

**Henry Ford College
Facility Condition Assessment**

2023 Update

Summary report of Facility Condition
Assessment database output.



Prepared for:
Henry Ford College

Prepared by:
Patrick Calhoun, AIA
Stantec Architecture, Inc.

October 27, 2023

**HENRY FORD COLLEGE
FACILITY CONDITION ASSESSMENT**

2023 UPDATE

Table of Contents

1.0	INTRODUCTION	1.1
2.0	A – LEARNING RESOURCE CENTER	2.1
3.0	B – ESHLEMAN LIBRARY	3.1
4.0	C – COLLEGE STORE	4.1
5.0	D - FACILITIES MANAGEMENT BUILDING	5.1
6.0	E - TECHNOLOGY BUILDING	6.1
7.0	F - FINE ARTS BUILDING	7.1
8.0	G - HEALTH SCIENCES EDUCATION CENTER	8.1
9.0	H - ATHLETIC BUILDING	9.1
10.0	I - CHILD DEVELOPMENT CENTER	10.1
11.0	J - SCIENCE BUILDING NORTH	11.1
12.0	J (ADDITION) – SCIENCE BUILDING SOUTH	12.1
13.0	K - LIBERAL ARTS BUILDING	13.1
14.0	L - ADMIN SERVICES AND CONFERENCE CENTER	14.1
15.0	M - STUDENT AND CULINARY ARTS CENTER	15.1
16.0	N – CAMPUS SAFETY	16.1
17.0	W – WELCOME CENTER	17.1
18.0	X – SME SOUTH BUILDING	18.1
19.0	Y – SME WEST BUILDING	19.1
20.0	Z – COMMUNITY CENTER	20.1
21.0	MT – EAST CAMPUS M-TEC BUILDING	21.1
22.0	NS – EAST CAMPUS NURSING BUILDING	22.1

APPENDIX FACILITY CONDITION ASSESSMENT DATABASE REPORT

HENRY FORD COLLEGE FACILITY CONDITION ASSESSMENT

2023 UPDATE

Introduction
October 27, 2023

1.0 INTRODUCTION

Stantec performed this facility assessment update to record changes in building conditions and deferred maintenance corrections made by the College since the 2022 Facility Condition Assessment Update. Interviews were held in October 2023, with input from Facilities Department leaders and building operations personnel.

Stantec has provided Facility Condition Assessment updates for Henry Ford College since 2015. This report highlights the updates contained in the 2023 Facility Condition Assessment Database, providing information on the building components and conditions that have changed. This update includes a review of all College-owned buildings on the main campus and the east campus.

The College continues to proactively make improvements and address systems that need repair or replacement in a timely manner:

- The Integrated Energy Management Plan Performance Contract by Johnson Controls was completed in 2022, impacting buildings across campus, including replacement/relocation of the campus heating plant to the E Building. Issues with testing, adjusting, and code compliance remain to be resolved.
- In 2023, it was determined that sanitary drain backups thought to be caused by the new low flow flush valves were instead caused by an increase in people flushing non-degradable paper towel and wipes. This has increased maintenance costs.
- A major renovation/addition of the Technology Building (E Building) is underway through 2023. It will impact many of building systems, especially in the 1962 wing, addressing some of the deferred maintenance items still noted in the report.
- Main campus electrical infrastructure and corresponding switchgear work is mostly complete, with only the Technology Building (Building E) remaining on the old power system – this is delayed due to supply chain and cost escalation issues.
- Roofs are on an annual maintenance/inspection program, with repairs and replacements ongoing as identified. Roofs on buildings F, K, and L have been replaced in 2023.
- Utility monitoring for gas, electric and water has been added to most buildings, allowing more detailed analysis of consumption.
- Fire alarm panels have been replaced in buildings F, H, and L.
- The elevator in building F has been upgraded.
- Site drainage issues and potential damage to the stormwater system are being addressed separately by the college. Issues have become worse due to increased rainfall. The drains along the north wall of Building A have been cleaned to improve flow. The main outflow at the Rouge River is being re-engineered and planned for repairs to reduce significant erosion.

2023 UPDATE

Introduction
October 27, 2023

1.1 FACILITY CONDITION ASSESSMENT OVERVIEW

The following terms are used in this report to describe assessment findings.

Current Replacement Value (CRV)

The CRV is the replacement value of the building in adjusted for current dollars and based on the square footage and estimated construction cost for each building. To support the calculations in the database, these costs include only fixed, permanent building components, excluding land costs, furniture, equipment, fees, and other owner soft costs.

Facilities Condition Index (FCI)

The Facility Condition Index is the ratio of deferred maintenance cost projections divided into the current replacement value of each building. The FCI, shown as a percentage, provides a general condition rating for the condition of each building, as well as for the entire campus.

The recommended FCI ranges for building conditions are as follows:

0-5%: Good – a building with an FCI in this range is considered in good condition. Some of the following are typical: Building systems are operating as intended; the structure and envelope are uncompromised and solid; finishes and hardware are not worn; and maintenance efforts have been successful in offsetting the typical issues of aging buildings

5-10%: Fair – a building with an FCI in this range is typical of original facilities over 20 years of age. Some of the following are typical: Building systems, while functioning, are showing signs of aging that maintenance can slow but not stop. HVAC components may need replacement or repair; plumbing may be showing signs of deterioration; some systems may be obsolete, with replacement parts difficult to locate. Wear items, such as hardware, finishes, roofing, and windows will be nearing the end of their expected useful service life and should be budgeted for replacement.

10%+: Poor – a building in this FCI range is typically older, with many of its systems past the end of their useful service life, with failures in one system causing damage to others. Some of the following are typical: Roofing may be overdue for replacement; water infiltration may be causing deterioration of multiple other items, such as ceilings, walls, flooring, lighting, and structure; HVAC systems may no longer be affordably repairable. The rating of “Poor” indicates that a building will need significant attention to prevent the existing problems from affecting other building systems and compounding future repair costs.

FCI typically increases over time due to expected aging of major systems and components, with HVAC, plumbing, roofing and electrical often contributing most. This is not necessarily a sign of insufficient maintenance, but a sign of aging infrastructure that should be planned for major overhaul or replacement.

HENRY FORD COLLEGE FACILITY CONDITION ASSESSMENT

2023 UPDATE

Introduction
October 27, 2023

Deferred Maintenance Backlog (DMB)

The Deferred Maintenance Backlog represents the projected value of system repairs or replacements that have deferred over time. These estimates typically assume replacement of a building component or system, not the cost to maintain it for another year. While a time frame based on system age or condition is assigned to these costs, it is not uncommon for good maintenance practices to extend the replacement window past what is predicted.

Priority 1 DMB and FCI

The Priority 1 DMB is the sum of all maintenance issues that are projected to require addressing within the next year in order to ensure continued facilities and infrastructure operations. The Priority 1 amounts shown are for items where immediate attention to fix critical problems. 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).

The Priority 1 FCI seeks to indicate the immediate condition of the building. Observations show that this value is typically quite low, given that very few building systems are in jeopardy of failing immediately. When looking out five years, the FCI often jumps to fair or poor condition, especially for buildings over 40 years old, where major systems have reached or passed their useful service life (roofing, HVAC systems, plumbing, electrical, lighting, etc.). This is not necessarily a sign of insufficient maintenance, but a sign of aging infrastructure that should be planned for major overhaul or replacement.

Priorities 1-3 Cumulative DMB and FCI

The Priority 1-3 Cumulative totals represents the combined value of projects, in today's dollars, projected to require attention within approximately the next five years, including those that fall under the Priority 1 Project Total. This value is included to help determine the investment required in the near future to resolve issues before they become critical or adversely impact operations.

This long-term FCI is often more telling of a buildings' condition than the Priority 1 value, since the first-year number focuses primarily on life safety, code compliance and immediate collateral damage. Most maintenance issues are not so critical that they require immediate repair, but often become so within 5 years.

Projected Annual Estimate to Maintain

The Projected Annual Estimate to Maintain is the estimated cost to maintain the current FCI in a stable state. The number is based on a reinvestment range of 3% of the CRV and assumes that building components have an average 50-year renewal cycle and depreciate along a straight line. The assumptions were made to simplify calculations and set an ideal-world funding target; in reality, building

HENRY FORD COLLEGE FACILITY CONDITION ASSESSMENT

2023 UPDATE

Introduction
October 27, 2023

components do not expire according to straight-line depreciation, many require replacement within 30-40 years, and some virtually never deteriorate.

Two important points to consider:

- This annual investment is not intended to replace the funds required to resolve past deficiencies, but to provide the funds for continued maintenance.
- It is understood that facilities maintenance funding levels of 3% of the CRV are difficult to attain for most institutions.

End of Useful Service Life

This term is used throughout the report to indicate when a system has reached its expected life span, regardless of whether it is operating as designed. All building systems have a life span which varies greatly depending on the system and how it is used. For example, a building structure can last several hundred years, while door hardware or HVAC systems last 25-40 years depending on quality and type. A rubber roof might have a 15-20-year lifespan, while carpet in high traffic areas seldom survives 10 years.

HENRY FORD COLLEGE FACILITY CONDITION ASSESSMENT

2023 UPDATE

Introduction
October 27, 2023

1.2 COLLEGE SUMMARY DATA

Because Henry Ford College has proactively addressed deferred maintenance issues over the last several years, their facility condition index has remained relatively low.

Following is the combined total of current facility condition calculations for all assessed college buildings, both at the Main Campus and the East Campus. The FCI has decreased slightly, reflecting issues addressed during the Integrated Energy Management Plan projects that improved HVAC, plumbing and lighting operations, replacement of several roofs and fire alarm panels.

The Priority 1 FCI continues at well under 5%, indicating that as a percentage of the total building value, there are few critical issues, and the college continues to manage its deferred maintenance well. At 4.6%, the total FCI through year five has moved back from “fair” to “good” – better than typical for a college of this age. This remains relatively stable since from 2021, and is a reduction from previous years, driven significantly by the HVAC and lighting work in the Integrated Energy Management Plan (IEMP), completed in 2022. It should be noted that while these improvements have improved efficiency and operation, much of the HVAC equipment, electrical systems and plumbing remains original, just with improved parts and repairs. While more efficient, many of the systems are limited by the year they were designed and the age of their exterior components.

Facility Current Replacement Value (CRV)	Annual Estimate to Maintain (3% of CRV)
\$388,456,000	\$11,653,680
PRIORITY 1: CURRENT YEAR	PRIORITIES 1-3: TOTAL THROUGH YEAR FIVE
Facility Condition Index (FCI) 1.1%	Facility Condition Index (FCI) 4.6%
Deferred Maintenance Backlog (DMB) \$4,421,000	Deferred Maintenance Backlog (DMB) \$17,678,000

HENRY FORD COLLEGE FACILITY CONDITION ASSESSMENT

2023 UPDATE

Introduction
October 27, 2023

The following report from the Facility Assessment Database includes all College buildings, allowing for an overall view of the College facility inventory, projected building deferred maintenance costs and a comparison between facilities.



HENRY FORD COLLEGE FACILITY CONDITION ASSESSMENT

2023 UPDATE

Introduction
October 27, 2023

PowerPage Report

Henry Ford College

Monday, October 23, 2023
10:11:37 AM

Building Name	Year Built	Building Area	% of Total Area	CRV	% of Total CRV	Priority 1 (current year) Issues			Priority 1-3 (year 0-5) Issues						
						Project Totals	% of Total Project Costs	FCI	Rating	Project Totals	% of Total Project Costs	FCI	Rating		
All Assessed Facilities:						\$388,456,000				\$4,421,000	1.1%	Good	Good		
East Campus						\$25,434,000									
MT-M-Tec Building						28,120	2.9%	\$11,698,000	3.0%	\$21,000	0.5%	0.2%	Good	Good	
NS-Nursing Building						33,020	3.4%	\$13,736,000	3.5%	\$5,000	0.1%	0.0%	Good	Good	
Main Campus						922,723		\$363,022,000							
A-Learning Resource Center						1998	53,744	5.5%	\$19,562,000	5.0%	\$0	0.0%	0.0%	Good	Good
B-Eshleman Library						1960	46,587	4.7%	\$16,957,000	4.4%	\$0	0.0%	0.0%	Good	Good
C-College Store						1970	7,730	0.8%	\$2,573,000	0.7%	\$49,000	1.1%	1.9%	Good	Fair
D-Facilities Management Building						1960	16,093	1.6%	\$5,858,000	1.5%	\$0	0.0%	0.0%	Good	Good
E-Technology Building						1964	169,848	17.3%	\$72,424,000	18.6%	\$3,738,000	84.6%	5.2%	Fair	Fair
F-Fine Arts Building						1978	75,742	7.7%	\$27,570,000	7.1%	\$42,000	1.0%	0.2%	Good	Good
G-Health Sciences Education Center						1997	81,500	8.3%	\$33,904,000	8.7%					Good
H-Athletic Building						1964	36,460	3.7%	\$13,271,000	3.4%	\$90,000	2.0%	0.7%	Good	Fair
I-Child Development Center						1996	7,100	0.7%	\$2,253,000	0.6%	\$0	0.0%	0.0%	Good	Poor
J-Science Building North						1960	49,000	5.0%	\$21,148,000	5.4%					Good
J-Science Building South						2012	18,383	1.9%	\$7,934,000	2.0%	\$0	0.0%	0.0%	Good	Good
K-Liberal Arts Building						1960	104,046	10.6%	\$43,283,000	11.1%	\$126,000	2.9%	0.3%	Good	Poor
L-Admin Services and Conference Center						1983	59,000	6.0%	\$21,476,000	5.5%	\$300,000	6.8%	1.4%	Good	Fair
M-Student and Culinary Arts Center						1960	41,800	4.2%	\$17,389,000	4.5%	\$15,000	0.3%	0.1%	Good	Good
N-Campus Safety						1963	19,240	2.0%	\$8,004,000	2.1%	\$21,000	0.5%	0.3%	Good	Fair
W-Welcome Center						1982	62,000	6.3%	\$22,568,000	5.8%	\$0	0.0%	0.0%	Good	Good
X-South Building						1978	32,250	3.3%	\$11,740,000	3.0%	\$14,000	0.3%	0.1%	Good	Good
Y-West Building						1965	36,000	3.7%	\$11,981,000	3.1%	\$0	0.0%	0.0%	Good	Good
Z-Community Center						1965	6,200	0.6%	\$3,127,000	0.8%	\$0	0.0%	0.0%	Good	Good

**HENRY FORD COLLEGE
FACILITY CONDITION ASSESSMENT**

2023 UPDATE

A – Learning Resource Center
October 27, 2023

2.0 A – LEARNING RESOURCE CENTER

2.1 FACILITY STATUS UPDATE

Currently, this building is generally in good condition, with major building systems in normal working order. IEMP project work has improved HVAC, lighting and plumbing systems, resolving efficiency issues, and extending the lifespan of original HVAC equipment.

The following highlighted building systems were reported as improved (repaired or replaced) or requiring attention since the 2022 Facility Condition Assessment. Full details for these items, as well as others, are in the 2023 update to the Building Detail Database Report.

- 2021 – IEMP contract updated HVAC equipment and controls, plumbing fixtures, lighting, and lighting controls. 2023 - IEMP work ongoing to resolve code issues, complete testing, adjustments.
- 2022 – Signage: Interior signage planned to be updated/replaced to address new building naming system. Egress maps updated to address new building naming system.
- 2022 - Fire alarm: Panel original and reported nearing end of useful service life.
- 2023 – Storm drains along north face of building cleaned, resolving backup issues.
- 2023 – Plumbing: Increased reports of clogged sanitary drains since IEMP work. Cause determined to be increased flushing of disposable wipes and paper towels.

2.2 FACILITY CONDITION INDEX

The table below shows the current condition calculations based on the provided list of improvements and new issues.

