', student activities, business office space, testing center, and counseling services.

Recommendations:

A. Improve acoustic quality of open, two-story space.

B. Reconfigure space at the upper level to accommodate changing needs for student services, testing requirements, counseling, and student gathering. Improve the acoustical separations between the 2-story atrium and occupied spaces.

C. Reconfigure the existing Bookstore and the Cafeteria Kitchen spaces to create an internet cafe experience in the Bookstore. The changing needs of students is creating the need to shift to combine the function of the bookstore with food services in a common setting.
7. Ice Arena

The Ice Arena was constructed in 2002 and includes 34,600 SF of athletic space. The facility is owned by Mason County and operated on a 50-year lease/purchase agreement. Recently the ice rink lighting was replaced with fluorescent light fixtures, and repairs to the roof deck were complete. Ceiling fans were installed to provide additional air circulation.

Construction is underway to accomplish the following:

A. Add officials' locker room.
B. Remodel existing officials’ locker room for women's locker room.
C. Add multipurpose space.
D. Replace existing flooring in corridors.
2. Summary - Recommendations

8. Auto Repair and Agri-Science Building

The Auto Repair and Agri-Science Building was constructed in 2005 and includes 8,700 SF, including an Auto Lab, two classrooms and two Agriscience classrooms for use by CTE students. In 2017 a storage building was completed adjacent to the parking lot.

Recommendations:

A. None
9. Technology Recommendations

Improvements across campus are ongoing as the College renovates all or portions of existing buildings.

A. Enhance technologies supporting distance learning.

B. Provide scheduled replacement of computers, peripherals and network hardware / software.

C. Continue the WSCC initiative to enhance a wireless campus.
10. Environmental Recommendations

A. Continue to evolve sustainable “green” building standards and culture for WSCC.

The awareness of the benefits and application of sustainable design principles has lead to campus-wide green building standards, which will result in improved energy efficiency and consistency across the entire campus.

The encouragement for LEED-certified new construction and major remodeling to obtain capital funding from the State of Michigan adds to the College’s commitment to environmentally-conscious design, materials, and systems.

The Schoenherr Campus Center achieved a Silver LEED rating, and the Arts & Sciences Center achieved a Gold LEED rating. The current improvements planned at the Technical Center are aimed to achieve a LEED rating when completed.
3. History, Mission & Goals

It is important to recognize the heritage and history of West Shore Community College as it looks to the future. Stated below are statements from the WSCC Board of Trustees Statements of Vision, Customer Orientation Philosophy, Mission, and Core Values for the College which was adopted by the Board of Trustees in May 2002. The College adopted a Strategic Plan in late 2014: Transform 2017: A Blueprint for Success.

The College recently updated its Strategic Plan (July, 2018 - June, 2023), centered on four strategic directions:

- Foster Student success
- Serve our community
- Strengthen our organization
- Innovate and collaborate

History of the College

The people of the area voted to establish West Shore Community College in 1967, and in 1968 the college began serving the needs of students. The college district includes all of Mason County, Manistee County, and parts of Lake, Newaygo, and Oceana counties. In the true spirit of a community college, West Shore’s instructional programs prepare students for immediate employment and/or provide a sound two-year base from which they can continue work towards a bachelor’s degree. A seven member Board of Trustees, elected at-large from the college district, provides leadership and direction for the college’s overall operation.

The campus lies on 360 acres of rolling timberland at the intersection of Stiles Road and Sugar Grove Road, near Scottville. The primary buildings that comprise the core of the College today are:

- Schoenherr Campus Center
- Arts and Sciences Center
- Recreation Center
- Technical Center
- Administrative & Conference Building
- Ice Arena
- Auto Repair and Agri-Science Center
3. History, Mission & Goals

In 2017, the College acquired an existing building and site in Freesoil, Michigan. It is currently under renovation to serve as the new Regional Public Safety Training Center.

The Manistee County Center at the Manistee West Shore Medical Center opened in August, 2007.

In 1996, the community passed a ten-year millage to maintain and enhance college facilities. The proceeds from this millage provide a cause for evaluating and prioritizing facility improvements and expansion. This millage was renewed for another ten-year period in 2006, and it was passed again in August 2015, for another ten years.

Vision Statement of the College
“Our vision is to be one of America’s premier community colleges, driven by a passion for:

- assuring student success;
- serving our entire community, and
- pursuing greatness.”

Mission Statement of the College
“West Shore Community College’s Mission is to make our community a better place in which to learn, live, work and prosper.”
3. History, Mission & Goals

Core Values
“West Shore Community College values people first. As we pursue greatness we are guided by these values:

- **LEARNING:**
  Creating opportunities for gaining core abilities, workplace skills, and lifelong personal growth.

- **INTEGRITY:**
  Honoring our commitments and promises with openness and mutual respect.

- **EXCELLENCE:**
  Striving for greatness through a positive attitude and continuous improvement.

- **INCLUSIVENESS:**
  Building community through teamwork, collaboration and outreach.

- **CREATIVITY:**
  Opening our minds and the minds of our students to infinite possibilities.
4. Facility Overview

A. Site

The College occupies 360 acres of rolling timberland between Scottville, Manistee and Ludington. The site includes a portion of the Lincoln River, as well as a pond created by a dam structure at a tributary to the river.

The site varies from heavy wooded areas, with steep slopes along the river, to rolling grasslands and a pine tree farm.

The wooded land north and northwest of the Administrative & Conference Building and the Technical Center are important to the image of the College. This is a mix of hardwoods and pines, which protects the lower, northern slopes and streambed below.

Since the summer of 2000, WSCC has had a “Green Team”, working in cooperation with the Administration and the Facilities Maintenance Department on environmental issues affecting the campus. Through it, a campus-wide conversation about sustainability has produced tangible results in WSCC policy, including an inventory of indigenous species at WSCC, and the development of a rain garden. The Green Team was also instrumental in guiding sustainable features of the addition to and renovation of the Arts & Sciences Center.

Utilities

The site is currently served by a private water well system. The quality of the water is consistently questioned and tested. Following a professional study to evaluate the current water system and to offer optional long-term solutions, the College upsized the existing well serving the main campus and added an additional well in order to meet the water usage needs expected with the completion of the new Campus Center. In addition, the College installed a second well to provide redundancy and back-up for the current well along with providing for the future expansion of campus facilities.

Currently, a direct connection to the City of Ludington water system is planned to be implemented in 2019. A public water system will enhance the quality of the water service to the campus, including
4. Facility Overview

Potable water and fire suppression capability. The existing three wells on campus would then be used for irrigation.

Sanitary sewerage is handled by a direct connection to the municipal sewer system of Ludington.

Electrical capacity to the campus is adequate, and was improved with an electrical loop system throughout the campus. However, electrical distribution within each building remains a concern. That is being addressed as individual buildings are renovated. The College is host to a major power substation at the entrance to the campus on Stiles Road. This is visually screened by maturing landscaping surrounding the station.

Consumers Energy Company has entered into an agreement with WSCC to construct a campus-wide emergency generator, transformer, and transfer switch that will allow the campus to go off the grids in times of emergency. Reduced electrical rates to the College as a result of this improvement will substantially reduce the annual operating cost of electrical energy for the College going forward. Completion is scheduled for 2019.

Storm water runoff and management is not a major problem on campus, though there is minor erosion in some areas (i.e., near the Recreation Center). Also, the elimination of the few remaining storm water swales along internal walks and drives via underground storm water piping leading to a retention basin would make a smoother and safer transition across lawns and paved surfaces for pedestrians. Eliminating the swales would also reduce maintenance.

The College completed (2015) a dam repair project at the North end of the existing pond.

Telephone and cable service extends from Sugar Grove Road to the center of campus.
Gas service is buried from Stiles Road and extends to the center of campus.
4. Facility Overview

Drives and Parking

Inadequate definition of driveway lanes and parking areas have consistently been mentioned by stakeholders as a drawback to the parking area west of the Technical Center. Wayfinding to the Administrative and Conference Building is also regularly cited.

The central location of the parking lot at the Schoenherr Campus Center makes it a parking lot of choice for staff and students – it fills quickly and remains full. Parking on grass areas is common. Identification of a separate area for staff parking has been discussed as a potential remedy to ease this pressure.

The drive to the Recreation Center and the Ice Arena from the Arts and Sciences Center is defined by a row of small trees, which has been effective.

Traffic often moves too fast along the road near the Recreation Center where slopes are steep. Adjacent pedestrian walks to this road add to the safety problem. Also, the vehicle drop-off area at the Recreation Center entrance is too small for busses. The drive along the west side of the Recreation Center is narrow, too close to the building, and was recently repaved, as was the road to the Recreation Center and the Ice Arena. The parking area on the east side of the Recreation Center is in good condition.

Parking and general access to the Administrative & Conference Building is limited, though it was improved and expanded for better access by service vehicles and parking for the public.

Parking at the Arts and Sciences Center is adequate, and it serves as an overflow for events at the Recreation Center.

Parking at the Recreation Center and Ice Arena is adequate for most uses. The upper level handles most of the load, while the lower level allows for handicap parking and access to the Recreation Center.
4. Facility Overview

The addition of the Schoenherr Campus Center, as well as the adjacent parking and drive improvements made a significant improvement from the campus entry at Stiles Road to the Arts & Science Center parking lot.

Many of the walks around the Technical Center are asphalt. They are often difficult to distinguish from drive surfaces. There are no curb separations between drives and walks at any location.

Walks

The campus is generally pedestrian-friendly. The addition of walks and plaza spaces associated with future outdoor sculptures and alumni recognitions will enhance the connectivity across the campus.

However, there is significant pedestrian traffic on roadbeds between classes, particularly between the Arts and Sciences Center and the Recreation Center. Additional walks are needed here to provide adequate safety. The potential of a pedestrian bridge across the creek between the Administrative and Conference Center and the Recreation Center has been mentioned.

In general, there is a need for supplemental exterior building signage for pedestrians to identify individual buildings from the center of campus.
4. Facility Overview

Outdoor Recreation

At the center of campus, with increased density of buildings and foot traffic, the College is planning to add outdoor site amenities to enhance the full utilization of the site.

Plans are currently underway for the development of a sculpture installation in 2019 adjacent to the entry of Schoenherr Student Center. This is planned as a part of the Mason County Sculpture Trail and will feature the work of local artist, Manierre Dawson.

Outside the periphery of the area of main campus buildings, there are three main nature trail systems along the creek bed and extending into the upland grass and open spaces. These are often used by biology students. Portions of the trails are also used for cross-country running events. Requests have been made to create cross-country ski trails, as well as an outdoor fitness trail.

There are several bridges at various locations along the creek trail, which require maintenance. However, the trails are not handicap accessible and the walks and bridges are in need of repair or replacement.

A softball diamond exists near the Sugar Grove entrance. Touch football, soccer, and other recreational sports occur in the upland grass areas of the campus. The level area west of the Recreation Center could be developed into an open recreation area for field sports.

Softball, tennis facilities and outdoor basketball facilities could also be added near the Recreation Center for greater student, faculty, and community use. With the development of possible on-site student housing, these facilities will be important.

The pavilion along the pond near the Recreation Center is used extensively by families in the community for picnics and other events. The pavilion in the upland area east of the Recreation Center is used for athletic and other events.
4. Facility Overview

Future Land Use Considerations

**Student Housing**
Due to student interest and changing demographic factors the College is determining the viability of developing student housing. The scope may include up to 120 beds in 3 separate buildings of 40 beds each, based on an assessment of student characteristics; enrollment trends; an analysis of the housing market; focus group sessions; student housing demand projections; and recommendations for the mix, size and charges for student housing rental units along with suggestions for unit features and common-area amenities. Student housing would be ready for occupancy by Fall 2020.

**Agricultural Sciences**
The College is currently working with Michigan State University regarding the development of an agricultural sciences program. In the fall of 2015 the West Shore ESD started holding agricultural science programming on campus including the placement of a temporary chicken coop. With desired expansion by the ESD for their program and possible implementation of a WSCC/MSU program, additional space needs may be required for agricultural science including specialized classroom space and outdoor space(s) for hands-on learning. An area west of the existing Agri-Science Building could be cleared to provide space for outdoor programming.

**Regional Public Safety Training Center**
In 2017, the WSCC Board of Trustees authorized the purchase of a former medical facility and site for the purpose of renovating it for use by the WSCC Public Safety Program. Construction is currently underway, with occupancy planned in early 2019.

Land adjacent to the Training Center site may be available to expand the Training Center to include EMS and fire-fighting training, as well as road courses for training in law enforcement vehicles.
4. Facility Overview

B. Administrative & Conference Building

The Administrative & Conference Building was the first building on the campus of West Shore Community College, built in 1969. The building exists on two levels. The main level is approximately 26,000 SF. A small lower level includes a mechanical room and storage facilities.

The existing building is organized in three basic sections:

1. The center section is comprised of two large, hexagonal shaped gathering spaces for conference activities;

2. An eastern wing for administration, business office, IT, and Human Resources functions;

3. And a north wing for kitchen and dining space, as well as classrooms/conference rooms.

From a site perspective, the Administrative & Conference Building is the most remote building from major parking areas, though the College expanded parking area to roughly 50 spaces in 2008. It, nevertheless, is perceived as a remote building, requiring extra effort for students to reach and utilize.

The building exterior is comprised of brick and glass walls, with standing-seam metal, sloped roof areas over the lounges and mechanical equipment serving the kitchen, and mansard roof areas at the building perimeter. The brick appears to be in good condition, and the glass panels, replaced in 2011, allow clear views through the lounge spaces to the wooded environment along the creek. Roofing systems were replaced in 2002.

Upgrades have been made recently to the HVAC and electrical systems, and the data center was relocated. It should be noted that there is a natural water spring under the existing boiler room, which may be the cause of some drainage problems existing at the lower back side of the building.
4. Facility Overview

The electrical service equipment appears to be in good condition. However, additional distribution panels are required, as the present panels are full. With increased use of computers and other technology, more panels are required. The existing fire alarm system appears to be in adequate condition.

Generally, the lighting is satisfactory. However, lighting should be upgraded in office areas to better serve computer use.

The patio area (hardscape and landscape) between the building and the creek was replaced in 2011. This is now an attractive and useful extension of the building functions. The wood stair and landings from the plaza area to the creek have been removed and closed to the public. Plans have been developed to renovate the existing stairs and decks, and to add a pedestrian bridge over the creek leading to a new stair on the opposite bank to connect with existing nature trails. Construction has not yet been scheduled.

Center Section

On the interior, the entrance to the building opens to a semi-private foyer which directs visitors right or left. This is a key orientation point. However, this is a point of constriction, functionally. From here, one must pass through the gathering spaces to get to the east (administrative) wing or north (conference) wing. The large gathering spaces are among the best architectural spaces on campus and are attractive in their own right. However, because they are also circulation spaces, their use as conference space is limited.

The ceiling and upper walls and lighting are in good condition and are attractive. Flooring in all areas has been replaced recently. The fireplace “pit” is operational and a featured part of the space.

East Wing

The east wing houses Administrative Offices, Business Offices, Human Resources Offices, and IT staff.
4. Facility Overview

The Business Office has been upgraded with new furnishings and finishes. There is significant space in this area that is unused or underutilized.

The College Administrative Offices, including the Board Room are organized along the north wall of the east wing. This area has been gradually upgraded over recent years. The IT department has added wireless access points across campus.

North Wing

The existing north wing houses the kitchen, two classrooms, the MBT room and public toilet rooms. The conference/gathering space (formerly the College cafeteria) has excellent views from two sides to the natural environment toward the creek and is a popular location for small meetings.

The kitchen produces a significant amount of food for regular food service and special functions across the entire campus. With the modest food service function at the Schoenherr Campus Center, the existing kitchen plays a dual role to produce food items, as well as serve as education/training space for Tech Prep programs. Remodeling in this area should include better traffic flow between the kitchen and banquet spaces, acoustic treatment to reduce noise transfer from the kitchen to adjacent spaces, better climate control, storage space for records and computer equipment, as well as office and storage space for Tech Prep programs.

The MBT Room serves as a large gathering/conference area to better serve banquet functions and conference needs. The finishes, furnishings and lighting were updated recently. The Tech Prep Room (formerly the MBT Room) is well-used and has been updated with new windows, finishes, furnishings, lighting, comfort control, and A/V capabilities. An exterior vestibule allows direct access from the outside adjacent parking area.
4. Facility Overview

C. Arts and Sciences Center

The Arts and Sciences Center was the third building on the campus of WSCC, built in 1971. The building is on one level and contains approximately 35,000 SF. In 1997, Room 315 was remodeled, and in 1999, the Theater and Rooms 301 and 303 were remodeled. In 2002, a 17,700 SF Science Wing Addition was completed. In 2010, a major expansion and remodeling of existing space consolidated the arts programs to this location and provided new space for faculty offices, new general classrooms, new art studios, new music rehearsal spaces, and an expanded theatre and back-of-house spaces to support the theatre arts. This addition received a LEED-Gold rating.

This building is organized in four basic sections:

1. The north end is the location for the theater, theater support spaces, and music rehearsal spaces.
2. The center section is the location for the fine arts and gallery spaces.
3. The south end is the location of classrooms and faculty offices.
4. West side is the science wing addition.

From a site perspective, the Arts and Sciences Center lies adjacent to a major parking lot and to the drive leading to the Recreation Center. A geo-thermal heating/cooling system was installed north of the new faculty offices as part of the recent remodeling / expansion project.

Also, the south entrance is closest to the parking lot, and as a result of the recent remodeling project, it is easily identified as a major entry to the building.

The building exterior is comprised of brick and glass walls, with metal mansard roof areas over the theater and distance learning rooms and metal mansard roof areas at the building perimeter. The roof was replaced in 2002 and as part of the 2010 remodeling project for the arts remodeling and expansion. The brick exterior appears to be in good condition.
In 2015, a boiler was replaced, and a new snow-melt system with heat exchange was installed in 2016 at walks on the West side of the Science Wing extending to the South entrance of the Arts and Science Center.

Theater
On the interior, the north end of the building houses the theater and support spaces. The theater proper was remodeled with new seating and floor finish in 1999. The space is a comfortable, intimate venue for a variety of productions. Over the years, the theater has been creatively modified from a recital format to full stage production capability.

The remodeling in 2010 provided additional stage space, additional access to backstage areas, fly space for scenery, expanded scene shop and storage spaces, new dressings rooms and expanded storage space. There is direct access between the music rehearsal spaces and the backstage areas.

Fine Arts and Gallery
The center of the building includes the newly relocated art programs, including graphic design, two-dimensional art, and three-dimensional art instruction spaces. In addition, a new gallery space located on the main corridor provides greater visibility and access to the public for art shows and traveling exhibits.

As the gallery matures and grows, there is increasing need for secure, organized, and climate-controlled storage of art collections.

Classrooms and Faculty Offices
The south end of the building includes the distance-learning room, two expanded classrooms, two new classrooms and new faculty offices.

The corridor outside the former faculty offices was widened as part of the 2010 remodeling and expansion project, and this widened corridor now serves as the primary link to the south parking lot, so the entrance at the south end of the building is heavily used. An enhanced vestibule and entrance element provides better climate control and a more clear definition of a major entry point. There is an ongoing need for additional office space for adjunct faculty members.
4. Facility Overview

D. Recreation Center

The Recreation Center was built in 1975 and consists of two levels. The upper level includes about 12,200 SF, and the lower level includes about 35,510 SF.

The building is organized in two basic areas:

1. The upper level includes open spaces formerly used for the music and visual arts programs prior to the completion of the Arts & Sciences Center expansion and remodeling in 2010. Today, this level is used primarily by the Law Enforcement Program. The office area at the main entrance is occupied by the MSU Extension Office.

2. The lower level includes physical education space, such as the arena, wellness center, racquetball court, swimming pool, locker rooms, and storage facilities.

From a site perspective, the Recreation Center is located across the creek, up the hill from the Arts and Sciences Center and the Administrative & Conference Building. It lies at the end of a dead-end drive and parking area. The Ice Arena is located opposite the upper parking area.

Outside the lobby to the Recreation Center, outdoor seating area should be considered for student and patron waiting and gathering.

Two parking lots serve this building, including the primary parking lot to the east (upper lot) and a secondary lot to the north (lower lot). The north lot and building entrance are barrier-free. To the west is a large, open level area of grass that could be used for future fields, parking, tennis courts, etc. To the north is a large, grassy area where two former sewage lagoons were removed in 2005, as a result of connection to the municipal sewer system. The building exterior is comprised of brick and glass walls, with laminated wood beams at the building entrance, and a slightly sloping roof with perimeter parapet. The brick appears to be in good condition, and the glass is effective in bringing in natural light to areas such as the Wellness Center.
4. Facility Overview

In 2013, the entire roof and mansard sections were replaced with materials and finishes to match the other buildings on campus. Other items mentioned in the Deferred Maintenance Report include the need for possible replacement of the humidity control and piping valves for the pool, as well as replacement of the main HVAC system control boards. Rusting hollow metal doors and frames at entries were replaced with aluminum storefront systems in 2007.

In 2016, the existing elevator was refurbished.

**Upper Level**

On the interior, the main entrance includes a lobby space, stair and elevator to the lower level, and offices for the MSU Extension Program.

This upper level also includes open classroom space. Some interior walls were added to create separation of internal spaces for the Law Enforcement Program.

The former music rooms at the upper level are in good condition and had been used for community choir, community instrument ensemble, collegiate show choir, and the college music program. These rooms now house the Law Enforcement program and they are air-conditioned.

**Lower Level**

At the lower level are the arena, the wellness center, weight room, racquetball court, pool, lockers rooms and storage. The interior arena walls have recently been painted, lighting has been improved, and the arena flooring has been replaced.

A portable stage and sections of portable bleachers are available for concerts and special events in the arena, though the existing sound system and acoustics are poor. For the types of athletic and cultural performance events held in the arena, acoustical treatments should be added, and a permanent sound system should be installed. The existing arena is not air-conditioned and the existing HVAC equipment is controlled by a mix of pneumatic and digital controls.
4. Facility Overview

The Wellness Center continues to increase in use and popularity with college students and the greater community, and it has been recently expanded as a result of converting one of the racquetball courts into a new weight room in 2005. The former weight room was remodeled for expanded wellness center equipment. Exercise equipment is replaced in accordance with the College’s planned equipment replacement cycle. The Wellness Center is air-conditioned.

In 2014, the pool area was renovated to include new acoustical ceiling treatment. Locker rooms and toilet rooms were renovated. The whirlpool was previously renovated as a separate project. In the pool area, all pool related piping and valves should be replaced. Existing air handler and controls should be upgraded, and the arena should be assessed for air conditioning or increased air-changes to improve ventilation and patron comfort.

The Recreation Office was relocated in 2011 near the intersection of the two corridors at the lower level for maximum control and exposure to corridor traffic. New windows were added between the corridor and area spaces, allowing observation of arena activities from the new Recreation Office.

In general, the following represent possible new programs or activities anticipated in a remodeled, upgraded, or expanded Recreation Center:

- Climbing wall
- Day spa in conjunction with therapeutic massage program and/or spa management program (steam room or sauna would need to be added)
- Activity pool, with water slide and play pool
- Concessions area (for use during tournaments)
- Student recreation opportunities, in the context of potential future student housing on site.
4. Facility Overview

E. Technical Center

The Technical Center was built in three phases, and it currently includes about 75,400 SF on one level. Originally built in 1970, it received additions in 1990 and 1992, with additional renovations to sections in 1999 and 2004. Vestibules on the north side of the building were added in 2005.

This building is organized in two basic sections:

1. The south half, which houses the original portion of the building, including tech prep classes, welding lab, and technology offices

2. The north half, built in 1990 and 1992, which houses computer labs, nursing classrooms, general classrooms, and secretarial studies, as well as administrative offices and conference space.

From a site perspective, this building is in view of the campus entrance on Stiles Road. It is also a primary destination of many WSCC students and is a heavily utilized building. It is the single largest building on campus, and it hosts the largest parking areas and a major bus pickup and drop-off area. The building contains a main atrium space at its center to draw students from the parking lot, through the building, to the center of campus beyond.

The building exterior is consistent with the materials of other buildings on campus: brick and glass. The roof atrium material here is standing-seam metal, similar to the other buildings on campus, and is in good condition. Remaining roof areas should be replaced in the next five years.

A new welding lab makeup air unit was recently installed, and in 2013, the domestic water heater for the entire building was replaced, and associated circulation pumps were added.

HVAC improvements are needed in the area of DDC controls and the economizer system on one AHU.

Electrical distribution panels are at capacity.
The College has a 15-year agreement, beginning July 1, 2006 and ending June 30, 2021, with the Mason-Lake Intermediate School District (ISD) for its Technical Preparation Partnership (Tech Prep). The majority of the classes are held in the Technical Center. Under this agreement, the ISD shares costs with the College for its presence on campus. Any future planned changes in College facilities should include consideration of the Tech Prep needs and programs, particularly in the Tech Center where the program administration resides.

To meet the ongoing need for larger lecture spaces to hold up to 85 students, remodeling of rooms such as #213/215 should be considered. Rooms #228 and #230 could also be modified to meet the joint needs of WSCC and the ISD electronics program.

In general, as other buildings on campus have been updated, there is a need for general updating of finishes in the Technical Center, particularly in the older south half of the building, as well as the creation of better spaces for student gathering, informal study, and formal group study space. Reorganizing existing faculty offices to create student study space and enclaves could help meet this demand.

Some improvements have been made recently by furnishing the central atrium with some seating and tables for students to meet and work together. Better lighting and acoustical treatment in this area would improve it further.

The Technical Center is currently in the construction phase of a major capital improvement project, including renovation and building expansion, where many of the above recommendations will be implemented. This project will also include energy efficient features such as occupancy sensors, new ventilation capacity at the welding area, and LED lighting.
4. Facility Overview

F. Maintenance Building

The existing maintenance building is a pre-engineered type structure of approximately 4,000 SF, first built in 1975. It has been expanded several times with similar construction. It houses a variety of heated and cold storage areas, from building supplies to vehicles and large equipment.

In general, the existing building is in questionable condition. The building is not insulated and is suitable only for storing items not requiring climate control.

Because of the lack of storage within each campus building, most of the supplies and deliveries for the campus are made to this building and stored, at least temporarily, until they can be delivered, in smaller parcels, to their destination buildings and departments. The lack of climate control is a concern for storing materials for any length of time.

An addition of 1,200 SF was completed at the South end of the building. This addition houses offices and support space for maintenance personnel.
G. Auto Repair and Agri-Science Center

The Auto Repair and Agri-Science Center was completed in 2005, and it currently includes 8,700 SF on one level. The building, a pre-engineered building, was built through a cooperative venture between the Mason-Lake Intermediate School District (ISD) and the College. Future planned changes in this facility will include consideration of the Tech Prep needs and programs.

This building is separated by a hallway and is organized in two basic sections:

1. The west portion, which houses the ISD Tech Prep auto repair program, faculty office, and one classroom along with one other ISD classroom;

2. The east portion houses space for the Agriscience program.

To provide additional storage for the Auto Repair program, the Theatre program and general College use, a flexible storage building was built across the parking lot. A greenhouse and three small outbuildings were also added.
H. Ice Arena

The West Shore Community Ice Arena, completed in 2002, is a pre-engineered building containing four locker rooms, a pro-shop, concession area, a skate rental area, and a National Hockey League-size ice surface, with bleacher seating capacity for 320 spectators. Total area is 34,600 SF on one level.

The facility, which is owned by Mason County and operated by West Shore Community College on a 50-year lease, was funded by donations from the West Shore Community College foundation, along with funds from West Shore Community College, Mason County, Manistee County, and a grant from the State of Michigan. The regional facility provides figure skating, hockey, and open skating opportunities for all the citizens of the area. The College maintains the building and recently completed some humidity control and interior ceiling improvements, as well as an upgraded fire-suppression system.

Currently, the building is being renovated / expanded to include a new multipurpose activity room, a women’s locker room and new referee’s locker room.
PROPOSED IMPROVEMENTS - WEST SHORE ICE ARENA

October 2018

EXPANSION

RENOVATION

EXPANSION
I. Schoenherr Campus Center

The Schoenherr Campus Center was completed and occupied in 2008 as the philosophical center of campus and campus life. It contains approximately 38,000 SF of space over two floors. The east end of the building includes a new campus library. The west end of the building is a two-story area including a new bookstore, food service capability, and student service offices and functions. The open atrium area is used for multiple functions, including dining, informal gathering, and studying. In the center of the atrium is a two-story element with recreation area on the ground level, and study space on the upper level. The remainder of the upper level includes classrooms, offices, counseling services and professional development space.

The Schoenherr Campus Center received a LEED-Gold rating.

By its nature, the Schoenherr Campus Center is an active place, with attendant noise levels that are high during peak periods. Modifications should be made at the cashier windows during peak periods to attenuate the noise infiltration from the common area to the Student Services office area.

There is a need to expand the capacity and reconfigure the layout of the Testing and Learning Center on the upper level. The Faculty Innovation Center was recently reconfigured and repurposed.

Also, on the lower level, there is a desire to reconfigure the Bookstore and the cafeteria kitchen to create an internet cafe-type experience in the Bookstore.
4. Facility Overview

J. Other Buildings

There are several other buildings on campus:

Diesel Building

The Diesel Building is at the far east end of the campus property and is used primarily for storage of miscellaneous maintenance equipment. It gets its name from its original use as a location for teaching diesel technology.

Barn

The barn is an original fixture to the site before the property was a college campus. It is a traditional wood timber frame structure with vertical wood siding, and it is used for storage of miscellaneous items.

Two Security Houses

The campus includes two houses, original to the campus, which are being used as housing for security personnel. Both are two-story wood-framed dwellings, in good condition, and maintained annually. Both houses have been remodeled recently including new roofs and full kitchen remodeling.
5. Cost Summaries

For each WSCC building, the following pages contain cost information related to the specific recommendations identified in Section 2. The first spreadsheet summarizes the construction costs and project costs for each building, as well as the overall campus site. They are listed in the order of priority.

The Construction Cost is the cost one would expect to receive when soliciting competitive bids for construction from general contractors or construction managers. It includes the cost of materials and labor to install the materials, as well as a reasonable factor for contractor overhead and profit.

The Project Cost includes the Construction Cost and other costs required to complete the project for use by the College. These include budgets for professional design fees and reimbursable expenses, plan review fees, material and construction testing services, movable furniture, moveable equipment, technology systems and a contingency. For fiscal planning by WSCC, the Project Costs should be used.

It should be stated that the costs for on-campus technology systems are presented as a component of each building / facility budget.