Facility Current Replacement Value (CRV)	Annual Estimate to Maintain (3% of CRV)
\$ 19,562,000	\$586,860
PRIORITY 1: CURRENT YEAR	PRIORITIES 1-3: TOTAL THROUGH YEAR FIVE
Facility Condition Index (FCI)	Facility Condition Index (FCI)
0.0%	1.8%
Deferred Maintenance Backlog (DMB)	Deferred Maintenance Backlog (DMB)
\$0	\$352,000

**HENRY FORD COLLEGE
FACILITY CONDITION ASSESSMENT**

2023 UPDATE

B – Eshleman Library
October 27, 2023

3.0 B – ESHLEMAN LIBRARY

3.1 FACILITY STATUS UPDATE

Currently, this building is generally in good condition. IEMP project work has improved HVAC, lighting and plumbing systems, resolving efficiency issues, and extending the lifespan of original HVAC equipment.

The following highlighted building systems were reported as improved (repaired or replaced) or requiring attention since the 2022 Facility Condition Assessment. Full details for these items, as well as others, are in the 2023 update to the Building Detail Database Report.

- 2021 – IEMP contract updated HVAC equipment and controls, plumbing fixtures, lighting, and lighting controls. 2023 - IEMP work ongoing to resolve code issues, complete testing, adjustments.
- 2022 – Signage: Interior signage planned to be updated/replaced to address new building naming system. Egress maps updated to address new building naming system.
- 2022 – Fire alarm: Panel original and reported nearing end of useful service life.
- 2023 – Plumbing: Increased reports of clogged sanitary drains since IEMP work. Cause determined to be increased flushing of disposable wipes and paper towels.
- 2023 – Roof flashing repairs made as part of maintenance contract.

3.2 FACILITY CONDITION INDEX

The table below shows the current condition calculations based on the provided list of improvements and new issues.

Facility Current Replacement Value (CRV)	Annual Estimate to Maintain (3% of CRV)
\$ 16,957,000	\$ 508,710
PRIORITY 1: CURRENT YEAR	PRIORITIES 1-3: TOTAL THROUGH YEAR FIVE
Facility Condition Index (FCI) 0.0%	Facility Condition Index (FCI) 1.0%
Deferred Maintenance Backlog (DMB) \$0	Deferred Maintenance Backlog (DMB) \$170,000

HENRY FORD COLLEGE FACILITY CONDITION ASSESSMENT

2023 UPDATE

C – College Store
October 27, 2023

4.0 C – COLLEGE STORE

4.1 FACILITY STATUS UPDATE

Currently, this building is generally in good condition, but major HVAC system issues are driving the increased long term deferred maintenance costs. IEMP project work has improved HVAC controls, lighting, and plumbing systems.

The following highlighted building systems were reported as improved (repaired or replaced) or requiring attention since the 2022 Facility Condition Assessment. Full details for these items, as well as others, are in the 2023 update to the Building Detail Database Report.

- 2021 – IEMP contract updated HVAC equipment and controls, plumbing fixtures, lighting, and lighting controls. 2023 - IEMP work ongoing to resolve code issues, complete testing, adjustments.
- 2022 – Signage: Interior signage planned to be updated/replaced to address new building naming system. Egress maps updated to address new building naming system.
- 2022 – Fire alarm: Panel original and reported nearing end of useful service life.
- 2023 – Site: Loading dock fencing repaired, concrete loading ramp repaired.
- 2023 – Plumbing: Increased reports of clogged sanitary drains since IEMP work. Cause determined to be increased flushing of disposable wipes and paper towels.
- 2023 – HVAC: Furnace and AC condensers replaced, with outside air added.
- 2023 – Floor: Resilient floor installed throughout store as part of remodeling.

4.2 FACILITY CONDITION INDEX

The table below shows the current condition calculations based on the provided list of improvements and new issues.

Facility Current Replacement Value (CRV)	Annual Estimate to Maintain (3% of CRV)
\$2,573,000	\$77,190
PRIORITY 1: CURRENT YEAR	PRIORITIES 1-3: TOTAL THROUGH YEAR FIVE
Facility Condition Index (FCI) 1.9%	Facility Condition Index (FCI) 6.1%
Deferred Maintenance Backlog (DMB) \$49,000	Deferred Maintenance Backlog (DMB) \$158,000

**HENRY FORD COLLEGE
FACILITY CONDITION ASSESSMENT**

2023 UPDATE

D - FACILITIES Management Building
October 27, 2023

5.0 D - FACILITIES MANAGEMENT BUILDING

5.1 FACILITY STATUS UPDATE

Currently, this building is generally in good condition. IEMP project work has improved HVAC, lighting and plumbing systems, resolving efficiency issues, and extending the lifespan of original HVAC equipment. Roof and major HVAC system age are driving the increased long term deferred maintenance costs.

The following highlighted building systems were reported as improved (repaired or replaced) or requiring attention since the 2022 Facility Condition Assessment. Full details for these items, as well as others, are in the 2023 update to the Building Detail Database Report.

- 2021 – IEMP contract updated HVAC equipment and controls, plumbing fixtures, lighting and lighting controls. 2023 - IEMP work ongoing to resolve code issues, complete testing, adjustments.
- 2022 – Signage: Interior signage planned to be updated/replaced to address new building naming system. Egress maps updated to address new building naming system.
- 2023 – Plumbing: Increased reports of clogged sanitary drains since IEMP work. Cause determined to be increased flushing of disposable wipes and paper towels.
- 2023 – Fire alarm: panel replaced with Simplex unit

5.2 FACILITY CONDITION INDEX

The table below shows the current condition calculations based on the provided list of improvements and new issues.

Facility Current Replacement Value (CRV)	Annual Estimate to Maintain (3% of CRV)
\$5,858,000	\$175,740
PRIORITY 1: CURRENT YEAR	PRIORITIES 1-3: TOTAL THROUGH YEAR FIVE
Facility Condition Index (FCI)	Facility Condition Index (FCI)
0.0%	4.9%
Deferred Maintenance Backlog (DMB)	Deferred Maintenance Backlog (DMB)
\$0	\$288,000

HENRY FORD COLLEGE FACILITY CONDITION ASSESSMENT

2023 UPDATE

E - Technology Building
October 27, 2023

6.0 E - TECHNOLOGY BUILDING

6.1 FACILITY STATUS UPDATE

Currently, this building is generally in fair condition and is projected to remain in this range. IEMP project work has improved HVAC, lighting and plumbing systems, resolving efficiency issues, and extending the lifespan of original HVAC equipment. An ongoing renovation/addition will improve building condition, especially in the original 1960s wing. The heating plant for campus was relocated to this building and brought online in 2022. The renovation and addition have been delayed and are scheduled for completion in late 2023. This building will be reassessed during the 2024 FCI to better reflect the changes made during the renovation/addition.

The following highlighted building systems were reported as improved (repaired or replaced) or requiring attention since the 2022 Facility Condition Assessment. Full details for these items, as well as others, are in the 2023 update to the Building Detail Database Report.

- 2022 – Electrical: The substation is outdated and due for replacement with 13.2 kV system once north campus primary loop is extended to the building. Plan to upgrade in 2021/2022 delayed due to inflated cost. This building is the last remaining building on original 4,800-volt primary.
- 2022 – Signage: Interior signage planned to be updated/replaced to address new building naming system. Egress maps updated to address new building naming system.
- 2023 – Plumbing: Increased reports of clogged sanitary drains since IEMP work. Cause determined to be increased flushing of disposable wipes and paper towels.
- 2023 – Campus heating plant and IEMP work ongoing to resolve code issues, complete testing, adjustments.
- 2023 – Fire alarm: New Simplex panel installed, building systems connected.

6.2 FACILITY CONDITION INDEX

The table below shows the current condition calculations based on the provided list of improvements and new issues.

Facility Current Replacement Value (CRV)	Annual Estimate to Maintain (3% of CRV)
\$72,424,000	\$2,172,720
PRIORITY 1: CURRENT YEAR	PRIORITIES 1-3: TOTAL THROUGH YEAR FIVE
Facility Condition Index (FCI) 5.2%	Facility Condition Index (FCI) 5.8%
Deferred Maintenance Backlog (DMB) \$3,738,000	Deferred Maintenance Backlog (DMB) \$4,176,000

HENRY FORD COLLEGE FACILITY CONDITION ASSESSMENT

2023 UPDATE

F - Fine Arts Building
October 27, 2023

7.0 F - FINE ARTS BUILDING

7.1 FACILITY STATUS UPDATE

Currently, this building is generally in good condition. Most systems are original, but with costly items such as the roof, elevator and fire alarm systems having been replaced or refurbished. IEMP project work has improved HVAC, lighting and plumbing systems, resolving efficiency issues, and extending the lifespan of original HVAC equipment.

The following highlighted building systems were reported as improved (repaired or replaced) or requiring attention since the 2022 Facility Condition Assessment. Full details for these items, as well as others, are in the 2023 update to the Building Detail Database Report.

- 2021 – IEMP contract updated HVAC equipment and controls, plumbing fixtures, lighting and lighting controls. 2023 - IEMP work ongoing to resolve code issues, complete testing, adjustments.
- 2022 – Signage: Interior signage planned to be updated/replaced to address new building naming system. Egress maps updated to address new building naming system.
- 2023 – Plumbing: Increased reports of clogged sanitary drains since IEMP work. Cause determined to be increased flushing of disposable wipes and paper towels.
- 2023 – Interior: Sission gallery renovated, including walls, flooring, lighting.
- 2023 – Fire alarm: New Simplex panel installed, building systems connected.
- 2023 – Roof: Roof replaced.
- 2023 – Code Compliance: Elevator fully renovated.
- 2022 – Exterior Walls: Brick at windows caulked to stop water infiltration.

7.2 FACILITY CONDITION INDEX

The table below shows the current condition calculations based on the provided list of improvements and new issues.

Facility Current Replacement Value (CRV)	Annual Estimate to Maintain (3% of CRV)
\$27,570,000	\$827,100
PRIORITY 1: CURRENT YEAR	PRIORITIES 1-3: TOTAL THROUGH YEAR FIVE
Facility Condition Index (FCI) 0.2%	Facility Condition Index (FCI) 3.6%
Deferred Maintenance Backlog (DMB) \$42,000	Deferred Maintenance Backlog (DMB) \$983,000

**HENRY FORD COLLEGE
FACILITY CONDITION ASSESSMENT**

2023 UPDATE

G - Health Sciences Education Center
October 27, 2023

8.0 G - HEALTH SCIENCES EDUCATION CENTER

8.1 FACILITY STATUS UPDATE

This building is generally in good condition. Most systems are original, with roof, flooring and aging HVAC equipment driving the long-term deferred maintenance costs. IEMP project work has improved HVAC controls, lighting and plumbing systems, resolving efficiency issues. The HVAC equipment is not being refurbished due to it being newer.

The following highlighted building systems were reported as improved (repaired or replaced) or requiring attention since the 2022 Facility Condition Assessment. Full details for these items, as well as others, are in the 2023 update to the Building Detail Database Report.

- 2021 – IEMP contract updated HVAC equipment and controls, plumbing fixtures, lighting, and lighting controls. 2023 - IEMP work ongoing to resolve code issues, complete testing, adjustments.
- 2021 – Roof: Maintenance contract has extended life of roof, but roof is at end of useful service life and should be planned for replacement.
- 2022 – HVAC: Lab makeup air handler replaced.
- 2023 – Plumbing: Increased reports of clogged sanitary drains since IEMP work. Cause determined to be increased flushing of disposable wipes and paper towels.

8.2 FACILITY CONDITION INDEX

The table below shows the current condition calculations based on the provided list of improvements and new issues.

Facility Current Replacement Value (CRV)	Annual Estimate to Maintain (3% of CRV)
\$33,904,000	\$1,017,120
PRIORITY 1: CURRENT YEAR	PRIORITIES 1-3: TOTAL THROUGH YEAR FIVE
Facility Condition Index (FCI) 0.0%	Facility Condition Index (FCI) 1.9%
Deferred Maintenance Backlog (DMB) \$0	Deferred Maintenance Backlog (DMB) \$639,000

**HENRY FORD COLLEGE
FACILITY CONDITION ASSESSMENT**

2023 UPDATE

H - Athletic Building
October 27, 2023

9.0 H - ATHLETIC BUILDING

9.1 FACILITY STATUS UPDATE

Currently, this building is generally in fair condition, with several age-related deferred maintenance issues pending. While most systems are original (roof, flooring, some HVAC), recent replacement of the fire alarm panel, improvement of the men's locker room and resolving some HVAC issues has reduce the FCI from last year. IEMP project work has improved HVAC, lighting and plumbing systems, resolving efficiency issues, and extending the lifespan of original HVAC equipment.

The following highlighted building systems were reported as improved (repaired or replaced) or requiring attention since the 2022 Facility Condition Assessment. Full details for these items, as well as others, are in the 2023 update to the Building Detail Database Report.

- 2021 – IEMP contract updated HVAC equipment and controls, plumbing fixtures, lighting, and lighting controls. 2023 - IEMP work ongoing to resolve code issues, complete testing, adjustments.
- 2021 – HVAC: HW/CW piping is shared, depending on season, and should be upgraded to two separate pipes.
- 2022 – Signage: Interior signage planned to be updated/replaced to address new building naming system. Egress maps updated to address new building naming system.
- 2023 – Men's locker room renovated, including ADA access to showers.
- 2023 – Plumbing: Increased reports of clogged sanitary drains since IEMP work. Cause determined to be increased flushing of disposable wipes and paper towels.
- 2023 – Fire alarm: New Simplex panel installed, building systems connected.
- 2023 – HVAC: cooling added to men's locker room, some filter racks and pumps replaced.

9.2 FACILITY CONDITION INDEX

The table below shows the current condition calculations based on the provided list of improvements and new issues.

Facility Current Replacement Value (CRV)	Annual Estimate to Maintain (3% of CRV)
\$13,271,000	\$398,130
PRIORITY 1: CURRENT YEAR	PRIORITIES 1-3: TOTAL THROUGH YEAR FIVE
Facility Condition Index (FCI) 0.7%	Facility Condition Index (FCI) 6.9%
Deferred Maintenance Backlog (DMB) \$90,000	Deferred Maintenance Backlog (DMB) \$912,000

**HENRY FORD COLLEGE
FACILITY CONDITION ASSESSMENT**

2023 UPDATE

I - Child Development Center
October 27, 2023

10.0 I - CHILD DEVELOPMENT CENTER

10.1 FACILITY STATUS UPDATE

This building is leased to and operated by an outside vendor. The long-term FCI has shifted back into “poor” condition generally, driven mostly by the projected cost of replacing much of the HVAC equipment.

IEMP project work in this building is minimal due to renovation but includes upgraded HVAC controls and plumbing systems.

The following highlighted building systems were reported as improved (repaired or replaced) or requiring attention since the 2022 Facility Condition Assessment. Full details for these items, as well as others, are in the 2023 update to the Building Detail Database Report.

- 2023 – HVAC: Two of six furnace/condenser combos replaced. Balance due for replacement.
- 2023 – Plumbing: Increased reports of clogged sanitary drains. Cause determined to be increased flushing of disposable wipes and paper towels.

10.2 FACILITY CONDITION INDEX

The table below shows the current condition calculations based on the provided list of improvements and new issues.

Facility Current Replacement Value (CRV)	Annual Estimate to Maintain (3% of CRV)
\$ 2,253,000	\$67,590
PRIORITY 1: CURRENT YEAR	PRIORITIES 1-3: TOTAL THROUGH YEAR FIVE
Facility Condition Index (FCI) 0%	Facility Condition Index (FCI) 12.60%
Deferred Maintenance Backlog (DMB) \$0	Deferred Maintenance Backlog (DMB) \$ 284,000

**HENRY FORD COLLEGE
FACILITY CONDITION ASSESSMENT**

2023 UPDATE

J - Science Building North
October 27, 2023

11.0 J - SCIENCE BUILDING NORTH

11.1 FACILITY STATUS UPDATE

This building is generally in good condition due to major interior renovation in 2011. The exterior envelope, windows, plumbing fixtures are driving the increased long term deferred maintenance costs. IEMP project work has improved lighting and plumbing systems, resolving efficiency issues. HVAC equipment did not require work under IEMP.

The following highlighted building systems were reported as improved (repaired or replaced) or requiring attention since the 2022 Facility Condition Assessment. Full details for these items, as well as others, are in the 2023 update to the Building Detail Database Report.