In addition, the Project costs include a figure for completing deferred maintenance projects, derived from the 2018 update of the Facilities Assessment and Deferred Maintenance Capital Planning Report. See Section 7.
## Cost Summary - All Projects

**West Shore Community College**  
**October, 2018**

<table>
<thead>
<tr>
<th>Project</th>
<th>Priority</th>
<th>Construction Cost</th>
<th>Project Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Recreation Center</td>
<td>1</td>
<td>$3,131,010</td>
<td>$4,696,517</td>
</tr>
<tr>
<td>Schoenherr Campus Center</td>
<td>2</td>
<td>$720,480</td>
<td>$922,002</td>
</tr>
<tr>
<td>Bridge and Deck Replacement</td>
<td>3</td>
<td>$285,000</td>
<td>$342,815</td>
</tr>
<tr>
<td>Administrative &amp; Conference Building</td>
<td>4</td>
<td>$2,593,500</td>
<td>$3,303,336</td>
</tr>
<tr>
<td>Site Development -</td>
<td>5</td>
<td>$342,000</td>
<td>$409,578</td>
</tr>
<tr>
<td>Regional Public Safety Training Center</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td><strong>$7,071,990</strong></td>
<td><strong>$9,674,248</strong></td>
</tr>
</tbody>
</table>


### Recreation Center
West Shore Community College
October, 2018

<table>
<thead>
<tr>
<th>Description</th>
<th>Area</th>
<th>$/SF</th>
<th>Budget ($)</th>
<th>Total for Item ($)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction Costs</td>
<td></td>
<td></td>
<td>$2,746,500</td>
<td></td>
</tr>
<tr>
<td>Building Additions:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Canopy at north entrance</td>
<td>500</td>
<td>$100</td>
<td>$50,000</td>
<td></td>
</tr>
<tr>
<td>Building Renovations:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Upper Level</td>
<td>11,600</td>
<td>$145</td>
<td>$1,682,000</td>
<td></td>
</tr>
<tr>
<td>Pool Level</td>
<td>7,300</td>
<td>$115</td>
<td>$839,500</td>
<td></td>
</tr>
<tr>
<td>Pool Infrastructure</td>
<td>LS</td>
<td></td>
<td>$175,000</td>
<td></td>
</tr>
<tr>
<td>Contractor G.C.’s and O.H.&amp;P. (14%):</td>
<td></td>
<td></td>
<td>$384,510</td>
<td></td>
</tr>
<tr>
<td><strong>Construction Total for the Public Safety Center:</strong></td>
<td></td>
<td></td>
<td><strong>$3,131,010</strong></td>
<td></td>
</tr>
<tr>
<td>A/E Fees (8%)</td>
<td></td>
<td></td>
<td>$316,619</td>
<td></td>
</tr>
<tr>
<td>Reimbursable Expenses (8% of AE fee)</td>
<td></td>
<td></td>
<td>$25,329</td>
<td></td>
</tr>
<tr>
<td>Local Agency Plan Review</td>
<td></td>
<td></td>
<td>$1,500</td>
<td></td>
</tr>
<tr>
<td>Testing and Inspection Services (by Owner)</td>
<td></td>
<td></td>
<td>$7,500</td>
<td></td>
</tr>
<tr>
<td>Furniture, Fixtures, and Equipment (by Owner)*</td>
<td></td>
<td></td>
<td>$100,000</td>
<td></td>
</tr>
<tr>
<td>Technology Equipment (by Owner @ 8%)</td>
<td></td>
<td></td>
<td>$287,353</td>
<td></td>
</tr>
<tr>
<td>Deferred Maintenance Backlog (1-5 Years)</td>
<td></td>
<td></td>
<td>$466,930</td>
<td></td>
</tr>
<tr>
<td>Contingency (10%)</td>
<td></td>
<td></td>
<td>$359,794</td>
<td></td>
</tr>
<tr>
<td><strong>Project Total for Public Safety / Recreation Center</strong></td>
<td></td>
<td></td>
<td><strong>$4,696,517</strong></td>
<td></td>
</tr>
</tbody>
</table>
**Schoenherr Campus Center**  
West Shore Community College  
October, 2018

<table>
<thead>
<tr>
<th>Description</th>
<th>Area</th>
<th>$/SF</th>
<th>Budget ($)</th>
<th>Total for Item ($)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Construction Costs</strong></td>
<td></td>
<td></td>
<td></td>
<td>$632,000</td>
</tr>
<tr>
<td><strong>Building Renovations:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Upper Level Remodeling</td>
<td>8,000</td>
<td>$40</td>
<td>$320,000</td>
<td></td>
</tr>
<tr>
<td>Lower Level Remodeling</td>
<td>2,400</td>
<td>$130</td>
<td>$312,000</td>
<td></td>
</tr>
<tr>
<td><strong>Contractor G.C.’s and O.H.&amp;P. (14%):</strong></td>
<td></td>
<td></td>
<td></td>
<td>$88,480</td>
</tr>
<tr>
<td><strong>Construction Total for the Student Center:</strong></td>
<td></td>
<td></td>
<td></td>
<td>$720,480</td>
</tr>
<tr>
<td>A/E Fees (8%)</td>
<td></td>
<td></td>
<td></td>
<td>$63,402</td>
</tr>
<tr>
<td>Reimbursable Expenses (8% of A/E fee)</td>
<td></td>
<td></td>
<td></td>
<td>$5,072</td>
</tr>
<tr>
<td>Local Agency Plan Review</td>
<td></td>
<td></td>
<td></td>
<td>$1,500</td>
</tr>
<tr>
<td>Testing and Inspection Services (by Owner)</td>
<td></td>
<td></td>
<td></td>
<td>$7,500</td>
</tr>
<tr>
<td>Furniture, Fixtures, and Equipment (by Owner)*</td>
<td></td>
<td></td>
<td></td>
<td>$40,000</td>
</tr>
<tr>
<td>Technology Equipment</td>
<td></td>
<td></td>
<td></td>
<td>$12,000</td>
</tr>
<tr>
<td><strong>Contingency (10%)</strong></td>
<td></td>
<td></td>
<td></td>
<td>$72,048</td>
</tr>
<tr>
<td><strong>Project Total for Student Center</strong></td>
<td></td>
<td></td>
<td></td>
<td>$922,002</td>
</tr>
</tbody>
</table>
## Bridge and Deck Replacement

**West Shore Community College**  
October, 2018

<table>
<thead>
<tr>
<th>Description</th>
<th>Area</th>
<th>$/SF</th>
<th>Budget ($)</th>
<th>Total for Item ($)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Construction Costs</strong></td>
<td></td>
<td></td>
<td></td>
<td>$250,000</td>
</tr>
<tr>
<td>Building Renovations:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bridge and Deck Replacement</td>
<td>1 LS</td>
<td></td>
<td></td>
<td>$250,000</td>
</tr>
<tr>
<td>Contractor G.C.'s and O.H.&amp;P. (14%):</td>
<td></td>
<td></td>
<td></td>
<td>$35,000</td>
</tr>
<tr>
<td><strong>Construction Total for the Bridge and Deck Replacement:</strong></td>
<td></td>
<td></td>
<td></td>
<td>$285,000</td>
</tr>
<tr>
<td>A/E Fees (6%)</td>
<td></td>
<td></td>
<td></td>
<td>$18,810</td>
</tr>
<tr>
<td>Reimbursable Expenses (8% of AE fee)</td>
<td></td>
<td></td>
<td></td>
<td>$1,505</td>
</tr>
<tr>
<td>Local Agency Plan Review</td>
<td></td>
<td></td>
<td></td>
<td>$1,500</td>
</tr>
<tr>
<td>Testing and Inspection Services (by Owner)</td>
<td></td>
<td></td>
<td></td>
<td>$7,500</td>
</tr>
<tr>
<td>Furniture, Fixtures, and Equipment (by Owner)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Technology Equipment (by Owner)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Contingency (10%)</td>
<td></td>
<td></td>
<td></td>
<td>$28,500</td>
</tr>
<tr>
<td><strong>Project Total for Public Safety / Recreation Center</strong></td>
<td></td>
<td></td>
<td></td>
<td>$342,815</td>
</tr>
</tbody>
</table>
## Administrative & Conference Building
West Shore Community College  
October, 2018

<table>
<thead>
<tr>
<th>Description</th>
<th>Area (SF)</th>
<th>$/SF</th>
<th>Budget ($)</th>
<th>Total for Item ($)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Construction Costs</strong></td>
<td></td>
<td></td>
<td></td>
<td>$2,275,000</td>
</tr>
<tr>
<td><strong>Building Renovations:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>New Foyer</td>
<td>3,250</td>
<td>$220</td>
<td>$715,000</td>
<td></td>
</tr>
<tr>
<td>Portions of Existing Building</td>
<td>12,000</td>
<td>$130</td>
<td>$1,560,000</td>
<td></td>
</tr>
<tr>
<td><strong>Contractor G.C.'s and O.H.&amp;P. (14%)</strong></td>
<td></td>
<td></td>
<td></td>
<td>$318,500</td>
</tr>
<tr>
<td><strong>Construction Total for the Admin &amp; Conf. Building:</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>$2,593,500</strong></td>
</tr>
<tr>
<td><strong>A/E Fees (8%)</strong></td>
<td></td>
<td></td>
<td></td>
<td>$228,228</td>
</tr>
<tr>
<td><strong>Reimbursable Expenses (8% of AE fee)</strong></td>
<td></td>
<td></td>
<td></td>
<td>$18,258</td>
</tr>
<tr>
<td><strong>Local Agency Plan Review</strong></td>
<td></td>
<td></td>
<td></td>
<td>$1,500</td>
</tr>
<tr>
<td><strong>Testing and Inspection Services (by Owner)</strong></td>
<td></td>
<td></td>
<td></td>
<td>$2,500</td>
</tr>
<tr>
<td><strong>Furniture, Fixtures, and Computers (by Owner)</strong></td>
<td></td>
<td></td>
<td></td>
<td>$100,000</td>
</tr>
<tr>
<td><strong>Technology Equipment (by Owner @ 8%)</strong></td>
<td></td>
<td></td>
<td></td>
<td>$100,000</td>
</tr>
<tr>
<td><strong>Deferred Maintenance Backlog (1-5 Years)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Contingency (10% of Constr. Total)</strong></td>
<td></td>
<td></td>
<td></td>
<td>$259,350</td>
</tr>
<tr>
<td><strong>Project Total for Administrative &amp; Conference Bldg.:</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>$3,303,336</strong></td>
</tr>
<tr>
<td>Description</td>
<td>Area</td>
<td>$/SY</td>
<td>Budget ($)</td>
<td>Total for Item ($)</td>
</tr>
<tr>
<td>--------------------------------------------------</td>
<td>------</td>
<td>------</td>
<td>------------</td>
<td>--------------------</td>
</tr>
<tr>
<td><strong>Construction Costs</strong></td>
<td></td>
<td></td>
<td>$300,000</td>
<td></td>
</tr>
<tr>
<td><strong>Site Development</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Paving</td>
<td>15,000</td>
<td>$20</td>
<td></td>
<td>$300,000</td>
</tr>
<tr>
<td>Contractor G.C.’s and O.H.&amp;P. (14%)</td>
<td></td>
<td></td>
<td>$42,000</td>
<td></td>
</tr>
<tr>
<td><strong>Construction Total for the Bridge and Deck Replacement:</strong></td>
<td></td>
<td></td>
<td>$342,000</td>
<td></td>
</tr>
<tr>
<td>A/E Fees (6%)</td>
<td></td>
<td></td>
<td>$22,572</td>
<td></td>
</tr>
<tr>
<td>Reimbursable Expenses (8% of AE fee)</td>
<td></td>
<td></td>
<td>$1,806</td>
<td></td>
</tr>
<tr>
<td>Local Agency Plan Review</td>
<td></td>
<td></td>
<td>$1,500</td>
<td></td>
</tr>
<tr>
<td>Testing and Inspection Services (by Owner)</td>
<td></td>
<td></td>
<td>$7,500</td>
<td></td>
</tr>
<tr>
<td>Furniture, Fixtures, and Equipment (by Owner)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Technology Equipment (by Owner)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Contingency (10%)</td>
<td></td>
<td></td>
<td>$34,200</td>
<td></td>
</tr>
<tr>
<td><strong>Project Total for Public Safety / Recreation Center</strong></td>
<td></td>
<td></td>
<td>$409,578</td>
<td></td>
</tr>
</tbody>
</table>
Moving forward, based upon the recommendations and the information gathered during this update of the College master plan, we believe the following represents an appropriate implementation strategy for West Shore Community College. It should be stated that, though these are listed in prioritized order, the actual implementation of a specific priority may occur in a different order, depending on funding opportunities and programs not yet known.

Priority 1:
Remodel the Recreation Center
Remodel upper level to create new classrooms, with revised HVAC and electrical layouts. Revise finishes throughout.
Remodel pool level to replace pool infrastructure, pool deck, and pool drains.
Cost: $ 4,696,517

Priority 2:
Remodel upper level and bookstore area of Schoenherr Campus Center
Remodel the upper level to expand and reconfigure the testing center and create new student study space. Reconfigure the Bookstore and cafeteria kitchen space on the lower level to create an internet cafe-type experience in the Bookstore.
Cost: $ 922,002

Priority 3:
Replace outdoor deck, stairs and add footbridge
Replace outdoor deck and stairs, and add new footbridge at the creek adjacent to the Administration Building.
Cost: $ 342,815

Priority 4:
Remodel the Administrative & Conference Building
Remodel north wing spaces for Tech Prep classroom, as well as conference and community use. Remodel all toilet rooms. Add new foyer.
Cost: $ 3,303,336
7. Facility Assessment and Deferred Maintenance
Capital Planning Report - 2018 Update
Table of Contents

1 Executive Summary
   . Introduction
   . Purpose
   . Terminology
   . Description of Deferred Maintenance Backlog
EXECUTIVE SUMMARY

Introduction

In 2018, Mathison Architects (MMA) was commissioned to provide an update to the Facilities Assessment and Deferred Maintenance Capital Planning Report for West Shore Community College in Scottville. MMA worked collaboratively with WSCC staff to update the condition assessment of all campus buildings in August, 2018. The previous assessment update was completed in 2016, with earlier reports in 2013, 2010, 2008, and 2005.

In the course of this update, MMA worked with WSCC staff familiar with campus buildings, toured individual buildings, and recorded existing conditions, maintenance background, potential issues, and projected life-span of systems and components, such as structural, mechanical, and electrical systems.

The information that was collected during this process was reviewed for developing cost estimates, and documented in a database for future use and reference.

The Condition Reports for each building provide an overview of the condition highlights of individual buildings, systems, and the campus as a whole. The reports also include recommendations for short-term and long-term improvements. Additional details are provided for individual buildings.

The foundational information for this assessment and report is found in the detailed assessment data for use by WSCC and for future updates.

The format of this report follows, in general, the format of previous facilities conditions reports. This is intended to provide some consistency of reporting from previous reports to this report for the convenience of the College.

Purpose

The purpose of this report is to:

1. Record the existing WSCC facilities in a format that can be updated and maintained by WSCC staff, thereby allowing ongoing access and management of data.

2. Assess the general condition of each building in a brief format in order to quickly determine the current replacement value and condition of each facility.

3. Determine the Facilities Condition Index (FCI) for each building and for the campus as a whole. The FCI rates the condition of existing buildings and can be used to quantify and prioritize deferred maintenance items for future capital planning.

4. Provide a reference tool for decision-making to support WSCC’s Mission Statement by way of maintenance of the College’s built environment and infrastructure.
Scottville Campus (including Freesoil)
The Scottville campus of West Shore Community College is comprised of the following buildings that total approximately 303,100 SF.

<table>
<thead>
<tr>
<th>Facility</th>
<th>Year Built</th>
<th>Area</th>
<th>Total SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Administrative Conference Center:</td>
<td>1969</td>
<td>26,000 SF</td>
<td>26,000 SF</td>
</tr>
<tr>
<td>Technical Center:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>One story (Classroom, Vocational)</td>
<td>1969</td>
<td>32,600 SF</td>
<td></td>
</tr>
<tr>
<td>One story (Classroom, Lab)</td>
<td>1993</td>
<td>39,200 SF</td>
<td>71,800 SF</td>
</tr>
<tr>
<td>Arts and Sciences Center:</td>
<td>1970, 2010</td>
<td>37,200 SF</td>
<td>54,900 SF</td>
</tr>
<tr>
<td>One story (Lab)</td>
<td>2002</td>
<td>17,700 SF</td>
<td></td>
</tr>
<tr>
<td>Recreation Center:</td>
<td>1975</td>
<td>47,700 SF</td>
<td>47,700 SF</td>
</tr>
<tr>
<td>Ice Arena:</td>
<td>2002</td>
<td>34,600 SF</td>
<td>34,600 SF</td>
</tr>
<tr>
<td>Auto Repair and Agri-Sciences Center:</td>
<td>2005</td>
<td>8,700 SF</td>
<td>8,700 SF</td>
</tr>
<tr>
<td>Schoenherr Campus Center:</td>
<td>2007</td>
<td>38,000 SF</td>
<td>38,000 SF</td>
</tr>
<tr>
<td>Regional Public Safety Training Center:</td>
<td>2002</td>
<td>21,400 SF</td>
<td>21,400 SF</td>
</tr>
<tr>
<td>Miscellaneous Buildings/Structures (7)</td>
<td>2007</td>
<td>17,000 SF</td>
<td>14,300 SF</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td>317,400 SF</td>
<td></td>
</tr>
</tbody>
</table>
**Terminology**
The following terms are the same as in previous reports to provide continuity and consistency.

**Vital Statistics**
Basic building information – building use types (classroom, library, administration), year built, building area in square feet, and number of floors.

**Observation Highlights**
A partial list of field observations and notes from staff interviews, highlighting major repair/replacement items and recently completed work. A complete list of field observations is provided at the end of this report.

**Current Replacement Value (CRV)**
The CRV is the cost to construct a typical replacement building in today's dollars. The figure is based on the current estimated value of the building for insurance purposes (estimated in 2018), as well as square footage of the building and the estimated current construction cost for that type of Building. Since most buildings include different uses (i.e., classroom, library, administration, etc.), the CRV is based on estimated proportions of each use types in each building. By the nature of the calculations and square foot construction costs, the current replacement value has a 20% +/- margin of error and will increase annually due to inflation. For the purposes of this report, the inflation value for cost of construction between 2016 and 2018 is assumed at 10%.

**Priority Issues / One Year Deferred Maintenance Backlog (1 YR DMB)**
The 1 Year DMB amount shown is for items that need immediate attention to fix critical problems. It identifies the value of projects that have been deferred and require completion in order to safely maintain facilities and related infrastructure for their current use. *A long-term investment strategy should also include items that require repair or replacement within 5 years, thus avoiding the increased repair costs resulting from deferred repairs (i.e., leaky roof damaging interior finishes).*

**Facilities Condition Index (FCI)**
The FCI is the current DMB divided by the CRV. The Association of Higher Education Facilities Officers (APPA) recommends that the FCI for any given building should not exceed 5% for the building to be considered in “Good” condition. The rating of “Fair” indicates that the building requires some attention to bring it up to standard, with some problem areas potentially requiring immediate attention. This rating has an FCI between 5% and 10%. The rating of “Poor” indicates that the building needs urgent attention to prevent the existing problems from affecting other building systems and compounding future repair costs. The FCI is greater than 10%
**Priority Issues / One Year DMB Excess**
This is the amount the DMB exceeds the APPA benchmark of a building with a 5% FCI – essentially the dollar amount to be spent immediately to reduce the DMB to attain the APPA rating of “Good”. In situations where a building is in better than “Good” condition (FCI<5%), the one year DMB excess is shown as zero.

For example, if a building has a CRV of $1,000,000 and an FCI of 10%, the DMB would be $100,000. This would leave a DMB excess of $50,000 – the amount to be spent to reduce the FCI to within the APPA 5% benchmark.

**Zero-Five Year Cumulative Deferred Maintenance Backlog (5 YR DMB)**
Similar to the One Year DMB, the Five Year DMB represents the total value of projects that will require attention within the next five years, including those that fall under the One Year DMB. This value is included to help determine the investment required over the next five years to repair and/or replace problem items before they become critical.

*The Zero-Five Year DMB is often more telling of a buildings’ condition that the One Year DMB, since the first year number focuses primarily on life safety, code compliance and collateral damage. Most maintenance issues are not so critical as to fall into this category but often become so within 5 years.*

Looking at the previous example, if the building condition survey indicated an additional $250,000 in repairs from years 1-5, then the 0-5 Year DMB would total $350,000 (including $100,000 from the first year).

**Zero-Five Year DMB Excess**
Similar to the One Year DMB Excess value, this amount represents the investment to bring the DMB in line with the APPA benchmark of 5% of the Current Replacement Value. In situations where a building is in better than “Good” condition, the five year DMB excess is shown as zero.

*This number represents a good point for determining budgets –spending to bring buildings into the APPA “Good” range. The complete elimination of the Deferred Maintenance Backlog, however, is not likely.*
DMB Equilibrium (Annual cost to maintain current DMB)
This is the dollar amount to be invested annually to keep the FCI (and DMB) from deteriorating – regardless of the current condition of the building. This annual budget maintains the existing FCI of the building – it does not reduce any existing backlog.

Reusing the previous example, the amount required to maintain the FCI at current levels would be $20,000 annually (2% of $1,000,000). This number is based on a nationally accepted rule of 2% of the RV and assumes that building components have a 50-year renewal cycle and depreciate along a straight line. The assumptions were made to simplify calculations. In reality, building components DO NOT expire according to straight-line depreciation, and most components will require replacement with 30-40 years (excluding structure and foundation).

Building Use Types
The table here shows building-use categories and respective construction costs to develop this database. As some of these use categories are not found on all campuses, not all use types are used in the database. These costs, based on regionally weighted, preliminary construction cost data provided by contractors, historical cost databases and data from RS Means, are for typical college and university buildings.

<table>
<thead>
<tr>
<th>Use Category</th>
<th>Cost / SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Administration</td>
<td>$245</td>
</tr>
<tr>
<td>Athletic</td>
<td>$265</td>
</tr>
<tr>
<td>Classroom</td>
<td>$245</td>
</tr>
<tr>
<td>Kitchen / Food Service</td>
<td>$280</td>
</tr>
<tr>
<td>Lab</td>
<td>$335</td>
</tr>
<tr>
<td>Library</td>
<td>$260</td>
</tr>
<tr>
<td>Student Union</td>
<td>$245</td>
</tr>
<tr>
<td>Voc-Tech</td>
<td>$220</td>
</tr>
<tr>
<td>Auditorium</td>
<td>$375</td>
</tr>
<tr>
<td>Natatorium</td>
<td>$305</td>
</tr>
<tr>
<td>Maintenance</td>
<td>$160</td>
</tr>
</tbody>
</table>
Building Components

The table here shows the building components used in this report. These are the components that have a major influence on the replacement value of a building. The components listed in this report are in the same amount and proportion as stated in previous reports, since the size and use of building components has remained essentially the same since the last report in 2013. It was then determined what percentage of each component required repair or replacement within one year, five years, ten years, and beyond. This data is used to determine the investment required to reduce the current and future deferred maintenance backlog.

<table>
<thead>
<tr>
<th>Category</th>
<th>Component Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Structure</td>
<td>Structure</td>
</tr>
<tr>
<td>Envelope</td>
<td>Roof, Glazing, Cladding</td>
</tr>
<tr>
<td>Mechanical</td>
<td>HVAC Equipment, Plumbing</td>
</tr>
<tr>
<td>Electrical</td>
<td>Primary / Secondary Distribution, Lighting, Voice / Data</td>
</tr>
<tr>
<td>Finishes</td>
<td>Ceilings, Walls, Doors, Floors</td>
</tr>
<tr>
<td>Safety / Code</td>
<td>Building, Fire, ADA</td>
</tr>
<tr>
<td>Other</td>
<td>Site repair, Exterior Lighting, etc.</td>
</tr>
</tbody>
</table>
Deferred Maintenance Backlog

Background
Deferred maintenance at colleges and universities has been studied greatly over the past years, and it is increasingly better understood. The deferred maintenance backlog has the potential to significantly impact the capability of colleges and universities to support their missions. Without consistent funding and attention to meet deferred backlogs, the backlogs will only grow with time.

Vital Statistics
West Shore Community College (WSCC), established in 1967, comprises eight major buildings (two with sizable additions) and several small outbuildings on 360 acres in Scottville, Michigan. The eight buildings total 303,100 square feet with a total current replacement value estimated at over $73 million. Currently, the general condition of the facilities at WSCC is fair, with the buildings (and additions) ranging in age from new to more than 40 years old.

Though the life expectancy of some building materials and systems has been reached, solid construction and good maintenance have helped to keep those materials in as good condition as can be expected. Many original systems including roofs, windows, doors and HVAC system components have been replaced recently or are being improved with the current construction projects. Those that remain that have reached time for replacement are being addressed by the College in a timely manner.

Significant issues indicated in the 2016 report have been resolved, including roof replacement, boiler replacement, elevator refurbishing at the Recreation Center, and upgrading the fire-suppression system in the Ice Arena, compressor replacement at the Arts and Science Center, and HVAC improvements at the Administration Building.

ADA and life safety issues are being addressed as part of ongoing work.

The low deferred maintenance backlog and FCI at West Shore Community College is well below the national average of approximately 7%, representing a manageable capital investment over the next several years. Most of these projected expenses at WSCC fall into the category of continued maintenance items. The investment solution has two facets:

- The funds needed for immediate repair projects – repairs and/or replacements that will prevent further deterioration of the buildings and infrastructure.
- The funds required to maintain and/or improve the condition of the buildings. These funds need to be budgeted in advance to allow for repairs at the appropriate time – before items become critical or cause additional damage.

This data, when compared to the accepted APPA benchmark, shows that West Shore Community College is currently in good condition. Three existing buildings are currently being renovated and/or expanded in 2018 and 2019. With the completion of these projects, the general condition of WSCC facilities will improve to “good” status. The next section of this report breaks this data down into a building-by-building review to clarify where attention is needed.
Summary

Good maintenance and timely replacement practices have improved the overall FCI for the College. The 2010 cumulative 5-year FCI of 3.9% was improved to 3.0% in 2013, and now stands at 5.3%. Priority issues have been addressed, reducing the immediate FCI from 1.2% in 2010, to under 1.0% in 2013, to 0.4% in 2016, and now to 0.35%.

The largest contributors to the FCI are the Technical Center (many of the issues are scheduled to be resolved under the planned capital outlay improvement project), and the Recreation Center (piping, valves, and HVAC at the pool area). The building detail pages highlight the handful of issues affecting this figure.

Recommendations

Short Term Recommendations

The College should review the items that comprise One Year Deferred Maintenance Backlog of approximately $260,000 and address those affecting life issues those having the greatest potential for future damage to other building components, and those that are code compliance issues.

In addition to the first year issues that will carry over into the next five years, the College should also continue budgeting for the projected $3.9 million in deferred maintenance issues over the next five years and evaluate alternative solutions where the cost outweighs the benefit of repair. Some of these deferred maintenance issues will be resolved with the completion of three renovation / expansion projects in 2019.

Long Term Recommendation

The College should budget as much as possible of the industry-recommended 2% of CRV maintenance fund of $1.47 million annually for ongoing repairs to maintain the buildings once they are upgraded. While this benchmark is difficult for most institutions to attain, the goal of setting aside this amount annually is to ensure the buildings remain in stable condition and that funds are available in advance when systems reach the end of their lives.
## Building / Campus / All Assessed Facilities Comparison Report

**West Shore Community College**

**October, 2018**

<table>
<thead>
<tr>
<th>Building / Campus</th>
<th>Priority Issues Data</th>
<th>0-5 Year Cumulative Data</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Year</td>
<td>Building</td>
</tr>
<tr>
<td>All assessed facilities</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bldg: Main Campus</td>
<td></td>
<td>303,100</td>
</tr>
<tr>
<td>01 Admin. &amp; Conf. Bldg</td>
<td>1969</td>
<td>26,000</td>
</tr>
<tr>
<td>(former Campus Center)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>02 Technical Center</td>
<td>1969</td>
<td>32,600</td>
</tr>
<tr>
<td>(original)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>02.1 Technical Center( additon)</td>
<td>1992</td>
<td>39,200</td>
</tr>
<tr>
<td>(addition)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>03 Arts &amp; Sciences Center</td>
<td>1970</td>
<td>37,200</td>
</tr>
<tr>
<td>(original and 2010 addition)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>03.1 Arts &amp; Sciences Center</td>
<td>2002</td>
<td>17,700</td>
</tr>
<tr>
<td>(2002 Addition)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>04 Recreation Center</td>
<td>1975</td>
<td>47,700</td>
</tr>
<tr>
<td>05 Ice Arena</td>
<td>2002</td>
<td>34,600</td>
</tr>
<tr>
<td>06 Auto Repair and Agri-Sciences Center</td>
<td>2005</td>
<td>8,700</td>
</tr>
<tr>
<td>07 Schoenheirr Campus Center</td>
<td>2007</td>
<td>38,000</td>
</tr>
<tr>
<td>08 Regional Public Safety Training Center</td>
<td>2002</td>
<td>21,400</td>
</tr>
</tbody>
</table>
## Summary of All Systems / Components - Building No. 01: Administrative & Conference Building

<table>
<thead>
<tr>
<th>CRV: System</th>
<th>%</th>
<th>Immed. Value</th>
<th>6-10 Yrs. Value</th>
<th>11+ Yrs. Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Structure</td>
<td>0.18</td>
<td>$1,166,454</td>
<td>$116,645</td>
<td>$1,049,809</td>
</tr>
<tr>
<td>Roof</td>
<td>0.05</td>
<td>$324,015</td>
<td>$16,201</td>
<td>$162,008</td>
</tr>
<tr>
<td>Glazing</td>
<td>0.07</td>
<td>$453,621</td>
<td>$45,362</td>
<td>$408,259</td>
</tr>
<tr>
<td>Cladding</td>
<td>0.06</td>
<td>$388,818</td>
<td>$38,882</td>
<td>$349,936</td>
</tr>
<tr>
<td>HVAC</td>
<td>0.16</td>
<td>$1,036,848</td>
<td>$51,842</td>
<td>$673,951</td>
</tr>
<tr>
<td>Plumbing</td>
<td>0.09</td>
<td>$583,227</td>
<td>$17,497</td>
<td>$478,246</td>
</tr>
<tr>
<td>Primary/Secondary</td>
<td>0.05</td>
<td>$324,015</td>
<td>$32,402</td>
<td>$291,614</td>
</tr>
<tr>
<td>Distribution</td>
<td>0.04</td>
<td>$259,212</td>
<td>$46,658</td>
<td>$155,527</td>
</tr>
<tr>
<td>Lighting</td>
<td>0.04</td>
<td>$259,212</td>
<td>$18,145</td>
<td>$202,185</td>
</tr>
<tr>
<td>Voice/Data</td>
<td>0.02</td>
<td>$129,606</td>
<td>$3,888</td>
<td>$110,165</td>
</tr>
<tr>
<td>Ceilings</td>
<td>0.03</td>
<td>$194,409</td>
<td>$5,832</td>
<td>$178,856</td>
</tr>
<tr>
<td>Walls</td>
<td>0.05</td>
<td>$324,015</td>
<td>$16,201</td>
<td>$275,413</td>
</tr>
<tr>
<td>Doors</td>
<td>0.03</td>
<td>$194,409</td>
<td>$19,441</td>
<td>$174,968</td>
</tr>
<tr>
<td>Floors</td>
<td>0.04</td>
<td>$259,212</td>
<td>$25,921</td>
<td>$168,488</td>
</tr>
<tr>
<td>Code (fire, ADA, etc.)</td>
<td>0.04</td>
<td>$259,212</td>
<td>$12,961</td>
<td>$220,330</td>
</tr>
<tr>
<td>Immed. Site</td>
<td>0.05</td>
<td>$324,015</td>
<td>$16,201</td>
<td>$243,011</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th></th>
<th>DMB 0-5 Yrs.</th>
<th>DMB 6-10 Yrs.</th>
<th>DMB 11+ Yrs.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Immed. Site</td>
<td>$257,268</td>
<td>$231,347</td>
<td>$1,080,266</td>
<td>$5,142,766</td>
</tr>
</tbody>
</table>
### System / Component Notes

Past water leaks from underground spring repaired, otherwise no reported problems. Structure supporting patio area (partial basement) shows water infiltration but no structural damage (see immediate site notes).

2005:
- Storm water drainage problems due to undersized roof drain and damaged outlets to creek.
- Broken, compromised drain tile causing backups in basement (mechanical areas). Floor settling due to water.
- Concrete heaving at Door 121 - causing door to bind.

2008:
- Storm drain problems and basement drain backup resolved by routine root cutting to control problem.
- Floor settlement near kitchen repaired (2005)
- Concrete heaving at Door 121 - causing door to bind.

2010:
- No changes reported. Issue from 2008 remain.

2013:
- Door 121 sticking problem resolved. Storm drain problems resolved.

2016:
- No changes reported.

2018:
- No changes reported.

### System / Component Notes

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>%</td>
<td>Immediate</td>
</tr>
<tr>
<td>Structure</td>
<td>18%</td>
<td>$1,166,454</td>
</tr>
</tbody>
</table>

### Building No: 01 - Admin & Conference Building (former Campus Center)

- **Campus:** Main Campus
- **Area:** 26,000 sf  
  **Year Built:** 1969  
  **Floors:** 1
- **Use Types:**
  - 15% Classrooms
  - 25% Kitchen/Food Service
  - 60% Administration

**Notes:**
- Partial basement. Limited renovation performed (2007/2008). Bookstore, student services offices, cafeteria relocated to new Campus Center Building. New classroom vestibule added to allow direct access to classroom (2009, $50,000)
- Storm water drainage problems due to undersized roof drain and damaged outlets to creek.
- Broken, compromised drain tile causing backups in basement (mechanical areas). Floor settling due to water.
- Concrete heaving at Door 121 - causing door to bind.
- Storm drain problems and basement drain backup resolved by routine root cutting to control problem.
- Floor settlement near kitchen repaired (2005)
- Concrete heaving at Door 121 - causing door to bind.
- No changes reported. Issue from 2008 remain.
- Door 121 sticking problem resolved. Storm drain problems resolved.
- No changes reported.
- No changes reported.
Building No: 01 - Admin & Conference Building (former Campus Center)

<table>
<thead>
<tr>
<th>Campus:</th>
<th>Main Campus</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area:</td>
<td>26,000 sf</td>
</tr>
<tr>
<td>Year Built:</td>
<td>1969</td>
</tr>
<tr>
<td>Floors:</td>
<td>1</td>
</tr>
<tr>
<td>Use Types:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>15% Classrooms</td>
</tr>
<tr>
<td></td>
<td>25% Kitchen/Food Service</td>
</tr>
<tr>
<td></td>
<td>60% Administration</td>
</tr>
<tr>
<td>Notes:</td>
<td>Partial basement. Limited renovation performed (2007/2008). Bookstore, student services offices, cafeteria relocated to new Campus Center Building. New classroom vestibule added to allow direct access to classroom (2009, $50,000)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Immediate</td>
</tr>
<tr>
<td>Roof</td>
<td>5%</td>
<td>$ 324,015</td>
</tr>
</tbody>
</table>

System / Component Notes

Single ply EPDM roof (1986) and original cement shakes deteriorated and funded for replacement in 2002. Shakes to be replaced with prefinished metal roof. (performed in 2002)

2005:
New EPDM roof (2002). Shakes replaced with prefinished metal. Gutter at main entry inadequately sloped, water doesn't drain properly, causing ice dams. Gutter deeper than it is wide - may cause future problems. Minimal insulation between metal roof and gutter over 111 & 112, causes icing problems

2008:
Numerous small roof leaks repaired (2008)

2010
Roof inspected annually. No reported problems, no active leaking.

2013:
No changes

2016:
No changes reported.

2018:
Minor roof leaks have been repaired. Roof from 2002 has a 20-year warranty.
# Building No: 01 - Admin & Conference Building (former Campus Center)

<table>
<thead>
<tr>
<th>Campus:</th>
<th>Main Campus</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area:</td>
<td>26,000 sf</td>
</tr>
<tr>
<td>Year Built:</td>
<td>1969</td>
</tr>
<tr>
<td>Floors:</td>
<td>1</td>
</tr>
<tr>
<td>Use Types:</td>
<td>15% Classrooms, 25% Kitchen/Food Service, 60% Administration</td>
</tr>
<tr>
<td>Notes:</td>
<td>Partial basement. Limited renovation performed (2007/2008). Bookstore, student services offices, cafeteria relocated to new Campus Center Building. New classroom vestibule added to allow direct access to classroom (2009, $50,000)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Immediate</td>
</tr>
<tr>
<td>Glazing</td>
<td>7%</td>
<td>$453,621</td>
</tr>
</tbody>
</table>

## System / Component Notes

- **Original double pane units, in fair condition.**
- **Some broken seals causing clouding in various areas of building, especially in lounge areas.**

### 2005:
- **Hollow metal frames adjacent to doors showing excessive rusting. Some cleaned and repainted.**
- **Wood lintels - moisture being forced out of wood affects ability of paint to adhere - ongoing maintenance issue all around building.**

### 2008:
- No changes reported

### 2010:
- **Window frames and seals are deteriorated, allowing water into building.**
- **System at end of life and due for replacement. Approximately 40% of window system is funded for replacement.**

### 2013:
- All windows replaced with new aluminum frame insulated units.

### 2016:
- No changes reported

### 2018:
- No changes reported.
**Building No: 01 - Admin & Conference Building (former Campus Center)**

- **Campus:** Main Campus
- **Area:** 26,000 sf
- **Year Built:** 1969
- **Floors:** 1
- **Use Types:**
  - 15% Classrooms
  - 25% Kitchen/Food Service
  - 60% Administration
- **Notes:** Partial basement. Limited renovation performed (2007/2008). Bookstore, student services offices, cafeteria relocated to new Campus Center Building. New classroom vestibule added to allow direct access to classroom (2009, $50,000)

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Immediate</td>
</tr>
<tr>
<td>HVAC</td>
<td>16%</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$1,036,848</td>
</tr>
</tbody>
</table>

**System / Component Notes**


2005:

2008:
- Boilers checked daily and inspected twice annually. Boiler end rewelded to resolve leaking problem. Boiler original, at end of life, but functioning and well maintained. Bookstore relocated to new Campus Center. HVAC in old space reworked during renovation, overheating problems resolved. Boiler exhaust backdraft through fireplace flue resolved as much as possible through damper adjustment. Original kitchen HVAC functioning, no reported problems. AHU in basement needs new drive shaft and rebalancing of fans to prevent continued bearing failure. AHU in office area needs new drive shaft (worn). Evaporator fan pulleys and bearings are at end of life and due for replacement. All AHUs due for complete inspection and overhaul.

2010:
- Kitchen vent hood replaced, fire suppression system installed. (2010) Basement AHU drive shaft replaced. Office area AHU drive shaft replaced. Balance of HVAC system is original and functioning, but majority of problems from 2008 remain. The system is at end of life and due for replacement (controls, roof top units, boilers, etc.).

2013:
- Major HVAC work performed. New DDC controls installed. Boilers replaced with (2) new Lochinvar Knight condensing boilers. (2) new rooftop AC condenser units installed. (1) new Air handling unit installed.

2016:
- Replaced one compressor for the South Lounge
- Existing rooftop unit is currently down - in the process of being replaced in 2016.

2018:
- Rooftop unit was replaced in 2017.
- Operating fine today. Includes web based controls.
### Building No: 01 - Admin & Conference Building (former Campus Center)

<table>
<thead>
<tr>
<th>Campus: Main Campus</th>
<th>Notes: Partial basement. Limited renovation performed (2007/2008). Bookstore, student services offices, cafeteria relocated to new Campus Center Building. New classroom vestibule added to allow direct access to classroom (2009, $50,000)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area: 26,000 sf</td>
<td>Year Built: 1969</td>
</tr>
<tr>
<td>Floors: 1</td>
<td></td>
</tr>
<tr>
<td>Use Types:</td>
<td></td>
</tr>
<tr>
<td>15% Classrooms</td>
<td></td>
</tr>
<tr>
<td>25% Kitchen/Food Service</td>
<td></td>
</tr>
<tr>
<td>60% Administration</td>
<td></td>
</tr>
</tbody>
</table>

### System / Component Notes

Brick in good condition.

2005:
No reported problems

2008:
No changes reported

2010:
No changes reported, no reported problems.

2013:
No changes reported.

2016
No changes reported.

2018:
No changes reported.

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System %</th>
<th>$</th>
<th>Immediate</th>
<th>1-5 yrs</th>
<th>6-10 yrs</th>
<th>11+ yrs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cladding</td>
<td>6%</td>
<td>$388,818</td>
<td>0</td>
<td>0</td>
<td>10</td>
<td>90</td>
</tr>
</tbody>
</table>

**System / Component Notes**

- Brick in good condition.

**2005:**
- No reported problems

**2008:**
- No changes reported

**2010:**
- No changes reported, no reported problems

**2013:**
- No changes reported

**2016**
- No changes reported

**2018**
- No changes reported
System / Component Notes

New DDC controls installed
Boilers replaced with (2) new Lochinvar Knight condensing boilers
(2) new rooftop AC condenser units installed
(1) new Air handling unit installed
Original hot water tank – operates, but at end of life.
Water softener – no reported problems.
Fixtures – mostly original, no reported problems.
Flush valves upgraded to sensor type, no reported problems.

2005:
Water pressure fluctuations (60 psi-30 psi) typical throughout campus.
Flush sensors changed back to manual type as they fail.
Hot water tank replaced. Tank gauges replaced (2005), limit controls may not be accurate.

2008:
New ballast tank and well added to increase water volume and reduce overall pressure and pressure fluctuations.
Main kitchen drain requires root cutting every 2-3 years. Plan is to replace with new larger drain line during future parking lot work.
Dishwasher room drain needs 1" air gap, but drain design/location not providing adequate space for repair.

2010:
Main kitchen drain replaced (2009) to resolve blockage issues. No reported problems.
Dishwasher room drain repaired (2009).
No reported problems.

2013:
New Lochinvar water heater installed. No other problems reported.

2016:
No changes reported.

2018:
Minor upgrades in kitchen area - faucets with sensors.
Building No: 01 - Admin & Conference Building (former Campus Center)

Campus: Main Campus  
Area: 26,000 sf  
Year Built: 1969  
Floors: 1  
Use Types:  
15% Classrooms
25% Kitchen/Food Service
60% Administration

Notes:  

---

System / Component Notes

Primary from on-site substation. Power to buildings through new campus-wide loop system, stepped down at building. No reported problems.

2005:  
No reported problems.

2008:  
No changes reported.

2010:  
No reported changes, no reported problems.

2013:  
Transformers tested in 2012, updated and repaired as required. No reported problems.

2016:  
No changes reported. System still functioning at capacity.

2018:  
No changes reported. System still functioning at capacity.
### Building No: 01 - Admin & Conference Building (former Campus Center)

**Campus:** Main Campus  
**Area:** 26,000 sf  
**Year Built:** 1969  
**Floors:** 1  

**Use Types:**  
- 15% Classrooms  
- 25% Kitchen/Food Service  
- 60% Administration  

**Notes:**  

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>$</th>
<th>Immediate</th>
<th>1-5 yrs</th>
<th>6-10 yrs</th>
<th>11+ yrs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Distribution</td>
<td>4%</td>
<td>$259,212</td>
<td>10</td>
<td>18</td>
<td>12</td>
<td>60</td>
</tr>
</tbody>
</table>

### System / Component Notes

At maximum capacity, additional circuits needed.

**2005:**  
Still functioning at capacity.

**2008:**  
No changes reported.

**2010:**  
No reported changes, system still functioning at capacity.

**2013:**  
No reported changes, system still functioning at capacity.

**2016:**  
No reported changes, system still functioning at capacity.

**2018:**  
No reported changes, system still functioning at capacity.
### Building No: 01 - Admin & Conference Building (former Campus Center)

**Campus:** Main Campus  
**Area:** 26,000 sf  
**Year Built:** 1969  
**Floors:** 1  
**Use Types:**  
- 15% Classrooms  
- 25% Kitchen/Food Service  
- 60% Administration  

**Notes:**  

<table>
<thead>
<tr>
<th>CRV of System</th>
<th>% of system</th>
<th>$</th>
<th>Immediate</th>
<th>1-5 yrs</th>
<th>6-10 yrs</th>
<th>11+ yrs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lighting</td>
<td>4%</td>
<td>$259,212</td>
<td>0</td>
<td>7</td>
<td>15</td>
<td>78</td>
</tr>
</tbody>
</table>

**System / Component Notes**

Rooms 103, 106, 111, 112 upgraded, balance of building is older fluorescent fixtures. Pendant fixtures obsolete, lenses unavailable, but require no more than typical maintenance.

2005:
Fixtures being upgraded with electronic ballasts and T8 lamps as necessary.

2008:
No changes reported.

2010:
Fixtures continue to be upgraded as necessary and as part of other projects.

2013:
New lights installed in new suspended ceilings at MBT and Café.

2016:
No changes reported.

2018:
No changes reported.
Building No: 01 - Admin & Conference Building (former Campus Center)

Campus: Main Campus  
Area: 26,000 sf  
Year Built: 1969  
Floors: 1  
Use Types: 15% Classrooms, 25% Kitchen/Food Service, 60% Administration  

Notes: Partial basement. Limited renovation performed (2007/2008). Bookstore, student services offices, cafeteria relocated to new Campus Center Building. New classroom vestibule added to allow direct access to classroom (2009, $50,000)

<table>
<thead>
<tr>
<th>System / Component Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Upgraded 1996+/-, at capacity for building. Master clock system disabled.</td>
</tr>
</tbody>
</table>
| 2005: Fiber to each building (1998)  
| Network switches on 4-year upgrade cycle  
| Wireless installed.  
| No reported problems |
| 2008: Campus phone system being switched to VOIP system. |
| 2010: No reported problems. |
| 2013: Wi-Fi added to all buildings. |
| 2016: No changes reported |
| 2018: No changes reported |

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Voice/Data</td>
<td>2%</td>
<td>$129,606</td>
</tr>
<tr>
<td>%</td>
<td>$</td>
<td></td>
</tr>
<tr>
<td>Immediate</td>
<td>1-5 yrs</td>
<td>6-10 yrs</td>
</tr>
<tr>
<td>0</td>
<td>3</td>
<td>12</td>
</tr>
</tbody>
</table>

2018 Campus Facilities Master Plan

Section 8 - 93
Building No: 01 - Admin & Conference Building (former Campus Center)

**Campus:** Main Campus  
**Area:** 26,000 sf  
**Year Built:** 1969  
**Floors:** 1  
**Use Types:**  
- 15% Classrooms  
- 25% Kitchen/Food Service  
- 60% Administration  

**Notes:** Partial basement. Limited renovation performed (2007/2008). Bookstore, student services offices, cafeteria relocated to new Campus Center Building. New classroom vestibule added to allow direct access to classroom (2009, $50,000).

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ceilings</td>
<td>3%</td>
<td>Immediate: 0</td>
</tr>
<tr>
<td></td>
<td>$194,409</td>
<td>$194,409</td>
</tr>
</tbody>
</table>

**System / Component Notes**

2x2 suspended tiles in good condition; exposed wood deck in good condition. Glue-on 12x12 tiles at lower ceiling in lounge spaces.

2005:  
No reported problems.

2008:  
12x12 tiles in fire pit area detaching due to past roof leaks. Drywall ceiling above will likely require replacement at same time (approx. 600 SF)

2010:  
Damaged areas of ceiling repaired, no reported problems.

2013:  
No changes reported.

2016:  
No changes reported.

2018:  
No changes reported.  
No plan for improvements.
Building No: 01 - Admin & Conference Building (former Campus Center)

**Notes:** Partial basement. Limited renovation performed (2007/2008). Bookstore, student services offices, cafeteria relocated to new Campus Center Building. New classroom vestibule added to allow direct access to classroom (2009, $50,000)

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System % of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>System</td>
</tr>
<tr>
<td>Walls</td>
<td>5%</td>
</tr>
</tbody>
</table>

**System / Component Notes**

Mostly gypsum board, some painted concrete block, in good condition. Walls repainted on regular schedule.

2005:
Some gypsum board cracking and poorly concealed joints in renovations -Room 101, Room 128

2008:
No changes reported.

2010:
No changes reported.

2013:
No changes reported.

2016:
No changes reported.

2018:
No changes reported.
Building No: 01 - Admin & Conference Building (former Campus Center)

<table>
<thead>
<tr>
<th>Campus: Main Campus</th>
<th>Notes: Partial basement. Limited renovation performed (2007/2008). Bookstore, student services offices, cafeteria relocated to new Campus Center Building. New classroom vestibule added to allow direct access to classroom (2009, $50,000)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area: 26,000 sf</td>
<td>Year Built: 1969</td>
</tr>
<tr>
<td>Use Types: 15% Classrooms</td>
<td>25% Kitchen/Food Service</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>%</td>
<td>$</td>
</tr>
<tr>
<td>Doors</td>
<td>3%</td>
<td>$194,409</td>
</tr>
</tbody>
</table>

System / Component Notes


2005:
Removable main front door mullion - worn and rusted, due for replacement.
Interior wood doors being refinished at toilet rooms.

2008:
No changes reported.

2010:
Main entry doors replaced with new aluminum frame full-lite doors.
Other exterior doors replaced in building core and in north wing: South wing doors still require replacement.

2013:
All exterior doors now replaced with new.

2018:
No changes reported.
**Building No: 01 - Admin & Conference Building (former Campus Center)**

**Campus:** Main Campus  
**Area:** 26,000 sf  
**Year Built:** 1969  
**Floors:** 1  
**Use Types:**  
- 15% Classrooms  
- 25% Kitchen/Food Service  
- 60% Administration  

**Notes:** Partial basement. Limited renovation performed (2007/2008). Bookstore, student services offices, cafeteria relocated to new Campus Center Building. New classroom vestibule added to allow direct access to classroom (2009, $50,000).

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Floors</td>
<td>4%</td>
<td>259,212</td>
</tr>
</tbody>
</table>

**System / Component Notes**

Some carpet original, in poor condition in lounge. Carpet replaced in office areas, food court; balance of carpet funded for replacement. Quarry tile damaged from water leak - replaced, no reported problems.

2005:
Carpet replaced in remaining spaces (2002-03).
Isolated cracking of quarry tile throughout building. Repairs planned.

2008:
Quarry tile damage repaired (2005).

2010:
No reported changes, no reported problems.

2013:
No changes reported.

2016:
No changes reported.

2018:
Some carpet tile replaced.
Building No: 01 - Admin & Conference Building (former Campus Center)

| Campus: | Main Campus |
| Area: | 26,000 sf |
| Year Built: | 1969 |
| Floors: | 1 |
| Use Types: | 15% Classrooms, 25% Kitchen/Food Service, 60% Administration |
| Notes: | Partial basement. Limited renovation performed (2007/2008). Bookstore, student services offices, cafeteria relocated to new Campus Center Building. New classroom vestibule added to allow direct access to classroom (2009, $50,000) |

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>%</td>
<td>$</td>
</tr>
<tr>
<td>Code (fire, ADA, etc.)</td>
<td>4%</td>
<td>$259,212</td>
</tr>
</tbody>
</table>

System / Component Notes

Not sprinkled, except for fire suppression in kitchen and grill area.
Fire alarms upgraded with strobes and horns.
Exit lights upgraded, but no battery backup. Emergency lights on battery backup, no reported problems.
No fire stopping around pipes going through rated wall between boiler room and electrical equipment room. Door between spaces rated, but propped open.
Kitchen equipment up to date.
ADA compliant toilet room added. Thresholds and closers upgraded for ADA.
Knob hardware throughout on interior doors.

2005:
Kitchen fire suppression outdated, may be grandfathered in. Confirm with code officials if upgrade needed.
Emergency lighting required in interior enclosed rooms.

2008:
Fire stopping added around through-wall piping between boiler room and electrical equipment room.
Exit lighting upgraded at most locations.
Emergency lighting installed in interior enclosed rooms (2007)

2010:
Kitchen fire suppression system replaced (2010).
Most door hardware converted to lever style.
No reported problems.

2013:
No changes reported.

2016:
No changes reported.

2018:
No changes reported.
Building No: 01 - Admin & Conference Building (former Campus Center)

Campus: Main Campus
Area: 26,000 sf
Year Built: 1969
Floors: 1

Use Types:
- 15% Classrooms
- 25% Kitchen/Food Service
- 60% Administration

Notes: Partial basement. Limited renovation performed (2007/2008). Bookstore, student services offices, cafeteria relocated to new Campus Center Building. New classroom vestibule added to allow direct access to classroom (2009, $50,000)

System / Component Notes

Plaza area unsafe due to pavement cracking, heaving, sinking. Concrete steps deteriorated. Complete repaving and grading work needed. Some water leaking through plaza into basement mechanical rooms. No pavement problems at entries.
Site lighting replaced.

2005:
At patio area - concrete cover on reinforcing steel spalling and flaking, exposing steel, edge beams severely deteriorated. Some exterior stairs patched, repaired, most in poor condition.
Complete replacement of patio recommended.
Site lighting updated during construction of new Campus Center.

2008:
Hot water snow melt system added to inner-campus walkways.
Patio and patio stairs continuing to deteriorate.
Ground under patio stairs washing out, requires replacement of sand.

2010:
Main building parking lot replaced (parking lot not part of assessment).
Deck replacement is estimated at $150,000, but not yet funded.

2013:
Entire plaza deck, railings and stairs replaced. New waterproof membrane, concrete structure repaired, decking replaced with concrete pavers, new steps installed.
Wood deck at river is scheduled for removal.

2016:
Wood deck and stairs at creek planned for replacement.

2018:
Wood deck and stairs at creek are being considered for replacement in 2019. Currently they are closed to use.
### Summary - Building No: 01 - Admin & Conference Building (former Campus Center)

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>%</td>
<td>Immediate</td>
</tr>
<tr>
<td>CRV Totals</td>
<td>$6,480,300</td>
<td>$25,921</td>
</tr>
</tbody>
</table>

### Priority Issues Data

<table>
<thead>
<tr>
<th>CRV</th>
<th>DMB</th>
<th>EXCESS</th>
<th>FCI</th>
<th>RATING</th>
</tr>
</thead>
<tbody>
<tr>
<td>$</td>
<td>6,480,300</td>
<td>$25,921</td>
<td>-</td>
<td>0.4%</td>
</tr>
</tbody>
</table>

### 0-5 Year Cumulative Data

<table>
<thead>
<tr>
<th>DMB</th>
<th>EXCESS</th>
<th>FCI</th>
<th>$/YR MAINTAIN</th>
<th>RATING</th>
</tr>
</thead>
<tbody>
<tr>
<td>$</td>
<td>257,268</td>
<td>-</td>
<td>4.0%</td>
<td>$129,606</td>
</tr>
<tr>
<td>System</td>
<td>CRV</td>
<td>%</td>
<td>$</td>
<td>Immed.</td>
</tr>
<tr>
<td>----------------------</td>
<td>------</td>
<td>-------</td>
<td>-------</td>
<td>--------</td>
</tr>
<tr>
<td>Structure</td>
<td>0.18</td>
<td>$1,295,400</td>
<td>0.00</td>
<td>$ -</td>
</tr>
<tr>
<td>Roof</td>
<td>0.05</td>
<td>$359,833</td>
<td>0.00</td>
<td>$ -</td>
</tr>
<tr>
<td>Glazing</td>
<td>0.05</td>
<td>$359,833</td>
<td>0.00</td>
<td>$ -</td>
</tr>
<tr>
<td>Cladding</td>
<td>0.06</td>
<td>$431,800</td>
<td>0.00</td>
<td>$ -</td>
</tr>
<tr>
<td>HVAC</td>
<td>0.16</td>
<td>$1,151,467</td>
<td>0.00</td>
<td>$ -</td>
</tr>
<tr>
<td>Plumbing</td>
<td>0.1</td>
<td>$719,667</td>
<td>0.00</td>
<td>$ -</td>
</tr>
<tr>
<td>Primary/Secondary</td>
<td>0.06</td>
<td>$431,800</td>
<td>0.00</td>
<td>$ -</td>
</tr>
<tr>
<td>Distribution</td>
<td>0.06</td>
<td>$431,800</td>
<td>0.00</td>
<td>$ -</td>
</tr>
<tr>
<td>Lighting</td>
<td>0.04</td>
<td>$287,867</td>
<td>0.00</td>
<td>$ -</td>
</tr>
<tr>
<td>Voice/Data</td>
<td>0.02</td>
<td>$143,933</td>
<td>0.00</td>
<td>$ -</td>
</tr>
<tr>
<td>Ceilings</td>
<td>0.04</td>
<td>$287,867</td>
<td>0.00</td>
<td>$ -</td>
</tr>
<tr>
<td>Walls</td>
<td>0.05</td>
<td>$359,833</td>
<td>0.00</td>
<td>$ -</td>
</tr>
<tr>
<td>Doors</td>
<td>0.04</td>
<td>$287,867</td>
<td>0.00</td>
<td>$ -</td>
</tr>
<tr>
<td>Floors</td>
<td>0.03</td>
<td>$215,900</td>
<td>0.00</td>
<td>$ -</td>
</tr>
<tr>
<td>Code (fire, ADA, etc.)</td>
<td>0.03</td>
<td>$215,900</td>
<td>0.00</td>
<td>$ -</td>
</tr>
<tr>
<td>Immed. Site</td>
<td>0.03</td>
<td>$215,900</td>
<td>0.00</td>
<td>$ -</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>CRV:</th>
<th>$7,196,669</th>
</tr>
</thead>
<tbody>
<tr>
<td>DMB:</td>
<td>$1,043,517</td>
</tr>
<tr>
<td>FCI:</td>
<td>14.5%</td>
</tr>
<tr>
<td>DMB:</td>
<td>$492,972</td>
</tr>
<tr>
<td>FCI:</td>
<td>0.0%</td>
</tr>
<tr>
<td>DMB:</td>
<td>$5,660,180</td>
</tr>
</tbody>
</table>
Building No: 02 - Technical Center (original)

<table>
<thead>
<tr>
<th>Campus: Main Campus</th>
<th>Notes: Addition: 1990</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area: 35,720 sf</td>
<td>Tech prep classrooms (240-244) and lounge (238) renovated in 1999</td>
</tr>
<tr>
<td>Use Types: 40% Voc-Tech</td>
<td>Labs renovated to classrooms in 2004 when science labs relocated to new facility</td>
</tr>
<tr>
<td></td>
<td>60% Classroom</td>
</tr>
<tr>
<td>Year Built: 1969</td>
<td>2018 Addition</td>
</tr>
<tr>
<td>Floors: 1</td>
<td></td>
</tr>
</tbody>
</table>

System / Component Notes
No reported problems

2005:
No reported problems

2008:
Settlement at lintel above OH door between welding and machine tool labs.

2010:
No reported changes. Settlement does not appear to be worsening.

2013:
No changes reported.

2016:
No changes reported.

2018:
New fabrication and welding lab addition under construction, adding 3,120 sf.
No changes reported in the existing structure.
Building No: 02 - Technical Center (original)

<table>
<thead>
<tr>
<th>Campus: Main Campus</th>
<th>Year Built: 1969</th>
<th>Floors: 1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area: 35,720 sf</td>
<td>Notes: Addition: 1990, Tech prep classrooms (240-244) and lounge (238) renovated in 1999, Labs renovated to classrooms in 2004 when science labs relocated to new facility</td>
<td></td>
</tr>
<tr>
<td>Use Types: 40% Voc-Tech</td>
<td>2018 Addition</td>
<td>60% Classroom</td>
</tr>
</tbody>
</table>

### System / Component Notes


#### System

<table>
<thead>
<tr>
<th>CRV of System</th>
<th>%</th>
<th>$</th>
<th>1-5 yrs</th>
<th>6-10 yrs</th>
<th>11+ yrs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roof</td>
<td>5%</td>
<td>$359,833</td>
<td>0</td>
<td>85</td>
<td>5</td>
</tr>
</tbody>
</table>

#### 2005:

Single ply roof over room 245 due for replacement.
North roof area due for replacement within 5 years, if maintained.
Balance of roof installed in 2005, no reported problems.

#### 2008:

***Welding lab room (245) roof replacement TOP PRIORITY.***

#### 2010:

Roof inspected annually. Replacement not anticipated in short term.

#### 2013:

Roof near end of life, but no reported problems. Roof of both original and addition scheduled for replacement within 10 years.

#### 2016:

New roof included in planned improvements under capital outlay program. Anticipated construction in 2018.

#### 2018:

New roofing being added at new welding addition in 2018. New roofing for existing area being planned for implementation in 2019.
Building No: 02 - Technical Center (original)

**Notes:**
- Addition: 1990
- Tech prep classrooms (240-244) and lounge (238) renovated in 1999
- Labs renovated to classrooms in 2004 when science labs relocated to new facility

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>%</td>
<td>$</td>
</tr>
<tr>
<td>Glazing</td>
<td>5%</td>
<td>$359,833</td>
</tr>
</tbody>
</table>

**System / Component Notes**

Original awning-type windows, seldom opened, no reported problems.

2005:
No reported problems.

2008:
No changes reported.

2010:
No reported changes or problems.

2013:
No changes reported.

2016:
No changes reported.

2018:
No changes reported.
Building No: 02 - Technical Center (original)

<table>
<thead>
<tr>
<th>Campus: Main Campus</th>
<th>Notes: Addition: 1990</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area: 35,720 sf</td>
<td>Tech prep classrooms (240-244) and lounge (238) renovated in 1999</td>
</tr>
<tr>
<td>Year Built: 1969</td>
<td>Labs renovated to classrooms in 2004 when science labs relocated to new facility</td>
</tr>
<tr>
<td>Floors: 1</td>
<td></td>
</tr>
<tr>
<td>Use Types:</td>
<td></td>
</tr>
<tr>
<td>40% Voc-Tech</td>
<td></td>
</tr>
<tr>
<td>60% Classroom</td>
<td></td>
</tr>
<tr>
<td>2018 Addition</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td>HVAC</td>
<td>16%</td>
<td>$1,151,467</td>
</tr>
<tr>
<td></td>
<td>Immediate</td>
<td>1-5 yrs</td>
</tr>
<tr>
<td></td>
<td>0</td>
<td>20</td>
</tr>
<tr>
<td></td>
<td>6-10 yrs</td>
<td>10</td>
</tr>
<tr>
<td></td>
<td>11+ yrs</td>
<td>70</td>
</tr>
</tbody>
</table>

System / Component Notes

High humidity problems near rooms 242, 244, causing ceiling tiles to sag - investigate and correct to prevent continued damage.

Air handling units functioning.

Few fume hoods, installed later (rooms 240, 242). Labs being relocated to future building.

2005:
Fume hoods removed during renovation. Fans remain on roof, need to be removed.
New AC rooftop units installed above rooms 224-284, no reported problems.
Controls a mix of electronic and pneumatic. Pneumatic controls in units for rooms 223, 225, 227, 229, 231 deteriorated, have water in system. due for replacement within 5 years.
Makeup air unit for room 244A unnecessary, can be removed.
Makeup air unit for room 245 unreliable, due for replacement - REPLACE DURING ROOF REPLACEMENT PROJECT.

2006:
Boilers checked daily and inspected twice annually.
Pneumatic controls for rooms 223, 225, 227, 229, 231 repaired. No reported problems.

2010:
Boilers replaced with 4 Lochinvar Knight staged boilers (2009).
Rooftop units replaced (2009).
Pneumatic system controls replaced with DDC.

2013:
No changes reported.

2016:
No changes reported.

2018:
2017: Replaced chiller in courtyard. Balance to be replaced in 2019 project.
### Building No: 02 - Technical Center (original)

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>%</td>
<td>$</td>
</tr>
<tr>
<td>Cladding</td>
<td>6%</td>
<td>$ 431,800</td>
</tr>
</tbody>
</table>

#### System / Component Notes

- **Brick, no reported problems.**
- **2005:**
  - Minor crack above 245G between original building and addition. Crack in brick at lintel in side of Room 247.
- **2008:**
  - No changes reported
- **2010:**
  - No changes reported, no reported problems.
- **2013:**
  - No changes reported.
- **2016:**
  - No changes reported
- **2018:**
  - No changes reported

---

**Notes:**
- Addition: 1990
- Tech prep classrooms (240-244) and lounge (238) renovated in 1999
- Labs renovated to classrooms in 2004 when science labs relocated to new facility

**Area:**
- 35,720 sf

**Floors:**
- 1

**Year Built:**
- 1969

**Use Types:**
- 40% Voc-Tech
- 60% Classroom

**System / Component Notes:**
- 2005:
  - Minor crack above 245G between original building and addition. Crack in brick at lintel in side of Room 247.
- 2008:
  - No changes reported
- 2010:
  - No changes reported, no reported problems.
- 2013:
  - No changes reported.
- 2016:
  - No changes reported
- 2018:
  - No changes reported
Building No: 02 - Technical Center (original)

<table>
<thead>
<tr>
<th>Campus: Main Campus</th>
<th>Notes: Addition: 1990</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area: 35,720 sf</td>
<td>Tech prep classrooms (240-244) and lounge (238) renovated in 1999</td>
</tr>
<tr>
<td>Year Built: 1969</td>
<td>Labs renovated to classrooms in 2004 when science labs relocated to new facility</td>
</tr>
<tr>
<td>Floors: 1</td>
<td></td>
</tr>
<tr>
<td>Use Types: 40% Voc-Tech 2018 Addition 60% Classroom</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Immediate</td>
<td>1-5 yrs</td>
</tr>
<tr>
<td>Plumbing</td>
<td>10%</td>
<td>$719,667</td>
<td>0</td>
</tr>
</tbody>
</table>

System / Component Notes

Some sediment in hot water tanks (due to well water).
Toilet partitions replaced in 2000.

2005:
Well replaced. Storage tank unused, could be removed.
Water pressure fluctuations (60 psi-30 psi) typical throughout campus.
Hot water tank due for replacement. Inadequate hot water supply compensated by new on-demand heaters, but supply still insufficient. No loop on HW supply lines - takes several minutes for HW to reach fixtures.

2008:
New ballast tank and well added to increase water volume and reduce overall pressure and pressure fluctuations.
Utility/hand wash sinks in room 245 past end of life, due for replacement.

2010:
Sinks in room 245 upgraded.
Domestic HW tank due for replacement (see 2005 notes).

2013:
Domestic water heater replaced, circulating pump added.

2016:
No changes reported.

2018:
Improvements planned as part of 2019 project.
Building No: 02 - Technical Center (original)

Campus: Main Campus
Area: 35,720 sf
Year Built: 1969
Floors: 1
Use Types: 40% Voc-Tech, 60% Classroom

Notes:
- Addition: 1990
- Tech prep classrooms (240-244) and lounge (238) renovated in 1999
- Labs renovated to classrooms in 2004 when science labs relocated to new facility

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Immediate</td>
</tr>
<tr>
<td>Primary / Secondary</td>
<td>6%</td>
<td>0</td>
</tr>
</tbody>
</table>

System / Component Notes

Primary from on-site substation. Power to buildings through new campus-wide loop system, stepped down at building. No reported problems.

2005:
No reported problems

2008:
No changes reported.

2010:
No reported problems or changes.

2013:
Transformers tested in 2012, updated and repaired as required. No reported problems.

2016:
No changes reported.

2018:
No changes reported.
Emergency generator to be added in 2019.
Building No: 02 - Technical Center (original)

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System %</th>
<th>System / Component Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Distribution</td>
<td>6%</td>
<td>Upgrade of phase 1 planned during lab renovations.</td>
</tr>
<tr>
<td></td>
<td>$ 431,800</td>
<td></td>
</tr>
<tr>
<td></td>
<td>0</td>
<td></td>
</tr>
</tbody>
</table>

2005: Welding lab panels at capacity, additional panels required.
2008: No changes reported.
2010: No reported problems or changes.
2013: No changes reported.
2016: No changes reported. Distribution panels operating at capacity.
Building No: 02 - Technical Center (original)

| Campus: | Main Campus |
| Area: | 35,720 sf |
| Year Built: | 1969 |
| Floors: | 1 |
| Use Types: | 40% Voc-Tech, 60% Classroom |

Notes: Addition: 1990
Tech prep classrooms (240-244) and lounge (238) renovated in 1999
Labs renovated to classrooms in 2004 when science labs relocated to new facility

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Immediate</td>
</tr>
<tr>
<td>Lighting</td>
<td>4%</td>
<td>$287,867</td>
</tr>
</tbody>
</table>

System / Component Notes

Mostly new, no reported problems, just typical maintenance.

2005:
Corridors are under-lit. Upgrade fixtures within 1-5 years to correct problem.
South end classroom lighting replaced.

2008:
Corridor lighting upgraded to T8 2x2 lay-in fluorescent (2006).

2010:
No reported problems or changes.

2013:
No changes reported. Lighting upgraded on regular basis as needed.

2016:
No changes reported. Converting to LED lighting as needed and planned as part of the capital outlay project. Construction in 2018.

2018:
New lighting at welding addition in 2018. Converting to LED as needed and planned as part of renovation project in 2019.
## Building No: 02 - Technical Center (original)

| Campus: Main Campus | Notes: Addition: 1990  
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Area: 35,720 sf</td>
<td>Tech prep classrooms (240-244) and lounge (238) renovated in 1999</td>
</tr>
<tr>
<td>Year Built: 1969</td>
<td>Labs renovated to classrooms in 2004 when science labs relocated to new facility</td>
</tr>
<tr>
<td>Floors: 1</td>
<td></td>
</tr>
<tr>
<td>Use Types: 40% Voc-Tech 2018 Addition</td>
<td></td>
</tr>
<tr>
<td>60% Classroom</td>
<td></td>
</tr>
</tbody>
</table>

### System / Component Notes

Fiber to each building (1998).
CAT5E/CAT6 cabling typical.
Wireless installed in select locations.
Network switches on 4-year upgrade cycle.
No reported problems.

2005:
No reported problems.

2008:
Campus phone system being switched to VOIP system.

2010:
No reported problems, or changes.

2013:
Wi-Fi added to all buildings.

2016:
No changes reported.

2018:
No changes reported.

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>%</td>
<td>Immediate 1-5 yrs 6-10 yrs 11+ yrs</td>
</tr>
<tr>
<td>Voice/Data</td>
<td>2%</td>
<td>0 5 10 85</td>
</tr>
</tbody>
</table>
**Building No: 02 - Technical Center (original)**

<table>
<thead>
<tr>
<th>Campus:</th>
<th>Main Campus</th>
<th>Notes:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area:</td>
<td>35,720 sf</td>
<td>Addition: 1990</td>
</tr>
<tr>
<td>Year Built:</td>
<td>1969</td>
<td>Tech prep classrooms (240-244) and lounge (238) renovated in 1999</td>
</tr>
<tr>
<td>Floors:</td>
<td>1</td>
<td>Labs renovated to classrooms in 2004 when science labs relocated to new facility</td>
</tr>
<tr>
<td>Use Types:</td>
<td>40% Voc-Tech 60% Classroom</td>
<td></td>
</tr>
<tr>
<td>2018 Addition</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>%</td>
<td>Immediate 1-5 yrs 6-10 yrs 11+ yrs</td>
</tr>
<tr>
<td>Ceilings</td>
<td>4%</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>$ 287,867</td>
<td></td>
</tr>
</tbody>
</table>

**System / Component Notes**

Mostly suspended ceilings. Some sagging from humidity in rooms 242, 244.

2005:
Damaged and sagging ceiling tiles replaced as part of renovation. No reported problems.

2008:
No changes reported.

2010:
No reported problems or changes.

2013:
No changes reported.

2016:
No changes reported. All new ceilings planned as part of capital outlay project. Construction in 2018 / 2019.

2018:
No changes reported. Welding lab under construction in 2018, with ceiling revision for rest of facility included in planned project for 2019.
Building No: 02 - Technical Center (original)

Campus: Main Campus
Area: 35,720 sf
Year Built: 1969
Floors: 1
Use Types: 40% Voc-Tech, 60% Classroom

Notes: Addition: 1990
Tech prep classrooms (240-244) and lounge (238) renovated in 1999
Labs renovated to classrooms in 2004 when science labs relocated to new facility

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>%</td>
<td>Immediate</td>
</tr>
<tr>
<td>Walls</td>
<td>5%</td>
<td>0</td>
</tr>
</tbody>
</table>

$359,833

System / Component Notes
Mostly concrete block throughout. Walls repainted on regular schedule. No reported problems.

2005:
Walls repainted since 2003.
No reported problems.

2008:
No changes reported.