- 2021 – IEMP contract updated HVAC equipment and controls, plumbing fixtures, lighting, and lighting controls. 2023 - IEMP work ongoing to resolve code issues, complete testing, adjustments.
- 2023 – HVAC: HVAC piping system control valves at each VAV box in both buildings replaced (70 locations total). New valves designed to operate with glycol.
- 2023 – Plumbing: Increased reports of clogged sanitary drains since IEMP work. Cause determined to be increased flushing of disposable wipes and paper towels.

11.2 FACILITY CONDITION INDEX

The table below shows the current condition calculations based on the provided list of improvements and new issues.

Facility Current Replacement Value (CRV)	Annual Estimate to Maintain (3% of CRV)
\$21,148,000	\$634,440
PRIORITY 1: CURRENT YEAR	PRIORITIES 1-3: TOTAL THROUGH YEAR FIVE
Facility Condition Index (FCI)	Facility Condition Index (FCI)
0%	3.8%
Deferred Maintenance Backlog (DMB)	Deferred Maintenance Backlog (DMB)
\$0	\$806,000

**HENRY FORD COLLEGE
FACILITY CONDITION ASSESSMENT**

2023 UPDATE

J (Addition) – Science Building South
October 27, 2023

12.0 J (ADDITION) – SCIENCE BUILDING SOUTH

12.1 FACILITY STATUS UPDATE

This building, built in 2011, is generally in excellent condition. IEMP project work has improved lighting and plumbing systems where needed. HVAC equipment did not require work under IEMP.

The following highlighted building systems were reported as improved (repaired or replaced) or requiring attention since the 2022 Facility Condition Assessment. Full details for these items, as well as others, are in the 2023 update to the Building Detail Database Report.

- 2023 – HVAC: HVAC piping system control valves at each VAV box in both buildings replaced (70 locations total). New valves designed to operate with glycol.
- 2023 – Plumbing: Increased reports of clogged sanitary drains since IEMP work. Cause determined to be increased flushing of disposable wipes and paper towels.

12.2 FACILITY CONDITION INDEX

The table below shows the current condition calculations based on the provided list of improvements and new issues.

Facility Current Replacement Value (CRV)	Annual Estimate to Maintain (3% of CRV)
\$7,934,000	\$238,020
PRIORITY 1: CURRENT YEAR	PRIORITIES 1-3: TOTAL THROUGH YEAR FIVE
Facility Condition Index (FCI) 0.0%	Facility Condition Index (FCI) 0.0%
Deferred Maintenance Backlog (DMB) \$0	Deferred Maintenance Backlog (DMB) \$0

HENRY FORD COLLEGE FACILITY CONDITION ASSESSMENT

2023 UPDATE

K - Liberal Arts Building
October 27, 2023

13.0 K - LIBERAL ARTS BUILDING

13.1 FACILITY STATUS UPDATE

Regarding immediate issues, this FCI shows in good condition. The long-term FCI, however, is in the poor range. Replacement of the roof and repair of the elevated plaza around the building have resolved more immediate issues, but long-term issues of aging doors, exterior envelope, ceilings, electrical distribution, plumbing, infrastructure, and immediate site are driving the increased long term deferred maintenance costs. IEMP project work has improved HVAC, lighting and plumbing systems, resolving efficiency issues, and extending the lifespan of original HVAC equipment.

The following highlighted building systems were reported as improved (repaired or replaced) or requiring attention since the 2022 Facility Condition Assessment. Full details for these items, as well as others, are in the 2023 update to the Building Detail Database Report.

- 2021 – HVAC: IEMP work has significantly reduced the short-term deferred maintenance estimates. New equipment includes a heat transfer station, 500-ton primary chiller. Current 750-ton chiller to be switched to secondary, but at end of expected life and due for replacement.
- 2021 – IEMP contract updated HVAC equipment and controls, plumbing fixtures, lighting, and lighting controls. 2023 - IEMP work ongoing to resolve code issues, complete testing, adjustments.
- 2022 – Fire alarm: Panel original and reported nearing end of useful service life.
- 2023 – Plumbing: Increased reports of clogged sanitary drains since IEMP work. Cause determined to be increased flushing of disposable wipes and paper towels.
- 2023 – Roof: Roof replaced.
- 2023 – Site: steel railing around building cleaned and repainted, still due for replacement.
- 2023 – Site: Concrete walkway around building cleaned, resealed and recaulked, still at end of life.

FACILITY CONDITION INDEX

The table below shows the current condition calculations based on the provided list of improvements and new issues.

Facility Current Replacement Value (CRV)	Annual Estimate to Maintain (3% of CRV)
\$43,283,000	\$1,298,490
PRIORITY 1: CURRENT YEAR	PRIORITIES 1-3: TOTAL THROUGH YEAR FIVE
Facility Condition Index (FCI) 0.3%	Facility Condition Index (FCI) 11.8%
Deferred Maintenance Backlog (DMB) \$126,000	Deferred Maintenance Backlog (DMB) \$5,118,000

**HENRY FORD COLLEGE
FACILITY CONDITION ASSESSMENT**

2023 UPDATE

L - Admin Services and Conference Center
October 27, 2023

14.0 L - ADMIN SERVICES AND CONFERENCE CENTER

14.1 FACILITY STATUS UPDATE

Currently, this building is generally in good to fair condition. IEMP project work has improved HVAC, lighting and plumbing systems, resolving efficiency issues, and extending the lifespan of original HVAC equipment. Some HVAC equipment not refurbished as part of IEMP. Aging HVAC equipment, original curtainwall systems, galvanized piping and worn finishes are driving the increased long term deferred maintenance costs, with some offset from replacement of roof, fire alarm system and some HVAC units.

The following highlighted building systems were reported as improved (repaired or replaced) or requiring attention since the 2022 Facility Condition Assessment. Full details for these items, as well as others, are in the 2023 update to the Building Detail Database Report.

- 2021 – IEMP contract updated HVAC equipment and controls, plumbing fixtures, lighting, and lighting controls. 2023 - IEMP work ongoing to resolve code issues, complete testing, adjustments.
- 2022 – Signage: Interior signage planned to be updated/replaced to address new building naming system. Egress maps updated to address new building naming system.
- 2023 – Plumbing: Increased reports of clogged sanitary drains since IEMP work. Cause determined to be increased flushing of disposable wipes and paper towels.
- 2023 – Fire Alarm: New Simplex panel installed and connected to building systems.
- 2023 – HVAC: RTU #3 replaced. Auditorium RTU is due for replacement.
- 2023 – Roof: Roof over UAW offices replaced.

14.2 FACILITY CONDITION INDEX

The table below shows the current condition calculations based on the provided list of improvements and new issues.

Facility Current Replacement Value (CRV)	Annual Estimate to Maintain (3% of CRV)
\$21,476,000	\$644,280
PRIORITY 1: CURRENT YEAR	PRIORITIES 1-3: TOTAL THROUGH YEAR FIVE
Facility Condition Index (FCI) 1.4%	Facility Condition Index (FCI) 5.2%
Deferred Maintenance Backlog (DMB) \$300,000	Deferred Maintenance Backlog (DMB) \$1,116,000

**HENRY FORD COLLEGE
FACILITY CONDITION ASSESSMENT**

2023 UPDATE

M - Student and Culinary Arts Center
October 27, 2023

15.0 M - STUDENT AND CULINARY ARTS CENTER

15.1 FACILITY STATUS UPDATE

This building is generally in good condition, with plumbing, electrical, building envelope maintenance and original HVAC components driving the small increased long term deferred maintenance costs. IEMP project work has improved HVAC, lighting and plumbing systems, resolving efficiency issues, and extending the lifespan of original HVAC equipment.

The following highlighted building systems were reported as improved (repaired or replaced) or requiring attention since the 2022 Facility Condition Assessment. Full details for these items, as well as others, are in the 2023 update to the Building Detail Database Report.

- 2021 – IEMP contract updated HVAC equipment and controls, plumbing fixtures, lighting, and lighting controls. 2023 - IEMP work ongoing to resolve code issues, complete testing, adjustments.
- 2022 – Signage: Interior signage planned to be updated/replaced to address new building naming system. Egress maps updated to address new building naming system.
- 2022 – Fire alarm: Panel original and reported nearing end of useful service life.
- 2023 – Plumbing: Increased reports of clogged sanitary drains since IEMP work. Cause determined to be increased flushing of disposable wipes and paper towels.

15.2 FACILITY CONDITION INDEX

The table below shows the current condition calculations based on the provided list of improvements and new issues.

Facility Current Replacement Value (CRV)	Annual Estimate to Maintain (3% of CRV)
\$17,389,000	\$521,670
PRIORITY 1: CURRENT YEAR	PRIORITIES 1-3: TOTAL THROUGH YEAR FIVE
Facility Condition Index (FCI) 0.1%	Facility Condition Index (FCI) 1.5%
Deferred Maintenance Backlog (DMB) \$15,000	Deferred Maintenance Backlog (DMB) \$261,000

HENRY FORD COLLEGE FACILITY CONDITION ASSESSMENT

2023 UPDATE

N – Campus Safety
October 27, 2023

16.0 N – CAMPUS SAFETY

16.1 FACILITY STATUS UPDATE

Related to immediate issues, this building is generally in good condition, although the long-term FCI shows it in only fair condition. IEMP project work has improved HVAC, lighting and plumbing systems, resolving efficiency issues, and extending the lifespan of original HVAC equipment. A recent renovation of the campus safety office has improved the long term FCI, but the aging doors and infrastructure keep the FCI higher than other buildings.

The following highlighted building systems were reported as improved (repaired or replaced) or requiring attention since the 2022 Facility Condition Assessment. Full details for these items, as well as others, are in the 2023 update to the Building Detail Database Report.

- 2021 – IEMP contract updated HVAC equipment and controls, plumbing fixtures, lighting and lighting controls. 2023 - IEMP work ongoing to resolve code issues, complete testing, adjustments.
- 2021 – Site: East entry steps and ramp are deteriorated due to rusting railing and age, due for replacement.
- 2023 – Plumbing: Increased reports of clogged sanitary drains since IEMP work. Cause determined to be increased flushing of disposable wipes and paper towels.

16.2 FACILITY CONDITION INDEX

The table below shows the current condition calculations based on the provided list of improvements and new issues.

Facility Current Replacement Value (CRV)	Annual Estimate to Maintain (3% of CRV)
\$8,004,000	\$240,120
PRIORITY 1: CURRENT YEAR	PRIORITIES 1-3: TOTAL THROUGH YEAR FIVE
Facility Condition Index (FCI) 0.3%	Facility Condition Index (FCI) 6.8%
Deferred Maintenance Backlog (DMB) \$21,000	Deferred Maintenance Backlog (DMB) \$544,000

**HENRY FORD COLLEGE
FACILITY CONDITION ASSESSMENT**

2023 UPDATE

W – Welcome Center
October 27, 2023

17.0 W – WELCOME CENTER

17.1 FACILITY STATUS UPDATE

This building is generally in excellent condition. Most systems were replaced or upgraded as part of renovations in 2011 and 2017. The exterior envelope is well maintained. IEMP project work has improved HVAC controls, lighting and plumbing systems, resolving efficiency issues. HVAC equipment not part of IEMP contract due to newer condition.

The following highlighted building systems were reported as improved (repaired or replaced) or requiring attention since the 2022 Facility Condition Assessment. Full details for these items, as well as others, are in the 2023 update to the Building Detail Database Report.

- 2023 – Plumbing: Increased reports of clogged sanitary drains since IEMP work. Cause determined to be increased flushing of disposable wipes and paper towels.

17.2 FACILITY CONDITION INDEX

The table below shows the current condition calculations based on the provided list of improvements and new issues.

Facility Current Replacement Value (CRV)	Annual Estimate to Maintain (3% of CRV)
\$ 22,568,000	\$677,040
PRIORITY 1: CURRENT YEAR	PRIORITIES 1-3: TOTAL THROUGH YEAR FIVE
Facility Condition Index (FCI) 0.0%	Facility Condition Index (FCI) 1.2%
Deferred Maintenance Backlog (DMB) \$0	Deferred Maintenance Backlog (DMB) \$ 277,000

**HENRY FORD COLLEGE
FACILITY CONDITION ASSESSMENT**

2023 UPDATE

X – SME South Building
October 27, 2023

18.0 X – SME SOUTH BUILDING

18.1 FACILITY STATUS UPDATE

This building was not assessed in 2023, as no work was done, and the building is planned to be sold.

This building is generally in good condition, with many systems upgraded by the college in recent years. IEMP project work has improved lighting and plumbing systems, resolving efficiency issues. HVAC equipment and controls were not part of IEMP contract.

The following highlighted building systems were reported as improved (repaired or replaced) or requiring attention since the 2022 Facility Condition Assessment. Full details for these items, as well as others, are in the 2023 update to the Building Detail Database Report.

- 2023 – no updates

18.2 FACILITY CONDITION INDEX

The table below shows the current condition calculations based on the provided list of improvements and new issues.

Facility Current Replacement Value (CRV)	Annual Estimate to Maintain (3% of CRV)
\$11,740,000	\$352,200
PRIORITY 1: CURRENT YEAR	PRIORITIES 1-3: TOTAL THROUGH YEAR FIVE
Facility Condition Index (FCI) 0.1%	Facility Condition Index (FCI) 4.8%
Deferred Maintenance Backlog (DMB) \$14,000	Deferred Maintenance Backlog (DMB) \$569,000

**HENRY FORD COLLEGE
FACILITY CONDITION ASSESSMENT**

2023 UPDATE

Y – SME West Building
October 27, 2023

19.0 Y – SME WEST BUILDING

19.1 FACILITY STATUS UPDATE

This building was not assessed in 2023, as no work was done, and the building is planned to be sold.

This building is generally in good condition, with many systems upgraded by the college as part of 2009 renovation. The increase in deferred maintenance backlog is driven mostly by the age of the roof and site work. IEMP project work has improved lighting and plumbing systems, resolving efficiency issues. HVAC equipment and controls were not part of IEMP contract.

The following highlighted building systems were reported as improved (repaired or replaced) or requiring attention since the 2022 Facility Condition Assessment. Full details for these items, as well as others, are in the 2023 update to the Building Detail Database Report.

- 2023 – no updates

19.2 FACILITY CONDITION INDEX

The table below shows the current condition calculations based on the provided list of improvements and new issues.

Facility Current Replacement Value (CRV)	Annual Estimate to Maintain (3% of CRV)
\$11,981,000	\$359,430
PRIORITY 1: CURRENT YEAR	PRIORITIES 1-3: TOTAL THROUGH YEAR FIVE
Facility Condition Index (FCI) 0.0%	Facility Condition Index (FCI) 4%
Deferred Maintenance Backlog (DMB) \$0	Deferred Maintenance Backlog (DMB) \$484,000

**HENRY FORD COLLEGE
FACILITY CONDITION ASSESSMENT**

2023 UPDATE

Z – Community Center
October 27, 2023

20.0 Z – COMMUNITY CENTER

20.1 FACILITY STATUS UPDATE

This building is generally in good condition, with many systems upgraded by the college as part of 2009 renovation. IEMP project work has improved lighting and plumbing systems, resolving efficiency issues. HVAC equipment and controls were not part of IEMP contract.

The following highlighted building systems were reported as improved (repaired or replaced) or requiring attention since the 2022 Facility Condition Assessment. Full details for these items, as well as others, are in the 2023 update to the Building Detail Database Report.

- 2021 – IEMP contract updated HVAC equipment and controls, plumbing fixtures, lighting and lighting controls. 2023 - IEMP work ongoing to resolve code issues, complete testing, adjustments.
- 2023 – Plumbing: Increased reports of clogged sanitary drains since IEMP work. Cause determined to be increased flushing of disposable wipes and paper towels.

20.2 FACILITY CONDITION INDEX

The table below shows the current condition calculations based on the provided list of improvements and new issues.