2010:
No reported problems or changes.

2013:
No changes reported.

2016:
No changes reported.

2018:
Revision planned as part of 2019 project.
### Building No: 02 - Technical Center (original)

**Campus:** Main Campus  
**Area:** 35,720 sf  
**Year Built:** 1969  
**Floors:** 1  
**Use Types:**  
- 40% Voc-Tech  
- 60% Classroom  
**Notes:**  
- Addition: 1990  
- Tech prep classrooms (240-244) and lounge (238) renovated in 1999  
- Labs renovated to classrooms in 2004 when science labs relocated to new facility

### System / Component Notes

**System**

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>$</th>
<th>%</th>
<th>$</th>
</tr>
</thead>
<tbody>
<tr>
<td>Doors</td>
<td>4%</td>
<td>$287,867</td>
<td>0</td>
<td>15</td>
</tr>
</tbody>
</table>

**Exterior – typical steel doors, no reported problems. Door to room 238 rusted, due for replacement.**

**Interior – steel, generally in good condition, some plastic laminate coming off original interior doors, due for refinishing.**

2005:

Entrance doors and frames rusting and at end of life. Due for replacement.

2008:

Interior - damaged plastic laminate doors repaired and repainted.

2010:

No reported problems or changes.

2013:

No changes reported.

2016:

No changes reported.

2018:

No changes reported.
Building No: 02 - Technical Center (original)

| Campus: | Main Campus |
| Area: | 35,720 sf |
| Year Built: | 1969 |
| Floors: | 1 |
| Use Types: | 40% Voc-Tech 2018 Addition 60% Classroom |
| Notes: | Addition: 1990 Tech prep classrooms (240-244) and lounge (238) renovated in 1999 Labs renovated to classrooms in 2004 when science labs relocated to new facility |

System / Component Notes

Classroom flooring due for replacement during renovation.

2005:
Carpet replaced. Some Quarry tile cracked, replaced as required.

2008:
Quarry tile repaired and regROUTed as required.
Rooms 237, 239 carpet past end of life, due for replacement.

2010:
All carpet replaced (2009).

2013:
No changes reported.

2016:
No changes reported.

2018:
Flooring improvements planned as part of 2019 renovation project.
### Building No: 02 - Technical Center (original)

**Campus:** Main Campus  
**Area:** 35,720 sf  
**Year Built:** 1969  
**Floors:** 1  
**Use Types:**  
- 40% Voc-Tech  
- 60% Classroom  
**Notes:**  
- Addition: 1990  
- Tech prep classrooms (240-244) and lounge (238) renovated in 1999  
- Labs renovated to classrooms in 2004 when science labs relocated to new facility

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Code (fire, ADA, etc.)</td>
<td>3%</td>
<td>Immediate 0, 1-5 yrs 10, 6-10 yrs 5, 11+ yrs 85</td>
</tr>
<tr>
<td>$215,900</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**System / Component Notes**

- No emergency lighting, no battery backup on exit lighting
- Some fire alarm horns not audible in classrooms, fire alarm system not fully ADA compliant

- **2005:**  
  - Emergency lighting upgraded - on battery system. Exit lighting currently being upgraded - on battery system.  
  - Fire Alarm tied into new building system, but lacks strobes.

- **2008:**  
  - No changes reported.

- **2010:**  
  - No changes reported.

- **2013:**  
  - No changes reported.

- **2016:**  
  - No changes reported.

- **2018:**  
  - No changes reported.
Building No: 02 - Technical Center (original)

- **Campus:** Main Campus
- **Area:** 35,720 sf
- **Year Built:** 1969
- **Floors:** 1
- **Use Types:**
  - 40% Voc-Tech
  - 60% Classroom
- **Notes:**
  - Addition: 1990
  - Tech prep classrooms (240-244) and lounge (238) renovated in 1999
  - Labs renovated to classrooms in 2004 when science labs relocated to new facility

### System

<table>
<thead>
<tr>
<th>CRV of System</th>
<th>%</th>
<th>$</th>
</tr>
</thead>
<tbody>
<tr>
<td>Immed. Site/Ext Ltg</td>
<td>3%</td>
<td>$215,900</td>
</tr>
</tbody>
</table>

#### System / Component Notes

- **2005:**
  - Irrigation system - sprinkler heads need adjusting to eliminate water stains on building.

- **2008:**
  - Site lighting updated during construction of new Campus Center.

- **2010:**
  - No reported changes.

- **2013:**
  - No reported changes.

- **2016:**
  - No changes reported. Anticipate snowmelt system to be planned for front (west) entrance.

- **2018:**
  - No changes reported.
### Summary - Building No: 02 - Technical Center (original)

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Immediate</td>
</tr>
<tr>
<td></td>
<td></td>
<td>%</td>
</tr>
<tr>
<td>CRV Totals</td>
<td>$7,196,669</td>
<td>-</td>
</tr>
</tbody>
</table>

### Priority Issues Data

<table>
<thead>
<tr>
<th>CRV</th>
<th>DMB</th>
<th>EXCESS</th>
<th>FCI</th>
<th>RATING</th>
</tr>
</thead>
<tbody>
<tr>
<td>$7,196,669</td>
<td>0</td>
<td>$0</td>
<td>0.00%</td>
<td>GOOD</td>
</tr>
</tbody>
</table>

### 0-5 Year Cumulative Data

<table>
<thead>
<tr>
<th>DMB</th>
<th>EXCESS</th>
<th>FCI</th>
<th>$/YR MAINTAIN</th>
<th>RATING</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1,043,517</td>
<td>$683,684</td>
<td>14.5%</td>
<td>$143,933</td>
<td>POOR</td>
</tr>
</tbody>
</table>
### Summary of All Systems / Components - 02.1: Technical Center (addition)

<table>
<thead>
<tr>
<th>System</th>
<th>%</th>
<th>$</th>
<th>%</th>
<th>$</th>
<th>%</th>
<th>$</th>
<th>%</th>
<th>$</th>
<th>%</th>
<th>$</th>
<th>11+</th>
<th>$</th>
</tr>
</thead>
<tbody>
<tr>
<td>CRV:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Structure</td>
<td>0.19</td>
<td>1,846,369</td>
<td>0.00</td>
<td>-</td>
<td>0.00</td>
<td>-</td>
<td>0.05</td>
<td>92,318</td>
<td>0.95</td>
<td>1,754,050</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Roof</td>
<td>0.05</td>
<td>485,887</td>
<td>0.00</td>
<td>-</td>
<td>0.85</td>
<td>413,004</td>
<td>0.05</td>
<td>24,294</td>
<td>0.10</td>
<td>48,589</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Glazing</td>
<td>0.05</td>
<td>485,887</td>
<td>0.00</td>
<td>-</td>
<td>0.05</td>
<td>24,294</td>
<td>0.10</td>
<td>48,589</td>
<td>0.85</td>
<td>413,004</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cladding</td>
<td>0.06</td>
<td>583,064</td>
<td>0.00</td>
<td>-</td>
<td>0.00</td>
<td>-</td>
<td>0.05</td>
<td>29,153</td>
<td>0.95</td>
<td>553,911</td>
<td></td>
<td></td>
</tr>
<tr>
<td>HVAC</td>
<td>0.15</td>
<td>1,457,660</td>
<td>0.00</td>
<td>-</td>
<td>0.15</td>
<td>218,649</td>
<td>0.10</td>
<td>145,766</td>
<td>0.75</td>
<td>1,093,245</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Plumbing</td>
<td>0.1</td>
<td>971,773</td>
<td>0.00</td>
<td>-</td>
<td>0.10</td>
<td>97,177</td>
<td>0.10</td>
<td>97,177</td>
<td>0.80</td>
<td>777,418</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Primary/Secondary</td>
<td>0.06</td>
<td>583,064</td>
<td>0.00</td>
<td>-</td>
<td>0.00</td>
<td>-</td>
<td>0.10</td>
<td>58,306</td>
<td>0.90</td>
<td>524,757</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Distribution</td>
<td>0.06</td>
<td>583,064</td>
<td>0.00</td>
<td>-</td>
<td>0.20</td>
<td>116,613</td>
<td>0.05</td>
<td>29,153</td>
<td>0.75</td>
<td>437,298</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lighting</td>
<td>0.04</td>
<td>388,709</td>
<td>0.00</td>
<td>-</td>
<td>0.30</td>
<td>116,613</td>
<td>0.05</td>
<td>19,435</td>
<td>0.65</td>
<td>252,661</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Voice/Data</td>
<td>0.02</td>
<td>194,355</td>
<td>0.00</td>
<td>-</td>
<td>0.10</td>
<td>19,435</td>
<td>0.05</td>
<td>9,718</td>
<td>0.85</td>
<td>165,201</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ceilings</td>
<td>0.04</td>
<td>388,709</td>
<td>0.00</td>
<td>-</td>
<td>0.30</td>
<td>116,613</td>
<td>0.05</td>
<td>19,435</td>
<td>0.65</td>
<td>252,661</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Walls</td>
<td>0.05</td>
<td>485,887</td>
<td>0.00</td>
<td>-</td>
<td>0.10</td>
<td>48,589</td>
<td>0.05</td>
<td>24,294</td>
<td>0.85</td>
<td>413,004</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Doors</td>
<td>0.04</td>
<td>388,709</td>
<td>0.00</td>
<td>-</td>
<td>0.10</td>
<td>38,871</td>
<td>0.05</td>
<td>19,435</td>
<td>0.85</td>
<td>330,403</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Floors</td>
<td>0.03</td>
<td>291,532</td>
<td>0.00</td>
<td>-</td>
<td>0.30</td>
<td>87,460</td>
<td>0.20</td>
<td>58,306</td>
<td>0.50</td>
<td>145,766</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Code (fire, ADA, etc.)</td>
<td>0.03</td>
<td>291,532</td>
<td>0.00</td>
<td>-</td>
<td>0.05</td>
<td>14,577</td>
<td>0.05</td>
<td>14,577</td>
<td>0.90</td>
<td>262,379</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Immed. Site</td>
<td>0.03</td>
<td>291,532</td>
<td>0.00</td>
<td>-</td>
<td>0.00</td>
<td>-</td>
<td>0.05</td>
<td>14,577</td>
<td>0.95</td>
<td>276,955</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| Total CRV: 9,717,731 | DMB $1,311,894 | FCI 13.5% | 704,535 | 7,701,302 |
Building No: 02.1 - Technical Center (addition)

| Campus: | Main Campus |
| Area: | 39,200 sf |
| Year Built: | 1992 |
| Floors: | 1 |
| Use Types: | 20% Lab 80% Classroom |

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>%</td>
<td>$</td>
</tr>
<tr>
<td>Structure</td>
<td>19%</td>
<td>$1,846,369</td>
</tr>
</tbody>
</table>

System / Component Notes

- Slab movement at atrium entrances caused past door sticking problems.
- Some settling at corners along north wall of phase 3 addition, walls and floor showing cracks.

2005:
- Differential movement between Phase 2 and Phase 3
- No new settlement cracks.
- Atrium door sticking problem resolved
- Settlement causing transom window crack at east entry

2008:
- Sloped transom windows above entry vestibule removed (now open frames only) to resolve glass cracking. Structural movement continues.

2010:
- No reported changes.

2013:
- See glazing notes for vestibule transom solution.

2016:
- No changes reported.

2018:
- No changes reported.
### Building No: 02.1 - Technical Center (addition)

<table>
<thead>
<tr>
<th>Campus:</th>
<th>Main Campus</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area:</td>
<td>39,200 sf</td>
</tr>
<tr>
<td>Year Built:</td>
<td>1992</td>
</tr>
<tr>
<td>Floors:</td>
<td>1</td>
</tr>
<tr>
<td>Use Types:</td>
<td>20% Lab, 80% Classroom</td>
</tr>
<tr>
<td>Notes:</td>
<td>Phase 2 - 1992, Phase 3 - 1993, Vestibules added (2005), Nursing labs connected</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>%</td>
<td>$</td>
</tr>
<tr>
<td>Roof</td>
<td>5%</td>
<td>$485,887</td>
</tr>
</tbody>
</table>

#### System / Component Notes

Firestone EPDM installed in 1993. No reported problems

2005:
Roof in good condition. Preventive maintenance at corners, curbs, summer 2005.

2008:
No changes reported.

2010:
Roof inspected annually. Replacement not anticipated in short term.

2013:
Roof near end of life, but no reported problems. Roof of both original and addition scheduled for replacement within 10 years.

2016:
No changes reported. Scheduled to be replaced as part of capital outlay program.

2018:
No changes reports. Scheduled to be replaced in 2019.
### Building No: 02.1 - Technical Center (addition)

<table>
<thead>
<tr>
<th>Campus:</th>
<th>Main Campus</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area:</td>
<td>39,200 sf</td>
</tr>
<tr>
<td>Year Built:</td>
<td>1992</td>
</tr>
<tr>
<td>Floors:</td>
<td>1</td>
</tr>
<tr>
<td>Use Types:</td>
<td>20% Lab, 80% Classroom</td>
</tr>
<tr>
<td>Notes:</td>
<td>Phase 2 - 1992, Phase 3 - 1993, Vestibules added (2005), Nursing labs connected</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Immediate</td>
<td>1-5 yrs</td>
</tr>
<tr>
<td>Glazing</td>
<td>5%</td>
<td>$485,887</td>
</tr>
</tbody>
</table>

### System / Component Notes

No reported problems.

2005:
Transom window at east entrance cracking due to settling.

2008:
Sloped transom windows above entry vestibule removed (now open frames only) to resolve glass cracking. Structural movement continues.

2010:
No reported changes. Installation of polycarbonate panels above vestibule under consideration to close vestibules and prevent glass failure.

2013:
Windows in transom above vestibule replaced. New units are undersized to allow movement without breakage.

2016:
No changes reported.

2018:
No changes reported.
Building No: 02.1 - Technical Center (addition)

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>%</th>
<th>$</th>
<th>Immediate</th>
<th>1-5 yrs</th>
<th>6-10 yrs</th>
<th>11+ yrs</th>
</tr>
</thead>
<tbody>
<tr>
<td>HVAC</td>
<td></td>
<td></td>
<td></td>
<td>0</td>
<td>15</td>
<td>10</td>
<td>75</td>
</tr>
</tbody>
</table>

### System / Component Notes

- 8 McQuay package RTUs
- Air distribution in phases 2 and 3 problematic, economizer dampers malfunctioning.
- Air handling units functioning, except for routine failure of motor brackets (equipment design flaw)

#### 2005:
- DDC controls failing (7 zones)
- Diffuser springs failing, require ongoing maintenance.
- Economizer system on one AHU failing, requiring repair. Parts are difficult to obtain.

#### 2008:
- 2 of 7 DDC control zones replaced with thermostats.
- **Compressors failing on RTUs 5,6,8. Each units has 2 compressors, all at end of life, due for replacement within 5 years. TOP PRIORITY**
- Failed economizer system repaired (2007)

#### 2010:
- No reported problems.

#### 2013:
- No changes reported.

#### 2016:
- No changes reported.

#### 2018:
- No changes reported.
Building No: 02.1 - Technical Center (addition)

<table>
<thead>
<tr>
<th>Campus:</th>
<th>Main Campus</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area:</td>
<td>39,200 sf</td>
</tr>
<tr>
<td>Year Built:</td>
<td>1992</td>
</tr>
<tr>
<td>Floors:</td>
<td>1</td>
</tr>
<tr>
<td>Use Types:</td>
<td>20% Lab 80% Classroom</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>%</td>
<td>$</td>
</tr>
<tr>
<td>Cladding</td>
<td>6%</td>
<td>$583,064</td>
</tr>
</tbody>
</table>

System / Component Notes

Brick, no reported problems.

2005:
No reported problems

2008:
No changes reported

2010:
No changes reported, no reported problems.

2013:
No changes reported.

2016:
No changes reported.

2018:
No changes reported.
Building No: 02.1 - Technical Center (addition)

<table>
<thead>
<tr>
<th>Campus:</th>
<th>Main Campus</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area:</td>
<td>39,200 sf</td>
</tr>
<tr>
<td>Year Built:</td>
<td>1992</td>
</tr>
<tr>
<td>Floors:</td>
<td>1</td>
</tr>
<tr>
<td>Use Types:</td>
<td>20% Lab</td>
</tr>
<tr>
<td></td>
<td>80% Classroom</td>
</tr>
<tr>
<td>Notes:</td>
<td>Phase 2 - 1992</td>
</tr>
<tr>
<td></td>
<td>Phase 3 - 1993</td>
</tr>
<tr>
<td></td>
<td>Vestibules added (2005)</td>
</tr>
<tr>
<td></td>
<td>Nursing labs connected</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>%</td>
<td>$</td>
</tr>
<tr>
<td>Plumbing</td>
<td>10%</td>
<td>$ 971,773</td>
</tr>
</tbody>
</table>

System / Component Notes

Some sediment in hot water tanks (due to well water).

2005:
- On-demand water heaters scheduled for replacement with single HW tank.
- Flush valves upgraded to sensor system as required.
- Waterless urinals replaced with plumbed units due to frequent maintenance issues and sanitation concerns.
- Toilet partitions due for replacement.

2008:
- New ballast tank and well added to increase water volume and reduce overall pressure and pressure fluctuations.
- Toilet rooms in Phase 3 have no HW loop on HW supply lines - takes several minutes for HW to reach fixtures.
- Gas fired HW tank installed (2005)

2010:
- Domestic HW problems continue. No reported changes.

2013:
- Domestic HW supply problem resolved with addition of circulating pumps.

2016:
- Sinks added in the Nursing area.

2018:
- No changes reported.
- Improvements planned as part of 2019 project.
### Building No: 02.1 - Technical Center (addition)

<table>
<thead>
<tr>
<th>Campus:</th>
<th>Main Campus</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area:</td>
<td>39,200 sf</td>
</tr>
<tr>
<td>Year Built:</td>
<td>1992</td>
</tr>
<tr>
<td>Floors:</td>
<td>1</td>
</tr>
<tr>
<td>Use Types:</td>
<td>20% Lab, 80% Classroom</td>
</tr>
<tr>
<td>Notes:</td>
<td>Phase 2 - 1992, Phase 3 - 1993, Vestibules added (2005), Nursing labs connected</td>
</tr>
</tbody>
</table>

#### System / Component Notes

- **Primary from on-site substation. Power to buildings through new campus-wide loop system, stepped down at building. No reported problems.**

- **2005:**
  - No reported problems

- **2008:**
  - No changes reported.

- **2010:**
  - No reported problems or changes.

- **2013:**
  - Transformers tested in 2012, updated and repaired as required. No reported problems.

- **2016:**
  - No changes reported.

- **2018:**
  - No changes reported.

#### CRV of System

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System %</th>
<th>% of System to Budget for Repair/Replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary / Secondary</td>
<td>6%</td>
<td>Immediate 0</td>
</tr>
<tr>
<td></td>
<td>$ 583,064</td>
<td></td>
</tr>
</tbody>
</table>
Building No: 02.1 - Technical Center (addition)

<table>
<thead>
<tr>
<th>Campus:</th>
<th>Notes:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Main Campus</td>
<td>Phase 2 - 1992</td>
</tr>
<tr>
<td>Area:</td>
<td>Phase 3 - 1993</td>
</tr>
<tr>
<td>39,200 sf</td>
<td>Vestibules added (2005)</td>
</tr>
<tr>
<td>Year Built: 1992</td>
<td>Nursing labs connected</td>
</tr>
<tr>
<td>Floors: 1</td>
<td></td>
</tr>
<tr>
<td>Use Types: 20% Lab</td>
<td></td>
</tr>
<tr>
<td>80% Classroom</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>%</td>
<td>$</td>
</tr>
<tr>
<td>Distribution</td>
<td>6%</td>
<td>$583,064</td>
</tr>
</tbody>
</table>

System / Component Notes

No earth ground, problem remediated.
Only 110v available in building.
Adequate circuits available.

2005:
220V for heated sidewalk

2008:
No changes reported.

2010:
No reported problems or changes.

2013:
No changes reported.

2016:
No changes reported.

2018:
No changes reported.
Improvements planned for 2019 project.
**Building No: 02.1 - Technical Center (addition)**

<table>
<thead>
<tr>
<th>Campus: Main Campus</th>
<th>Notes: Phase 2 - 1992</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area: 39,200 sf</td>
<td>Phase 3 - 1993</td>
</tr>
<tr>
<td>Year Built: 1992</td>
<td>Vestibules added (2005)</td>
</tr>
<tr>
<td>Floors: 1</td>
<td>Nursing labs connected</td>
</tr>
<tr>
<td>Use Types:</td>
<td></td>
</tr>
<tr>
<td>20% Lab</td>
<td></td>
</tr>
<tr>
<td>80% Classroom</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Immediate</td>
</tr>
<tr>
<td>Lighting</td>
<td>4%</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>$388,709</td>
<td></td>
</tr>
</tbody>
</table>

**System / Component Notes**

Typical maintenance only, except that indirect fixtures in atrium too close to beams, causing heat buildup that leads to premature lamp failure and beam shrinkage.

2005:
Fixtures in atrium removed and refitted in 2002 to address lamp failure.
Light levels in atrium inadequate, especially at night.

2008:
New lighting being tested in atrium to improve light levels.

2010:
New atrium fluorescent lighting provides adequate light levels.
No reported problems.

2013:
No changes reported. Lighting upgraded on regular basis as needed.

2016:
No changes reported. Converting light fixtures to LED as fixtures are replaced.

2018:
No changes reported. Converting to LED fixtures for 2019 renovation project.
Building No: 02.1 - Technical Center (addition)

<table>
<thead>
<tr>
<th>Campus</th>
<th>Main Campus</th>
<th>Notes:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area:</td>
<td>39,200 sf</td>
<td>Phase 2 - 1992</td>
</tr>
<tr>
<td>Year Built:</td>
<td>1992</td>
<td>Phase 3 - 1993</td>
</tr>
<tr>
<td>Floors:</td>
<td>1</td>
<td>Vestibules added (2005)</td>
</tr>
<tr>
<td>Use Types:</td>
<td>20% Lab 80% Classroom</td>
<td>Nursing labs connected</td>
</tr>
</tbody>
</table>

System / Component Notes

Fiber to each building (1998).
CAT5E/CAT6 cabling typical.
Wireless installed in select locations.
Network switches on 4-year upgrade cycle.
No reported problems.

2008:
Campus phone system being switched to VOIP system.

2010:
No reported problems, or changes.

2013:
Wi-Fi added to all buildings.

2016:
No changes reported.

2018:
No changes reported.

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System %</th>
<th>$ 194,355</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Voice/Data</td>
<td>2%</td>
<td>0</td>
<td>Immediate 1-5 yrs 6-10 yrs 11+ yrs</td>
</tr>
<tr>
<td></td>
<td></td>
<td>10</td>
<td>5</td>
</tr>
<tr>
<td></td>
<td></td>
<td>85</td>
<td></td>
</tr>
</tbody>
</table>
**Building No: 02.1 - Technical Center (addition)**

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Immediate</td>
</tr>
<tr>
<td>Ceilings</td>
<td>4%</td>
<td></td>
</tr>
</tbody>
</table>

**System / Component Notes**

Mostly suspended ceilings, open to wood deck in atrium.

2005:
No reported problems.

2008:
No changes reported.

2010:
No reported problems or changes.

2013:
No changes reported.

2016:
No changes reported.

2018:
No changes reported.

Improvements planned for 2019 project.
### Building No: 02.1 - Technical Center (addition)

<table>
<thead>
<tr>
<th>Campus: Main Campus</th>
<th>Notes: Phase 2 - 1992</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area: 39,200 sf</td>
<td>Phase 3 - 1993</td>
</tr>
<tr>
<td>Year Built: 1992</td>
<td>Vestibules added (2005)</td>
</tr>
<tr>
<td>Floors: 1</td>
<td>Nursing labs connected</td>
</tr>
<tr>
<td>Use Types: 20% Lab</td>
<td></td>
</tr>
<tr>
<td></td>
<td>80% Classroom</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>%</th>
<th>$</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Walls</td>
<td></td>
<td>5%</td>
<td>$485,887</td>
<td>0</td>
</tr>
</tbody>
</table>

#### System / Component Notes

Mostly brick and concrete block throughout, some drywall in offices. Walls repainted on regular schedule. No reported problems.

2005:
Cracking at north exterior wall and where interior walls meet north wall.

2008:
No changes reported.

2010:
No reported changes.

2013:
No changes reported.

2016:
No changes reported.

2018:
No changes reported.
Revisions planned as part of 2019 project.
Building No: 02.1 - Technical Center (addition)

<table>
<thead>
<tr>
<th>Campus:</th>
<th>Main Campus</th>
<th>Notes:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area:</td>
<td>39,200 sf</td>
<td>Phase 2 - 1992</td>
</tr>
<tr>
<td>Use Types:</td>
<td>20% Lab</td>
<td>Phase 3 - 1993</td>
</tr>
<tr>
<td></td>
<td>80% Classroom</td>
<td>Vestibules added (2005)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Year Built:</th>
<th>1992</th>
<th>Nursing labs connected</th>
</tr>
</thead>
</table>

System / Component Notes

- Exterior – aluminum at atrium and north end, steel doors elsewhere, no reported problems.
- Interior – wood, generally in good condition.

2005:
- Failed locksets replaced as required, ongoing replacement typical.
- Classroom door hardware needs routine adjustment.
- Toilet room doors showing wear.

2008:
- Door hardware replaced with new locksets as they fail to resolve adjustment problems.

2010:
- No reported changes.

2013:
- No changes reported.

2016:
- No changes reported.

2018:
- No changes reported.
Building No: 02.1 - Technical Center (addition)

<table>
<thead>
<tr>
<th>Campus:</th>
<th>Main Campus</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area:</td>
<td>39,200 sf</td>
</tr>
<tr>
<td>Year Built:</td>
<td>1992</td>
</tr>
<tr>
<td>Floors:</td>
<td>1</td>
</tr>
<tr>
<td>Use Types:</td>
<td>20% Lab, 80% Classroom</td>
</tr>
<tr>
<td>Notes:</td>
<td>Phase 2 - 1992, Phase 3 - 1993, Vestibules added (2005), Nursing labs connected</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Floors</td>
<td>3% $291,532</td>
<td>Immediate 0 1-5 yrs 30 6-10 yrs 20 11+ yrs 50</td>
</tr>
</tbody>
</table>

System / Component Notes

Some slate tiles in atrium popped, replaced.
Carpet failing, seams deteriorated.

2005:
Slate in atrium continuing to chips and crack, Some tiles cracking throughout building.
Carpet replaced (2005)

2008:
Slate in atrium replaced (2007).
Carpet - No reported problems.

2010:
Atrium tiles replaced as required.

2013:
No changes reported.

2016:
No changes reported.

2018:
No changes reported.
Improvements planned as part of 2019 renovation.
# Building No: 02.1 - Technical Center (addition)

<table>
<thead>
<tr>
<th>Campus: Main Campus</th>
<th>Notes: Phase 2 - 1992</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area: 39,200 sf</td>
<td>Phase 3 - 1993</td>
</tr>
<tr>
<td>Year Built: 1992</td>
<td>Vestibules added (2005)</td>
</tr>
<tr>
<td>Floors: 1</td>
<td>Nursing labs connected</td>
</tr>
<tr>
<td>Use Types: 20% Lab</td>
<td></td>
</tr>
<tr>
<td></td>
<td>80% Classroom</td>
</tr>
</tbody>
</table>

## System / Component Notes

Sprinkled; ADA compliant; battery backup on emergency lighting.
Toilet rooms ADA compliant.

2005:
No emergency lighting in some interior rooms (203, 216). Battery backup fluorescent added to resolve issue
Accessible door operators added (2005)

2008:
No changes reported.

2010:
No changes reported.

2013:
No changes reported.

2016:
No changes reported.

2018:
No changes reported.

## CRV of System

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>System</td>
<td>Immediate</td>
</tr>
<tr>
<td>Code (fire, ADA, etc.)</td>
<td>3%</td>
<td>$291,532</td>
</tr>
</tbody>
</table>

## System / Component Notes

Sprinkled; ADA compliant; battery backup on emergency lighting.
Toilet rooms ADA compliant.

2005:
No emergency lighting in some interior rooms (203, 216). Battery backup fluorescent added to resolve issue
Accessible door operators added (2005)

2008:
No changes reported.

2010:
No changes reported.

2013:
No changes reported.

2016:
No changes reported.

2018:
No changes reported.
### Building No: 02.1 - Technical Center (addition)

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System %</th>
<th>$</th>
<th>Immediate</th>
<th>1-5 yrs</th>
<th>6-10 yrs</th>
<th>11+ yrs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Immed. Site/Ext Ltg</td>
<td>3%</td>
<td>$291,532</td>
<td>0</td>
<td>0</td>
<td>5</td>
<td>95</td>
</tr>
</tbody>
</table>

**System / Component Notes**

- No problems reported.
- Site lighting updated during construction of new Campus Center.

**Notes:**

- Phase 2 - 1992
- Phase 3 - 1993
- Vestibules added (2005)
- Nursing labs connected

**Use Types:**

- 20% Lab
- 80% Classroom

**Area:** 39,200 sf  **Year Built:** 1992  **Floors:** 1

**System / Component Notes**

2010:
No reported problems or changes.

2013:
No reported problems or changes.

2016:
No changes reported.

2018:
No changes reported.
<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>%</td>
<td>$</td>
</tr>
<tr>
<td>CRV Totals</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Priority Issues Data

<table>
<thead>
<tr>
<th>CRV</th>
<th>DMB</th>
<th>EXCESS</th>
<th>FCI</th>
<th>RATING</th>
</tr>
</thead>
<tbody>
<tr>
<td>$9,717,731</td>
<td>0</td>
<td>$0</td>
<td>0.00%</td>
<td>GOOD</td>
</tr>
</tbody>
</table>

### 0-5 Year Cumulative Data

<table>
<thead>
<tr>
<th>DMB</th>
<th>EXCESS</th>
<th>FCI</th>
<th>$/YR MAINTAIN</th>
<th>RATING</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1,311,894</td>
<td>$826,007</td>
<td>13.5%</td>
<td>$194,355</td>
<td>POOR</td>
</tr>
</tbody>
</table>
## Summary of All Systems / Components - Building No. 03: Arts & Sciences Center (original and 2010)

<table>
<thead>
<tr>
<th>CRV: System</th>
<th>%</th>
<th>$ 12,271,008</th>
<th>Immed. Value</th>
<th>1-5 Value</th>
<th>6-10 Value</th>
<th>11+ Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Structure</td>
<td>0.2</td>
<td>$2,454,202</td>
<td>0.00</td>
<td>$ -</td>
<td>0.00</td>
<td>$ -</td>
</tr>
<tr>
<td>Roof</td>
<td>0.05</td>
<td>$613,550</td>
<td>0.00</td>
<td>$ -</td>
<td>0.00</td>
<td>$ -</td>
</tr>
<tr>
<td>Glazing</td>
<td>0.05</td>
<td>$613,550</td>
<td>0.00</td>
<td>$ -</td>
<td>0.00</td>
<td>$ -</td>
</tr>
<tr>
<td>Cladding</td>
<td>0.06</td>
<td>$736,260</td>
<td>0.00</td>
<td>$ -</td>
<td>0.00</td>
<td>$ -</td>
</tr>
<tr>
<td>HVAC</td>
<td>0.15</td>
<td>$1,840,651</td>
<td>0.00</td>
<td>$ -</td>
<td>0.05</td>
<td>$92,033</td>
</tr>
<tr>
<td>Plumbing</td>
<td>0.09</td>
<td>$1,104,391</td>
<td>0.00</td>
<td>$ -</td>
<td>0.00</td>
<td>$ -</td>
</tr>
<tr>
<td>Primary/Secondary</td>
<td>0.05</td>
<td>$613,550</td>
<td>0.00</td>
<td>$ -</td>
<td>0.00</td>
<td>$ -</td>
</tr>
<tr>
<td>Distribution</td>
<td>0.04</td>
<td>$490,840</td>
<td>0.00</td>
<td>$ -</td>
<td>0.00</td>
<td>$ -</td>
</tr>
<tr>
<td>Lighting</td>
<td>0.04</td>
<td>$490,840</td>
<td>0.00</td>
<td>$ -</td>
<td>0.00</td>
<td>$ -</td>
</tr>
<tr>
<td>Voice/Data</td>
<td>0.04</td>
<td>$490,840</td>
<td>0.00</td>
<td>$ -</td>
<td>0.00</td>
<td>$ -</td>
</tr>
<tr>
<td>Ceilings</td>
<td>0.04</td>
<td>$490,840</td>
<td>0.00</td>
<td>$ -</td>
<td>0.00</td>
<td>$ -</td>
</tr>
<tr>
<td>Walls</td>
<td>0.05</td>
<td>$613,550</td>
<td>0.00</td>
<td>$ -</td>
<td>0.00</td>
<td>$ -</td>
</tr>
<tr>
<td>Doors</td>
<td>0.03</td>
<td>$368,130</td>
<td>0.00</td>
<td>$ -</td>
<td>0.00</td>
<td>$ -</td>
</tr>
<tr>
<td>Floors</td>
<td>0.04</td>
<td>$490,840</td>
<td>0.00</td>
<td>$ -</td>
<td>0.00</td>
<td>$ -</td>
</tr>
<tr>
<td>Code (fire, ADA, etc.)</td>
<td>0.04</td>
<td>$490,840</td>
<td>0.00</td>
<td>$ -</td>
<td>0.00</td>
<td>$ -</td>
</tr>
<tr>
<td>Immed. Site</td>
<td>0.03</td>
<td>$368,130</td>
<td>0.00</td>
<td>$ -</td>
<td>0.00</td>
<td>$ -</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>CRV</th>
<th>$ 12,271,008</th>
</tr>
</thead>
<tbody>
<tr>
<td>DMB</td>
<td>$ -</td>
</tr>
<tr>
<td>FCI</td>
<td>0.0%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>FCI</th>
<th>0.8%</th>
</tr>
</thead>
<tbody>
<tr>
<td>DMB</td>
<td>$92,033</td>
</tr>
<tr>
<td>FCI</td>
<td>0.8%</td>
</tr>
</tbody>
</table>
Building No: 03 - Arts & Sciences Center (original & 2010 addition)

<table>
<thead>
<tr>
<th>Campus: Main Campus</th>
<th>Notes: 2010 Entire building renovated, new 6,800 SF addition constructed ($6,900,00)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area: 35,000 sf</td>
<td>Year Built: 1970 Floors: 1</td>
</tr>
<tr>
<td>Use Types: 25% Auditorium 35% Lab 40% Classroom</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>%</td>
<td>$</td>
</tr>
<tr>
<td>Structure</td>
<td>20%</td>
<td>$ 2,454,202</td>
</tr>
</tbody>
</table>

**System / Component Notes**

Settling of floor at dressing rooms.
Previous settlement of floor caused floor crack through middle of media center and under slab drain lines from roof to back up - repaired but future settlement may occur. College to consider rerouting roof drain lines through ceiling space.