Facility Current Replacement Value (CRV)	Annual Estimate to Maintain (3% of CRV)
\$ 3,127,000	\$93,810
PRIORITY 1: CURRENT YEAR	PRIORITIES 1-3: TOTAL THROUGH YEAR FIVE
Facility Condition Index (FCI)	Facility Condition Index (FCI)
0.0%	3.4%
Deferred Maintenance Backlog (DMB)	Deferred Maintenance Backlog (DMB)
\$0	\$106,000

**HENRY FORD COLLEGE
FACILITY CONDITION ASSESSMENT**

2023 UPDATE

MT – East Campus M-Tec Building
October 27, 2023

21.0 MT – EAST CAMPUS M-TEC BUILDING

21.1 FACILITY STATUS UPDATE

This building is generally in good condition. Systems are original, well maintained and performing as designed. IEMP project work has improved HVAC controls, lighting and plumbing systems, resolving efficiency issues. HVAC equipment was not part of IEMP contract.

The following highlighted building systems were reported as improved (repaired or replaced) or requiring attention since the 2022 Facility Condition Assessment. Full details for these items, as well as others, are in the 2023 update to the Building Detail Database Report.

- 2023 – Plumbing: Increased reports of clogged sanitary drains since IEMP work. Cause determined to be increased flushing of disposable wipes and paper towels.
- 2023 – Fire Alarm: Panel replaced.
- 2023 – HVAC: RTUs in good condition, but near end of expected lifespan.
- 2023 – HVAC: Hot water heating piping fittings are at end of life and due for replacement.

21.2 FACILITY CONDITION INDEX

The table below shows the current condition calculations based on the provided list of improvements and new issues.

Facility Current Replacement Value (CRV)	Annual Estimate to Maintain (3% of CRV)
\$ 11,698,000	\$350,940
PRIORITY 1: CURRENT YEAR	PRIORITIES 1-3: TOTAL THROUGH YEAR FIVE
Facility Condition Index (FCI)	Facility Condition Index (FCI)
0.2%	1.4%
Deferred Maintenance Backlog (DMB)	Deferred Maintenance Backlog (DMB)
\$21,000	\$165,000

**HENRY FORD COLLEGE
FACILITY CONDITION ASSESSMENT**

2023 UPDATE

NS – East Campus Nursing Building
October 27, 2023

22.0 NS – EAST CAMPUS NURSING BUILDING

22.1 FACILITY STATUS UPDATE

This building, built in 2001 and significantly renovated in 2010, is generally in good condition. Issues are limited to shingled roof and limited areas of exterior siding. IEMP project work has improved lighting and plumbing systems, resolving efficiency issues. HVAC equipment and controls were not part of IEMP contract due to newer age.

The following highlighted building systems were reported as improved (repaired or replaced) or requiring attention since the 2022 Facility Condition Assessment. Full details for these items, as well as others, are in the 2023 update to the Building Detail Database Report.

- 2023 – Plumbing: Increased reports of clogged sanitary drains since IEMP work. Cause determined to be increased flushing of disposable wipes and paper towels.
- 2023 – HVAC: copper hot water heating fittings replaced where joints had failed and leaked. Expecting future failures, so system on regular inspection schedule.
- 2023 – HVAC: Rooftop Units are past the end of their expected life and should be considered for replacement.

22.2 FACILITY CONDITION INDEX

The table below shows the current condition calculations based on the provided list of improvements and new issues.

Facility Current Replacement Value (CRV)	Annual Estimate to Maintain (3% of CRV)
\$13,736,000	\$412,080
PRIORITY 1: CURRENT YEAR	PRIORITIES 1-3: TOTAL THROUGH YEAR FIVE
Facility Condition Index (FCI) 0%	Facility Condition Index (FCI) 2%
Deferred Maintenance Backlog (DMB) \$5,000	Deferred Maintenance Backlog (DMB) \$270,000

**Henry Ford College
Facility Condition Assessment**

2023 Update

Appendix
Facility Condition Assessment Database
Building Detail Report



Prepared for:
Henry Ford College

Prepared by:
Patrick Calhoun, AIA

October 27, 2023

Facility Condition Assessment Database - Building Detail Report

Wednesday, October 25, 2023

Henry Ford College

Year Built: 1998

Floors: 3

Building Area (sf): 53,744

Notes: The Learning Resource Center was built adjacent to the existing Library in 1997. It is a two (2) story building with a basement level and it contains a total of 53,744 square feet. It is a concrete structure with waffle slab construction. The façade is predominately a curtain-wall system with some areas of brick veneer.

The building underwent renovation of the lower level in 2014 and many programs have shifted elsewhere. The building currently houses Career Services, Counseling, Academic Support and the Early College High School.

2021 - The college completed updates to HVAC, plumbing, lighting and lighting controls as part of a campus-wide Integrated Energy Management Program.

Major Renovations/Additions

Year	Add'n.	Reno.	Description
2014		X	Renovation of lower level for Early College High School program.

Building Use Types

Use Type %	Use Type
100%	Classroom/Teaching Laboratory

Facility Condition Index

Priority 1 (current year only)

FCI	0.00%	Good
------------	-------	------

Priorities 1-3 (current year through year 5 combined)

FCI	1.80%	Good
------------	-------	------

All priorities

FCI	3.40%	Good	CRV	\$19,562,000	Annual Maint and Capital Renewal Budget	\$586,860
						3% of CRV

Project Classification/Priority Subtotals					
Project Priority	Project Classification				Subtotal
	Deferred Maintenance	Planned Maint/ Capital Renewal	Facility Adaptation	Critical Deferred Maintenance	
			\$0		\$0
2 Potentially Critical (Year 1)	\$74,000	\$32,000			\$106,000
3 Not yet Critical (Year 2-5)	\$246,000				\$246,000
4 Long Term (Year 6-10)	\$313,000	\$0			\$313,000
5 Does not meet current codes (Grandfather		\$73,000	\$0		\$73,000
	Subtotal	\$633,000	\$105,000	\$0	<div> <div>\$738,000</div> <div>Total of Projects</div> </div>

Substructures: Foundations & Footings			Maint. Type: Architectural			System Rating:			Subtotal: \$		
Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
1: Currently Critical (Current Year)	no reported problems			\$0							

BUILDING REPORT Main Campus

A-Learning Resource Center

Bldg Code:

A

Exterior: Exterior Walls

Maint. Type: Architectural

System Rating: 5

Subtotal: \$

Bldg shell is comprised of brick which is original to the building. No reported issues with the cladding. No tuckpointing has been done thus far.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported issues			\$0							

Exterior: Windows

Maint. Type: Architectural

System Rating: 4

Subtotal: \$

All glazing is insulated, casement system. East elevation has been replaced. The west and south elevations are original to the building. The 2nd floor south elevation is new glazing. No reported issues.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported issues			\$0							

Exterior: Roof

Maint. Type: Architectural

System Rating: 4

Subtotal:

Roof is on annual preventative maintenance program to extend roof life. Leaks are repaired as found. New Tremco built up roof installed in 2015.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
3: Not yet Critical (Year 2-5)	Roof report confirmed caulking at skylights and counter flashing at rooftop units are deteriorated and need maintenance to prevent water infiltration.		Deferred Maintenance	\$11,000	R	2015	Roof replaced			DM	

BUILDING REPORT Main Campus

A-Learning Resource Center

Bldg Code:

A

Superstructures: Structural Frame

Maint. Type: Architectural

System Rating: 5

Subtotal: \$

Structure is comprised of waffle slab construction and concrete columns with no reported issues.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported issues			\$0							

Interior: Interior Partitions/Finishes

Maint. Type: Architectural

System Rating: 4

Subtotal: \$

Gypsum board and metal stud walls for office partitions. CMU walls at stairs and toilet rooms. Limited amount of wood casework. No reported issues.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported issues			\$0							

Interior: Floors

Maint. Type: Architectural

System Rating: 5

Subtotal: \$63,000

Lobby area is tile. Remaining areas are carpet tile. Majority of lower level carpet replaced as part of 2014 renovation.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
2: Potentially Critical (Year 1)	Carpet on first floor is worn and needs to be replaced.		Deferred Maintenance	\$63,000						DM	

BUILDING REPORT Main Campus

A-Learning Resource Center

Bldg Code:

A

Interior: Ceilings

Maint. Type: Architectural

System Rating: 4

Subtotal:

Ceiling is comprised of exposed painted waffle slabs in the lobby, and lay-in ceiling in all other spaces. Learning Lab ceiling on 2nd level replaced in 2010s. Lower level ceiling replaced in 2014. Toilet rooms have plaster ceilings. No reported issues.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	Lay-in ceiling system (first floor counseling and career services area) is sagging and stained and should be replaced as needed		Deferred Maintenance	\$84,000	R	2015	Sagging ceilings replaced as needed. Replacement is now ongoing as a regular item.			DM	

Plumbing System: Plumbing

Maint. Type: Plumbing & Electrical

System Rating: 4

Subtotal: \$38,000

Approx 25 WC, 6 UR, 6 WF, 5 LAV building-wide. Wash fountains date to 1995.
 2021 - Restroom plumbing fixtures and flush valves replaced as part of IEMP.
 2022- Utility monitoring water meter and gas meter for BMS installed at building
 2023 - New sanitary drain blockages reported due to increased flushing of towels and wipes.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
3: Not yet Critical (Year 2-5)	Wash fountains are 25+ years old and past their useful life expectancy. Replace (6) total wash fountains, 1 in each gang toilet room.		Deferred Maintenance	\$38,000							
4: Long Term (Year 6-10)	2021 - plumbing fixtures and flush valves replaced as part of IEMP project. 2023 - flushing of paper towels and wipes causing sanitary drain blockages, requires frequent maintenance		Planned Maintenance (Facility Renewal or Capital Repair)	\$0						CR	

BUILDING REPORT Main Campus

A-Learning Resource Center

Bldg Code:

A

HVAC System: HVAC

Maint. Type: HVAC

System Rating: 4

Subtotal: \$386,000

Roof-Mounted, variable air volume air-handling units were installed as part of the 1998 construction project. VAV terminal units are located throughout the building. Chilled water and High Temperature Heating Hot Water are provided to the building from the central plant. High Temperature Heating Hot Water is converted to standard temperature heating water with heat exchangers in the basement of the Eshleman Library building.

2021 - IEMP retrofitted/upgraded HVAC systems throughout the A/B building, including electric damper actuators on RTUs, DDC network, commissioning of VAV units and replacement of heat exchangers.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	Existing rooftop units refurbished with new damper actuators, but units themselves and all components have exceeded their useful life expectancy.		Deferred Maintenance	\$188,000							
4: Long Term (Year 6-10)	Zone level HVAC controls are pneumatic. 2021 - (20) VAV boxes were refurbished, but actuators are pneumatic, and boxes themselves have exceeded their useful life expectancy.		Deferred Maintenance	\$125,000						DM	
5: Does not meet current codes (Grandfathered)	Ventilation shafts are not properly protected with fire/smoke dampers.		Planned Maintenance (Facility Renewal or Capital Repair)	\$73,000						LSC	
3: Not yet Critical (Year 2-5)	Make-Up Air Unit in basement mechanical room has a broken damper actuator. Outdoor air damper is stuck open allowing outdoor air to enter the building/system when not needed.		Deferred Maintenance	\$4,000	R	2015	damper issue resolved.			DM	

BUILDING REPORT Main Campus

A-Learning Resource Center

Bldg Code:

A

Electrical System: Lighting Controls

Maint. Type: Plumbing & Electrical

System Rating: 4

Subtotal:

In general, classrooms and offices have a dual switching, with no occupancy sensors or time controls. Atrium lighting is controlled remotely by a central lighting control system with relays and a master switch panel.

2021 - Most lighting controls upgraded to occupancy sensor as part of IEMP

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
5: Does not meet current codes (Grandfathered)	Aside from the 2014 Early College renovation, occupancy sensors or time control devices are required by current energy codes.		Facility Adaptation (Capital Renewal)	\$42,000	R	2021	2021 - Most lighting controls upgraded to occupancy sensor as part of IEMP			BC	

Electrical System: Fire Alarm Systems

Maint. Type: Plumbing & Electrical

System Rating: 3

Subtotal: \$208,000

A National Time & Signal control panel is located in Electrical Room 147 of the Learning Resources Center. The panel is analog type. An annunciator panel is located in the first floor lobby of the Library. Strobes and horns are primarily located in corridors. Duct smoke detectors are indicated on the air handling units. There are a few spot smoke detectors. The system was installed in 1998.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
3: Not yet Critical (Year 2-5)	The existing panel is nearing the end of its anticipated lifespan. It is analog type and cannot support some of the demands of current codes. It is recommended to replace with a digital system in the future; the Owner may want to consider a mass notification system as many campuses now incorporate.		Deferred Maintenance	\$208,000				LRC 147		LSC	
5: Does not meet current codes (Grandfathered)	Audible (horn) coverage does not meet current codes and should be extended.		Facility Adaptation (Capital Renewal)	\$0						LSC	

BUILDING REPORT Main Campus

A-Learning Resource Center

Bldg Code:

A

Electrical System: Fire Alarm Systems

Maint. Type: Plumbing & Electrical

System Rating: 3

Subtotal: \$208,000

A National Time & Signal control panel is located in Electrical Room 147 of the Learning Resources Center. The panel is analog type. An annunciator panel is located in the first floor lobby of the Library. Strobes and horns are primarily located in corridors. Duct smoke detectors are indicated on the air handling units. There are a few spot smoke detectors. The system was installed in 1998.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
5: Does not meet current codes (Grandfathered)	With the Learning Resources Center and the Eshleman Library being treated as separate buildings, they each should have a dedicated fire alarm panel. This strategy should be incorporated in any major renovation.		Facility Adaptation (Capital Renewal)	\$0				LRC 147		LSC	
5: Does not meet current codes (Grandfathered)	Strobe coverage does not meet current codes and should be extended to multiperson offices and group study rooms. Strobes do not synchronize.		Facility Adaptation (Capital Renewal)	\$0						LSC	

Electrical System: Lighting

Maint. Type: Plumbing & Electrical

System Rating: 4

Subtotal:

Most of the light fixtures within the building consist of 2'x4' recessed troffers with 7x15 cell louvers and (3) 32 watt fluorescent lamps. In much fewer quantities are other fixture varieties with T8 and compact fluorescent lamps. The center atrium has a mixture of fluorescent sources and large metal halide lamps. 2021 - Lighting retrofitted/replaced with LED as part of IEMP

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	Emergency lighting is served by normal light fixtures with integral emergency batteries.		Planned Maintenance (Facility Renewal or Capital Repair)	\$177,000	R	2017	non-working exit and emergency lighting fixtures replaced. Emergency fixtures over stairwells scheduled for replacement. Exit lighting batteries replaced.			CR	

BUILDING REPORT Main Campus

A-Learning Resource Center

Bldg Code:

A

Electrical System: Lighting

Maint. Type: Plumbing & Electrical

System Rating: 4

Subtotal:

Most of the light fixtures within the building consist of 2'x4' recessed troffers with 7x15 cell louvers and (3) 32 watt fluorescent lamps. In much fewer quantities are other fixture varieties with T8 and compact fluorescent lamps. The center atrium has a mixture of fluorescent sources and large metal halide lamps.

2021 - Lighting retrofitted/replaced with LED as part of IEMP

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
5: Does not meet current codes (Grandfathered)	The large metal halide fixtures in the Atrium were originally intended to uplight the skylight. The Owner stated that they do not energize these fixtures due to the loud buzz of the ballasts. If utilized, these fixtures likely consume more energy than necessary, while mainly illuminating the night sky. Cost represents an LED replacement project.		Planned Maintenance (Facility Renewal or Capital Repair)	\$136,000	R	2021	2021 - Lighting retrofitted/replaced with LED as part of IEMP			CR	

5: Does not meet current codes (Grandfathered)	Aside from the 2014 renovation, existing lighting systems appear to utilize more wattage (over 1.2 watts per square foot) and lighting intensity than what is required by energy codes or IESNA illumination recommendations. Modern lighting designs can easily achieve lighting power densities below 0.9 watts per square foot while maintaining decent light levels.		Facility Adaptation (Capital Renewal)	\$947,000	R	2021	2021 - Lighting retrofitted/replaced with LED as part of IEMP			BC	
--	--	--	---------------------------------------	-----------	---	------	---	--	--	----	--

Electrical System: Phone/Data Systems

Maint. Type: Plumbing & Electrical

System Rating: 4

Subtotal: \$

Data racks are located within electrical closets. CAT 5E noted as a common cable type. Wireless access points noted within corridors. Primex wireless clock system.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
:	Some data cables are untrained and are drooping onto the floor. This condition may present a tripping or life safety hazard to electrical maintenance activities.		Facility Adaptation (Capital Renewal)	\$0							

BUILDING REPORT Main Campus

A-Learning Resource Center

Bldg Code:

A

Electrical System: Phone/Data Systems

Maint. Type: Plumbing & Electrical

System Rating: 4

Subtotal: \$

Data racks are located within electrical closets. CAT 5E noted as a common cable type. Wireless access points noted within corridors. Primex wireless clock system.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
:	Because the data racks are within electrical closets, they are positioned such that they are only front-accessible. This makes it more difficult to train data cables as well as access the components.		Facility Adaptation (Capital Renewal)	\$0							

:	Data equipment may experience higher temperatures within electrical closets; heat shortens equipment life. Dedicated telecommunication closets are recommended along with appropriate cooling systems.		Facility Adaptation (Capital Renewal)	\$0							
---	--	--	--	-----	--	--	--	--	--	--	--

Electrical System: Electrical

Maint. Type: Plumbing & Electrical

System Rating: 4

Subtotal: \$

The LRC main substation resides in Electrical Room 147, and is rated 750/1000 kVA, 13.2kV-480Y/277V, with a 1,200 amp secondary bus and six service disconnects. The six service disconnects have a key interlock scheme with the primary fused switch. The 13.2kV service is sourced from a primary fused switch within the campus high voltage yard. Approximately 11 step-down transformers provide 208Y/120V throughout the building. A maximum demand reading of 172.7 kVA was recorded on March 4, 2014.

2022- power meter installed at building

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
5: Does not meet current codes (Grandfathered)	Overall system spaces, spares, and capacity appears to be decent. However, future projects must be wary that some of the electrical distribution has odd sizes (i.e. panelboards rated for 90 amps) that could become design choke points.		Planned Maintenance (Facility Renewal or Capital Repair)	\$0						DM	

BUILDING REPORT Main Campus

A-Learning Resource Center

Bldg Code:

A

Accessibility: Code Compliance

Maint. Type: Legal & Mandatory

System Rating: 4

Subtotal: \$

Building is ADA compliant as built. Toilet rooms are ADA compliant. No reported issues.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	no reported problems			\$0							

Accessibility: Signage

Maint. Type: Legal & Mandatory

System Rating: 3

Subtotal: \$32,000

Exterior signage updated to new building naming system.

Interior signage planned to be updated/replaced to address new building naming system.

2021 - Egress maps updated to address new building naming system.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
2: Potentially Critical (Year 1)	Interior signage planned to be updated/replaced to address new building naming system. 2022 - Egress maps updated to address new building naming system.		Planned Maintenance (Facility Renewal or Capital Repair)	\$32,000							

Campus Site: Site

Maint. Type: Other

System Rating: 3

Subtotal:

Site is comprised of sidewalks and lawn areas, including a sloped light well on the north side of the building. This lower area poses problems with drainage during heavy rains.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
1: Currently Critical (Current Year)	2020: Storm drain at window well on north face of building cannot take load during heavy rains, causing backup, water infiltration into building. 2023: Drains on cleaning program, problem resolved.		Deferred Maintenance	\$63,000	R	2021	2023: Drains on cleaning program, problem resolved.			DM	

BUILDING REPORT Main Campus

A-Learning Resource Center

Bldg Code:

A

Campus Site: Site

Maint. Type: Other

System Rating: 3

Subtotal:

Site is comprised of sidewalks and lawn areas, including a sloped light well on the north side of the building. This lower area poses problems with drainage during heavy rains.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	A few minor cracks at sidewalk pavers. Repaired as required.		Deferred Maintenance	\$4,000	R	2021	Damaged sidewalks replaced			DM	

Fire Protection: Fire Protection System

Maint. Type: Other

System Rating: 4

Subtotal: \$

Building is fully sprinklered. No reported issues with system.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported issues			\$0							

Entrances: Doors

Maint. Type: Architectural

System Rating: 4

Subtotal: \$11,000

Exterior doors are aluminum with full lites at entry locations, insulated hollow metal doors at stair exits. For interior doors, wood doors with HM frames. No reported issues with interior or exterior doors.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
2: Potentially Critical (Year 1)	East and West entry doors are past useful life, with failing hardware and poor seals. Due for replacement.		Deferred Maintenance	\$11,000						DM	
3: Not yet Critical (Year 2-5)	HM door leafs on West stair exterior doors show rust/corrosion		Deferred Maintenance	\$6,000	R	2021	repaired			DM	

End of Building Report for: A-Learning Resource Center

Year Built: 1960

Floors: 3

Building Area (sf): 46,587

Notes: The Eshleman Library was constructed in 1960. It is a two story building with a basement level. It is a brick veneer building with a concrete column and waffle slab construction. The Library was expanded to the South in 1997 at the same time that the LRC was constructed to the Library's North. The building is dedicated almost entirely to library stacks, study spaces and library resources.

2021 - The college completed updates to HVAC, plumbing, lighting and lighting controls as part of a campus-wide Integrated Energy Management Program.

Major Renovations/Additions

Year	Add'n.	Reno.	Description
1997	X	X	Building was expanded to the North and to the South. The North addition is now considered the Learning Resource Center while the South addition is considered part of the Eshleman Library. Some systems in the original 1960 Library building were upgraded when the additions were built in 1997.

Building Use Types

Use Type %	Use Type
100%	Library

Facility Condition Index

Priority 1 (current year only)

FCI	0.00%	Good
------------	-------	------

Priorities 1-3 (current year through year 5 combined)

FCI	1.00%	Good
------------	-------	------

All priorities

FCI	2.59%	Good	CRV	\$16,957,000	Annual Maint and Capital Renewal Budget	\$508,710
						3% of CRV

Project Classification/Priority Subtotals					
Project Priority	Project Classification				Subtotal
	Deferred Maintenance	Planned Maint/ Capital Renewal	Facility Adaptation	Critical Deferred Maintenance	
			\$0		\$0
2 Potentially Critical (Year 1)	\$2,000	\$32,000			\$34,000
3 Not yet Critical (Year 2-5)	\$136,000				\$136,000
4 Long Term (Year 6-10)	\$270,000				\$270,000
5 Does not meet current codes (Grandfather	\$978,000		\$0		\$978,000
	Subtotal	\$1,386,000	\$32,000	\$0	<div>\$1,418,000</div> <div>Total of Projects</div>

Substructures: Foundations & Footings				Maint. Type: Architectural			System Rating:			Subtotal: \$		
Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used	
1: Currently Critical (Current Year)	no reported problems			\$0								

BUILDING REPORT Main Campus

B-Eshleman Library

Bldg Code:

B

Exterior: Exterior Walls

Maint. Type: Architectural

System Rating: 4

Subtotal: \$4,000

Bldg shell is comprised of brick and exposed concrete which is original to the building. No reported issues with the cladding. Tuckpointing performed in 2015/2016.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	Concrete at Southwest entry is stained and should be cleaned.		Deferred Maintenance	\$4,000						DM	
4: Long Term (Year 6-10)	Minor tuckpointing necessary at Northwest entry area.		Deferred Maintenance	\$4,000	R	2015	tuckpointing performed to repair mortar.			DM	

Exterior: Windows

Maint. Type: Architectural

System Rating: 5

Subtotal: \$

All glazing is insulated, casement system. East elevation has been replaced. The west and south elevations are original to the building. The 2nd floor south elevation is new glazing. No reported issues.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported issues			\$0							

Exterior: Roof

Maint. Type: Architectural

System Rating: 5

Subtotal:

Roof is on annual preventative maintenance program to extend roof life. Leaks are repaired as found. Roof replaced in 2015 with a new Tremco roof.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
3: Not yet Critical (Year 2-5)	Roof report confirmed caulking at skylights and counter flashing at rooftop units are deteriorated and need maintenance to prevent water infiltration. 2022 - repaired as needed		Deferred Maintenance	\$11,000	R	2022	maintenance performed.			DM	

BUILDING REPORT Main Campus

B-Eshleman Library

Bldg Code:

B

Superstructures: Structural Frame

Maint. Type: Architectural

System Rating: 5

Subtotal: \$

Structure is comprised of waffle slab construction and concrete columns . The are no reported issues with the structure.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
----------	----------------	-----	------------------------	----------------------	----------------------	------------------	------------	-------------------	---------------------	--------------------	-----------

: \$0

4: Long Term No reported issues \$0
(Year 6-10)

Interior: Interior Partitions/Finishes

Maint. Type: Architectural

System Rating: 5

Subtotal: \$

Walls are painted gypsum board. No reported issues with walls or casework. Walls repainted as part of building interior repaint in 2017.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
----------	----------------	-----	------------------------	----------------------	----------------------	------------------	------------	-------------------	---------------------	--------------------	-----------

4: Long Term No reported issues. Walls repainted in \$0
(Year 6-10) 2017.

Interior: Floors

Maint. Type: Architectural

System Rating: 4

Subtotal:

Floors are sheet carpet in most areas, with limited areas of VCT and tile in the toilet rooms.
2nd floor south was renovated in 2010s
2022 - older carpets replaced

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
----------	----------------	-----	------------------------	----------------------	----------------------	------------------	------------	-------------------	---------------------	--------------------	-----------

1: Currently 2022: carpet in good condition, Deferred \$312,000 R 2022 older carpets replaced DM
Critical replaced where needed. Maintenance
(Current Year)

BUILDING REPORT Main Campus

B-Eshleman Library

Bldg Code:

B

Interior: Ceilings

Maint. Type: Architectural

System Rating: 4

Subtotal: \$2,000

Ceiling is comprised of exposed painted waffle slabs in the library stacks and lobby, and lay-in ceiling in all other spaces. 2nd floor south lay-in ceiling is new. No reported issues with lay-in ceilings.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
2: Potentially Critical (Year 1)	3-4 ceiling tiles on South side of 2nd floor have water stains and should be replaced.		Deferred Maintenance	\$2,000						DM	
4: Long Term (Year 6-10)	Waffle slabs weren't properly prepped when painted. Paint is peeling in numerous locations. 2017: repainted		Deferred Maintenance	\$115,000	R	2017	Concrete ceilings repainted as part of building interior repaint.			DM	

Plumbing System: Plumbing

Maint. Type: Plumbing & Electrical

System Rating: 4

Subtotal: \$26,000

Plumbing fixtures were upgraded in 1995 when the South addition was built.
 2021 - Restroom plumbing fixtures and flush valves replaced as part of IEMP.
 2022- Utility monitoring water meter and gas meter for BMS installed at building
 2023 - New sanitary drain blockages reported due to increased flushing of towels and wipes.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	Plumbing service main piping within main mechanical room is galvanized steel. Replace galvanized piping with copper piping within mechanical room.		Deferred Maintenance	\$26,000							
3: Not yet Critical (Year 2-5)	2021 - plumbing fixtures and flush valves replaced as part of IEMP project. 2023 - flushing of paper towels and wipes causing sanitary drain blockages, requires frequent maintenance		Planned Maintenance (Facility Renewal or Capital Repair)	\$12,000	R	2021	2021 - Plumbing fixtures and flush valves replaced as part of IEMP			CR	

BUILDING REPORT Main Campus

B-Eshleman Library

Bldg Code:

B

HVAC System: HVAC

Maint. Type: HVAC

System Rating: 4

Subtotal: \$1,218,000

The original 1960 Library building is served by a Multi-Zone Air-Handling system located in the basement mechanical room. The 1995 South Addition is served by roof-mounted Air-Handling Units that were installed at that time. Chilled water is provided to the building from equipment housed in the adjacent Liberal Arts building. High Temperature Heating Hot Water is provided to the building from the central plant and converted to standard temperature heating water with a new 2021 heat transfer station provided as part of IEMP. Heat transfer station serves both building A and B.

Multi-zone unit updates: Cooling coils in the multi-zone AHU replaced in 2015. Outside air damper replaced in 2018. DDC controls upgrade 2021. Fan motors, bearings, belts, pulleys and sheaves replaced and VFD's added 2021. Existing hot water heating coils have not been pressure tested. dampers to be noted at end of IEMP.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	2021 - Existing rooftop units retrofitted with new damper actuators, but units themselves and all components have exceeded their useful life expectancy. Long term: Replace existing RTU with new.		Deferred Maintenance	\$94,000							
4: Long Term (Year 6-10)	2021 - (20) VAV boxes are being recommissioned, but controls remain pneumatic, and boxes themselves have exceeded their useful life expectancy. Long term: Replace existing VAV boxes with new VAV Box with DDC controls.		Deferred Maintenance	\$125,000							
4: Long Term (Year 6-10)	2021 - Major systems have been upgraded to DDC. Multi-zone dampers (5), and other smaller control valves remain pneumatic. DDC controls should be provided for multi-zone dampers, and any perimeter heating equipment.		Deferred Maintenance	\$21,000						DM	

BUILDING REPORT Main Campus

B-Eshleman Library

Bldg Code:

B

HVAC System: HVAC

Maint. Type: HVAC

System Rating: 4

Subtotal: \$1,218,000

The original 1960 Library building is served by a Multi-Zone Air-Handling system located in the basement mechanical room. The 1995 South Addition is served by roof-mounted Air-Handling Units that were installed at that time. Chilled water is provided to the building from equipment housed in the adjacent Liberal Arts building. High Temperature Heating Hot Water is provided to the building from the central plant and converted to standard temperature heating water with a new 2021 heat transfer station provided as part of IEMP. Heat transfer station serves both building A and B.

Multi-zone unit updates: Cooling coils in the multi-zone AHU replaced in 2015. Outside air damper replaced in 2018. DDC controls upgrade 2021. Fan motors, bearings, belts, pulleys and sheaves replaced and VFD's added 2021. Existing hot water heating coils have not been pressure tested. dampers to be noted at end of IEMP.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
5: Does not meet current codes (Grandfathered)	Multi-zone Air-Handling Unit in basement is original to the building and past its useful service life. CAV system is inefficient, would not comply with current Energy Code. Replacement with VAV AHU recommended. 2015 - Cooling coils replaced. 2021 - Multi-zone unit refurbished as part of IEMP. Cabinet itself is still past its useful life expectancy.		Deferred Maintenance	\$978,000						DM	
2: Potentially Critical (Year 1)	No air balancing of multi-zone unit has been performed. Provide air balance of system. 2022 - air balancing completed		Deferred Maintenance	\$8,000	R	2022	air balancing completed				

BUILDING REPORT Main Campus

B-Eshleman Library

Bldg Code:

B

Electrical System: Lighting Controls

Maint. Type: Plumbing & Electrical

System Rating: 4

Subtotal:

In general, offices have a dual switching, with no occupancy sensors or time controls. The library/stack lighting is controlled remotely by a central lighting control system with relays and a master switch panel.