2005:
Floor settling problem persists, subfloor drain backup problem still occurs 2 or more times per year.

2008:
Floor still uneven, but settlement stabilized.
Under floor uneven in media center - problem resolved.

2010:
Settlement and drainage issues resolved as part of renovation.

2013:
No reported problems.

2016:
No changes reported.
# Building No: 03 - Arts & Sciences Center (original & 2010 addition)

<table>
<thead>
<tr>
<th>Campus:</th>
<th>Main Campus</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area:</td>
<td>35,000 sf</td>
</tr>
<tr>
<td>Year Built:</td>
<td>1970</td>
</tr>
<tr>
<td>Floors:</td>
<td>1</td>
</tr>
<tr>
<td>Use Types:</td>
<td>25% Auditorium, 35% Lab, 40% Classroom</td>
</tr>
<tr>
<td>Notes:</td>
<td>2010 Entire building renovated, new 6,800 SF addition constructed ($6,900,00)</td>
</tr>
</tbody>
</table>

## System / Component Notes

Mansards replaced with prefinished steel.
Differential settlement of building has altered roof slope causing ponding on roof where drains are now higher than adjacent roof areas.

### 2005:
- Roof leaks at Commons, theater and room 305 repaired (2003)
- Ponding on roof not resolved.

### 2008:
- Roof drains modified to redirect and control outflow and eliminate ponding.

### 2010
- Entire roof and all roof conductors and underfloor piping replaced as part of renovation.

### 2013
- No reported problems.

### 2016:
- No changes reported. Roof is performing well. College prefers Firestone single ply roofing system, fully-adhered.

## Table: CRV of System

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Immediate</td>
</tr>
<tr>
<td>Roof</td>
<td>5%</td>
<td>$613,550</td>
</tr>
</tbody>
</table>

## System / Component Notes

Mansards replaced with prefinished steel.
Differential settlement of building has altered roof slope causing ponding on roof where drains are now higher than adjacent roof areas.

### 2005:
- Roof leaks at Commons, theater and room 305 repaired (2003)
- Ponding on roof not resolved.

### 2008:
- Roof drains modified to redirect and control outflow and eliminate ponding.

### 2010
- Entire roof and all roof conductors and underfloor piping replaced as part of renovation.

### 2013
- No reported problems.

### 2016:
- No changes reported. Roof is performing well. College prefers Firestone single ply roofing system, fully-adhered.
Building No: 03 - Arts & Sciences Center (original & 2010 addition)

- **Campus:** Main Campus  
- **Area:** 35,000 sf  
- **Year Built:** 1970  
- **Floors:** 1  
- **Use Types:**  
  - 25% Auditorium  
  - 35% Lab  
  - 40% Classroom  
- **Notes:** 2010 Entire building renovated, new 6,800 SF addition constructed ($6,900,00)

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System %</th>
<th>$ 613,550</th>
<th>Immediate</th>
<th>1-5 yrs</th>
<th>6-10 yrs</th>
<th>11+ yrs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Glazing</td>
<td>5%</td>
<td></td>
<td>0</td>
<td>0</td>
<td>5</td>
<td>95</td>
</tr>
</tbody>
</table>

**System / Component Notes**

Original Aluminum frames, some operable. Insulated glazing is fogging up as seals fail at most windows.

2005:
- Fogging problem has worsened, affecting approximately 40-45% of windows.
- Hardware in good condition, gaskets beginning to show deterioration

2008:
- No changes reported.

2010:
- Windows replaced as part of renovation

2013:
- No reported problems.

2016:
- No reported problems.

2018:
- No reported problems.
Building No: 03 - Arts & Sciences Center (original & 2010 addition)

<table>
<thead>
<tr>
<th>Campus:</th>
<th>Main Campus</th>
<th>Year Built:</th>
<th>1970</th>
<th>Floors:</th>
<th>1</th>
<th>Notes:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area:</td>
<td>35,000 sf</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>2010 Entire building renovated, new 6,800 SF addition constructed ($6,900,00)</td>
</tr>
<tr>
<td>Use Types:</td>
<td>25% Auditorium</td>
<td>35% Lab</td>
<td>40% Classroom</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>%</td>
<td>$</td>
</tr>
<tr>
<td>HVAC</td>
<td>15%</td>
<td>$1,840,651</td>
</tr>
</tbody>
</table>

**System / Component Notes**

- Chiller unit original, at end of life, but operating. Parts difficult to obtain.
- Boiler original but upgraded, no reported problems.
- Newer rooftop units in theater (2001) and rooms 301, 303 (1999).
- **2005:**
  - HVAC for theater replaced during renovation.
  - Boiler (natural gas, 1.5mBTU) inspected periodically, in fair condition. Water is treated to prevent corrosion.
  - Chiller unit still in operating condition, but parts remain difficult to obtain.
  - Heating pipe insulation in boiler room may contain asbestos at elbows.
  - Air handling units for library and room 305 original, require typical maintenance only.
  - Unit ventilators in balance of building - running, but motors are failing.
  - Library fin tubes and cabinet unit heaters in good condition.
  - Room 303 Rooftop unit motor replaced in 2004.
  - Pneumatic controls - no reported problems. Compressor in working condition.
- **2008:**
  - Boilers checked daily and inspected twice annually.
  - Unit ventilator motors in rooms 301,303 replaced.
- **2010:**
  - System replaced with new VAV ground-source geothermal heat pump system (38 wells, 34 heat pumps). Controls replaced with DDC.
  - Heat pumps located above ceilings - may be difficult to access for maintenance.
- **2013:**
  - Heat pumps working well, but are reported as difficult to access. No reported problems.
- **2016:**
  - Replaced boiler in 2015.
  - Replaced two outside A/C compressors (of a total of 6).
- **2018:**
  - No reported problems. College will watch to see how boiler performs. Their experience is about a 10-year life span in modular boiler.
### Building No: 03 - Arts & Sciences Center (original & 2010 addition)

<table>
<thead>
<tr>
<th>Campus</th>
<th>Main Campus</th>
<th>Notes: 2010 Entire building renovated, new 6,800 SF addition constructed ($6,900,00)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area:</td>
<td>35,000 sf</td>
<td></td>
</tr>
<tr>
<td>Year Built:</td>
<td>1970</td>
<td></td>
</tr>
<tr>
<td>Floors:</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Use Types:</td>
<td>25% Auditorium</td>
<td></td>
</tr>
<tr>
<td></td>
<td>35% Lab</td>
<td></td>
</tr>
<tr>
<td></td>
<td>40% Classroom</td>
<td></td>
</tr>
</tbody>
</table>

#### System / Component Notes

- **Brick, no reported problems.**

2005:
- Masonry in good shape
- Fascia and soffit painted in 2001

2008:
- No changes reported.

2010:
- No changes reported.

2013:
- No changes reported.

2016:
- No changes reported.

2018:
- No changes reported.

#### System

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>%</th>
<th>$</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Immediate</td>
</tr>
<tr>
<td>Cladding</td>
<td></td>
<td>6%</td>
<td>$736,260</td>
<td>0</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>System / Component Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brick, no reported problems.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Year</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>2005</td>
<td>Masonry in good shape</td>
</tr>
<tr>
<td>2005</td>
<td>Fascia and soffit painted in 2001</td>
</tr>
<tr>
<td>2008</td>
<td>No changes reported.</td>
</tr>
<tr>
<td>2010</td>
<td>No changes reported.</td>
</tr>
<tr>
<td>2013</td>
<td>No changes reported.</td>
</tr>
<tr>
<td>2016</td>
<td>No changes reported.</td>
</tr>
<tr>
<td>2018</td>
<td>No changes reported.</td>
</tr>
</tbody>
</table>
Building No: 03 - Arts & Sciences Center (original & 2010 addition)

Campus: Main Campus
Area: 35,000 sf  Year Built: 1970  Floors: 1
Use Types: 25% Auditorium
35% Lab
40% Classroom

Notes: 2010 Entire building renovated, new 6,800 SF addition constructed ($6,900,00)

System / Component Notes

Original plumbing and fixtures, no reported problems.
Toilet partitions replaced in 2000.
Main domestic water heater replaced in 1980s, no reported problems.
Separate 80gal heater in good condition.
2005:
Camera sent through drain lines but no obstructions noted. (2002)
Campus now on city sewer. Drain line obstruction near science wing addition.
New well in 2002 - serves ASC, CC, TC and new Auto/maint. Building,
presure fluctuates (30-60psi).
Faucets in toilet rooms replaced in 2001, working with typical repairs, but near end of life.
Supply lines - mix of galvanized and copper - original, no reported problems.
Toilet partitions replaced during renovation, but toilet rooms due for general upgrading.
Drinking fountains leaking - due for replacement
2008:
New ballast tank and well added to increase water volume and reduce overall pressure and pressure fluctuations. (2007).
Camera sent through drain lines but no obstructions noted. (2007)
Worst sink hardware replaced, balance awaiting replacement with renovation.
Drinking fountains replaced (2007).
2010:
All plumbing replaced as part of renovation. Toilet rooms renovated, now meet ADA.
2013:
No reported problems.
2016:
No changes reported.
2018:
No changes reported.
### Building No: 03 - Arts & Sciences Center (original & 2010 addition)

**Campus:** Main Campus  
**Area:** 35,000 sf  
**Year Built:** 1970  
**Floors:** 1  
**Use Types:**  
- 25% Auditorium  
- 35% Lab  
- 40% Classroom  

**Notes:** 2010 Entire building renovated, new 6,800 SF addition constructed ($6,900,00)

<table>
<thead>
<tr>
<th>System / Component Notes</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary / Secondary</td>
<td>5%</td>
<td>$ 613,550</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**System / Component Notes**  
Primary from on-site substation. Power to buildings through new campus-wide loop system, stepped down at building. No reported problems.

- **2005:**  
  - OK - Backhoe cut line during construction. Line repaired.  
  - Switchgear, original - no reported problems  
  - Underground lines under documented, survey required.

- **2008:**  

- **2010:**  
  - Electrical system upgraded as part of renovation.

- **2013:**  
  - Transformers tested in 2012, updated and repaired as required. No reported

- **2016:**  
  - No changes reported.

- **2018:**  
  - No changes reported.
Building No: 03 - Arts & Sciences Center (original & 2010 addition)

**Campus:** Main Campus  
**Area:** 35,000 sf  
**Year Built:** 1970  
**Floors:** 1  
**Use Types:**  
- 25% Auditorium  
- 35% Lab  
- 40% Classroom  

**Notes:** 2010 Entire building renovated, new 6,800 SF addition constructed ($6,900,00)

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>%</th>
<th>$</th>
<th>Immediate</th>
<th>1-5 yrs</th>
<th>6-10 yrs</th>
<th>11+ yrs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Distribution</td>
<td></td>
<td>4%</td>
<td>$490,840</td>
<td>0</td>
<td>0</td>
<td>5</td>
<td>95</td>
</tr>
</tbody>
</table>

**System / Component Notes**

Panels at capacity  
Electrical upgrades funded for 2002.

2005:  
Electrical updates still required, panels at capacity.  
No GFI except in breakroom.

2008:  
No changes reported.

2010:  
Electrical system upgraded as part of renovation.

2013:  
No reported problems.

2016:  
No changes reported.

2018:  
No changes reported.
Building No: 03 - Arts & Sciences Center (original & 2010 addition)

<table>
<thead>
<tr>
<th>Campus:</th>
<th>Main Campus</th>
<th>Notes:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area:</td>
<td>35,000 sf</td>
<td>2010 Entire building renovated, new 6,800 SF addition constructed ($6,900,00)</td>
</tr>
<tr>
<td>Use Types:</td>
<td>25% Auditorium, 35% Lab, 40% Classroom</td>
<td></td>
</tr>
<tr>
<td>Year Built:</td>
<td>1970</td>
<td></td>
</tr>
<tr>
<td>Floors:</td>
<td>1</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Immediate</td>
</tr>
<tr>
<td>Lighting</td>
<td>4%</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>$ 490,840</td>
<td>0</td>
</tr>
</tbody>
</table>

System / Component Notes

Original T12 fixtures, except for rooms 301, 303 (1999) and 305 (1997)- upgraded to T8. No reported problems.

Theater lighting – no reported problems.

Media center lighting – no reported problems.

2005:

Original theater lighting functioning, but inefficient and requires frequent lamp changes. Consider upgrade to improve efficiency.

Lamps and ballasts upgraded to T8 as required.

2008:

No changes reported.

2010:

Lighting system, including theater lighting, replaced as part of renovation.

2013:

No changes reported.

2016:

No changes reported.

2018:

Replaced Theater lighting instruments in 2017.

Upgraded sound systems (control panel and speakers).
### Building No: 03 - Arts & Sciences Center (original & 2010 addition)

<table>
<thead>
<tr>
<th>Campus:</th>
<th>Main Campus</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area:</td>
<td>35,000 sf</td>
</tr>
<tr>
<td>Year Built:</td>
<td>1970</td>
</tr>
<tr>
<td>Floors:</td>
<td>1</td>
</tr>
<tr>
<td>Use Types:</td>
<td>25% Auditorium, 35% Lab, 40% Classroom</td>
</tr>
<tr>
<td>Notes:</td>
<td>2010 Entire building renovated, new 6,800 SF addition constructed ($6,900,00)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Immediate</td>
</tr>
<tr>
<td>Voice/Data</td>
<td>4%</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>$ 490,840</td>
<td></td>
</tr>
</tbody>
</table>

### System / Component Notes

- Internet and telephone main line enter through this building – no reported problems.
- New data lines throughout building.
- 2005:
  - Fiber to each building (1998).
  - CAT5E/CAT6 cabling typical.
  - Network switches on 4-year upgrade cycle.
  - No reported problems.
- 2008:
  - Campus phone system being switched to VOIP system.
- 2010:
  - System upgraded as needed as part of renovation.
- 2013:
  - Wi-Fi added to all buildings.
- 2016:
  - No changes reported.
- 2018:
  - No changes reported. There is a question about sufficient bandwidth to support the Wi-Fi system in the future.
<table>
<thead>
<tr>
<th>Year</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>2005</td>
<td>Entire building renovated, new 6,800 SF addition constructed ($6,900,000)</td>
</tr>
<tr>
<td>2008</td>
<td></td>
</tr>
<tr>
<td>2010</td>
<td></td>
</tr>
<tr>
<td>2013</td>
<td></td>
</tr>
<tr>
<td>2016</td>
<td>No changes reported.</td>
</tr>
<tr>
<td>2018</td>
<td>No changes reported.</td>
</tr>
</tbody>
</table>

### System / Component Notes

- **Ceilings**: 2x2 suspended ceilings throughout building, being replaced where water damaged from past roof leak. Coffered suspended ceiling in media center difficult to maintain due to design. New ceilings in rooms 301, 303. Original ceilings remain in good condition. Ceilings replaced with a mix of suspended and open as part of renovation.

### System / System Component Notes

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ceilings</td>
<td>0% Immediate 1-5 yrs 6-10 yrs 11+ yrs</td>
<td>0 0 5 95</td>
</tr>
<tr>
<td>Ceiling</td>
<td>0% Immediate 1-5 yrs 6-10 yrs 11+ yrs</td>
<td>0 0 5 95</td>
</tr>
<tr>
<td>Ceiling</td>
<td>0% Immediate 1-5 yrs 6-10 yrs 11+ yrs</td>
<td>0 0 5 95</td>
</tr>
<tr>
<td>Ceiling</td>
<td>0% Immediate 1-5 yrs 6-10 yrs 11+ yrs</td>
<td>0 0 5 95</td>
</tr>
</tbody>
</table>

### System / System Component Notes

- **Ceilings**: 2x2 suspended ceilings throughout building, being replaced where water damaged from past roof leak. Coffered suspended ceiling in media center difficult to maintain due to design. New ceilings in rooms 301, 303. Original ceilings remain in good condition. Ceilings replaced with a mix of suspended and open as part of renovation.
### Building No: 03 - Arts & Sciences Center (original & 2010 addition)

**Campus:** Main Campus  
**Area:** 35,000 sf  
**Year Built:** 1970  
**Floors:** 1  
**Use Types:**  
- 25% Auditorium  
- 35% Lab  
- 40% Classroom  

**Notes:** 2010 Entire building renovated, new 6,800 SF addition constructed ($6,900,00)

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>%</td>
<td>Immediate</td>
</tr>
<tr>
<td>Walls</td>
<td>5%</td>
<td>$613,550</td>
</tr>
</tbody>
</table>

**System / Component Notes**
Concrete block and brick.  
Gypsum board walls in library and offices.  
Walls repainted on regular schedule. No reported problems.

2005:
Typical ongoing repainting.

2008:
No changes reported.

2010:
No changes reported.

2013:
No changes reported.

2016:
No changes reported.

2018:
No changes reported. Repairs and refresh as needed.
### Building No: 03 - Arts & Sciences Center (original & 2010 addition)

<table>
<thead>
<tr>
<th>Campus:</th>
<th>Main Campus</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area:</td>
<td>35,000 sf</td>
</tr>
<tr>
<td>Year Built:</td>
<td>1970</td>
</tr>
<tr>
<td>Floors:</td>
<td>1</td>
</tr>
<tr>
<td>Use Types:</td>
<td></td>
</tr>
<tr>
<td>25% Auditorium</td>
<td></td>
</tr>
<tr>
<td>35% Lab</td>
<td></td>
</tr>
<tr>
<td>40% Classroom</td>
<td></td>
</tr>
<tr>
<td>Notes:</td>
<td>2010 Entire building renovated, new 6,800 SF addition constructed ($6,900,00)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Immediate</td>
</tr>
<tr>
<td>Doors</td>
<td>3%</td>
<td>$368,130</td>
</tr>
</tbody>
</table>

### System / Component Notes

- **Exterior** – original hollow metal doors, in fair condition, some repairs made.
- Hardware wearing out. Replacement planned for future, not funded.
- **Interior** – wood, no reported problems.

2005:
- Exterior - doors rusting and hardware at end of life, especially at the South entry and backstage doors. due for replacement.
- Interior - Solid core wood doors due for refinishing.

2008:
- No changes reported.

2010:
- Replaced as part of renovation.

2013:
- No changes reported.

2016:
- No changes reported.

2018:
- No changes reported.
### Building No: 03 - Arts & Sciences Center (original & 2010 addition)

| Campus: | Main Campus |
| Area: 35,000 sf | Year Built: 1970 |
| Floors: 1 | Year Built: |
| Use Types: 25% Auditorium | 35% Lab |
| 40% Classroom | 40% Classroom |
| Notes: | 2010 Entire building renovated, new 6,800 SF addition constructed ($6,900,00) |
| 2005: | 2008: |
| 2010: | 2013: |
| 2016: | 2018: |

**System / Component Notes**

- New carpet throughout.
- Quarry tile in corridors, no reported problems.
- VCT in dressing rooms in good condition.

2005:
- New carpet in library and in theatre.
- Stage floor replaced (2002).

2008:
- No changes reported.

2010:
- Replaced as part of renovation. Mix of carpet, concrete, bamboo, linoleum and vinyl.

2013:
- No reported problems.

2016:
- Flooring replaced in two music rooms in 2015.

2018:
- No reported problems.

---

**System CRV of System**

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Floors</td>
<td>4%</td>
<td>490,840</td>
</tr>
<tr>
<td>Floors</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>System</td>
<td>CRV of System</td>
<td>% of system to budget for repair/replacement</td>
</tr>
<tr>
<td>-------------------------</td>
<td>---------------</td>
<td>---------------------------------------------</td>
</tr>
<tr>
<td>Fire alarm system</td>
<td>1%</td>
<td>Immediate</td>
</tr>
<tr>
<td>Fire suppression system</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Emergency lighting</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Exit lighting</td>
<td></td>
<td></td>
</tr>
<tr>
<td>ADA compliant toilet</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**System / Component Notes**

- Fire alarm system upgraded with horns and strobes in 2002 as part of science wing addition.
- Building on backup generator for emergency lighting and fire suppression.
- Original fire alarm system, due for upgrade in 2002.
- Fire alarm system, fire suppression system, emergency lighting and exit lighting replaced as part of renovation.
- Building fully ADA compliant.
- No changes reported.
- No changes reported.
- No changes reported.
- No changes reported.
- No changes reported.
- No changes reported.
- No changes reported.
- No changes reported.
Building No: 03 - Arts & Sciences Center (original & 2010 addition)

| Campus: Main Campus | Area: 35,000 sf | Year Built: 1970 | Floors: 1 | Notes: 2010 Entire building renovated, new 6,800 SF addition constructed ($6,900,00) |

Use Types: 25% Auditorium, 35% Lab, 40% Classroom

### System / Component Notes

**System**

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Immediate 1-5 yrs 6-10 yrs 11+ yrs</td>
</tr>
<tr>
<td>Immed. Site/Ext Ltg</td>
<td>3% 0 $368,130</td>
<td>0 0 5 95</td>
</tr>
</tbody>
</table>

**Entry walks in good condition, much will be replaced with addition.**

Building soffit lighting working, walkway lighting at north end of building replaced.

2005:

Some deterioration of asphalt walks at north and south entries.
Heated walk at south end constructed as part of building addition.

2008:

Hot water snow melt system added to inner-campus walkways. Asphalt walks replaced as part of project.
Site lighting updated during construction of new Campus Center.

2010:

Building lighting, building entry pads and surrounding sidewalks upgraded as part of renovation.

2013:

No changes reported.

2016:

New snow melt and heat exchanger in 2015.

2018:

No changes reported.
## Summary - Building No:03 - Arts & Sciences Center (original & 2010 addition)

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Immediate</td>
</tr>
<tr>
<td>CRV Totals</td>
<td>$12,271,008</td>
<td>0</td>
</tr>
</tbody>
</table>

### Priority Issues Data

<table>
<thead>
<tr>
<th>CRV</th>
<th>DMB</th>
<th>EXCESS</th>
<th>FCI</th>
<th>RATING</th>
</tr>
</thead>
<tbody>
<tr>
<td>$</td>
<td>12,271,008</td>
<td>$0</td>
<td>$0</td>
<td>0.00%</td>
</tr>
</tbody>
</table>

### 0-5 Year Cumulative Data

<table>
<thead>
<tr>
<th>DMB</th>
<th>EXCESS</th>
<th>FCI</th>
<th>$/YR MAINTAIN</th>
<th>RATING</th>
</tr>
</thead>
<tbody>
<tr>
<td>$92,033</td>
<td>$0</td>
<td>0.8%</td>
<td>$245,420</td>
<td>GOOD</td>
</tr>
</tbody>
</table>
## Summary of All Systems / Components - Building No. 03.1: Arts & Sciences Center (2002 Addition)

<table>
<thead>
<tr>
<th>System</th>
<th>%</th>
<th>$</th>
<th>IMMD %</th>
<th>Value $</th>
<th>1-5 %</th>
<th>Value $</th>
<th>6-10 %</th>
<th>Value $</th>
<th>11+ %</th>
<th>Value $</th>
</tr>
</thead>
<tbody>
<tr>
<td>Structure</td>
<td>0.2</td>
<td>$1,154,918</td>
<td>0.00</td>
<td>-</td>
<td>0.00</td>
<td>$ -</td>
<td>0.05</td>
<td>$57,746</td>
<td>0.95</td>
<td>$1,097,172</td>
</tr>
<tr>
<td>Roof</td>
<td>0.05</td>
<td>$288,730</td>
<td>0.00</td>
<td>-</td>
<td>0.05</td>
<td>$14,436</td>
<td>0.15</td>
<td>$43,309</td>
<td>0.80</td>
<td>$230,984</td>
</tr>
<tr>
<td>Glazing</td>
<td>0.03</td>
<td>$173,238</td>
<td>0.00</td>
<td>-</td>
<td>0.00</td>
<td>$ -</td>
<td>0.05</td>
<td>$8,662</td>
<td>0.95</td>
<td>$164,576</td>
</tr>
<tr>
<td>Cladding</td>
<td>0.07</td>
<td>$404,221</td>
<td>0.00</td>
<td>-</td>
<td>0.00</td>
<td>$ -</td>
<td>0.00</td>
<td>$ -</td>
<td>1.00</td>
<td>$404,221</td>
</tr>
<tr>
<td>HVAC</td>
<td>0.18</td>
<td>$1,039,427</td>
<td>0.00</td>
<td>-</td>
<td>0.05</td>
<td>$51,971</td>
<td>0.10</td>
<td>$103,943</td>
<td>0.85</td>
<td>$883,513</td>
</tr>
<tr>
<td>Plumbing</td>
<td>0.1</td>
<td>$577,459</td>
<td>0.00</td>
<td>-</td>
<td>0.05</td>
<td>$28,873</td>
<td>0.10</td>
<td>$57,746</td>
<td>0.85</td>
<td>$490,840</td>
</tr>
<tr>
<td>Primary/Secondary</td>
<td>0.04</td>
<td>$230,984</td>
<td>0.00</td>
<td>-</td>
<td>0.00</td>
<td>$ -</td>
<td>0.05</td>
<td>$11,549</td>
<td>0.95</td>
<td>$219,434</td>
</tr>
<tr>
<td>Distribution</td>
<td>0.04</td>
<td>$230,984</td>
<td>0.00</td>
<td>-</td>
<td>0.00</td>
<td>$ -</td>
<td>0.10</td>
<td>$23,098</td>
<td>0.90</td>
<td>$207,885</td>
</tr>
<tr>
<td>Lighting</td>
<td>0.04</td>
<td>$230,984</td>
<td>0.00</td>
<td>-</td>
<td>0.00</td>
<td>$ -</td>
<td>0.05</td>
<td>$11,549</td>
<td>0.95</td>
<td>$219,434</td>
</tr>
<tr>
<td>Voice/Data</td>
<td>0.02</td>
<td>$115,492</td>
<td>0.00</td>
<td>-</td>
<td>0.05</td>
<td>$5,775</td>
<td>0.10</td>
<td>$11,549</td>
<td>0.85</td>
<td>$98,168</td>
</tr>
<tr>
<td>Ceilings</td>
<td>0.04</td>
<td>$230,984</td>
<td>0.00</td>
<td>-</td>
<td>0.00</td>
<td>$ -</td>
<td>0.10</td>
<td>$23,098</td>
<td>0.90</td>
<td>$207,885</td>
</tr>
<tr>
<td>Walls</td>
<td>0.05</td>
<td>$288,730</td>
<td>0.00</td>
<td>-</td>
<td>0.00</td>
<td>$ -</td>
<td>0.10</td>
<td>$28,873</td>
<td>0.90</td>
<td>$259,857</td>
</tr>
<tr>
<td>Doors</td>
<td>0.03</td>
<td>$173,238</td>
<td>0.00</td>
<td>-</td>
<td>0.00</td>
<td>$ -</td>
<td>0.10</td>
<td>$17,324</td>
<td>0.90</td>
<td>$155,914</td>
</tr>
<tr>
<td>Floors</td>
<td>0.04</td>
<td>$230,984</td>
<td>0.00</td>
<td>-</td>
<td>0.00</td>
<td>$ -</td>
<td>0.10</td>
<td>$23,098</td>
<td>0.90</td>
<td>$207,885</td>
</tr>
<tr>
<td>Code (fire, ADA, etc.)</td>
<td>0.04</td>
<td>$230,984</td>
<td>0.00</td>
<td>-</td>
<td>0.00</td>
<td>$ -</td>
<td>0.10</td>
<td>$23,098</td>
<td>0.90</td>
<td>$207,885</td>
</tr>
<tr>
<td>Immed. Site</td>
<td>0.03</td>
<td>$173,238</td>
<td>0.00</td>
<td>-</td>
<td>0.00</td>
<td>$ -</td>
<td>0.05</td>
<td>$8,662</td>
<td>0.95</td>
<td>$164,576</td>
</tr>
</tbody>
</table>

| CRV  | $5,774,592 |
| DMB  | $101,055   |
| FCI  | 0.0%       |
| DMB  | $101,055   |
| FCI  | 1.8%       |
Building No: 03.1 - Arts & Sciences Center (2002 addition)

Campus: Main Campus
Area: 17,700sf  Year Built: 2002  Floors: 1
Use Types: 100% Lab

System

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Immediate 1-5 yrs 6-10 yrs 11+ yrs</td>
</tr>
<tr>
<td>Structure</td>
<td>20%</td>
<td>$ 1,154,918 0 0 5 95</td>
</tr>
</tbody>
</table>

System / Component Notes

2005:
Settlement and shrinkage cracking at west wall of room 352 (poor construction joint filled with excessive mortar).

2008:
No changes reported.

2010:
No reported changes.

2013:
No reported changes.

2016:
No changes reported.

2018:
No changes reported.
Building No: 03.1 - Arts & Sciences Center (2002 addition)

Campus: Main Campus  
Area: 17,700sf  
Year Built: 2002  
Floors: 1  
Use Types: 100% Lab

---

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Immediate</td>
</tr>
<tr>
<td>Roof</td>
<td>5%</td>
<td>$288,730</td>
</tr>
</tbody>
</table>

**System / Component Notes**

2005:
EPDM - mechanically attached, no reported problems

2008:
No changes reported.

2010:
Roof inspected annually.
Some minor leaks under investigation, possibly caused by loose piece of metal from recent windstorms cutting roof membrane.

2013:
No reported leaks or problems.

2016:
No changes reported.

2018:
No changes reported. No reported leaks or problems.
Building No: 03.1 - Arts & Sciences Center (2002 addition)

Campus: Main Campus  
Area: 17,700sf  
Year Built: 2002  
Floors: 1  
Use Types: 100% Lab

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>%</th>
<th>$</th>
<th>Immediate</th>
<th>1-5 yrs</th>
<th>6-10 yrs</th>
<th>11+ yrs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Glazing</td>
<td>3%</td>
<td>$173,238</td>
<td>0</td>
<td>0</td>
<td>5</td>
<td>95</td>
<td></td>
</tr>
</tbody>
</table>

System / Component Notes

2005:
Aluminum frame, gas filled, operable casements.
Interior borrowed lites with display between classroom & corridor.
No reported problems

2008:
No changes reported.

2010:
No reported changes or problems.

2013:
No reported changes or problems.

2016:
No changes reported.

2018:
Glazing at greenhouse successfully repaired. No reported problems since that time.
### Building No: 03.1 - Arts & Sciences Center (2002 addition)

<table>
<thead>
<tr>
<th>Campus:</th>
<th>Main Campus</th>
<th>Notes:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area:</td>
<td>17,700sf</td>
<td></td>
</tr>
<tr>
<td>Year Built:</td>
<td>2002</td>
<td>Floors: 1</td>
</tr>
<tr>
<td>Use Types:</td>
<td>100% Lab</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>%</th>
<th>$</th>
<th>Immediate</th>
<th>1-5 yrs</th>
<th>6-10 yrs</th>
<th>11+ yrs</th>
</tr>
</thead>
<tbody>
<tr>
<td>HVAC</td>
<td></td>
<td>18%</td>
<td>$1,039,427</td>
<td>0</td>
<td>5</td>
<td>10</td>
<td>85</td>
</tr>
</tbody>
</table>

### System / Component Notes

- **2005:**
  - (4) Burnham boilers, York AHU, ground-mounted chiller, no reported problems

- **2008:**
  - Boilers checked daily and inspected twice annually.

- **2010:**
  - Two of six compressors on chiller failed, remaining four still functioning, chiller operating normally. Replacement is not urgent

- **2013:**
  - Two failed compressors replaced. No reported problems.

- **2016:**
  - No changes reported.

- **2018:**
  - No changes reported.
Building No: 03.1 - Arts & Sciences Center (2002 addition)

<table>
<thead>
<tr>
<th>Campus:</th>
<th>Main Campus</th>
<th>Notes:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area:</td>
<td>17,700sf</td>
<td></td>
</tr>
<tr>
<td>Year Built:</td>
<td>2002</td>
<td></td>
</tr>
<tr>
<td>Floors:</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Use Types:</td>
<td>100% Lab</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System %</th>
<th>$</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Immediate</td>
</tr>
<tr>
<td>Cladding</td>
<td>7%</td>
<td>$404,221</td>
<td>0</td>
</tr>
</tbody>
</table>

System / Component Notes

2005:
Brick with metal fascia. No reported problems

2008:
No changes reported.

2010:
No changes reported.

2013:
No reported changes.

2016:
No changes reported.

2018:
No changes reported.
Some mold is present on exterior brick at former greenhouse.
Building No: 03.1 - Arts & Sciences Center (2002 addition)

<table>
<thead>
<tr>
<th>Campus:</th>
<th>Main Campus</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area:</td>
<td>17,700sf</td>
</tr>
<tr>
<td>Year Built:</td>
<td>2002</td>
</tr>
<tr>
<td>Floors:</td>
<td>1</td>
</tr>
<tr>
<td>Use Types:</td>
<td>100% Lab</td>
</tr>
</tbody>
</table>

Notes: This building is the distribution point of the campus water system.

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>%</th>
<th>$</th>
<th>Immediate</th>
<th>1-5 yrs</th>
<th>6-10 yrs</th>
<th>11+ yrs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plumbing</td>
<td></td>
<td>10%</td>
<td>$577,459</td>
<td>0</td>
<td>5</td>
<td>10</td>
<td>85</td>
</tr>
</tbody>
</table>

System / Component Notes

2005:
Main drain line obstructed, may not be sloped adequately.

2008:
New ballast tank and well added to increase water volume and reduce overall pressure and pressure fluctuations.
Main drain line modified, obstruction problem resolved.

2010:
No reported changes or problems.

2013:
No reported changes.

2016:
No changes reported. Plan to connect with city water system as a separate project in the future.

2018:
No changes reported. Connection with City of Ludington planned to be completed in 2019.
### Building No: 03.1 - Arts & Sciences Center (2002 addition)

**Campus:** Main Campus  
**Area:** 17,700sf  
**Year Built:** 2002  
**Floors:** 1  
**Use Types:** 100% Lab  

### System / Component Notes

#### 2005:
No reported problems

#### 2008:
No changes reported.

#### 2010:
No reported changes or problems.

#### 2013:
Transformers tested in 2012, updated and repaired as required. No reported problems.

#### 2016:
No changes reported.

#### 2018:
No changes reported.

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>%</th>
<th>$</th>
<th>Immediate</th>
<th>1-5 yrs</th>
<th>6-10 yrs</th>
<th>11+ yrs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary / Secondary</td>
<td>4%</td>
<td>$230,984</td>
<td>0</td>
<td>0</td>
<td>5</td>
<td>95</td>
<td></td>
</tr>
</tbody>
</table>

System / Component Notes:
## Building No: 03.1 - Arts & Sciences Center (2002 addition)

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Immediate</td>
</tr>
<tr>
<td>Distribution</td>
<td>4%</td>
<td>$230,984</td>
</tr>
</tbody>
</table>

### System / Component Notes

**2005:**
No reported problems

**2008:**
No changes reported.

**2010:**
No reported changes or problems.

**2013:**
No reported changes.

**2016:**
No changes reported.

**2018:**
No changes reported.
### Building No: 03.1 - Arts & Sciences Center (2002 addition)

- **Campus:** Main Campus
- **Area:** 17,700sf
- **Year Built:** 2002
- **Floors:** 1
- **Use Types:** 100% Lab

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>%</th>
<th>$</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lighting</td>
<td></td>
<td>4%</td>
<td>$230,984</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>System to budget for repair/replacement</th>
<th>Immediate</th>
<th>1-5 yrs</th>
<th>6-10 yrs</th>
<th>11+ yrs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lighting</td>
<td>0</td>
<td>0</td>
<td>5</td>
<td>95</td>
</tr>
</tbody>
</table>

### System / Component Notes

2 x 4 deep cell parabolic in classrooms, 2 x 4 acrylic in corridor, suspended direct/indirect in high bay, compact fluorescent downlights in corridor.

No reported problems

- **2005:**
  - No changes reported.

- **2008:**
  - No changes reported.

- **2010:**
  - No reported changes or problems.

- **2013:**
  - No reported changes. Lighting upgraded as necessary.

- **2016:**
  - No changes reported.

- **2018:**
  - No changes reported.
Building No: 03.1 - Arts & Sciences Center (2002 addition)

**System / Component Notes**

2005:
Fiber to each building (1998).
CAT5E/CAT6 cabling typical.
Network switches on 4-year upgrade cycle.
No reported problems.

2008:
Campus phone system being switched to VOIP system.

2010:
No reported changes or problems.

2013:
Wi-Fi added to all buildings.

2016:
No changes reported.

2018:
No changes reported.
<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Immediate</td>
</tr>
<tr>
<td>Ceilings</td>
<td>4%</td>
<td>$230,984</td>
</tr>
</tbody>
</table>

**System / Component Notes**

2005:
2 x 2 tegular ACT typical, some perforated metal panel, some gyp soffits & vestibule ceilings.

2008:
No changes reported.

2010:
No reported changes or problems.

2013:
No changes reported.

2016:
No changes reported.

2018:
No changes reported.
**Building No: 03.1 - Arts & Sciences Center (2002 addition)**

<table>
<thead>
<tr>
<th>Campus: Main Campus</th>
<th>Notes:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area: 17,700sf</td>
<td></td>
</tr>
<tr>
<td>Year Built: 2002</td>
<td>Floors: 1</td>
</tr>
<tr>
<td>Use Types: 100% Lab</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Immediate</td>
</tr>
<tr>
<td>Walls</td>
<td>5%</td>
<td>$288,730</td>
</tr>
</tbody>
</table>

**System / Component Notes**

2005:
Painted CMU. Walls repainted on regular schedule. No reported problems.

2008:
No changes reported.

2010:
No reported changes or problems.

2013:
No reported changes.

2016:
No changes reported.

2018:
No reported changes or problems. Normal repair and refresh.
## Building No: 03.1 - Arts & Sciences Center (2002 addition)

<table>
<thead>
<tr>
<th>Campus</th>
<th>Main Campus</th>
<th>Notes:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area:</td>
<td>17,700sf</td>
<td></td>
</tr>
<tr>
<td>Year Built:</td>
<td>2002</td>
<td></td>
</tr>
<tr>
<td>Floors:</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Use Types:</td>
<td>100% Lab</td>
<td></td>
</tr>
</tbody>
</table>

### System / Component Notes

- **2005:**
  - Exterior - aluminum
  - Interior - wood with sidelights, some vision panels, ADA hardware.
  - No reported problems.

- **2008:**
  - No changes reported.

- **2010:**
  - No reported changes or problems.

- **2013:**
  - No reported changes.

- **2016:**
  - No changes reported.

- **2018:**
  - No changes reported.

### System

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System %</th>
<th>$ 173,238</th>
</tr>
</thead>
<tbody>
<tr>
<td>Doors</td>
<td>3%</td>
<td>$173,238</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>%</th>
<th>1-5 yrs</th>
<th>6-10 yrs</th>
<th>11+ yrs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Immediate</td>
<td>0</td>
<td>0</td>
<td>10</td>
</tr>
</tbody>
</table>
**Building No: 03.1 - Arts & Sciences Center (2002 addition)**

**Campus:** Main Campus  
**Area:** 17,700sf  
**Year Built:** 2002  
**Floors:** 1  
**Use Types:** 100% Lab  

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>%</th>
<th>$</th>
</tr>
</thead>
<tbody>
<tr>
<td>Floors</td>
<td></td>
<td>4%</td>
<td>230,984</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Immediate</td>
</tr>
<tr>
<td>----------</td>
</tr>
<tr>
<td>0</td>
</tr>
</tbody>
</table>

**System / Component Notes**

2005:
- Sheet vinyl in corridor, VCT in labs, Carpet in classrooms.
- No reported problems

2008:
- No changes reported.

2010:
- No reported changes or problems.

2013:
- No changes reported.

2016:
- No changes reported.

2018:
- No changes reported.
# Building No: 03.1 - Arts & Sciences Center (2002 addition)

**Campus:** Main Campus  
**Area:** 17,700sf  
**Year Built:** 2002  
**Floors:** 1  
**Use Types:** 100% Lab  

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>%</td>
<td>Immediate</td>
</tr>
<tr>
<td>Code (fire, ADA, etc.)</td>
<td>4%</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>$ 230,984</td>
<td></td>
</tr>
</tbody>
</table>

## System / Component Notes

2005:
Sprinkled
No reported problems

2008:
No changes reported.

2010:
No changes reported.

2013:
No changes reported.

2016:
No changes reported.

2018:
No changes reported.
### Building No: 03.1 - Arts & Sciences Center (2002 addition)

**Campus:** Main Campus  
**Area:** 17,700sf  
**Year Built:** 2002  
**Floors:** 1  
**Use Types:** 100% Lab

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>%</th>
<th>$</th>
<th>Immediate</th>
<th>1-5 yrs</th>
<th>6-10 yrs</th>
<th>11+ yrs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Immed. Site/Ext Ltg</td>
<td>3%</td>
<td>$173,238</td>
<td></td>
<td>0</td>
<td>0</td>
<td>5</td>
<td>95</td>
</tr>
</tbody>
</table>

**System / Component Notes**

- **2005:**  
  Heated walks  
  No reported problems

- **2008:**  
  Hot water snow melt system added to inner-campus walkways.  
  Site lighting updated during construction of new Campus Center

- **2010:**  
  No reported changes or problems.

- **2013:**  
  No reported changes or problems.

- **2016:**  
  No changes reported.

- **2018:**  
  No changes reported.
### Summary - Building No:03.1 - Arts & Sciences Center (2002 addition)

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Immediate 1-5 yrs 6-10 yrs 11+ yrs</td>
</tr>
<tr>
<td>CRV Totals</td>
<td>$5,774,592</td>
<td>$0  $101,055  $453,305  $5,220,231</td>
</tr>
</tbody>
</table>

### Priority Issues Data

<table>
<thead>
<tr>
<th>CRV</th>
<th>DMB</th>
<th>EXCESS</th>
<th>FCI</th>
<th>RATING</th>
</tr>
</thead>
<tbody>
<tr>
<td>$5,774,592</td>
<td>$0</td>
<td>$0</td>
<td>0.00%</td>
<td>GOOD</td>
</tr>
</tbody>
</table>

### 0-5 Year Cumulative Data

<table>
<thead>
<tr>
<th>DMB</th>
<th>EXCESS</th>
<th>FCI</th>
<th>$/YR MAINTAIN</th>
<th>RATING</th>
</tr>
</thead>
<tbody>
<tr>
<td>$101,055</td>
<td>$0</td>
<td>1.8%</td>
<td>$115,492</td>
<td>GOOD</td>
</tr>
<tr>
<td>System</td>
<td>CRV</td>
<td>%</td>
<td>$</td>
<td>Immed.</td>
</tr>
<tr>
<td>-------------------</td>
<td>------</td>
<td>---------</td>
<td>--------</td>
<td>--------</td>
</tr>
<tr>
<td>Structure</td>
<td>0.18</td>
<td>$2,072,772</td>
<td>0.00</td>
<td>$ -</td>
</tr>
<tr>
<td>Roof</td>
<td>0.04</td>
<td>$460,616</td>
<td>0.00</td>
<td>$ -</td>
</tr>
<tr>
<td>Glazing</td>
<td>0.02</td>
<td>$230,308</td>
<td>0.00</td>
<td>$ -</td>
</tr>
<tr>
<td>Cladding</td>
<td>0.07</td>
<td>$806,078</td>
<td>0.00</td>
<td>$ -</td>
</tr>
<tr>
<td>HVAC</td>
<td>0.14</td>
<td>$1,612,156</td>
<td>0.00</td>
<td>$ -</td>
</tr>
<tr>
<td>Plumbing</td>
<td>0.2</td>
<td>$2,303,080</td>
<td>0.10</td>
<td>$230,308</td>
</tr>
<tr>
<td>Primary/Secondary</td>
<td>0.04</td>
<td>$460,616</td>
<td>0.00</td>
<td>$ -</td>
</tr>
<tr>
<td>Distribution</td>
<td>0.04</td>
<td>$460,616</td>
<td>0.00</td>
<td>$ -</td>
</tr>
<tr>
<td>Lighting</td>
<td>0.04</td>
<td>$460,616</td>
<td>0.00</td>
<td>$ -</td>
</tr>
<tr>
<td>Voice/Data</td>
<td>0.02</td>
<td>$230,308</td>
<td>0.00</td>
<td>$ -</td>
</tr>
<tr>
<td>Ceilings</td>
<td>0.03</td>
<td>$345,462</td>
<td>0.00</td>
<td>$ -</td>
</tr>
<tr>
<td>Walls</td>
<td>0.05</td>
<td>$575,770</td>
<td>0.00</td>
<td>$ -</td>
</tr>
<tr>
<td>Doors</td>
<td>0.03</td>
<td>$345,462</td>
<td>0.00</td>
<td>$ -</td>
</tr>
<tr>
<td>Floors</td>
<td>0.04</td>
<td>$460,616</td>
<td>0.00</td>
<td>$ -</td>
</tr>
<tr>
<td>Code (fire, ADA, etc.)</td>
<td>0.04</td>
<td>$460,616</td>
<td>0.00</td>
<td>$ -</td>
</tr>
<tr>
<td>Immed. Site</td>
<td>0.02</td>
<td>$230,308</td>
<td>0.00</td>
<td>$ -</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>CRV: $11,515,400</th>
<th>DMB $230,308</th>
<th>2.0%</th>
<th>$496,314</th>
<th>$783,047</th>
<th>$10,005,731</th>
</tr>
</thead>
<tbody>
<tr>
<td>DMB $726,622</td>
<td>FCI 6.3%</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### Building No: 04 - Recreation Center

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Immediate</td>
</tr>
<tr>
<td>Structure</td>
<td>18%</td>
<td>$2,072,772</td>
</tr>
</tbody>
</table>

### System / Component Notes

**Drainage problem along east side of building causing sinkhole in parking lot and partial cracking in arena floor. Cracking has been patched in floor.**

- Several minor cracks in arena masonry wall. Moisture penetration through wall retaining earth on east side of arena.
- Some water through wall seeping into wellness center occasionally.

**2005:**
- Lack of control joints in arena wall are likely cause of cracking at east wall.
- Crack in floor (likely due to corner settlement) opening again, but only slightly.
- Roof drain at Wellness Center redirected into storm drain to resolve washout problem.

**2008:**
- Foundation drain system replaced, wall and floor cracks repaired, no new problems (2006).
- Painted lower walls in gym in 2008.

**2010:**
- ***TOP PRIORITY: Water infiltration at base of gym wall continuing. Recent removal of base trim to replace floor showed that water was being held back by trim. Wall is bowing vertically and horizontally, causing increased cracking. An in-depth structural investigation and camera inspection of foundation drains is recommended.***
- Recent gym floor replacement may be compromised if structural movement and water infiltration continues.

**2013:**
- Structural investigation of wall bowing performed. Condition reported to be stabilized and will be monitored. Water infiltration has not been an issue since 2010 - minor infiltration.

**2016:**
- No changes reported.

**2018:**
- No changes reported.
### Building No: 04 - Recreation Center

| Campus: | Main Campus |
| Area: 47,710sf | Year Built: 1975 | Floors: 2 |
| Use Types: | 20% Classroom | 30% Natatorium | 50% Athletic |
| Notes: | Kiln room addition: 1994 |
| | Remodeled one racquetball court to weight room (2005) |
| | Expanded Wellness Center (2005) |
| | Human resources offices relocated, spaces unoccupied (2008) |
| | Art programs relocated to new Arts and Sciences Center (2010) |

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roof</td>
<td>4% $460,616</td>
<td>Immediate 1-5 yrs 6-10 yrs 11+ yrs</td>
</tr>
</tbody>
</table>

**System / Component Notes**

Roof was replaced with single ply EPDM in 1989, no reported problems.
Cement shake mansards in good condition, due for repainting.

2005:
Main roof in good shape - resealed in 2005. Mansards replaced with metal.
Undersized roof drains and storm drains causing continued parking lot washout and other problems. Boiler room roof at end of life, due for immediate replacement.

2008:
***Gym roof and boiler room roof at end of life, due for replacement. TOP PRIORITY problems with undersized drains resolved - no new parking lot washout problems (2008).***

2010
(2009) Gym and boiler room roof replaced. Roof is inspected annually.
No reported problems.

2013
Roof replaced with fully adhered EPDM membrane, including new insulation, mansard fascias and curbing for rooftop equipment.

2016:
No changes reported.

2018:
No changes reported.
<table>
<thead>
<tr>
<th>Year</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>2005</td>
<td>Remodeled one racquetball court to weight room (2005)</td>
</tr>
<tr>
<td></td>
<td>Expanded Wellness Center (2005)</td>
</tr>
<tr>
<td></td>
<td>Human resources offices relocated, spaces unoccupied (2008)</td>
</tr>
<tr>
<td></td>
<td>Art programs relocated to new Arts and Sciences Center (2010)</td>
</tr>
<tr>
<td>2008</td>
<td>No changes reported.</td>
</tr>
<tr>
<td>2010</td>
<td>No changes reported.</td>
</tr>
<tr>
<td>2013</td>
<td>No changes reported.</td>
</tr>
<tr>
<td>2016</td>
<td>No changes reported.</td>
</tr>
<tr>
<td>2018</td>
<td>No changes reported.</td>
</tr>
</tbody>
</table>

**System / Component Notes**

Original and minimal, only at wellness center and art classrooms, no reported problems.

**CRV of System**

<table>
<thead>
<tr>
<th>System</th>
<th>Immediate</th>
<th>1-5 yrs</th>
<th>6-10 yrs</th>
<th>11+ yrs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Glazing</td>
<td>2%</td>
<td>10%</td>
<td>15%</td>
<td>75%</td>
</tr>
</tbody>
</table>

**System Notes**

<table>
<thead>
<tr>
<th>Year</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td>20% Classroom</td>
</tr>
<tr>
<td></td>
<td>30% Natatorium</td>
</tr>
<tr>
<td></td>
<td>50% Athletic</td>
</tr>
</tbody>
</table>

**System Notes**

- 1975 Year Built
- 47,710sf Area
- 2 Floors
- 20% Classroom
- 30% Natatorium
- 50% Athletic
- Main Campus
- Kiln room addition: 1994
- Remodeled one racquetball court to weight room (2005)
### Building No: 04 - Recreation Center

<table>
<thead>
<tr>
<th>Campus:</th>
<th>Main Campus</th>
<th>Notes:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area:</td>
<td>47,710sf</td>
<td>Kiln room addition: 1994</td>
</tr>
<tr>
<td>Year Built:</td>
<td>1975</td>
<td>Remodeled one racquetball court to weight room (2005)</td>
</tr>
<tr>
<td>Floors:</td>
<td>2</td>
<td>Expanded Wellness Center (2005)</td>
</tr>
<tr>
<td>Use Types:</td>
<td>20% Classroom 30% Natatorium 50% Athletic</td>
<td>Human resources offices relocated, spaces unoccupied (2008)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Art programs relocated to new Arts and Sciences Center (2010)</td>
</tr>
</tbody>
</table>

#### System / Component Notes

- Arena, pool and racquet ball courts are not air-conditioned.
- New equipment at Wellness center, new rooftop units at rooms 425, 426.

**2005:**
- Boiler stack showing corrosion, rusted though at elbow, due for replacement.
- Single boiler, natural gas fired - no major repairs, typical maintenance - no reported problems.
- AC unit added at Room 404.
- Separate roof top units with AC for classrooms & offices, HR offices and wellness center.
- Fin tube radiators - no reported problems
- AHUs - working but some previous failures.
- Pool humidity control exhaust fan system original, requires routine maintenance.
- Pneumatic controls - Switches need to be evaluated. Main control board's obsolete, unreliable and at end of life, not maintained since 2002. System due for replacement. Separate controls in 404, 425 & 426, no reported problems.

**2008:**
- Boilers checked daily and inspected twice annually.
- Boiler tuned up, some continued tripping problems (2006)
- Boiler stack repaired (2006)
- Boiler exhaust fan motor at end of life, due for replacement.
- Office AC RTU oversized, one compressor removed to improve efficiency. No reported problems.
- AHUs working. No reported problems.
- Pool exhaust fan motors and controls replaced, air quality improved. Motors may continue to have higher than normal failure rate due to chlorine causing motor deterioration.
- Pneumatic control system repaired and upgraded, now functions properly. No reported problems.

<table>
<thead>
<tr>
<th>System / Component Notes</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td>CRV of System</td>
<td>%</td>
<td>$&gt;10^6$</td>
</tr>
<tr>
<td>HVAC</td>
<td>14%</td>
<td>$1,612,156$</td>
</tr>
</tbody>
</table>
System / Component Notes (continued)

2010:
HVAC system replacement work underway during assessment ($190,000).
Boilers replaced with (4) Lochinvar Knight staged boilers with heat exchanges for heating pool and whirlpool water (2010).
(2) new boilers installed for domestic hot water supply.
Pneumatic control system replaced with DDC controls. Some secondary pneumatics retained.
AHUs in working condition, well maintained, not replaced.
Pool humidity control exhaust fan system original, requires routine maintenance.

2013:
Pool exhaust fans replaced.
AHU scheduled for replacement within 5 years as part of planned air conditioning installation for gym.

2016:
Air-handlers and controls should be upgraded to DDC controls. (Pneumatic controls currently mixed with digital controls).
Air-conditioning currently exists in law enforcement classrooms, and in wellness center. Remainder of building is not conditioned.

2018:
No changes reported.
Building No: 04 - Recreation Center

Campus: Main Campus  
Area: 47,710sf  
Year Built: 1975  
Floors: 2  
Use Types:  
- 20% Classroom  
- 30% Natatorium  
- 50% Athletic

Notes: Kiln room addition: 1994  
Remodeled one racquetball court to weight room (2005)  
Expanded Wellness Center (2005)  
Human resources offices relocated, spaces unoccupied (2008)  
Art programs relocated to new Arts and Sciences Center (2010)

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>%</th>
<th>$</th>
<th>Immediate</th>
<th>1-5 yrs</th>
<th>6-10 yrs</th>
<th>11+ yrs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cladding</td>
<td>7%</td>
<td>$ 806,078</td>
<td>0</td>
<td>0</td>
<td>5</td>
<td>95</td>
<td></td>
</tr>
</tbody>
</table>

System / Component Notes

- Brick. Some minor damage by vehicles on east side of building.
- Lintel at door opening into boiler room is rusting.

2005:  
No changes to conditions.

2008:  
No changes reported.

2010:  
Boiler room lintel replaced.  
No reported changes or problems.

2013:  
No changes reported.

2016:  
No changes reported.

2018:  
No changes reported.
Building No: 04 - Recreation Center

Campus: Main Campus
Area: 47,710sf  Year Built: 1975  Floors: 2
Use Types: 20% Classroom  30% Natatorium  50% Athletic

Notes: Kiln room addition: 1994
Remodeled one racquetball court to weight room (2005)
Expanded Wellness Center (2005)
Human resources offices relocated, spaces unoccupied (2008)
Art programs relocated to new Arts and Sciences Center (2010)

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>%</td>
<td>$</td>
</tr>
<tr>
<td>Plumbing</td>
<td>20%</td>
<td>$2,303,080</td>
</tr>
</tbody>
</table>

System / Component Notes

Shower fixtures in men and women's locker rooms in need of replacement; either in poor condition or do not meet ADA compliance.
Pool plumbing is in good condition. Filter tank upgraded in 1993, plan to switch from cartridge system to sand filtration when campus connected to sewer system. Some cast iron piping may need replacement in a few years due to deterioration.
Toilet partitions replaced throughout building - except locker rooms.

2005:
- Drain piping in poor condition, some corroded and split, extent unknown as some pipes are buried and difficult to access.
- Drain piping in pool mechanical room area way backs up 2-3 feet, some sections have failed in the past.
- Level one toilet rooms fixtures at end of life, due for replacement.
- Residential grade shower fixtures installed in 2002 are failing, valves not withstand ing abuse.
- Toilet room sinks need new fixtures.
- Whirlpool sand filters upgraded. Whirlpool drains are failing and due for replacement. Work will require removal of whirlpool to access piping.
- Pool piping: Filter system switched to cartridge filter. Some valves replaced with plastic and stainless steel units. Older valves due for replacement soon.

2008:
- New ballast tank and well added to increase water volume and reduce overall pressure and pressure fluctuations.
- Water softener added to resolve valve and fixture deterioration (2005).
- Whirlpool drains repaired where possible.
- Whirlpool filler piping beginning to leak.
- Whirlpool due for replacement. Inaccessible deteriorated piping will be replaced at same time.
- Older pool valves replaced as required.
- Shower valves repaired as required. No reported problems.

2010:
- Cast iron piping under toilet room floors suspected of significant deterioration. Due for replacement.
System / Component Notes (continued)

2013:
No changes reported

2016:
Locker Room renovation in 2014
Currently adding valves and remodeling pumps for the pool.
Future project will replace pool tile and piping from the pool into the basement.

2018:
Replace pool tile and piping from the pool into the basement.
Building No: 04 - Recreation Center

**Campus:** Main Campus  
**Area:** 47,710sf  
**Year Built:** 1975  
**Floors:** 2  
**Use Types:**  
- 20% Classroom  
- 30% Natatorium  
- 50% Athletic

**Notes:**  
- Kiln room addition: 1994  
- Remodeled one racquetball court to weight room (2005)  
- Expanded Wellness Center (2005)  
- Human resources offices relocated, spaces unoccupied (2008)  
- Art programs relocated to new Arts and Sciences Center (2010)

**System / Component Notes**

Primary from on-site substation. Power to buildings through new campus-wide loop system, stepped down at building. No reported problems.

2005:
Lines to building upgraded when new sewer lines installed 2 years ago. No reported problems.

2008:
No changes reported.

2010:
No reported changes or problems.

2013:
Transformers tested in 2012, updated and repaired as required. No reported problems.

2016:
No changes reported.

2018:
Need upgrades in the boiler room in panels and distribution.
### Building No: 04 - Recreation Center

**Campus:** Main Campus  
**Area:** 47,710sf  
**Year Built:** 1975  
**Floors:** 2  
**Use Types:**
- 20% Classroom  
- 30% Natatorium  
- 50% Athletic  

**Notes:**
- Kiln room addition: 1994  
- Remodeled one racquetball court to weight room (2005)  
- Expanded Wellness Center (2005)  
- Human resources offices relocated, spaces unoccupied (2008)  
- Art programs relocated to new Arts and Sciences Center (2010)  

#### System / Component Notes

- **At capacity within building, no future circuits available.**

2005:
- Shortage of circuits resolved by eliminating unneeded circuits, fewer required.

2008:
- No changes reported.

2010:
- No reported changes or problems.

2013:
- No changes reported.

2016:
- No changes reported.

2018:
- Need upgrades in the boiler room in panels and distribution.

### Table: System / Component Notes

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System %</th>
<th>$ 460,616</th>
<th>Immediate</th>
<th>1-5 yrs</th>
<th>6-10 yrs</th>
<th>11+ yrs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Distribution</td>
<td>4%</td>
<td>0</td>
<td>5</td>
<td>5</td>
<td>90</td>
<td></td>
</tr>
</tbody>
</table>
Building No: 04 - Recreation Center

<table>
<thead>
<tr>
<th>Campus:</th>
<th>Main Campus</th>
<th>Notes:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area:</td>
<td>47,710sf</td>
<td>Kiln room addition: 1994</td>
</tr>
<tr>
<td>Year Built:</td>
<td>1975</td>
<td>Remodeled one racquetball court to weight room (2005)</td>
</tr>
<tr>
<td>Floors:</td>
<td>2</td>
<td>Expanded Wellness Center (2005)</td>
</tr>
<tr>
<td>Use Types:</td>
<td>20% Classroom 30% Natatorium 50% Athletic</td>
<td>Human resources offices relocated, spaces unoccupied (2008)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Art programs relocated to new Arts and Sciences Center (2010)</td>
</tr>
</tbody>
</table>

### System / Component Notes


2005:
Upper level corridor fixtures replaced in 2002.
Ballasts replaced and lamps changed to T8 as necessary.
Arena fixtures replaced, no reported problems.

2008:
Corridor lighting on lower level planned for replacement ($3,000).

2010:
Gym and pool lighting replaced with T8 fluorescent fixtures (2010).
Lower level corridor lighting replaced with T8 fluorescent fixtures (2009).

2013:
No changes reported.

2016:
No changes reported. Converting to LED light fixtures as changes are made.

2018:
Change gym lighting to LED.
Building No: 04 - Recreation Center

Notes: Kiln room addition: 1994
Remodeled one racquetball court to weight room (2005)
Expanded Wellness Center (2005)
Human resources offices relocated, spaces unoccupied (2008)
Art programs relocated to new Arts and Sciences Center (2010)

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Immediate 1-5 yrs 6-10 yrs 11+ yrs</td>
</tr>
<tr>
<td>Voice/Data</td>
<td>2%</td>
<td>$230,308 0 5 5 90</td>
</tr>
</tbody>
</table>

System / Component Notes
Minimal, updated in 1996-97 for offices and classrooms, no reported problems.

2005:
Fiber to each building (1998).
CAT5E/CAT6 cabling typical.
Network switches on 4-year upgrade cycle.
No reported problems.

2008:
Campus phone system being switched to VOIP system.

2010:
No reported changes or problems.

2013:
Wi-Fi added to all buildings.

2016:
No changes reported.

2018:
No changes reported.
**Building No: 04 - Recreation Center**

**Campus:** Main Campus  
**Area:** 47,710sf  
**Year Built:** 1975  
**Floors:** 2  

**Use Types:**  
- 20% Classroom  
- 30% Natatorium  
- 50% Athletic  

**Notes:**  
- Kiln room addition: 1994  
- Remodeled one racquetball court to weight room (2005)  
- Expanded Wellness Center (2005)  
- Human resources offices relocated, spaces unoccupied (2008)  
- Art programs relocated to new Arts and Sciences Center (2010)  

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>%</td>
<td>$</td>
</tr>
<tr>
<td>Ceilings</td>
<td>3%</td>
<td>$345,462</td>
</tr>
</tbody>
</table>

**System / Component Notes**

New spray-on ceiling finish in pool, wellness center and rooms 425, 426. All other rooms are original, no reported problems.

2005:  
Sprayed on acoustic ceiling finish at pool and Wellness Center showing yellow/orange discoloration. Cause unknown and may require replacement of ceilings if it worsens. If only cleaning required, the ceiling texture will make cleaning extremely difficult.

2008:  
Gym ceiling repainted (2005).  
Ceiling discoloration appears to have stopped once ventilation improved.  
Cause for discoloration should be investigated.

2010:  
No changes. Pool ceiling discoloration has stopped, but contractor won't support cost of replacement or removal.

2013:  
Pool ceiling replaced in 2014.

2016:  
No changes reported.

2018:  
No changes reported.
### Building No: 04 - Recreation Center

<table>
<thead>
<tr>
<th>Campus:</th>
<th>Main Campus</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area:</td>
<td>47,710sf</td>
</tr>
<tr>
<td>Year Built:</td>
<td>1975</td>
</tr>
<tr>
<td>Floors:</td>
<td>2</td>
</tr>
</tbody>
</table>

**Notes:**
- Kiln room addition: 1994
- Remodeled one racquetball court to weight room (2005)
- Expanded Wellness Center (2005)
- Human resources offices relocated, spaces unoccupied (2008)
- Art programs relocated to new Arts and Sciences Center (2010)

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>%</td>
<td>Immediate</td>
</tr>
<tr>
<td>Walls</td>
<td>5%</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>$575,770</td>
<td></td>
</tr>
</tbody>
</table>

**System / Component Notes**

- Block throughout, some gyp board walls in renovated classroom areas. Block wall in arena showing minor cracking at column locations.

2005:
- Inside face of Arena exterior walls showing continued cracking.

2008:
- Inside face of Arena exterior walls repaired after settlement problem resolved.

2010:
- No reported changes or problems.

2013:
- No changes reported. Some acoustical panels added in 2013.

2016:
- Additional acoustic treatment needed in arena.

2018:
- No changes reported.
Building No: 04 - Recreation Center

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>Immediate</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>%</td>
<td>$</td>
<td>Immediate</td>
</tr>
<tr>
<td>Doors</td>
<td>3%</td>
<td>$345,462</td>
<td>0</td>
</tr>
</tbody>
</table>

System / Component Notes

Exterior - Original hollow metal/glass doors, hinges and hardware failing, some show poor fit at threshold.
Interior - Doors in pool area are corroded/ rusting out, flaking paint

2005:
Exterior: Hollow metal doors at entry and arena rusting, hardware is at end of life, due for replacement.
Interior: Plastic laminate door damage typical. Doors due for refinishing.
Arena interior hollow metal doors nearing end of life. Hardware is failing, repairs are considered temporary. Hardware due for replacement.

2008:
Exterior: All exterior doors except one HM exit door replaced (2007)
Interior: Doors from pool to corridor replaced (2007) Balance of interior plastic laminate doors still showing damage and hardware problems.

2010:
Boiler room door and frame replaced. No other changes reported.

2013:
No changes reported

2016:
No changes reported

2018:
Interior doors and hardware need to be replaced.
Building No: 04 - Recreation Center

<table>
<thead>
<tr>
<th>Campus: Main Campus</th>
<th>Area: 47,710sf</th>
<th>Year Built: 1975</th>
<th>Floors: 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use Types:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>20% Classroom</td>
<td>30% Natatorium</td>
<td>50% Athletic</td>
<td></td>
</tr>
</tbody>
</table>

Notes: Kiln room addition: 1994
Remodeled one racquetball court to weight room (2005)
Expanded Wellness Center (2005)
Human resources offices relocated, spaces unoccupied (2008)
Art programs relocated to new Arts and Sciences Center (2010)

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>%</td>
<td>$</td>
</tr>
<tr>
<td>Floors</td>
<td>4%</td>
<td>$ 460,616</td>
</tr>
</tbody>
</table>

System / Component Notes

New shock-absorbing floor in Wellness Center. Synthetic gymnasium floor is original and showing age. Replacement is being considered but not presently funded.

2005:
- New carpet needed in 427.
- Rubber tile in level one corridors - adhesive failing due to moisture levels in concrete slab beneath.
- New carpet in HR office area.
- Gym floor refinished but not replaced. Cracking/tearing of rubber showing again near corner settlement area.
- Ceramic tile in locker rooms repaired in 2005. Ceramic tile in locker rooms and pool area repaired annually as part of maintenance program.

2008:
- Carpet in room 247 replaced (2007).
- Failing rubber tile in level one corridors replaced with quarry tile (2006).
- Gym floor cracking stabilized.

2010:
- Gym floor replaced with new rubber floor (2009, $87,600). Water infiltration along wall not fully resolved and may damage new floor.

2013:
- Water infiltration has not returned.

2016:
- No changes reported.

2018:
- Replace pool deck. Minor water at Arena floor from time to time.
### Building No: 04 - Recreation Center

<table>
<thead>
<tr>
<th>Campus:</th>
<th>Main Campus</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area:</td>
<td>47,710sf</td>
</tr>
<tr>
<td>Year Built:</td>
<td>1975</td>
</tr>
<tr>
<td>Floors:</td>
<td>2</td>
</tr>
<tr>
<td>Use Types:</td>
<td>20% Classroom, 30% Natatorium, 50% Athletic</td>
</tr>
</tbody>
</table>

#### Notes:
- Kiln room addition: 1994
- Remodeled one racquetball court to weight room (2005)
- Expanded Wellness Center (2005)
- Human resources offices relocated, spaces unoccupied (2008)
- Art programs relocated to new Arts and Sciences Center (2010)

---

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Code (fire, ADA, etc.)</td>
<td>4%</td>
<td>$460,616</td>
</tr>
</tbody>
</table>

#### System / Component Notes

- Fire alarm system upgraded in toilets, wellness center and lockers rooms, balance of system original. Pull stations were identified as needing to be upgraded. ADA toilet room added in 1998. Locker and shower rooms do not comply with ADA.
- Elevator seals were noted as possibly leaking. Elevators on service contract.

**2005:**
- Elevator on service contract with Otis. Elevator unreliable, seals leaking and parts difficult to obtain. Elevator due for replacement.
- Shower Room & lockers upgraded to ADA.
- Lever hardware on newer doors, knob hardware on older doors.
- Fire alarm pull stations upgraded in 2002.

**2008:**
- Fire alarm system repaired by Simplex. One duct detector still problematic.
- Elevator maintenance and operation improved.