2021 - Most lighting controls upgraded to occupancy sensor as part of IEMP

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
5: Does not meet current codes (Grandfathered)	Occupancy sensors or time control devices are required by current energy codes.		Facility Adaptation (Capital Renewal)	\$32,000	R	2021	2021 - Most lighting controls upgraded to occupancy sensor as part of IEMP			BC	

Electrical System: Fire Alarm Systems

Maint. Type: Plumbing & Electrical

System Rating: 3

Subtotal: \$136,000

A National Time & Signal control panel is located in Electrical Room 147 of the Learning Resources Center. The panel is analog type. An annunciator panel is located in the first floor lobby of the Library. Strobes and horns are primarily located in corridors. Duct smoke detectors are indicated on the air handling units. There are a few spot smoke detectors. The system was installed in 1998.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
3: Not yet Critical (Year 2-5)	The existing panel is nearing the end of its anticipated lifespan. It is analog type and cannot support some of the demands of current codes. It is recommended to replace with a digital system in the future; the Owner may want to consider a mass notification system as many campuses now incorporate.		Deferred Maintenance	\$136,000						DM	
5: Does not meet current codes (Grandfathered)	Audible (horn) coverage does not meet current codes and should be extended.		Facility Adaptation (Capital Renewal)	\$0							

BUILDING REPORT Main Campus

B-Eshleman Library

Bldg Code:

B

Electrical System: Fire Alarm Systems

Maint. Type: Plumbing & Electrical

System Rating: 3

Subtotal: \$136,000

A National Time & Signal control panel is located in Electrical Room 147 of the Learning Resources Center. The panel is analog type. An annunciator panel is located in the first floor lobby of the Library. Strobes and horns are primarily located in corridors. Duct smoke detectors are indicated on the air handling units. There are a few spot smoke detectors. The system was installed in 1998.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
5: Does not meet current codes (Grandfathered)	With the Learning Resources Center and the Eshleman Library being treated as separate buildings, they each should have a dedicated fire alarm panel. This strategy should be incorporated in any major renovation.		Facility Adaptation (Capital Renewal)	\$0							
5: Does not meet current codes (Grandfathered)	Strobe coverage does not meet current codes and should be extended to multiperson offices and group study rooms. Strobes do not synchronize.		Facility Adaptation (Capital Renewal)	\$0							

Electrical System: Lighting

Maint. Type: Plumbing & Electrical

System Rating: 4

Subtotal:

Most of the light fixtures within the office areas consist of 2'x4' recessed troffers with 7x15 cell louvers and (3) 32 watt fluorescent lamps. Much of the library space consists of direct/indirect pendant linear fixtures with (2) 32 watt fluorescent lamps. Other fixture varieties include T8 or compact fluorescent lamps. 2021 - Lighting retrofitted/replaced with LED as part of IEMP

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	Emergency lighting is served by normal light fixtures with integral emergency batteries.		Planned Maintenance (Facility Renewal or Capital Repair)	\$115,000	R	2017	Nonworking exit light fixtures replaced. Batteries replaced in working exit light fixtures. Nonworking emergency lights (approx 30%) planned for repair.			CR	

BUILDING REPORT Main Campus

B-Eshleman Library

Bldg Code:

B

Electrical System: Lighting

Maint. Type: Plumbing & Electrical

System Rating: 4

Subtotal:

Most of the light fixtures within the office areas consist of 2'x4' recessed troffers with 7x15 cell louvers and (3) 32 watt fluorescent lamps. Much of the library space consists of direct/indirect pendant linear fixtures with (2) 32 watt fluorescent lamps. Other fixture varieties include T8 or compact fluorescent lamps.
2021 - Lighting retrofitted/replaced with LED as part of IEMP

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
5: Does not meet current codes (Grandfathered)	Existing lighting systems in office areas appear to utilize more wattage (over 1.2 watts per square foot) and lighting intensity than what is required by energy codes or IESNA illumination recommendations. Modern lighting designs can easily achieve lighting power densities below 0.9 watts per square foot while maintaining decent light levels. The 2'x4' troffers with 7x15 cells are not efficient.		Facility Adaptation (Capital Renewal)	\$812,000	R	2021	2021 - Lighting retrofitted/replaced with LED as part of IEMP			BC	

Electrical System: Phone/Data Systems

Maint. Type: Plumbing & Electrical

System Rating: 3

Subtotal: \$

Data racks are located within electrical closets. CAT 5E noted as a common cable type. Wireless access points noted within corridors. Primex wireless clock system.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
:	Because the data racks are within electrical closets, they are positioned such that they are only front-accessible. This makes it more difficult to train data cables as well as access the components.		Facility Adaptation (Capital Renewal)	\$0							
:	Some data cables are untrained and are drooping onto the floor. This condition may present a tripping or life safety hazard to electrical maintenance activities.		Facility Adaptation (Capital Renewal)	\$0							

BUILDING REPORT Main Campus

B-Eshleman Library

Bldg Code:

B

Electrical System: Phone/Data Systems

Maint. Type: Plumbing & Electrical

System Rating: 3

Subtotal: \$

Data racks are located within electrical closets. CAT 5E noted as a common cable type. Wireless access points noted within corridors. Primex wireless clock system.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
:	Data equipment may experience higher temperatures within electrical closets; heat shortens equipment life. Dedicated telecommunication closets are recommended along with appropriate cooling systems.		Facility Adaptation (Capital Renewal)	\$0							

Electrical System: Electrical

Maint. Type: Plumbing & Electrical

System Rating: 4

Subtotal: \$

The library's main substation resides in the lower level mechanical room. Substation, switchgear, distribution panels upgraded to new 13.2kV campus loop in 2016.

2022- power meter installed at building

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	no reported problems since upgrade in 2016.			\$0							

Accessibility: Code Compliance

Maint. Type: Legal & Mandatory

System Rating: 4

Subtotal:

Toilet rooms have ADA compliant stall. Failing elevator equipment replaced in 2016 (ADA compliant cab reused).

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	Owner indicates that elevator is failing and must be replaced.		Deferred Maintenance	\$125,000	R	2016	Elevator equipment replaced. Cab was ADA compliant and remains.			DM	

BUILDING REPORT Main Campus

B-Eshleman Library

Bldg Code:

B

Accessibility: Signage

Maint. Type: Legal & Mandatory

System Rating: 3

Subtotal: \$32,000

Exterior signage updated to new building naming system.

Interior signage planned to be updated/replaced to address new building naming system.

2021 - Egress maps updated to address new building naming system.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
2: Potentially Critical (Year 1)	Interior signage planned to be updated/replaced to address new building naming system. 2022 - Egress maps updated to address new building naming system.		Planned Maintenance (Facility Renewal or Capital Repair)	\$32,000							

Campus Site: Site

Maint. Type: Other

System Rating: 4

Subtotal:

Site is comprised of sidewalks and lawn areas with no reported issues.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	The stoop slabs have heaved at the east/west exterior doors.		Deferred Maintenance	\$9,000	R	2016	Slabs fixed to resolve heaving.			DM	

Fire Protection: Fire Protection System

Maint. Type: Other

System Rating: 4

Subtotal: \$

Building is fully sprinklered. No reported issues with system.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported issues			\$0							

Entrances: Doors

Maint. Type: Architectural

System Rating: 4

Subtotal: \$

Exterior doors are aluminum with full lites at entry locations, insulated hollow metal doors at stair exits.
For interior doors, wood doors with hm frames. No reported issues with interior or exterior doors. Lower level doors are currently being replaced.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
----------	----------------	-----	------------------------	----------------------	----------------------	------------------	------------	-------------------	---------------------	--------------------	-----------

4: Long Term

No reported issues

\$0

(Year 6-10)

End of Building Report for: B-Eshleman Library

BUILDING REPORT Main Campus

C-College Store

Bldg Code:

C

Year Built: 1970

Floors: 1

Building Area (sf): 7,730

Notes: Single story wood framed building constructed in 1970, with minor updates over the years.

2021 - The college completed updates to HVAC, plumbing, lighting and lighting controls as part of a campus-wide Integrated Energy Management Program.

2023 - interior remodeled with updated finishes, new furnaces/AC units.

Building Use Types

Use Type % Use Type

100% Auxiliary Other

Facility Condition Index

Priority 1 (current year only)

FCI

1.90%

Good

Priorities 1-3 (current year through year 5 combined)

FCI

6.14%

Fair

All priorities

FCI

6.22%

Fair

CRV

\$2,573,000

Annual Maint
and Capital
Renewal Budget

\$77,190

3% of CRV

Project Classification/Priority Subtotals

Project Classification

Project Priority		Deferred Maintenance	Planned Maint/ Capital Renewal	Facility Adaptation	Critical Deferred Maintenance	Subtotal
						\$0
1	Currently Critical (Current Year)		\$49,000			\$49,000

Henry Ford College					C-College Store	
BUILDING REPORT Main Campus		C-College Store			Bldg Code:	C
2	Potentially Critical (Year 1)	\$56,000	\$32,000		\$88,000	
3	Not yet Critical (Year 2-5)	\$21,000			\$21,000	
4	Long Term (Year 6-10)	\$2,000	\$0		\$2,000	
5	Does not meet current codes (Grandfather			\$21,000	\$21,000	
Subtotal		\$128,000	\$32,000	\$21,000	\$181,000 Total of Projects	

Substructures: Foundations & Footings				Maint. Type: Architectural		System Rating:			Subtotal: \$		
Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported problems			\$0							

Exterior: Exterior Walls				Maint. Type: Architectural			System Rating: 4		Subtotal: \$6,000		
The cladding is predominantly brick with a small amount of metal panel. The cladding is original to the building. Brick is in good conditions with no reported issues.											
Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
2: Potentially Critical (Year 1)	Minor fascia damage at front entrance		Deferred Maintenance	\$4,000						DM	
4: Long Term (Year 6-10)	Minor tuckpointing - all elevations		Deferred Maintenance	\$2,000						DM	

BUILDING REPORT Main Campus

C-College Store

Bldg Code:

C

Exterior: Windows

Maint. Type: Architectural

System Rating: 4

Subtotal: \$

Exterior glazing is primarily limited to the front entry vestibule. It is double pane insulated with aluminum frames. Original? The Owner has no reported issues.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported issues			\$0							

Exterior: Roof

Maint. Type: Architectural

System Rating: 2

Subtotal: \$

Standing seam metal roof installed in 2016. Above ceiling insulation replaced as part of work.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	no reported problems since roof replacement.			\$0							

Superstructures: Structural Frame

Maint. Type: Architectural

System Rating: 5

Subtotal: \$

The building is a wood framed structure with wood trusses. Owner has no reported issues

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported issues			\$0							

BUILDING REPORT Main Campus

C-College Store

Bldg Code:

C

Interior: Interior Partitions/Finishes

Maint. Type: Architectural

System Rating: 4

Subtotal: \$

Interior partition are stud wall construction. Owner reports no issues with partitions.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported issues			\$0							

Interior: Floors

Maint. Type: Architectural

System Rating: 1

Subtotal:

The flooring in the bookstore and office is resilient. The toilet rooms have 12x12 tile. The loading dock area is sealed concrete.
2023 - store floor replaced

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
1: Currently Critical (Current Year)	Carpet is worn and failing and must be replaced 2023 - resilient floor installed		Deferred Maintenance	\$63,000	R	2023	new resilient floor installed			DM	

Interior: Ceilings

Maint. Type: Architectural

System Rating: 1

Subtotal:

Most of the office spaces within the building utilize a lay-in system that is original to the building. The corridor utilizes a metal fin ceiling system. The loading dock area is a gyp bd ceiling.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	Ceiling tiles are sagging and should be replaced.		Deferred Maintenance	\$73,000	R	2016	Ceiling and above-ceiling insulation replaced in 2016.			DM	

BUILDING REPORT Main Campus

C-College Store

Bldg Code:

C

Plumbing System: Plumbing

Maint. Type: Plumbing & Electrical

System Rating: 4

Subtotal: \$

Domestic water supply system and sanitary drainage are original to the building.
 2021 - Restroom plumbing fixtures and flush valves replaced as part of IEMP.
 2022- Utility monitoring water meter and gas meter for BMS installed at building
 2022- Trench drain added to vestibule to handle low lying / flood issues.
 2023 - New sanitary drain blockages reported due to increased flushing of towels and wipes.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	2021 - plumbing fixtures and flush valves replaced as part of IEMP project. 2023 - flushing of paper towels and wipes causing sanitary drain blockages, requires frequent maintenance		Planned Maintenance (Facility Renewal or Capital Repair)	\$0							

HVAC System: HVAC

Maint. Type: HVAC

System Rating: 3

Subtotal: \$10,000

Building mechanical system consists of four residential style high efficiency furnaces with split system DX cooling, outdoor mounted condensing units.
 2021 - Furnace controls being upgraded to DDC as part of IEMP.
 2023 - furnace #4 replaced. Furnaces #1-3 replaced in 2015. All condensers replaced.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
2: Potentially Critical (Year 1)	With exterior doors opening and closing frequently an air curtain can be provided to reduce air infiltration.		Deferred Maintenance	\$10,000							
4: Long Term (Year 6-10)	There is no hard ceiling as indicated on construction drawings. Attic insulation is laid on top of suspended ceiling. Maintenance of duct is difficult. Keeping warm air from infiltrating the attic is impossible.		Deferred Maintenance	\$0			Above ceiling insulation replaced, but duct remains difficult to maintain and warm air can still enter ceiling cavity.			DM	

BUILDING REPORT Main Campus

C-College Store

Bldg Code:

C

HVAC System: HVAC

Maint. Type: HVAC

System Rating: 3

Subtotal: \$10,000

Building mechanical system consists of four residential style high efficiency furnaces with split system DX cooling, outdoor mounted condensing units.

2021 - Furnace controls being upgraded to DDC as part of IEMP.

2023 - furnace #4 replaced. Furnaces #1-3 replaced in 2015. All condensers replaced.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
2: Potentially Critical (Year 1)	Building appears to be negatively pressurized, which pulls cold air in. An air balance of supply and exhaust systems should be performed. 2023 - furnaces replaced, outside air dampers added, AC condensers replaced		Deferred Maintenance	\$4,000	R	2023	furnaces replaced, outside air dampers added, AC condensers replaced			DM	
5: Does not meet current codes (Grandfathered)	There is no provision for required outdoor air, combustion air only. Airflow is inadequate to keep parts of the store warm in the winter. Would require converting to a commercial style AHU with a properly designed duct system and controls. 2023 - furnaces replaced, outside air dampers added, AC condensers replaced		Deferred Maintenance	\$42,000	R	2023	furnaces replaced, outside air dampers added, AC condensers replaced			DM	

Electrical System: Lighting Controls

Maint. Type: Plumbing & Electrical

System Rating: 3

Subtotal:

The offices have a single switch, the retail area has keyed switches, and storage has multiple-switched zones. There are no occupancy sensors or time controls.

2021 - Most lighting controls upgraded to occupancy sensor as part of IEMP

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
5: Does not meet current codes (Grandfathered)	Current energy codes require occupancy sensors or time control devices. Locations: Retail area, offices, corridors, closets, toilet rooms, storage, etc.		Deferred Maintenance	\$9,000	R	2021	2021 - Most lighting controls upgraded to occupancy sensor as part of IEMP			DM	

BUILDING REPORT Main Campus

C-College Store

Bldg Code:

C

Electrical System: Fire Alarm Systems

Maint. Type: Plumbing & Electrical

System Rating: 3

Subtotal: \$21,000

An ESL fire alarm control panel is located in the storage room and appears to be operational, while National Time & Signal strobe and horn devices are utilized in the facility. The panel is analog type. The devices likely were installed in the early 1990s, like the rest of the campus, but further documentation is required to confirm.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
3: Not yet Critical (Year 2-5)	The existing panel is nearing the end of its anticipated lifespan. It is analog type and cannot support strobe synchronization and some of the demands of current codes. It is recommended to replace with a digital system in the future; the Owner may want to consider a mass notification system as many campuses now incorporate. Location: storage		Deferred Maintenance	\$21,000						BC	
5: Does not meet current codes (Grandfather ed)	Although the current strobes are 'grandfathered' for code compliance, the strobe coverage does not meet current codes and should be extended to all public spaces. Strobes do not synchronize. Locations: Retail, storage, corridor.		Facility Adaptation (Capital Renewal)	\$0						BC	
5: Does not meet current codes (Grandfather ed)	Audible (horn) coverage may not meet current codes and should be extended. Locations: Retail, storage, corridor.		Facility Adaptation (Capital Renewal)	\$0						BC	

BUILDING REPORT Main Campus

C-College Store

Bldg Code:

C

Electrical System: Lighting

Maint. Type: Plumbing & Electrical

System Rating: 3

Subtotal:

Existing lighting systems consist mainly of fluorescent lighting systems with 2'x4' recessed troffers in the retail area and surface mounted wrap-arounds illuminating storage. T8 fluorescent lamps with electronic ballasts comprise the majority of building lighting.

2021 - Lighting retrofitted/replaced with LED as part of IEMP

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	Some lenses on light fixtures are showing their age, even though retrofit lamps and ballasts may have been installed. Aged lenses decrease efficiency.		Deferred Maintenance	\$136,000	R	2021	lighting in bookstore replaced - about 70% of total in building 2021 - Lighting retrofitted/replaced with LED as part of IEMP			DM	

Electrical System: Emergency Power

Maint. Type: Plumbing & Electrical

System Rating: 3

Subtotal:

building is not on campus generator, only emergency power is battery lighting.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	Emergency lighting consists mainly of "bug-eye" style fixtures, installed in 1982. Replaced in 2017		Deferred Maintenance	\$8,000	R	2017	All exit, emergency and exit/emergency combo fixtures replaced with LED units.			BC	

Electrical System: Phone/Data Systems

Maint. Type: Plumbing & Electrical

System Rating: 3

Subtotal: \$

Owner stated that phone is handled with voice over IP protocol. The main data rack is located within a single-person office. CAT 5E noted as a common cable type.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
:	Dedicated telecommunication closets are recommended along with appropriate cooling systems. Location: office.		Deferred Maintenance	\$0						DM	
1: Currently Critical (Current Year)	Data cables are untrained and are drooping onto the floor. This condition may present a tripping hazard. Location: office		Deferred Maintenance	\$0						DM	

BUILDING REPORT Main Campus

C-College Store

Bldg Code:

C

Electrical System: Electrical

Maint. Type: Plumbing & Electrical

System Rating: 2

Subtotal: \$74,000

The College Store is fed from a 400 amp feeder that originates at the Eshleman Library substation and a 112.5kVA step-down transformer. The College Store has a 400 amp, 208Y/120V main panel located at the exterior. The main panel supplies general receptacle panels, air conditioning, and furnace loads. Documentation is limited for this facility, but it appears that the main panel pre-dates 1982.

2022- power meter installed at building

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
1: Currently Critical (Current Year)	Site Lighting panels. Panels have very recently been added within the north storage area to feed power to north site lighting. The power for these panels originates from the Facilities Management substation, which is a different and separate source than the College Store. This appears to violate a number of NEC requirements regarding 1) number of services (230.2, 230.3) and 2) grouping service disconnects at a single location (230.40). Further investigation required to determine a proper Code-compliant solution.		Deferred Maintenance	\$32,000						BC	
2: Potentially Critical (Year 1)	Panelboards in north storage area - general age issue. The original panelboards (1982 and earlier) have reached the end of their anticipated useful lifespan. Repairs and replacement parts are likely very difficult to achieve. There are very little spare positions available (if a vintage breaker were obtainable).		Deferred Maintenance	\$42,000						DM	

BUILDING REPORT Main Campus

C-College Store

Bldg Code:

C

Accessibility: Code Compliance

Maint. Type: Legal & Mandatory

System Rating: 0

Subtotal: \$21,000

*Main entry doors are ADA compliant.**Toilet rooms are original to the building and are not ADA compliant.*

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
5: Does not meet current codes (Grandfathered)	Non ADA compliant toilet rooms		Facility Adaptation (Capital Renewal)	\$21,000						A	

Accessibility: Signage

Maint. Type: Legal & Mandatory

System Rating: 3

Subtotal: \$32,000

*Exterior signage updated to new building naming system.**Interior signage planned to be updated/replaced to address new building naming system.**2021 - Egress maps updated to address new building naming system.*

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
2: Potentially Critical (Year 1)	Interior signage planned to be updated/replaced to address new building naming system. 2022 - Egress maps updated to address new building naming system.		Planned Maintenance (Facility Renewal or Capital Repair)	\$32,000							

Campus Site: Site

Maint. Type: Other

System Rating: 4

Subtotal: \$13,000

Site is comprised of concrete walkways and partial lawn area. Most of the sidewalks were replaced in 2014.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
1: Currently Critical (Current Year)	Concrete pavement at loading dock site drain is damaged and needs to be replaced		Deferred Maintenance	\$13,000						DM	

BUILDING REPORT Main Campus

C-College Store

Bldg Code:

C

Campus Site: Site

Maint. Type: Other

System Rating: 4

Subtotal: \$13,000

Site is comprised of concrete walkways and partial lawn area. Most of the sidewalks were replaced in 2014.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
1: Currently Critical (Current Year)	Portion of loading dock fence is damaged and needs to be replaced		Deferred Maintenance	\$5,000	R	2021	fencing complete			DM	

Fire Protection: Fire Protection System

Maint. Type: Other

System Rating: 0

Subtotal: \$

Building is not sprinklered.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported issues			\$0							

Entrances: Doors

Maint. Type: Architectural

System Rating: 3

Subtotal: \$4,000

The main entry has sliding glass doors in aluminum frames. The remainder of the exterior doors are hollow metal doors. The interior doors are laminate doors.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
1: Currently Critical (Current Year)	West exterior door leaf has holes on the inside face and must be replaced.		Deferred Maintenance	\$4,000						DM	

End of Building Report for: C-College Store

BUILDING REPORT Main Campus**D-Facilities Management Building****Bldg Code:****D**

Year Built: 1960

Floors: 2

Building Area (sf): 16,093

Notes: Single story building constructed in 1960, housing original campus high pressure hot water boiler system, facility department offices, shop, and maintenance garage.

2021 - The campus heating hot water loop system moved to the E Building as part of the IEMP project.

2021 - The D Building boilers decommissioned.

2021 - The college completed updates to HVAC, plumbing, lighting and lighting controls as part of a campus-wide Integrated Energy Management Program.

Building Use Types

Use Type %

Use Type

100% Physical Plant/Utility

Facility Condition Index**Priority 1 (current year only)****FCI**

0.00%

Good

Priorities 1-3 (current year through year 5 combined)**FCI**

4.92%

Good

All priorities**FCI**

5.80%

Fair

CRV

\$5,858,000

**Annual Maint
and Capital
Renewal Budget**

\$175,740

3% of CRV

Project Classification/Priority Subtotals						
Project Priority		Project Classification				Subtotal
		Deferred Maintenance	Planned Maint/ Capital Renewal	Facility Adaptation	Critical Deferred Maintenance	
2	Potentially Critical (Year 1)	\$190,000	\$32,000			\$222,000
3	Not yet Critical (Year 2-5)	\$66,000				\$66,000
4	Long Term (Year 6-10)	\$10,000	\$42,000			\$52,000
5	Does not meet current codes (Grandfather	\$63,000		\$0		\$63,000
Subtotal		\$329,000	\$74,000	\$0		<div>\$403,000</div> <div>Total of Projects</div>

Substructures: Foundations & Footings				Maint. Type: Architectural			System Rating:			Subtotal: \$		
Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used	
1: Currently Critical (Current Year)	No reported problems			\$0								

BUILDING REPORT Main Campus

D-Facilities Management Building

Bldg Code:

D

Exterior: Exterior Walls

Maint. Type: Architectural

System Rating: 4

Subtotal: \$12,000

The cladding is brick and block composite walls. The cladding is original to the building. Brick is in good conditions with no reported issues.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
----------	----------------	-----	------------------------	----------------------	----------------------	------------------	------------	-------------------	---------------------	--------------------	-----------

2: Potentially Critical (Year 1)	The service yard site wall is due for tuckpointing		Deferred Maintenance	\$8,000						DM	
----------------------------------	--	--	----------------------	---------	--	--	--	--	--	----	--

4: Long Term (Year 6-10)	Minor tuckpointing needed on the exterior walls.		Deferred Maintenance	\$4,000						DM	
--------------------------	--	--	----------------------	---------	--	--	--	--	--	----	--

Exterior: Windows

Maint. Type: Architectural

System Rating: 4

Subtotal: \$6,000

Exterior glazing is double pane insulated with aluminum frames. Windows were replaced 15-20 years ago. Owner has no reported issues.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
----------	----------------	-----	------------------------	----------------------	----------------------	------------------	------------	-------------------	---------------------	--------------------	-----------

3: Not yet Critical (Year 2-5)	Window caulking needs to be replaced.		Deferred Maintenance	\$6,000						DM	
--------------------------------	---------------------------------------	--	----------------------	---------	--	--	--	--	--	----	--

Exterior: Roof

Maint. Type: Architectural

System Rating: 2

Subtotal: \$177,000

Roof is on annual preventative maintenance program to extend roof life. Leaks are repaired as found. Built-up roof, over 20 years old.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
----------	----------------	-----	------------------------	----------------------	----------------------	------------------	------------	-------------------	---------------------	--------------------	-----------

2: Potentially Critical (Year 1)	Roof is past end of life, in fair to poor condition, especially at transitions and flashing. Areas of ponding, loose fasteners, deteriorated flashing. Roof due for replacement.		Deferred Maintenance	\$177,000						DM	
----------------------------------	--	--	----------------------	-----------	--	--	--	--	--	----	--

BUILDING REPORT Main Campus

D-Facilities Management Building

Bldg Code:

D

Superstructures: Structural Frame

Maint. Type: Architectural

System Rating: 5

Subtotal: \$

The structure is steel columns with steel joists and beams. The structure is in good condition with no settlement problems nor water infiltration reported.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported issues			\$0							

Interior: Floors

Maint. Type: Architectural

System Rating: 4

Subtotal: \$5,000

Corridors are VCT in good condition. Offices and conference rooms are carpet.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
2: Potentially Critical (Year 1)	Conference room carpet is worn and needs to be replaced.		Deferred Maintenance	\$5,000						DM	

Interior: Ceilings

Maint. Type: Architectural

System Rating: 4

Subtotal: \$4,000

Corridor ceilings are a combination of metal slats and lay-in with no reported issues. Offices and conference rooms are lay-in in fair condition.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	Storage room tiles are damaged and some are missing		Deferred Maintenance	\$2,000						DM	
4: Long Term (Year 6-10)	Minor tile replacement needed in corridors.		Deferred Maintenance	\$2,000						DM	

BUILDING REPORT Main Campus

D-Facilities Management Building

Bldg Code:

D

Plumbing System: Plumbing

Maint. Type: Plumbing & Electrical

System Rating: 4

Subtotal: \$

Domestic water supply system, sanitary drainage, and toilet room fixtures are original to the building. Original building toilet room fixtures are ADA compliant.

2021 - Restroom plumbing fixtures and flush valves replaced as part of IEMP.

2022- Utility monitoring water meter and gas meter for BMS installed at building.

2023 - New sanitary drain blockages reported due to increased flushing of towels and wipes.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	2021 - plumbing fixtures and flush valves replaced as part of IEMP project. 2023 - flushing of paper towels and wipes causing sanitary drain blockages, requires frequent maintenance		Planned Maintenance (Facility Renewal or Capital Repair)	\$0							

HVAC System: HVAC

Maint. Type: HVAC

System Rating: 4

Subtotal: \$60,000

Building mechanical system consists of a roof top DX cooling only unit with variable volume terminal units.

High Temperature Heating Hot Water is provided to the building from the central plant and converted to standard temperature heating water with a new 2021 heat transfer station provided as part of IEMP. A separate supply fan with heating coil is installed above the vehicle bays. Equipment is original to the building.

2018-Pneumatic controls air compressor replaced.

2022 - All old heating plant equipment remains within mechanical room. Abatement required prior to any future demolition.

2023 - RTU replaced

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
3: Not yet Critical (Year 2-5)	(9)VAV Boxes with reheat coils provide heat for zones. 2021 - Units are being refurbished, but cabinets are past their useful life expectancy.		Deferred Maintenance	\$52,000							
3: Not yet Critical (Year 2-5)	Past heating problems have been mostly resolved by pump refurbishment and flow adjustments. Control valves should be added where missing, including 3-way valves at end of runs for heating system loop.		Deferred Maintenance	\$8,000						DM	

BUILDING REPORT Main Campus

D-Facilities Management Building

Bldg Code:

D

HVAC System: HVAC

Maint. Type: HVAC

System Rating: 4

Subtotal: \$60,000

Building mechanical system consists of a roof top DX cooling only unit with variable volume terminal units.

High Temperature Heating Hot Water is provided to the building from the central plant and converted to standard temperature heating water with a new 2021 heat transfer station provided as part of IEMP. A separate supply fan with heating coil is installed above the vehicle bays. Equipment is original to the building.

2018-Pneumatic controls air compressor replaced.

2022 - All old heating plant equipment remains within mechanical room. Abatement required prior to any future demolition.

2023 - RTU replaced

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
2: Potentially Critical (Year 1)	Hot water converter appears undersized for current operating conditions. Building is hard to keep warm in winter. Hot water converter was designed for 380F EWT and is currently being operated at 300F EWT. Upgrade to heat exchanger needed if RTU and valve replacements are not performed.		Deferred Maintenance	\$8,000	R	2021	heat exchanger replaced as part of IEMP			DM	
3: Not yet Critical (Year 2-5)	Outside air volume indeterminate. RTU does not have heating capability. Only source of heat is FTR and unit heaters. 2021 - Unit being recommissioned as part of IEMP, but still original components past useful life. Long term: Upgrade or replace RTU with Energy Recovery Unit. (Facilities personnel stated this unit is slated for replacement in 2022, but is not on the list of 10 additional units.) 2023 - RTU replaced		Deferred Maintenance	\$42,000	R	2023	RTU replaced			DM	

BUILDING REPORT Main Campus

D-Facilities Management Building

Bldg Code:

D

Electrical System: Lighting Controls

Maint. Type: Plumbing & Electrical

System Rating: 4

Subtotal:

In general, offices have a single switch, with no occupancy sensors or time controls. Corridors have switches, with no occupancy sensors or time controls.
2021 - Most lighting controls upgraded to occupancy sensor as part of IEMP

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
5: Does not meet current codes (Grandfathered)	Many unoccupied areas were observed to be fully illuminated. Current energy codes require occupancy sensors or time control devices. Note that hazardous spaces, such as the boiler room, are exempt from automated controls. Location: Offices, corridors, conference rooms, and storage.		Deferred Maintenance	\$8,000	R	2021	2021 - Most lighting controls upgraded to occupancy sensor as part of IEMP			BC	

Electrical System: Fire Alarm Systems

Maint. Type: Plumbing & Electrical

System Rating: 2

Subtotal: \$

2023 - Fire alarm panel replaced with Simplex unit.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
5: Does not meet current codes (Grandfathered)	Audible (horn) coverage does not meet current codes and should be extended. Location: Corridors and boiler plant only		Facility Adaptation (Capital Renewal)	\$0						LSC	
5: Does not meet current codes (Grandfathered)	Strobe coverage does not meet current codes and should be extended to all public spaces, including conference rooms, multiperson offices, and the southern boiler plant. Strobes do not synchronize. Location: Northern corridors and garage only		Facility Adaptation (Capital Renewal)	\$0						LSC	

BUILDING REPORT Main Campus

D-Facilities Management Building

Bldg Code:

D

Electrical System: Fire Alarm Systems

Maint. Type: Plumbing & Electrical

System Rating: 2

Subtotal: \$

2023 - Fire alarm panel replaced with Simplex unit.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
3: Not yet Critical (Year 2-5)	The existing panels are nearing the end of their anticipated lifespans. They are analog type and cannot support strobe synchronization and some of the demands of current codes. It is recommended to replace with a digital system in the future; the Owner may want to consider a mass notification system as many campuses now incorporate. Location: Garage (1990s) and boiler plant panels (1960) 2023 - fire alarm panels replaced		Deferred Maintenance	\$32,000	R	2023	fire alarm panels replaced			LSC	

Electrical System: Lighting

Maint. Type: Plumbing & Electrical

System Rating: 4

Subtotal: \$42,000

Existing lighting systems consist of mainly fluorescent lighting systems. T8 fluorescent lamps with electronic ballasts comprise the majority of building lighting, but pulse start metal halides were also observed in the Boiler Room and Garage.