**2010:**
- No reported changes or problems.

**2013:**
- Some ADA upgrades made in women's locker room. Further upgrades planned in future.

**2016:**
- Elevator refurbished in 2016.

**2018:**
- No changes reported.
Building No: 04 - Recreation Center

Campus: Main Campus  
Area: 47,710sf  
Year Built: 1975  
Floors: 2  
Use Types: 20% Classroom, 30% Natatorium, 50% Athletic  
Notes:  
- Kiln room addition: 1994  
- Remodeled one racquetball court to weight room (2005)  
- Expanded Wellness Center (2005)  
- Human resources offices relocated, spaces unoccupied (2008)  
- Art programs relocated to new Arts and Sciences Center (2010)  

System / Component Notes

West side road is in need of replacement, numerous locations of heaving and cracking. Sinkhole in pavement as noted under structure notes. North end exit concrete pad is cracking.

2005:
- Sinkholes repaired, some drainage problems continue.
- Road repaved.
- Exterior lighting upgraded, functioning North exit concrete pad remains cracked

2008:
- North exit concrete pad replaced with electric heated sidewalk (2006).

2010:
- No reported changes or problems.
- Significant site work may be required to resolve water infiltration and wall movement issues.

2013:
- Site work determined to be unnecessary as water infiltration issue appears resolved.

2016:
- No changes reported.
- Upper and lower parking lots scheduled for replacement - completed in 2017.

2018:
- No changes reported.
## Summary - Building No:04 - Recreation Center

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td>CRV</td>
<td>$11,515,400</td>
<td>Immediate 1-5 yrs 6-10 yrs 11+ yrs</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$230,308 $496,314 $783,047 $10,005,731</td>
</tr>
</tbody>
</table>

### CRV Totals

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td>DMB</td>
<td>$726,622</td>
<td>Immediate 1-5 yrs 6-10 yrs 11+ yrs</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$230,308 $496,314 $783,047 $10,005,731</td>
</tr>
</tbody>
</table>

### Priority Issues Data

<table>
<thead>
<tr>
<th>CRV</th>
<th>DMB</th>
<th>EXCESS</th>
<th>FCI</th>
<th>RATING</th>
</tr>
</thead>
<tbody>
<tr>
<td>$11,515,400</td>
<td>$230,308</td>
<td>$0</td>
<td>2.00%</td>
<td>GOOD</td>
</tr>
</tbody>
</table>

### 0-5 Year Cumulative Data

<table>
<thead>
<tr>
<th>DMB</th>
<th>EXCESS</th>
<th>FCI</th>
<th>$/YR MAINTAIN</th>
<th>RATING</th>
</tr>
</thead>
<tbody>
<tr>
<td>$726,622</td>
<td>$150,922</td>
<td>6.3%</td>
<td>$230,308</td>
<td>FAIR</td>
</tr>
</tbody>
</table>
## Summary of All Systems / Components - Building No. 05: Ice Arena

<table>
<thead>
<tr>
<th>System</th>
<th>%</th>
<th>CRV: 5,399,400</th>
<th>Immed.</th>
<th>Value</th>
<th>1-5</th>
<th>Value</th>
<th>6-10</th>
<th>Value</th>
<th>11+</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Structure</td>
<td>0.2</td>
<td>$1,079,880</td>
<td>0.00</td>
<td>$-</td>
<td>0.00</td>
<td>$-</td>
<td>0.05</td>
<td>$53,994</td>
<td>0.95</td>
<td>$1,025,886</td>
</tr>
<tr>
<td>Roof</td>
<td>0.05</td>
<td>$269,970</td>
<td>0.00</td>
<td>$-</td>
<td>0.35</td>
<td>$94,490</td>
<td>0.10</td>
<td>$26,997</td>
<td>0.55</td>
<td>$148,484</td>
</tr>
<tr>
<td>Glazing</td>
<td>0.01</td>
<td>$53,994</td>
<td>0.00</td>
<td>$-</td>
<td>0.00</td>
<td>$-</td>
<td>0.05</td>
<td>$2,700</td>
<td>0.95</td>
<td>$51,294</td>
</tr>
<tr>
<td>Cladding</td>
<td>0.06</td>
<td>$323,964</td>
<td>0.00</td>
<td>$-</td>
<td>0.05</td>
<td>$16,198</td>
<td>0.10</td>
<td>$32,396</td>
<td>0.85</td>
<td>$275,369</td>
</tr>
<tr>
<td>HVAC</td>
<td>0.13</td>
<td>$701,922</td>
<td>0.00</td>
<td>$-</td>
<td>0.10</td>
<td>$70,192</td>
<td>0.30</td>
<td>$210,577</td>
<td>0.60</td>
<td>$421,153</td>
</tr>
<tr>
<td>Plumbing</td>
<td>0.04</td>
<td>$215,976</td>
<td>0.00</td>
<td>$-</td>
<td>0.05</td>
<td>$10,799</td>
<td>0.05</td>
<td>$10,799</td>
<td>0.90</td>
<td>$194,378</td>
</tr>
<tr>
<td>Primary/Secondary</td>
<td>0.04</td>
<td>$215,976</td>
<td>0.00</td>
<td>$-</td>
<td>0.00</td>
<td>$-</td>
<td>0.05</td>
<td>$10,799</td>
<td>0.95</td>
<td>$205,177</td>
</tr>
<tr>
<td>Distribution</td>
<td>0.04</td>
<td>$215,976</td>
<td>0.00</td>
<td>$-</td>
<td>0.00</td>
<td>$-</td>
<td>0.05</td>
<td>$10,799</td>
<td>0.95</td>
<td>$205,177</td>
</tr>
<tr>
<td>Lighting</td>
<td>0.04</td>
<td>$215,976</td>
<td>0.00</td>
<td>$-</td>
<td>0.00</td>
<td>$-</td>
<td>0.05</td>
<td>$10,799</td>
<td>0.95</td>
<td>$205,177</td>
</tr>
<tr>
<td>Voice/Data</td>
<td>0.01</td>
<td>$53,994</td>
<td>0.00</td>
<td>$-</td>
<td>0.00</td>
<td>$-</td>
<td>0.10</td>
<td>$5,399</td>
<td>0.90</td>
<td>$48,595</td>
</tr>
<tr>
<td>Ceilings</td>
<td>0.02</td>
<td>$107,988</td>
<td>0.00</td>
<td>$-</td>
<td>0.05</td>
<td>$5,399</td>
<td>0.10</td>
<td>$10,799</td>
<td>0.85</td>
<td>$91,790</td>
</tr>
<tr>
<td>Walls</td>
<td>0.04</td>
<td>$215,976</td>
<td>0.00</td>
<td>$-</td>
<td>0.00</td>
<td>$-</td>
<td>0.05</td>
<td>$10,799</td>
<td>0.95</td>
<td>$205,177</td>
</tr>
<tr>
<td>Doors</td>
<td>0.01</td>
<td>$53,994</td>
<td>0.00</td>
<td>$-</td>
<td>0.05</td>
<td>$2,700</td>
<td>0.05</td>
<td>$2,700</td>
<td>0.90</td>
<td>$48,595</td>
</tr>
<tr>
<td>Floors</td>
<td>0.03</td>
<td>$161,982</td>
<td>0.00</td>
<td>$-</td>
<td>0.00</td>
<td>$-</td>
<td>0.05</td>
<td>$8,099</td>
<td>0.95</td>
<td>$153,883</td>
</tr>
<tr>
<td>Code (fire, ADA, etc.)</td>
<td>0.02</td>
<td>$107,988</td>
<td>0.00</td>
<td>$-</td>
<td>0.00</td>
<td>$-</td>
<td>0.05</td>
<td>$5,399</td>
<td>0.95</td>
<td>$102,589</td>
</tr>
<tr>
<td>Immed. Site</td>
<td>0.03</td>
<td>$161,982</td>
<td>0.00</td>
<td>$-</td>
<td>0.00</td>
<td>$-</td>
<td>0.05</td>
<td>$8,099</td>
<td>0.95</td>
<td>$153,883</td>
</tr>
<tr>
<td>Special Construction</td>
<td>0.23</td>
<td>$1,241,862</td>
<td>0.00</td>
<td>$-</td>
<td>0.00</td>
<td>$-</td>
<td>0.05</td>
<td>$62,093</td>
<td>0.95</td>
<td>$1,179,769</td>
</tr>
</tbody>
</table>

**Total CRV:** $5,399,400

**DMB:** $199,778

**FCI:** 3.7%

**2018 Campus Facilities Master Plan**

Section 8 - 193
**Building No: 05 Ice Arena**

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>%</td>
<td>Immediate</td>
</tr>
<tr>
<td>Structure</td>
<td>20%</td>
<td>0</td>
</tr>
<tr>
<td><strong>$</strong> 1,079,880</td>
<td></td>
<td>0</td>
</tr>
</tbody>
</table>

**System / Component Notes**

- **2005:**
  - No basement - slab on grade. Pre-engineered steel truss. No water infiltration noted.
  - No reported problems

- **2008:**
  - No changes reported.

- **2010:**
  - No changes reported.

- **2013:**
  - No changes reported.

- **2016:**
  - No changes reported.

- **2018:**
  - Construction is underway to add a new referee locker room (340 sf) and a multipurpose room (1,110 sf) consisting of CMU bearing walls.
  - No reported change to remainder of structure.
Building No: 05 Ice Arena

Campus: Main Campus  
Notes: Facility is owned by Mason County and operated by the College on a 50 year lease/purchase agreement.

Area: 34,600sf  
Floors: 1

Use Types: 100% Athletic

Year Built: 2002

System / Component Notes

2005:  
Sloped roof over arena (material not confirmed - may be EPDM), EPDM flat roof over balance of building. Perimeter rooms CMU bearing walls. No reported problems.

2008: No changes reported.

2010:  
OSB wood structural deck (fastened to metal purlins) is showing significant signs of mold growth near the west end of the building. Damaged sections will likely require replacement due to long term exposure to moisture. Balance of roof deck will require an up-close inspection not possible during this assessment.

2013:  
Inspection of roof deck reported that integrity of deck is good. Mold cleaned - see HVAC section for preventative measures taken to resolve issue.

2016: No changes reported.

2018:  
Some leaks reported, particularly at entry. Leaks being resolved as they occur. Consider total roof replacement. Still getting some mold at interior roof surface over ice sheet.
## Building No: 05 Ice Arena

### Notes:
- Facility is owned by Mason County and operated by the College on a 50 year lease/purchase agreement.

| Campus       | Main Campus       | Area: | 34,600sf | Year Built: | 2002 | Floors: | 1
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Use Types:</td>
<td>100% Athletic</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### System / Component Notes

#### 2005:
- Minimal, no reported problems.

#### 2008:
- No changes reported.

#### 2010:
- No changes reported.

#### 2013:
- No changes reported.

#### 2016:
- No changes reported.

#### 2018:
- No changes reported.

### CRV of System

<table>
<thead>
<tr>
<th>System</th>
<th>%</th>
<th>$ 53,994</th>
<th>Immediate</th>
<th>1-5 yrs</th>
<th>6-10 yrs</th>
<th>11+ yrs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Glazing</td>
<td>1%</td>
<td></td>
<td>0</td>
<td>0</td>
<td>5</td>
<td>95</td>
</tr>
</tbody>
</table>

### System / Component Notes

- Minimal, no reported problems.
**Building No: 05 Ice Arena**

**Campus:** Main Campus  
**Area:** 34,600sf  
**Year Built:** 2002  
**Floors:** 1  
**Use Types:** 100% Athletic  
**Notes:** Facility is owned by Mason County and operated by the College on a 50 year lease/purchase agreement.

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>%</th>
<th>$</th>
<th>Immediate</th>
<th>1-5 yrs</th>
<th>6-10 yrs</th>
<th>11+ yrs</th>
</tr>
</thead>
<tbody>
<tr>
<td>HVAC</td>
<td>13%</td>
<td>$ 701,922</td>
<td>0</td>
<td>10</td>
<td>30</td>
<td>60</td>
<td></td>
</tr>
</tbody>
</table>

**System / Component Notes**

2005:
- HW boiler.
- VAV system.
- DDC Controls.
- (2) rooftop units with AC for locker rooms, (1) with AC for office area.
- Desiccant wheel dehumidification system (no AC) and radiant heat for arena.

2008:
- Boilers checked daily and inspected twice annually.
- Locker room AHU leaking condensate into building.
- Compressor #1 tripped relay repeated in past - not currently a problem.
- *** Desiccant wheel dehumidification system losing efficiency, at end of life, due for replacement. TOP PRIORITY

2010:
- Past humidity and condensation issues have caused significant mold growth on underside of OSB wood roof deck at west end of arena.
- ***Dehumidification system may not be functioning, due for significant repair or replacement.
- Indoor Air Quality consultant has inspected the building; college has report.

2013:
- Moisture and mold issue above locker room area likely due to poor air circulation caused by placement and design of air supply and return ducts.
- High humidity and non-moving air above locker rooms caused condensation of water on roof deck. Installation of commercial ceiling fans to move air appears to be working to reduce humidity and heat at ceiling. Situation being monitored.
- Long term solution should consider engineering and installation of an improved air supply and return duct system to more evenly distribute air and place return ducts closer to end of rink.

2016:
- Improved air supply and return duct system completed.

2018:
- Replacing system over office / lobby as part of 2018 project.
### Building No: 05 Ice Arena

<table>
<thead>
<tr>
<th>Campus</th>
<th>Main Campus</th>
<th>Notes: Facility is owned by Mason County and operated by the College on a 50 year lease/purchase agreement.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area</td>
<td>34,600sf</td>
<td></td>
</tr>
<tr>
<td>Use Types</td>
<td>100% Athletic</td>
<td></td>
</tr>
<tr>
<td>Year Built</td>
<td>2002</td>
<td></td>
</tr>
<tr>
<td>Floors</td>
<td>1</td>
<td></td>
</tr>
</tbody>
</table>

#### System / Component Notes

**2005:**
- Decorative block throughout, with prefinished metal siding above (arena only).
- EIFS column covers at main entry damaged from abuse and water runoff from overhang. Some mildew stains.
- Paint failing on underside of roof deck at main entry overhang.

**2008:**
- Soffit at edge of entry canopy - originally gypsum, replaced with reinforced fiberglass panels. Panels are warping and popping loose from rivets.
- Underside of roof deck repainted (2007).
- EIFS column covers damaged.

**2010:**
- Fiberglass entry canopy soffit panels replaced with aluminum siding (2009).
- Metal panel cladding at rear of building dented for approximately 20 feet.
- Cause unknown, but falling sheets of ice from the roof are suspected.

**2013:**
- No changes reported

**2016:**
- No changes reported.

**2018:**
- Some minor damage on south side of building from falling ice / snow.

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>$</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cladding</td>
<td>6%</td>
<td>$323,964</td>
<td>Immediate</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>0</td>
</tr>
</tbody>
</table>

**Immediate:**
0

**1-5 yrs:**
5

**6-10 yrs:**
10

**11+ yrs:**
85
Building No: 05 Ice Arena

<table>
<thead>
<tr>
<th>Component</th>
<th>CRV of System %</th>
<th>$</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plumbing</td>
<td>4%</td>
<td>215,976</td>
</tr>
</tbody>
</table>

System / Component Notes

2005:
Floor drains at rink end need to be kept clear of debris, cleaned regularly.

2008:
New ballast tank and well added to increase water volume and reduce overall pressure and pressure fluctuations.

2010:
No reported changes.

2013:
No reported changes.

2016:
No changes reported.

2018:
No changes reported.
Additional plumbing for the new referee locker room to be tied in with the existing system.
Building No: 05 Ice Arena

<table>
<thead>
<tr>
<th>Campus</th>
<th>Main Campus</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area</td>
<td>34,600sf</td>
</tr>
<tr>
<td>Year Built</td>
<td>2002</td>
</tr>
<tr>
<td>Floors</td>
<td>1</td>
</tr>
<tr>
<td>Use Types</td>
<td>100% Athletic</td>
</tr>
<tr>
<td>Notes:</td>
<td>Facility is owned by Mason County and operated by the College on a 50 year lease/purchase agreement.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>%</td>
<td>$$</td>
</tr>
<tr>
<td>Primary / Secondary</td>
<td>4%</td>
<td>$215,976</td>
</tr>
<tr>
<td>Immediate</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>1-5 yrs</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>6-10 yrs</td>
<td>5</td>
<td>0</td>
</tr>
<tr>
<td>11+ yrs</td>
<td>95</td>
<td>0</td>
</tr>
</tbody>
</table>

System / Component Notes

2005:
No reported problems.

2008:
No changes reported.

2010:
No changes reported.

2013:
Transformers tested in 2012, updated and repaired as required. No reported problems.

2016:
No changes reported.

2018:
No changes reported. 2018 Expansion project is under construction.
## Building No: 05 Ice Arena

<table>
<thead>
<tr>
<th>Campus</th>
<th>Main Campus</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area</td>
<td>34,600sf</td>
</tr>
<tr>
<td>Year Built</td>
<td>2002</td>
</tr>
<tr>
<td>Floors</td>
<td>1</td>
</tr>
<tr>
<td>Use Types</td>
<td>100% Athletic</td>
</tr>
</tbody>
</table>

**Notes:** Facility is owned by Mason County and operated by the College on a 50 year lease/purchase agreement.

### System / Component Notes

#### 2005:
No reported problems

#### 2008:
No changes reported.

#### 2010:
No changes reported.

#### 2013:
No changes reported.

#### 2016:
No changes reported.

#### 2018:
No changes reported. 2018 Expansion project is under construction.

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System %</th>
<th>CRV of System $</th>
<th>% of system to budget for repair/ replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Immediate</td>
<td>1-5 yrs</td>
<td>6-10 yrs</td>
</tr>
<tr>
<td>Distribution</td>
<td>4%</td>
<td>$215,976</td>
<td>0</td>
</tr>
</tbody>
</table>
### Building No: 05 Ice Arena

**Campus:** Main Campus  
**Area:** 34,600sf  
**Year Built:** 2002  
**Floors:** 1  
**Use Types:** 100% Athletic  

**Notes:** Facility is owned by Mason County and operated by the College on a 50 year lease/purchase agreement.

---

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System %</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Immediate</td>
</tr>
<tr>
<td>Lighting</td>
<td>4%</td>
<td>0</td>
</tr>
</tbody>
</table>

**System / Component Notes**

**2005:**
Fluorescent 2x2, open grid areas. Some replaced in locker rooms.  
Mercury vapor in arena.  
No reported problems.

**2008:**
No changes reported.

**2010:**
Arena lighting budgeted for replacement in 2010.

**2013:**

**2016:**
No changes reported.

**2018:**
No changes reported. 2018 Expansion project is under construction.
Building No: 05 Ice Arena

System / Component Notes

2005:
Fiber to each building (1998).
CAT5E/CAT6 cabling typical.
Network switches on 4-year upgrade cycle.
No reported problems.

2008:
No changes reported.

2010:
No changes reported.

2013:
Wi-Fi added to all buildings.

2016:
No changes reported.

2018:
No changes reported.
Building No: 05 Ice Arena

Campus: Main Campus  
Area: 34,600sf  
Year Built: 2002  
Floors: 1  
Use Types: 100% Athletic

Notes: Facility is owned by Mason County and operated by the College on a 50 year lease/purchase agreement.

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of System to Budget for Repair/Replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Immediate</td>
</tr>
<tr>
<td>Ceilings</td>
<td>2%</td>
<td>$107,988</td>
</tr>
</tbody>
</table>

System / Component Notes

2005:
2x2 in offices, open grid 2x2 in pro shop, corridors and locker rooms. Open to deck in arena.
No reported problems

2008:
2x2 lay in tiles placed in open grid in corridor to reduce heat loss.

2010:
No reported changes.
Issues with underside of roof deck accounted for in structural notes.

2013:
No changes reported

2016:
No changes reported.

2018:
No changes reported. 2018 expansion project is under construction.
Building No: 05 Ice Arena

| Campus: | Main Campus |
| Area: | 34,600sf |
| Year Built: | 2002 |
| Floors: | 1 |
| Use Types: | 100% Athletic |

**Notes:** Facility is owned by Mason County and operated by the College on a 50 year lease/purchase agreement.

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>%</th>
<th>$</th>
<th>Immediate</th>
<th>1-5 yrs</th>
<th>6-10 yrs</th>
<th>11+ yrs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Walls</td>
<td></td>
<td>4%</td>
<td>$215,976</td>
<td>0</td>
<td>0</td>
<td>5</td>
<td>95</td>
</tr>
</tbody>
</table>

**System / Component Notes**

2005:
Painted block typical, exposed wrapped insulation in arena.
Some Zamboni damage at end of rink.

2008:
Zamboni damage repaired (2007).

2010:
No changes reported.

2013:
No changes reported.

2016:
No changes reported.

2018:
No changes reported. 2018 expansion project is under construction.
Building No: 05 Ice Arena

<table>
<thead>
<tr>
<th>Campus: Main Campus</th>
<th>Notes: Facility is owned by Mason County and operated by the College on a 50 year lease/purchase agreement.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area: 34,600sf</td>
<td>Year Built: 2002</td>
</tr>
<tr>
<td>Use Types: 100% Athletic</td>
<td></td>
</tr>
</tbody>
</table>

### System / Component Notes

**2005:**
Exterior: Hollow metal, Aluminum frame at building entry and rink entry. No reported problems.
Interior: Hollow metal, No reported problems.
(2) motorized overhead doors for Zamboni - some typical Zamboni -related damage, dents.

2008:
No changes reported.

2010:
No changes reported.

2013:
No changes reported.

2016:
No changes reported.

2018:
No changes reported. 2018 expansion project is under construction.
### Building No: 05 Ice Arena

- **Campus:** Main Campus
- **Area:** 34,600sf
- **Year Built:** 2002
- **Floors:** 1
- **Use Types:** 100% Athletic

**Notes:** Facility is owned by Mason County and operated by the College on a 50 year lease/purchase agreement.

#### System / Component Notes

**2005:**
- Carpet in office - shredding at seams, due for replacement
- Rubber flooring - normal wear & tear
- Skate rental area - VCT
- Service and storage - concrete
- Concession stand - Ceramic tile

**2008:**
- No changes reported.

**2010:**
- No changes reported.

**2013:**
- No changes reported.

**2016:**
- No changes reported.

**2018:**
- New athletic flooring being installed to replace rubber flooring as part of the 2018 construction project. Project is under construction.

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>%</th>
<th>$</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Floors</td>
<td>3%</td>
<td>$ 161,982</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>0</td>
<td>5</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>0</td>
<td>95</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>1-5 yrs</th>
<th>6-10 yrs</th>
<th>11+ yrs</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>0</td>
<td>5</td>
</tr>
<tr>
<td>95</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Building No: 05 Ice Arena

Campus: Main Campus
Area: 34,600sf
Year Built: 2002
Floors: 1
Use Types: 100% Athletic

Notes: Facility is owned by Mason County and operated by the College on a 50 year lease/purchase agreement.

System / Component Notes

2005:
Sprinkled
No reported problems.

2008:
Sprinklers in corridor need to be lowered into suspended ceiling - currently above new lay-in ceiling.

2010:
Sprinklers should be relocated (see above)

2013:
Sprinklers heads relocated to resolve coverage issue.

2016:
No changes reported.

2018:
Fire suppression system converted to a "dry" system in 2016.
Building No: 05 Ice Arena

Campus: Main Campus  
Area: 34,600sf  
Year Built: 2002  
Floors: 1  
Use Types: 100% Athletic  
Notes: Facility is owned by Mason County and operated by the College on a 50 year lease/purchase agreement.

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>%</th>
<th>$</th>
</tr>
</thead>
<tbody>
<tr>
<td>Immed. Site/Ext Ltg</td>
<td>3%</td>
<td>$161,982</td>
<td></td>
</tr>
</tbody>
</table>

% of system to budget for repair/replacement

<table>
<thead>
<tr>
<th>Year</th>
<th>0</th>
<th>1-5 yrs</th>
<th>6-10 yrs</th>
<th>11+ yrs</th>
</tr>
</thead>
<tbody>
<tr>
<td>2005</td>
<td>0</td>
<td>0</td>
<td>5</td>
<td>95</td>
</tr>
</tbody>
</table>

System / Component Notes

2005:
Site lighting working - just relamped & cleaned.
No reported problems.

2008:
No changes reported.

2010:
No changes reported.

2013:
No changes reported.

2016:
No changes reported.

2018:
No changes reported.
### Building: #05 Ice Arena

**Main Campus**

**Area:** 34,600sf
**Use Types:** 100% Athletic

**Floors:** 1

**Year Built:** 2002

**Notes:** Facility is owned by Mason County and operated by the College on a 50-year lease/purchase agreement.

<table>
<thead>
<tr>
<th>System / Component Notes</th>
<th>CRV of System</th>
<th>% of System to Budget for Repair/Replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>%</td>
<td>Immediate 1-5 yrs 6-10 yrs 11+ yrs</td>
</tr>
<tr>
<td></td>
<td>CRV of System</td>
<td>$   $       $       $</td>
</tr>
<tr>
<td>Special Construction</td>
<td>23%</td>
<td>0          0          5</td>
</tr>
<tr>
<td>System Type</td>
<td>CRV of System</td>
<td>$           $         $</td>
</tr>
<tr>
<td><strong>Athletic System</strong></td>
<td>$1,241,862</td>
<td>0          0          0</td>
</tr>
</tbody>
</table>

**System / Component Notes:**
- Includes rink refrigeration system, dasher boards, bleachers.
- (2) rink refrigeration compressors, run almost continuously to maintain rink.
- No reported problems.
- Refrigeration system compressors - top ends rebuilt - approx. $3,000 (2006).
- Control system electrical work done (2006).
- New compressors expected to be needed by 2018.

**Refrigeration System Compressors**
- Top ends rebuilt in 2006:
  - Costs: $3,000
- New compressors expected to be needed by 2018.

**Control System Electrical Work**
- Done in 2006.

**Notes:**
- Subfloor refrigeration system was repaired in 2016. No changes reported since that time.
## Summary - Building No:05 Ice Arena

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>Immediate</th>
<th>1-5 yrs</th>
<th>6-10 yrs</th>
<th>11+ yrs</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>%</td>
<td>$</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CRV Totals</td>
<td>$5,399,400</td>
<td>$0</td>
<td>$199,778</td>
<td>$483,246</td>
<td>$4,716,376</td>
</tr>
</tbody>
</table>

### Priority Issues Data

<table>
<thead>
<tr>
<th>CRV</th>
<th>DMB</th>
<th>EXCESS</th>
<th>FCI</th>
<th>RATING</th>
</tr>
</thead>
<tbody>
<tr>
<td>$5,399,400</td>
<td>0</td>
<td>$0</td>
<td>0.00%</td>
<td>GOOD</td>
</tr>
</tbody>
</table>

### 0-5 Year Cumulative Data

<table>
<thead>
<tr>
<th>DMB</th>
<th>EXCESS</th>
<th>FCI</th>
<th>$/YR MAINTAIN</th>
<th>RATING</th>
</tr>
</thead>
<tbody>
<tr>
<td>$199,778</td>
<td>$0</td>
<td>3.7%</td>
<td>$107,988</td>
<td>GOOD</td>
</tr>
</tbody>
</table>
### Summary of All Systems / Components - Building No. 06: Auto Repair and Agri-Sciences Center

<table>
<thead>
<tr>
<th>System</th>
<th>CRV: System %</th>
<th>$</th>
<th>1,411,900 $</th>
<th>Immed. Value %</th>
<th>Value $</th>
<th>1-5 Value $</th>
<th>6-10 Value $</th>
<th>11+ Value $</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Structure</strong></td>
<td>0.18</td>
<td>$</td>
<td>254,142 $</td>
<td>0.00</td>
<td>$ -</td>
<td>0.00 $</td>
<td>0.00 $</td>
<td>0.00 $</td>
</tr>
<tr>
<td><strong>Roof</strong></td>
<td>0.05</td>
<td>$</td>
<td>70,595 $</td>
<td>0.00</td>
<td>$ -</td>
<td>0.00 $</td>
<td>0.10 $</td>
<td>7,060 $</td>
</tr>
<tr>
<td><strong>Glazing</strong></td>
<td>0.02</td>
<td>$</td>
<td>28,238 $</td>
<td>0.00</td>
<td>$ -</td>
<td>0.00 $</td>
<td>0.00 $</td>
<td>0.00 $</td>
</tr>
<tr>
<td><strong>Cladding</strong></td>
<td>0.08</td>
<td>$</td>
<td>112,952 $</td>
<td>0.00</td>
<td>$ -</td>
<td>0.00 $</td>
<td>0.10 $</td>
<td>11,295 $</td>
</tr>
<tr>
<td><strong>HVAC</strong></td>
<td>0.16</td>
<td>$</td>
<td>225,904 $</td>
<td>0.00</td>
<td>$ -</td>
<td>0.15 $</td>
<td>0.15 $</td>
<td>33,886 $</td>
</tr>
<tr>
<td><strong>Plumbing</strong></td>
<td>0.1</td>
<td>$</td>
<td>141,190 $</td>
<td>0.00</td>
<td>$ -</td>
<td>0.00 $</td>
<td>0.10 $</td>
<td>14,119 $</td>
</tr>
<tr>
<td><strong>Primary/Secondary</strong></td>
<td>0.06</td>
<td>$</td>
<td>84,714 $</td>
<td>0.00</td>
<td>$ -</td>
<td>0.00 $</td>
<td>0.10 $</td>
<td>8,471 $</td>
</tr>
<tr>
<td><strong>Distribution</strong></td>
<td>0.06</td>
<td>$</td>
<td>84,714 $</td>
<td>0.00</td>
<td>$ -</td>
<td>0.00 $</td>
<td>0.10 $</td>
<td>8,471 $</td>
</tr>
<tr>
<td><strong>Lighting</strong></td>
<td>0.04</td>
<td>$</td>
<td>56,476 $</td>
<td>0.00</td>
<td>$ -</td>
<td>0.00 $</td>
<td>0.05 $</td>
<td>2,824 $</td>
</tr>
<tr>
<td><strong>Voice/Data</strong></td>
<td>0.02</td>
<td>$</td>
<td>28,238 $</td>
<td>0.00</td>
<td>$ -</td>
<td>0.00 $</td>
<td>0.05 $</td>
<td>1,412 $</td>
</tr>
<tr>
<td><strong>Ceilings</strong></td>
<td>0.03</td>
<td>$</td>
<td>42,357 $</td>
<td>0.00</td>
<td>$ -</td>
<td>0.00 $</td>
<td>0.05 $</td>
<td>2,118 $</td>
</tr>
<tr>
<td><strong>Walls</strong></td>
<td>0.05</td>
<td>$</td>
<td>70,595 $</td>
<td>0.00</td>
<td>$ -</td>
<td>0.00 $</td>
<td>0.05 $</td>
<td>3,530 $</td>
</tr>
<tr>
<td><strong>Doors</strong></td>
<td>0.05</td>
<td>$</td>
<td>70,595 $</td>
<td>0.00</td>
<td>$ -</td>
<td>0.00 $</td>
<td>0.05 $</td>
<td>3,530 $</td>
</tr>
<tr>
<td><strong>Floors</strong></td>
<td>0.04</td>
<td>$</td>
<td>56,476 $</td>
<td>0.00</td>
<td>$ -</td>
<td>0.05 $</td>
<td>0.10 $</td>
<td>5,648 $</td>
</tr>
<tr>
<td><strong>Code (fire, ADA, etc.)</strong></td>
<td>0.03</td>
<td>$</td>
<td>42,357 $</td>
<td>0.00</td>
<td>$ -</td>
<td>0.00 $</td>
<td>0.05 $</td>
<td>2,118 $</td>
</tr>
<tr>
<td><strong>Immed. Site</strong></td>
<td>0.03</td>
<td>$</td>
<td>42,357 $</td>
<td>0.00</td>
<td>$ -</td>
<td>0.05 $</td>
<td>0.05 $</td>
<td>2,118 $</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>CRV: 1,411,900 $</th>
<th>DMB: $ -</th>
<th>FCI: 0.0%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Immed. Site:</td>
<td>$ 38,827 $</td>
<td>106,598 $</td>
</tr>
<tr>
<td>DMB: $ 38,827 $</td>
<td>FCI: 2.8%</td>
<td></td>
</tr>
</tbody>
</table>
Building No: 06 - Auto Repair and Agri-Sciences Center

Campus: Main Campus  
Area: 8,700 sf  
Year Built: 2005  
Floors: 1  
Use Types: 70% Voc-Tech, 30% Administration  
Notes: Auto Repair and Facilities Maintenance Offices

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Immediate</td>
</tr>
<tr>
<td>Structure</td>
<td>18%</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>$254,142</td>
<td>0</td>
</tr>
</tbody>
</table>

System / Component Notes

Pre-engineered steel building.

2005:
No reported problems.

2008:
No changes reported.

2010:
No changes reported.

2013:
No changes reported.

2016:
No changes reported.

2018:
New greenhouse, storage building and several small out-buildings added in 2017 to support CTE and MSU programs. Storage building is divided into four sections - used by College maintenance department, the College Auto Maintenance program, the Agri-Science program and the College Bookstore and Café.
### Building No: 06 - Auto Repair and Agri-Sciences Center

**Campus:** Main Campus  
**Area:** 8,700 sf  
**Year Built:** 2005  
**Floors:** 1  
**Use Types:**  
- 70% Voc-Tech  
- 30% Administration  
**Notes:** Auto Repair and Facilities Maintenance Offices

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Immediate</td>
</tr>
<tr>
<td>Roof</td>
<td>5%</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>$70,595</td>
<td>0</td>
</tr>
</tbody>
</table>

### System / Component Notes

Painted metal R-panel type roof - insulated

2005:  
No reported problems

2006:  
No changes reported.

2010:  
No changes reported.

2013:  
No changes reported.

2016:  
No changes reported.

2018:  
No changes reported.
### Building No: 06 - Auto Repair and Agri-Sciences Center

**Campus:** Main Campus  
**Area:** 8,700 sf  
**Year Built:** 2005  
**Floors:** 1  
**Use Types:** 70% Voc-Tech, 30% Administration  
**Notes:** Auto Repair and Facilities Maintenance Offices

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Immediate</td>
</tr>
<tr>
<td>Glazing</td>
<td></td>
<td>2%</td>
</tr>
</tbody>
</table>

**System / Component Notes**

Minimal - at office area only

2005:  
No reported problems.

2008:  
No changes reported.

2010:  
No changes reported.

2013:  
No changes reported.

2016:  
No changes reported.

2018:  
No changes reported.
Building No: 06 - Auto Repair and Agri-Sciences Center

Campus: Main Campus  
Area: 8,700 sf  
Year Built: 2005  
Floors: 1  
Use Types: 70% Voc-Tech  
30% Administration  
Notes: Auto Repair and Facilities Maintenance Offices

System | CRV of System | % of system to budget for repair/replacement |
--- | --- | --- |
| | | Immediate | 1-5 yrs | 6-10 yrs | 11+ yrs |
| HVAC | 16% | $225,904 | 0 | 15 | 15 | 70 |

System / Component Notes

Office area - ground mounted DX/gas heat package unit. Unit oversized, run inefficiently, exhausts too much air.
Classrooms - vertical AC/heat unit ventilators. Units unreliable, oversized, run inefficiently.
Shop - radiant tube heat, no AC - no reported problems.

2005:
No changes reported.

2008:
No changes reported.

2010:
Classroom vertical unit ventilators modified to improve efficiency and operation.

2013:
Ground mounted DX/gas heat unit unreliable, difficult to control. Issue being investigated for resolution.
Classroom units are noisy, unreliable. Noise level makes teaching in these room challenging, often requiring units to be turned off during lectures.

2016:
No changes reported.

2018:
No changes reported.
Building No: 06 - Auto Repair and Agri-Sciences Center

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Immediate</td>
</tr>
<tr>
<td>Cladding</td>
<td>8%</td>
<td>$112,952</td>
</tr>
</tbody>
</table>

System / Component Notes

Painted metal siding.

2005:
No reported problems

2008:
No changes reported

2010:
No changes reported, no reported problems.

2013:
No changes reported.

2016:
No changes reported.

2018:
No changes reported.
Building No: 06 - Auto Repair and Agri-Sciences Center

**Campus:** Main Campus  
**Area:** 8,700 sf  
**Year Built:** 2005  
**Floors:** 1  
**Use Types:** 70% Voc-Tech, 30% Administration  
**Notes:** Auto Repair and Facilities Maintenance Offices

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plumbing</td>
<td>10%</td>
<td>Immediate 1-5 yrs 6-10 yrs 11+ yrs</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$141,190</td>
</tr>
<tr>
<td>Immediate</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>1-5 yrs</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>6-10 yrs</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>11+ yrs</td>
<td>0</td>
<td></td>
</tr>
</tbody>
</table>

**System / Component Notes**

Small domestic water heater - no reported problems.

2005:
No reported problems

2008:
New ballast tank and well added to increase water volume and reduce overall pressure and pressure fluctuations.

2010:
No reported changes or problems.

2013:
No reported changes or problems.

2016:
No changes reported.

2018:
No changes reported.
Building No: 06 - Auto Repair and Agri-Sciences Center

Campus: Main Campus  
Area: 8,700 sf  
Year Built: 2005  
Floors: 1  
Use Types: 70% Voc-Tech, 30% Administration

Notes: Auto Repair and Facilities Maintenance Offices

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>%</td>
<td>$</td>
</tr>
<tr>
<td>Primary / Secondary</td>
<td>6%</td>
<td>$ 84,714</td>
</tr>
</tbody>
</table>

System / Component Notes

2005:  
No reported problems

2008:  
No changes reported.

2010:  
No reported problems or changes.

2013:  
Transformers tested in 2012, updated and repaired as required. No reported problems.

2016:  
No changes reported.

2018:  
No changes reported.
**Building No: 06 - Auto Repair and Agri-Sciences Center**

**Campus:** Main Campus  
**Notes:** Auto Repair and Facilities Maintenance Offices  
**Area:** 8,700 sf  
**Year Built:** 2005  
**Floors:** 1  
**Use Types:** 70% Voc-Tech  
30% Administration

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>%</td>
<td>Immediate</td>
</tr>
<tr>
<td>Distribution</td>
<td>6%</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>$ 84,714</td>
<td>0</td>
</tr>
</tbody>
</table>

**System / Component Notes**

2005:  
No problems reported.

2008:  
No changes reported.

2010:  
No reported problems or changes.

2013:  
No changes reported.

2016:  
No changes reported. New storage building (30'x80' - under construction) to be fed from existing distribution panel in the Auto Repair Center.

2018:  
No changes reported.
Building No: 06 - Auto Repair and Agri-Sciences Center

System / Component Notes

T8 fluorescent typical

2005:
No reported problems

2008:
No changes reported

2010:
No reported problems or changes.

2013:
No changes reported

2016:
No changes reported. Convert to LED fixtures as changes are made.

2018:
No changes reported.
Building No: 06 - Auto Repair and Agri-Sciences Center

Campus: Main Campus  Notes: Auto Repair and Facilities Maintenance Offices
Area: 8,700 sf  Year Built: 2005  Floors: 1
Use Types: 70% Voc-Tech 30% Administration

System / Component Notes

2005: No reported problems.

2008: Campus phone system being switched to VOIP system.

2010: No reported problems, or changes.

2013: Wi-Fi added to all buildings.

2016: No changes reported.

2018: No changes reported.

### System

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>%</td>
<td>$</td>
</tr>
<tr>
<td>Voice/Data</td>
<td>2%</td>
<td>$ 28,238</td>
</tr>
</tbody>
</table>

### Section 8 - 222
### Building No: 06 - Auto Repair and Agri-Sciences Center

<table>
<thead>
<tr>
<th>Campus:</th>
<th>Main Campus</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area:</td>
<td>8,700 sf</td>
</tr>
<tr>
<td>Year Built:</td>
<td>2005</td>
</tr>
<tr>
<td>Floors:</td>
<td>1</td>
</tr>
<tr>
<td>Use Types:</td>
<td>70% Voc-Tech</td>
</tr>
<tr>
<td></td>
<td>30% Administration</td>
</tr>
</tbody>
</table>

**Notes:** Auto Repair and Facilities Maintenance Offices

<table>
<thead>
<tr>
<th>System / Component Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>2x2 lay-in ceiling in office, corridor, classrooms. Open to deck in auto lab</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Immediate</td>
</tr>
<tr>
<td>Ceilings</td>
<td>3%</td>
<td>$42,357</td>
</tr>
</tbody>
</table>

- **2005:** No reported problems
- **2008:** No changes reported.
- **2010:** No reported problems or changes.
- **2013:** No changes reported.
- **2016:** No changes reported.
- **2018:** No changes reported.
## System / Component Notes

Painted block and painted gypsum board. Walls repainted on regular schedule. In good condition.

2005:
No reported problems.

2008:
No changes reported.

2010:
No reported problems or changes.

2013:
No changes reported.

2016:
No changes reported.

2018:
No changes reported. Normal repair and refresh as needed.
Building No: 06 - Auto Repair and Agri-Sciences Center

Campus: Main Campus  Notes: Auto Repair and Facilities Maintenance Offices
Area: 8,700 sf  Year Built: 2005  Floors: 1
Use Types: 70% Voc-Tech  30% Administration

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>CRV of System</td>
<td>% of system to budget for repair/replacement</td>
</tr>
<tr>
<td></td>
<td>%</td>
<td>Immediate</td>
</tr>
<tr>
<td>Doors</td>
<td>5%</td>
<td>$70,595</td>
</tr>
</tbody>
</table>

**System / Component Notes**

*Exterior:*
Aluminum frame doors at entries, hollow metal elsewhere. No reported problems.
(4) motorized overhead doors on auto lab. No reported problems.

*Interior:*
Hollow metal typical, no reported problems.

2005:
No reported problems

2008:
No changes reported.

2010:
No reported problems or changes.

2013:
No changes reported.

2016:
No changes reported.

2018:
No changes reported.
### Building No: 06 - Auto Repair and Agri-Sciences Center

<table>
<thead>
<tr>
<th>Campus: Main Campus</th>
<th>Notes: Auto Repair and Facilities Maintenance Offices</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area: 8,700 sf</td>
<td></td>
</tr>
<tr>
<td>Year Built: 2005</td>
<td></td>
</tr>
<tr>
<td>Floors: 1</td>
<td></td>
</tr>
<tr>
<td>Use Types: 70% Voc-Tech, 30% Administration</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>%</td>
<td>Immediate</td>
</tr>
<tr>
<td>Floors</td>
<td>4%</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>$56,476</td>
<td></td>
</tr>
</tbody>
</table>

**System / Component Notes**

- **2005:**
  - No reported problems

- **2008:**
  - No changes reported.

- **2010:**
  - No reported changes or problems.

- **2013:**
  - No changes reported.

- **2016:**
  - No changes reported.

- **2018:**
  - No changes reported.
## Building No: 06 - Auto Repair and Agri-Sciences Center

<table>
<thead>
<tr>
<th>Campus: Main Campus</th>
<th>Notes: Auto Repair and Facilities Maintenance Offices</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area: 8,700 sf</td>
<td></td>
</tr>
<tr>
<td>Year Built: 2005</td>
<td></td>
</tr>
<tr>
<td>Floors: 1</td>
<td></td>
</tr>
<tr>
<td>Use Types: 70% Voc-Tech 30% Administration</td>
<td></td>
</tr>
</tbody>
</table>

### System / Component Notes

**2005:**
No reported problems

**2008:**
Potential dead end corridor from main corridor to auto lab. Confirm with code official - door may need to be moved.

**2010:**
No reported changes or problems. Potential dead-end corridor is proposed to be resolved as part of upcoming renovation.

**2013:**
Code review indicates that dead-end corridor can be resolved by replacing exit sign above door to allow exiting through auto shop - this requires that the door be a 3 hour rated door.
Alternate solution would be to eliminate corridor by capturing the space within the auto classroom. This will require the door only be a 1-1/2 hour rated door.

**2016:**
No changes reported.

**2018:**
No changes reported.

### System

<table>
<thead>
<tr>
<th>System (fire, ADA, etc.)</th>
<th>CRV of System %</th>
<th>$ 42,357</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>% of system to budget for repair/replacement</th>
<th>Immediate</th>
<th>1-5 yrs</th>
<th>6-10 yrs</th>
<th>11+ yrs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Code (fire, ADA, etc.)</td>
<td>0</td>
<td>0</td>
<td>5</td>
<td>95</td>
</tr>
</tbody>
</table>

---

2018 Campus Facilities Master Plan

Section 8 - 227
### Building No: 06 - Auto Repair and Agri-Sciences Center

<table>
<thead>
<tr>
<th>Campus</th>
<th>Notes:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Main Campus</td>
<td>Auto Repair and Facilities Maintenance Offices</td>
</tr>
<tr>
<td>Area: 8,700 sf</td>
<td></td>
</tr>
<tr>
<td>Year Built: 2005</td>
<td></td>
</tr>
<tr>
<td>Floors: 1</td>
<td></td>
</tr>
<tr>
<td>Use Types: 70% Voc-Tech</td>
<td></td>
</tr>
<tr>
<td></td>
<td>30% Administration</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>%</td>
<td>$</td>
</tr>
<tr>
<td>Immed. Site/Ext Ltg</td>
<td>3%</td>
<td>$42,357</td>
</tr>
</tbody>
</table>

**System / Component Notes**

2005:
No reported problems

2008:
No reported changes or problems.

2010:
No reported changes or problems.

2016:
No changes reported.

2018:
LED lighting upgraded when campus parking lots were upgraded 6-8 years ago.
## Summary - Building No: 06 - Auto Repair and Agri-Sciences Center

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Immediate</td>
</tr>
<tr>
<td>CRV Totals</td>
<td>$1,411,900</td>
<td>$0</td>
</tr>
</tbody>
</table>

### Priority Issues Data

<table>
<thead>
<tr>
<th>CRV</th>
<th>DMB</th>
<th>EXCESS</th>
<th>FCI</th>
<th>RATING</th>
</tr>
</thead>
<tbody>
<tr>
<td>$</td>
<td>1,411,900</td>
<td>$</td>
<td>-</td>
<td>0.00%</td>
</tr>
</tbody>
</table>

### 0-5 Year Cumulative Data

<table>
<thead>
<tr>
<th>DMB</th>
<th>EXCESS</th>
<th>FCI</th>
<th>$/YR MAINTAIN</th>
<th>RATING</th>
</tr>
</thead>
<tbody>
<tr>
<td>$</td>
<td>38,827</td>
<td>$</td>
<td>2.8%</td>
<td>$</td>
</tr>
<tr>
<td>CRV: System</td>
<td>%</td>
<td>$ 9,972,200</td>
<td>Immed. Value $</td>
<td>1-5 Value $</td>
</tr>
<tr>
<td>-------------</td>
<td>---</td>
<td>-------------</td>
<td>----------------</td>
<td>-------------</td>
</tr>
<tr>
<td>Structure</td>
<td>0.17</td>
<td>$ 1,695,274</td>
<td>0.00 $ -</td>
<td>0.00 $ -</td>
</tr>
<tr>
<td>Roof</td>
<td>0.06</td>
<td>$ 598,332</td>
<td>0.00 $ -</td>
<td>0.00 $ -</td>
</tr>
<tr>
<td>Glazing</td>
<td>0.07</td>
<td>$ 698,054</td>
<td>0.00 $ -</td>
<td>0.00 $ -</td>
</tr>
<tr>
<td>Cladding</td>
<td>0.05</td>
<td>$ 498,610</td>
<td>0.00 $ -</td>
<td>0.00 $ -</td>
</tr>
<tr>
<td>HVAC</td>
<td>0.19</td>
<td>$ 1,894,718</td>
<td>0.00 $ -</td>
<td>0.00 $ -</td>
</tr>
<tr>
<td>Plumbing</td>
<td>0.07</td>
<td>$ 698,054</td>
<td>0.00 $ -</td>
<td>0.00 $ -</td>
</tr>
<tr>
<td>Primary/Secondary</td>
<td>0.04</td>
<td>$ 398,888</td>
<td>0.00 $ -</td>
<td>0.00 $ -</td>
</tr>
<tr>
<td>Distribution</td>
<td>0.05</td>
<td>$ 498,610</td>
<td>0.00 $ -</td>
<td>0.00 $ -</td>
</tr>
<tr>
<td>Lighting</td>
<td>0.05</td>
<td>$ 498,610</td>
<td>0.00 $ -</td>
<td>0.05 $ 24,931</td>
</tr>
<tr>
<td>Voice/Data</td>
<td>0.02</td>
<td>$ 199,444</td>
<td>0.00 $ -</td>
<td>0.05 $ 9,972</td>
</tr>
<tr>
<td>Ceilings</td>
<td>0.03</td>
<td>$ 299,166</td>
<td>0.00 $ -</td>
<td>0.10 $ 29,917</td>
</tr>
<tr>
<td>Walls</td>
<td>0.07</td>
<td>$ 698,054</td>
<td>0.00 $ -</td>
<td>0.05 $ 34,903</td>
</tr>
<tr>
<td>Doors</td>
<td>0.03</td>
<td>$ 299,166</td>
<td>0.00 $ -</td>
<td>0.02 $ 5,983</td>
</tr>
<tr>
<td>Floors</td>
<td>0.05</td>
<td>$ 498,610</td>
<td>0.00 $ -</td>
<td>0.10 $ 49,861</td>
</tr>
<tr>
<td>Code (fire, ADA, etc.)</td>
<td>0.03</td>
<td>$ 299,166</td>
<td>0.00 $ -</td>
<td>0.00 $ -</td>
</tr>
<tr>
<td>Immed. Site</td>
<td>0.02</td>
<td>$ 199,444</td>
<td>0.00 $ -</td>
<td>0.00 $ -</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>CRV: $ 9,972,200</th>
</tr>
</thead>
<tbody>
<tr>
<td>DMB $ -</td>
</tr>
<tr>
<td>FCI 0.0%</td>
</tr>
<tr>
<td>$ 155,566</td>
</tr>
<tr>
<td>$ 568,415</td>
</tr>
<tr>
<td>$ 9,248,218</td>
</tr>
<tr>
<td>DMB $ 155,566</td>
</tr>
<tr>
<td>FCI 1.6%</td>
</tr>
</tbody>
</table>
### Building No: 07 - Schoenherr Campus Center

<table>
<thead>
<tr>
<th>Campus:</th>
<th>Main Campus</th>
<th>Notes: Café, Library, Bookstore, and Student Services</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area:</td>
<td>38,000sf</td>
<td></td>
</tr>
<tr>
<td>Year Built:</td>
<td>2007</td>
<td></td>
</tr>
<tr>
<td>Floors:</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>Use Types:</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>15% Kitchen/Food Service</td>
<td></td>
</tr>
<tr>
<td></td>
<td>40% Student Center/Bookstore</td>
<td></td>
</tr>
<tr>
<td></td>
<td>45% Library</td>
<td></td>
</tr>
</tbody>
</table>

#### System / Component Notes

Steel frame, slab on grade. Raised floor system at library

#### System

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Immediate</td>
</tr>
<tr>
<td>Structure</td>
<td>17%</td>
<td>$ 1,695,274</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Year</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>2008</td>
<td>No reported problems</td>
</tr>
<tr>
<td>2010</td>
<td>No reported changes or problems</td>
</tr>
<tr>
<td>2013</td>
<td>No changes reported</td>
</tr>
<tr>
<td>2016</td>
<td>No changes reported</td>
</tr>
<tr>
<td>2018</td>
<td>No changes reported</td>
</tr>
</tbody>
</table>
### Building No: 07 - Schoenherr Campus Center

- **Campus:** Main Campus  
- **Area:** 38,000sf  
- **Year Built:** 2007  
- **Floors:** 2  
- **Use Types:**  
  - 15% Kitchen/Food Service  
  - 40% Student Center/Bookstore  
  - 45% Library  

#### CRV of System

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>%</td>
</tr>
<tr>
<td>Roof</td>
<td>6%</td>
</tr>
</tbody>
</table>

#### % of system to budget for repair/replacement

<table>
<thead>
<tr>
<th></th>
<th>Immediate</th>
<th>1-5 yrs</th>
<th>6-10 yrs</th>
<th>11+ yrs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roof</td>
<td>0</td>
<td>0</td>
<td>10</td>
<td>90</td>
</tr>
</tbody>
</table>

#### System / Component Notes

White reinforced PVC roof. Internally drained at 2 story portion, scuppers/downspouts at 1 story portion. Some icing problems occurring where downspouts drain.

2008:
- No reported problems

2010:
- Roof inspected annually, no problems reported.

2013:
- No reported problems.

2016:
- No changes reported.

2018:
- No changes reported.
Building No: 07 - Schoenherr Campus Center

**Campus:** Main Campus  
**Area:** 38,000sf  
**Year Built:** 2007  
**Floors:** 2  
**Use Types:**  
- 15% Kitchen/Food Service  
- 40% Student Center/Bookstore  
- 45% Library  
**Notes:** Café, Library, Bookstore, and Student Services

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>%</th>
<th>$</th>
<th>Immediate</th>
<th>1-5 yrs</th>
<th>6-10 yrs</th>
<th>11+ yrs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Glazing</td>
<td></td>
<td>7%</td>
<td>$698,054</td>
<td>0</td>
<td>0</td>
<td>5</td>
<td>95</td>
</tr>
</tbody>
</table>

**System / Component Notes**

Insulated glass in aluminum framing, no reported problems

2008:
No reported problems.

2010:
No reported changes or problems.

2013:
No changes reported.

2016:
No changes reported.

2018:
No changes reported.
Building No: 07 - Schoenherr Campus Center

| Campus: Main Campus | Notes: Café, Library, Bookstore, and Student Services |
| Area: 38,000sf | Year Built: 2007 |
| Floors: 2 |
| Use Types: |
| 15% Kitchen/Food Service |
| 40% Student Center/Bookstore |
| 45% Library |

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td>HVAC</td>
<td>19%</td>
<td>$1,894,718</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>System / Component Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rooftop mounted chiller (serves all units).</td>
</tr>
<tr>
<td>East: 2 boilers; Carrier VFD AHU in mechanical room.</td>
</tr>
<tr>
<td>Center (atrium): rooftop Carrier VFD AHU.</td>
</tr>
<tr>
<td>West: Carrier VFD AHU in mechanical room.</td>
</tr>
<tr>
<td>Library - mix of ceiling VAV, in-floor forced air system (on raised floor system), radiant ceiling panels in meeting rooms.</td>
</tr>
<tr>
<td>Atrium - mix of VAV and hot water radiant floor.</td>
</tr>
<tr>
<td>Upper level - in-floor forced air system (on raised floor system)</td>
</tr>
<tr>
<td>DDC controls. No reported problems.</td>
</tr>
</tbody>
</table>

2008:
Air leaks in raised floor system make balancing difficult.

2010:
Punch list items have been resolved, but problems with HVAC system balancing continue.

2013:
No changes reported. System still leaks excessive air through floor joints.
Proposal is to completely carpet the library, using carpet to seal floor system joints.

2016:
Library was carpeted to seal floor system joints.

2018:
Replacing 3 boilers as part of 2018 construction project.
# Building No: 07 - Schoenherr Campus Center

**Campus:** Main Campus  
**Area:** 38,000sf  
**Year Built:** 2007  
**Floors:** 2  
**Use Types:**  
- 15% Kitchen/Food Service  
- 40% Student Center/Bookstore  
- 45% Library  
**Notes:** Café, Library, Bookstore, and Student Services

## System / Component Notes

Brick on block backup; exterior grade gypsum board soffits. Large gaps in soffit allowing in birds and bugs

### 2008:
No reported problems

### 2010:
Soffit gap problem resolved.

### 2013:
No changes reported

### 2016:
No changes reported.

### 2018:
No changes reported.

## System

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of System to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Immediate 1-5 yrs 6-10 yrs 11+ yrs</td>
</tr>
<tr>
<td>Cladding</td>
<td>5%</td>
<td>$498,610 0 0 5 95</td>
</tr>
</tbody>
</table>

## System / Component Notes

- **Cladding**
  - CRV: 5%
  - Budget: $498,610
  - Immediate: 0
  - 1-5 yrs: 0
  - 6-10 yrs: 5
  - 11+ yrs: 95

---
Building No: 07 - Schoenherr Campus Center

<table>
<thead>
<tr>
<th>Campus: Main Campus</th>
<th>Notes: Café, Library, Bookstore, and Student Services</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area: 38,000sf</td>
<td>Year Built: 2007</td>
</tr>
<tr>
<td>Use Types: 15% Kitchen/Food Service</td>
<td>40% Student Center/Bookstore</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>%</td>
<td>$</td>
</tr>
<tr>
<td>Plumbing</td>
<td>7%</td>
<td>$698,054</td>
</tr>
</tbody>
</table>

**System / Component Notes**

Copper supply lines.

2008:
No reported problems.

2010:
No reported changes or problems.

2013:
No changes reported.

2016:
No changes reported.

2018:
No changes reported.
## Building No: 07 - Schoenherr Campus Center

<table>
<thead>
<tr>
<th>Campus</th>
<th>Main Campus</th>
<th>Notes: Café, Library, Bookstore, and Student Services</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area:</td>
<td>38,000sf</td>
<td></td>
</tr>
<tr>
<td>Year Built:</td>
<td>2007</td>
<td></td>
</tr>
<tr>
<td>Floors:</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>Use Types:</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>15% Kitchen/Food Service</td>
<td></td>
</tr>
<tr>
<td></td>
<td>40% Student Center/Bookstore</td>
<td></td>
</tr>
<tr>
<td></td>
<td>45% Library</td>
<td></td>
</tr>
</tbody>
</table>

### System / Component Notes

3 phase 480/277 Siemens system on campus electrical loop, sufficient capacity

2008:
No reported problems.

2010:
No reported problems.

2013:
Transformers tested in 2012, updated and repaired as required. No reported problems.

2016:
No changes reported.

2018:
Some electrical x included as part of the 2018 boiler replacement project.

<table>
<thead>
<tr>
<th>System / Component Notes</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Immediate</td>
</tr>
<tr>
<td>Primary / Secondary</td>
<td>4%</td>
<td>$398,888</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>System / Component Notes</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Immediate</td>
</tr>
<tr>
<td>Primary / Secondary</td>
<td>4%</td>
<td>$398,888</td>
</tr>
</tbody>
</table>
### Building No: 07 - Schoenherr Campus Center

**Campus:** Main Campus  
**Area:** 38,000sf  
**Year Built:** 2007  
**Floors:** 2  
**Notes:** Café, Library, Bookstore, and Student Services  
**Use Types:**  
- 15% Kitchen/Food Service  
- 40% Student Center/Bookstore  
- 45% Library  

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>%</th>
<th>$</th>
<th>Immediate</th>
<th>1-5 yrs</th>
<th>6-10 yrs</th>
<th>11+ yrs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Distribution</td>
<td>5%</td>
<td>$ 498,610</td>
<td>0</td>
<td>0</td>
<td>5</td>
<td>95</td>
<td></td>
</tr>
</tbody>
</table>

**System / Component Notes**  
Siemens panels and breakers, no reported problems.

2008:  
No reported problems.

2010:  
No reported changes or problems.

2013:  
No changes reported

2016:  
No changes reported.

2018:  
No changes reported beyond boiler replacement project.
### Building No: 07 - Schoenherr Campus Center

<table>
<thead>
<tr>
<th>Campus</th>
<th>Notes:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Main Campus</td>
<td>Café, Library, Bookstore, and Student Services</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Area:</th>
<th>Year Built:</th>
<th>Floors:</th>
</tr>
</thead>
<tbody>
<tr>
<td>38,000sf</td>
<td>2007</td>
<td>2</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Use Types:</th>
</tr>
</thead>
<tbody>
<tr>
<td>15% Kitchen/Food Service</td>
</tr>
<tr>
<td>40% Student Center/Bookstore</td>
</tr>
<tr>
<td>45% Library</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>%</td>
<td>Immediate</td>
</tr>
<tr>
<td>Lighting</td>
<td>5%</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>$ 498,610</td>
<td></td>
</tr>
</tbody>
</table>

#### System / Component Notes

Reported as having 27 different lamp types in building, including multiple types of T8, T5, induction, compact fluorescent, halogen, and metal halide. Stocking lamps expected to be difficult.

- **2008:**
  - No reported problems

- **2010:**
  - No reported changes or problems. Library was relamped in 2010.

- **2013:**
  - No changes reported.

- **2016:**
  - No changes reported.

- **2018:**
  - No changes reported.
Building No: 07 - Schoenherr Campus Center

**Campus:** Main Campus  
**Area:** 38,000sf  
**Year Built:** 2007  
**Floors:** 2  
**Notes:** Café, Library, Bookstore, and Student Services

**Use Types:**
- 15% Kitchen/Food Service
- 40% Student Center/Bookstore
- 45% Library

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System %</th>
<th>Immediate</th>
<th>1-5 yrs</th>
<th>6-10 yrs</th>
<th>11+ yrs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Voice/Data</td>
<td>2%</td>
<td>0</td>
<td>5</td>
<td>5</td>
<td>90</td>
</tr>
<tr>
<td></td>
<td>$ 199,444</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**System / Component Notes**

**VOIP system**

2010:
No reported changes or problems.

2013:
Wi-Fi added to all buildings.

2016:
No changes reported.

2018:
No changes reported.
## Building No: 07 - Schoenherr Campus Center

<table>
<thead>
<tr>
<th>Campus:</th>
<th>Main Campus</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area:</td>
<td>38,000sf</td>
</tr>
<tr>
<td>Year Built:</td>
<td>2007</td>
</tr>
<tr>
<td>Floors:</td>
<td>2</td>
</tr>
<tr>
<td>Use Types:</td>
<td>15% Kitchen/Food Service</td>
</tr>
<tr>
<td></td>
<td>40% Student Center/Bookstore</td>
</tr>
<tr>
<td></td>
<td>45% Library</td>
</tr>
</tbody>
</table>

### Notes:
Café, Library, Bookstore, and Student Services

### System

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System %</th>
<th>$ 299,166</th>
<th>Immediate</th>
<th>1-5 yrs</th>
<th>6-10 yrs</th>
<th>11+ yrs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ceilings</td>
<td>3%</td>
<td></td>
<td>0</td>
<td>10</td>
<td>5</td>
<td>85</td>
</tr>
</tbody>
</table>

### System / Component Notes

2x2 lay-in typical, open to deck in atrium, some gypsum board ceilings in limited areas.

2010:
No reported changes or problems.

2013:
No changes reported.

2016:
No changes reported.

2018:
No changes reported.
### Building No: 07 - Schoenherr Campus Center

**Campus:** Main Campus  
**Area:** 38,000sf  
**Year Built:** 2007  
**Floors:** 2  
**Notes:** Cafè, Library, Bookstore, and Student Services

**Use Types:**  
- 15% Kitchen/Food Service  
- 40% Student Center/Bookstore  
- 45% Library

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Immediate</td>
</tr>
<tr>
<td>Walls</td>
<td>7%</td>
<td>$698,054</td>
</tr>
</tbody>
</table>

**System / Component Notes**

Gypsum board on metal stud typical. Walls repainted on regular schedule.
Herman Miller demountable partition system in office areas.
Extensive casework in kitchen/servery area

2010:
No reported changes or problems.

2013:
No changes reported.

2016:
No changes reported.

2018:
No changes reported.
## Building No: 07 - Schoenherr Campus Center

### Campus: Main Campus  
### Area: 38,000sf  
### Year Built: 2007  
### Floors: 2  
### Use Types:  
- 15% Kitchen/Food Service  
- 40% Student Center/Bookstore  
- 45% Library  

### Notes:  
Café, Library, Bookstore, and Student Services

### System / Component Notes

Exterior: Aluminum frame doors typical. 2 pairs of automatic sliding doors.  
Main entry doors sticking, potentially from slab heaving.  
Interior: Solid Core wood typical.  

2010:  
Sticking main entry sliding doors have been repaired and are on maintenance contract.

2013:  
No changes reported

2016:  
No changes reported.

2018:  
No changes reported.

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Doors</td>
<td>3%</td>
<td>Immediate: 0 $ 299,166 1-5 yrs: 2 6-10 yrs: 5 11+ yrs: 93</td>
</tr>
</tbody>
</table>

2018 Campus Facilities Master Plan  
Section 8 - 243
## Building No: 07 - Schoenherr Campus Center

<table>
<thead>
<tr>
<th>Campus:</th>
<th>Main Campus</th>
<th>Notes:</th>
<th>Café, Library, Bookstore, and Student Services</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area:</td>
<td>38,000sf</td>
<td>Year Built:</td>
<td>2007</td>
</tr>
<tr>
<td>Floors:</td>
<td>2</td>
<td>Floors:</td>
<td>2</td>
</tr>
<tr>
<td>Use Types:</td>
<td>15% Kitchen/Food Service</td>
<td>2008:</td>
<td>No changes reported.</td>
</tr>
<tr>
<td></td>
<td>40% Student Center/Bookstore</td>
<td>2010:</td>
<td>No changes reported.</td>
</tr>
<tr>
<td></td>
<td>45% Library</td>
<td>2013:</td>
<td>No reported changes or problems.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2016:</td>
<td>No changes reported.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2018:</td>
<td>No changes reported. Improvements planned for project in 2019.</td>
</tr>
</tbody>
</table>

### System / Component Notes
- Raised floor system in library and on second level.
- Stained concrete floor in atrium
- Carpet in offices areas
- 2008: No reported problems.
- 2010: No reported changes or problems.
- 2013: Library is scheduled to be completely carpeted to seal air leaks in raised floor system.
- 2016: No changes reported.
- 2018: No changes reported. Improvements planned for project in 2019.

| System | CRV of System | % of system to budget for repair/replacement |
| --- | --- | --- | --- | --- | --- |
| Floors | 5% | $498,610 | Immediate | 1-5 yrs | 6-10 yrs | 11+ yrs |
| | | | 0 | 10 | 10 | 80 |
### Building No: 07 - Schoenherr Campus Center

**Campus:** Main Campus  
**Area:** 38,000sf  
**Floors:** 2  

**Use Types:**  
- 15% Kitchen/Food Service  
- 40% Student Center/Bookstore  
- 45% Library

#### Notes:  
Café, Library, Bookstore, and Student Services

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System %</th>
<th>$</th>
<th>Immediate</th>
<th>1-5 yrs</th>
<th>6-10 yrs</th>
<th>11+ yrs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Code (fire, ADA, etc.)</td>
<td>3%</td>
<td>$299,166</td>
<td>0</td>
<td>0</td>
<td>10</td>
<td>90</td>
</tr>
</tbody>
</table>

#### System / Component Notes

- Fully sprinkled.
- Hydraulic elevator

- **2008:**  
  No reported problems.

- **2010:**  
  No reported changes or problems.

- **2013:**  
  No changes reported.

- **2016:**  
  No changes reported.

- **2018:**  
  No changes reported.
Building No: 07 - Schoenherr Campus Center

**Notes:** Café, Library, Bookstore, and Student Services

**Area:** 38,000sf  **Year Built:** 2007  **Floors:** 2

**Use Types:**
- 15% Kitchen/Food Service
- 40% Student Center/Bookstore
- 45% Library

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>%</td>
<td>Immediate</td>
</tr>
<tr>
<td>Immed. Site/Ext Ltg</td>
<td>2%</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>$ 199,444</td>
<td></td>
</tr>
</tbody>
</table>

**System / Component Notes**

Concrete walks with hot water snow melt system. Sections of concrete deteriorating, possibly due to overworking or bad mix. Being repaired under warranty.

2010:
Concrete walks replaced with new under warranty (including sidewalk heat system).

2013:
No changes reported.

2016:
No changes reported.

2018:
No changes reported.
## Summary - Building No:07 - Schoenherr Campus Center

<table>
<thead>
<tr>
<th>System</th>
<th>CRV of System</th>
<th>% of system to budget for repair/replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>%</td>
<td>Immediate</td>
</tr>
<tr>
<td>CRV</td>
<td>$9,972,200</td>
<td>$0</td>
</tr>
<tr>
<td>Totals</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Priority Issues Data

<table>
<thead>
<tr>
<th>CRV</th>
<th>DMB</th>
<th>EXCESS</th>
<th>FCI</th>
<th>RATING</th>
</tr>
</thead>
<tbody>
<tr>
<td>$9,972,200</td>
<td>$0</td>
<td>$0</td>
<td>0.00%</td>
<td>GOOD</td>
</tr>
</tbody>
</table>

### 0-5 Year Cumulative Data

<table>
<thead>
<tr>
<th>DMB</th>
<th>EXCESS</th>
<th>FCI</th>
<th>$/YR MAINTAIN</th>
<th>RATING</th>
</tr>
</thead>
<tbody>
<tr>
<td>$155,566</td>
<td>0</td>
<td>1.6%</td>
<td>$199,444</td>
<td>GOOD</td>
</tr>
</tbody>
</table>