2021 - Lighting retrofitted/replaced with LED as part of IEMP

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	Due to equipment below, the high-bay fixtures within the Boiler Room can be very difficult to re-lamp, re-ballast, and maintain. A lamp source with a longer lifespan is recommended. Low priority since boilers decommissioned.		Planned Maintenance (Facility Renewal or Capital Repair)	\$42,000						DM	
4: Long Term (Year 6-10)	Illumination levels are too low to work on equipment. Higher illumination may be needed to promote a safer work environment.		Planned Maintenance (Facility Renewal or Capital Repair)	\$52,000	R	2016	Lighting in garage area replaced with T5 fluorescent. Lighting levels and color significantly improved. 2021 - Lighting retrofitted/replaced with LED as part of IEMP			BC	

BUILDING REPORT Main Campus

D-Facilities Management Building

Bldg Code:

D

Electrical System: Lighting

Maint. Type: Plumbing & Electrical

System Rating: 4

Subtotal: \$42,000

Existing lighting systems consist of mainly fluorescent lighting systems. T8 fluorescent lamps with electronic ballasts comprise the majority of building lighting, but pulse start metal halides were also observed in the Boiler Room and Garage.

2021 - Lighting retrofitted/replaced with LED as part of IEMP

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	Due to the metal-slat ceiling, it is very difficult to re-lamp, re-ballast, and maintain the strip fluorescents above the ceiling. Maintenance personnel would prefer a new ceiling and light fixture configuration. Location: east lobby		Planned Maintenance (Facility Renewal or Capital Repair)	\$0	R	2021	2021 - Lighting retrofitted/replaced with LED as part of IEMP			DM	

Electrical System: Emergency Power

Maint. Type: Plumbing & Electrical

System Rating: 3

Subtotal: \$63,000

The 13.2kV high voltage yard sources utility power, while an on-site regional generator sources back-up power, to a 400 amp, 480Y/277V automatic transfer switch in Science Building Room J-23, which in turn feeds emergency power distribution panel "EDS". EDS feeds this backup power to a number of regional buildings, including 125 amps to Power House distribution. The building distribution is original to 1960, while the transfer switch is fairly modern.

A new emergency power panel has been installed, but not all loads are transferred yet.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
5: Does not meet current codes (Grandfathered)	Although the automatic transfer switches appear fairly new, they do not meet the full intent of life safety codes because they serve multiple buildings. Significant renovations within the Power House would require independent automatic transfer switches to serve only that building. Location: Science Building Room J-23.		Deferred Maintenance	\$63,000						LSC	
4: Long Term (Year 6-10)	The original panel board has reached the end of its anticipated useful lifespan. Repairs and replacement parts are likely very difficult to achieve. Location: Lower level boiler room		Deferred Maintenance	\$8,000	R	2015	new emergency power panel installed. Not all loads have been transferred yet.			DM	

BUILDING REPORT Main Campus

D-Facilities Management Building

Bldg Code:

D

Electrical System: Emergency Power

Maint. Type: Plumbing & Electrical

System Rating: 3

Subtotal: \$63,000

The 13.2kV high voltage yard sources utility power, while an on-site regional generator sources back-up power, to a 400 amp, 480Y/277V automatic transfer switch in Science Building Room J-23, which in turn feeds emergency power distribution panel "EDS". EDS feeds this backup power to a number of regional buildings, including 125 amps to Power House distribution. The building distribution is original to 1960, while the transfer switch is fairly modern.

A new emergency power panel has been installed, but not all loads are transferred yet.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	Emergency lighting consists mainly of "bug-eye" style fixtures, installed in the 1990s. - replaced/repared.		Deferred Maintenance	\$11,000	R	2017	Central emergency lighting battery replaced, system funcitoning. All exit light fixtures replaced with LED units.			LSC	

Electrical System: Phone/Data Systems

Maint. Type: Plumbing & Electrical

System Rating: 4

Subtotal: \$

no reported issues

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported issues			\$0							

BUILDING REPORT Main Campus

D-Facilities Management Building

Bldg Code:

D

Electrical System: Electrical

Maint. Type: Plumbing & Electrical

System Rating: 3

Subtotal:

The Power House main substation also resides in the lower level of the Boiler Room. The substation is rated 300 kVA, 13,200V-480Y/277V. 480Y/277V is distributed to the motors, lighting, and step-down 208Y/120V transformers, which in turn supply general receptacle panels. The substation was installed approximately in 2004, while the balance of the power distribution equipment was installed in 1960. The maximum demand on the substation meter reads 103kW, suggesting ample capacity. The northern office portion of the Power House electrically operates as a separate building and is fed from the Library substation.

2022- power meter installed at building

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
1: Currently Critical (Current Year)	Lower level boiler room: Whenever a substation is not within a dedicated room, it is inherently risky and dangerous. The Power House substation is within a Boiler Room, which increases the risk level. It is understood that maintenance personnel may be operating a hose adjacent to the existing substation, creating high levels of risk for electrocution or an arc flash-related explosion. Although relocating the substation to a dedicated room elsewhere would be ideal, the college needs to take immediate action to train and inform personnel about the hazards of water near electrical gear.		Deferred Maintenance	\$0	R	2021	The boilers are being decommissioned when the new system comes online in the E building. This should resolve the problem.			BC	
3: Not yet Critical (Year 2-5)	Lower level boiler room: The original panelboards have reached the end of their anticipated useful lifespan. Repairs and replacement parts are likely very difficult to achieve. There are very little spare positions available (if a vintage breaker or fused switch were obtainable).		Deferred Maintenance	\$42,000	R	2021	The boilers are being decommissioned when the new system comes online in the E building. This should resolve the problem.			BC	

BUILDING REPORT Main Campus

D-Facilities Management Building

Bldg Code:

D

Electrical System: Electrical

Maint. Type: Plumbing & Electrical

System Rating: 3

Subtotal:

The Power House main substation also resides in the lower level of the Boiler Room. The substation is rated 300 kVA, 13,200V-480Y/277V. 480Y/277V is distributed to the motors, lighting, and step-down 208Y/120V transformers, which in turn supply general receptacle panels. The substation was installed approximately in 2004, while the balance of the power distribution equipment was installed in 1960. The maximum demand on the substation meter reads 103kW, suggesting ample capacity. The northern office portion of the Power House electrically operates as a separate building and is fed from the Library substation.

2022- power meter installed at building

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
5: Does not meet current codes (Grandfathered)	Lower level boiler room: An existing 4,800V pullbox located over the 13,200V substation no longer serves the Power House. The pullbox is labelled that it still feeds the Library. Further investigation is needed, but if the label is valid then this pullbox violates NEC 230.2 and NEC 230.3 and should be relocated from the premises. If the label is not valid, then perhaps the label needs updating.	Deferred	Maintenance	\$42,000	R	2021	This issue was resolved with the upgrade to the new 13.2 kVA loop			BC	

Accessibility: Code Compliance

Maint. Type: Legal & Mandatory

System Rating: 4

Subtotal: \$

In the context of ADA compliance, the buildings contains single occupancy toilet rooms which are ADA compliant.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported issues			\$0							

BUILDING REPORT Main Campus

D-Facilities Management Building

Bldg Code:

D

Accessibility: Signage

Maint. Type: Legal & Mandatory

System Rating: 3

Subtotal: \$32,000

Exterior signage updated to new building naming system.

Interior signage planned to be updated/replaced to address new building naming system.

2021 - Egress maps updated to address new building naming system.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
2: Potentially Critical (Year 1)	Interior signage planned to be updated/replaced to address new building naming system. 2022 - Egress maps updated to address new building naming system.		Planned Maintenance (Facility Renewal or Capital Repair)	\$32,000							

Campus Site: Site

Maint. Type: Other

System Rating: 4

Subtotal:

Site is comprised of concrete walkways and partial lawn area. Most of the sidewalks were replaced in 2014. There are no reported issues.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	Site has negative pitch which as caused erosion. Location: east elevation		Deferred Maintenance	\$10,000	R	2017	Drains that were buried during another project were discovered and cleared - issue is now resolved.			DM	

Fire Protection: Fire Protection System

Maint. Type: Other

System Rating: 3

Subtotal: \$

Building is not sprinklered.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported issues			\$0							

BUILDING REPORT Main Campus

D-Facilities Management Building

Bldg Code:

D

Entrances: Doors

Maint. Type: Architectural

System Rating: 4

Subtotal: \$2,000

Exterior doors are aluminum with full lites at main entries and hollow metal at service doors. Interior doors are hollow metal and are in fair condition. The majority of the interior doors have original door hardware.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	Garage doors need to be repainted		Deferred Maintenance	\$2,000						DM	
4: Long Term (Year 6-10)	East entrance door seals need to be replaced.		Deferred Maintenance	\$2,000	R	2016				DM	
4: Long Term (Year 6-10)	Loading dock door and frame need to be replaced		Deferred Maintenance	\$4,000	R	2016				DM	

End of Building Report for: D-Facilities Management Building

Year Built: 1964

Floors: 2

Building Area (sf): 169,848

Notes: Original one story concrete structure building constructed in 1964. Two story steel frame addition constructed in 1993.
 2022/2023 - Building undergoing renovation/addition, as well as updates to HVAC, plumbing, lighting and lighting controls as part of a campus-wide Integrated Energy Management Program. Scope of upgrades to be reconfirmed after renovation
 2022 - Electrical main loop upgrade postponed due to pandemic-related cost increase
 2023 - Renovation not complete, including issues with equipment in new central heating plant

Major Renovations/Additions

Year	Add'n.	Reno.	Description
1993	X		

Building Use Types

Use Type %	Use Type
100%	Classroom/Teaching Laboratory

Facility Condition Index

Priority 1 (current year only)

FCI	5.16%	Fair
------------	-------	------

Priorities 1-3 (current year through year 5 combined)

FCI	5.77%	Fair
------------	-------	------

All priorities

FCI	8.81%	Fair	CRV	\$72,424,000	Annual Maint and Capital Renewal Budget	\$2,172,720
						3% of CRV

Project Classification/Priority Subtotals

Project Priority		Project Classification				Subtotal
		Deferred Maintenance	Planned Maint/ Capital Renewal	Facility Adaptation	Critical Deferred Maintenance	
1	Currently Critical (Current Year)	\$3,738,000				\$3,738,000
2	Potentially Critical (Year 1)	\$157,000	\$32,000			\$189,000
3	Not yet Critical (Year 2-5)	\$249,000				\$249,000
4	Long Term (Year 6-10)	\$2,201,000				\$2,201,000
5	Does not meet current codes (Grandfather	\$21,000		\$219,000		\$240,000
Subtotal		\$6,366,000	\$32,000	\$219,000		\$6,617,000
						Total of Projects

Substructures: Foundations & Footings				Maint. Type: Architectural			System Rating:			Subtotal: \$		
Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used	
4: Long Term (Year 6-10)	No reported problems			\$0								

BUILDING REPORT Main Campus

E-Technology Building

Bldg Code:

E

Exterior: Exterior Walls

Maint. Type: Architectural

System Rating: 3

Subtotal: \$81,000

Precast concrete panels/concrete/brick/metal siding. The cladding is original to the building.

2022 - addition underway

2023 - addition underway

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
1: Currently Critical (Current Year)	Interior courtyard: Concrete window sills have numerous cracks. Caulked in 2017, but cracks remain		Deferred Maintenance	\$73,000						DM	
3: Not yet Critical (Year 2-5)	West side of addition - around door T-149: Red metal panels have damaged finish		Deferred Maintenance	\$8,000						DM	
4: Long Term (Year 6-10)	Interior courtyard: tuckpointing needed		Deferred Maintenance	\$8,000	R	2015				DM	

Exterior: Windows

Maint. Type: Architectural

System Rating: 3

Subtotal: \$150,000

Original bldg - windows are original single pane storefront windows. Addition has combination of punched casement windows and curtainwall. Addition windows are original to the addition (1993)

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
1: Currently Critical (Current Year)	North side of addition: (1) pane of glass is cracked		Deferred Maintenance	\$4,000						DM	
2: Potentially Critical (Year 1)	Original bldg.: Ribbon windows and back storefront are original single pane and need replacement.		Deferred Maintenance	\$146,000						DM	

BUILDING REPORT Main Campus

E-Technology Building

Bldg Code:

E

Exterior: Windows

Maint. Type: Architectural

System Rating: 3

Subtotal: \$150,000

Original bldg - windows are original single pane storefront windows. Addition has combination of punched casement windows and curtainwall. Addition windows are original to the addition (1993)

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
2: Potentially Critical (Year 1)	Addition- unit B: Windows leak - replace caulking		Deferred Maintenance	\$8,000	R	2020	caulking issue reported as resolved			DM	
3: Not yet Critical (Year 2-5)	Curved wall - addition, east side & west side: Caulking has failed		Deferred Maintenance	\$21,000	R	2020	caulking issue reported as resolved			DM	

Exterior: Roof

Maint. Type: Architectural

System Rating: 4

Subtotal: \$32,000

Roof is on annual preventative maintenance program to extend roof life. Leaks are repaired as found.
The original bldg is a built up roof which is + 20 years old and due for replacement.
The roof of the addition is reported to be in good shape. Roof surrounding skylights over stairwells shows signs of leaking.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
3: Not yet Critical (Year 2-5)	Addition - roof reported to be fair condition, with maintenance at edges and flashing needed.		Deferred Maintenance	\$32,000						DM	
1: Currently Critical (Current Year)	Original bldg: Roof hatch is in poor condition		Deferred Maintenance	\$8,000	R	2021	roof hatch repaired			DM	
2: Potentially Critical (Year 1)	Addition - Roof at stairwells, especially at skylights is in poor condition and needs to be repaired.		Deferred Maintenance	\$42,000	R	2021	issue being resolved as part of renovation			DM	

BUILDING REPORT Main Campus

E-Technology Building

Bldg Code:

E

Exterior: Roof

Maint. Type: Architectural

System Rating: 4

Subtotal: \$32,000

Roof is on annual preventative maintenance program to extend roof life. Leaks are repaired as found.
 The original bldg is a built up roof which is + 20 years old and due for replacement.
 The roof of the addition is reported to be in good shape. Roof surrounding skylights over stairwells shows signs of leaking.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
3: Not yet Critical (Year 2-5)	Original building - most of roof is past end of life and due for replacement, with ponding, deterioration at edges and flashings.		Deferred Maintenance	\$812,000	R	2021	issue being resolved as part of renovation			DM	

Superstructures: Structural Frame

Maint. Type: Architectural

System Rating: 4

Subtotal:

Concrete beam and column structure and limited areas of steel frame construction, built in 1960. The structure is in good condition with no settlement problems nor water infiltration reported.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
3: Not yet Critical (Year 2-5)	Loading Dock: Top of concrete column supporting concrete tees has spalled - needs to be cleaned, repaired and covered		Deferred Maintenance	\$11,000	R	2015	concrete patched and resealed where needed.			DM	
3: Not yet Critical (Year 2-5)	Courtyard: Top of concrete column supporting concrete tees has spalled - needs to be cleaned, repaired and covered		Deferred Maintenance	\$11,000	R	2015	concrete patched and resealed where needed.			DM	
4: Long Term (Year 6-10)	Loading Dock: Ends of concrete tees have spalled and exposed rebar.		Deferred Maintenance	\$32,000	R	2015	concrete patched and resealed where needed.			DM	

BUILDING REPORT Main Campus

E-Technology Building

Bldg Code:

E

Interior: Interior Partitions/Finishes

Maint. Type: Architectural

System Rating: 4

Subtotal: \$

Walls are a combination of plaster walls, and exposed cmu walls in the original bldg while the new addition has a combination of gyp bd and cmu walls. The plaster is in good condition. The cmu is in good condition. There are no reported issues for the walls.
2021 - renovation will include refresh of corridors. Walls will be repainted.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported issues			\$0							

Interior: Floors

Maint. Type: Architectural

System Rating: 3

Subtotal:

Original building - Corridors are VCT. New building - Corridors are predominantly VCT with tile at main entries.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
1: Currently Critical (Current Year)	Corridors - original bldg.: VCT has failed over the walker ducts and must be replaced 2021 - corridors in original building upgraded as part of renovation		Deferred Maintenance	\$42,000	R	2021	corridors in original building upgraded as part of renovation			DM	
1: Currently Critical (Current Year)	Expansion joints - addition: Joints have chipped/cracked VCT tiles 2023-failed flooring replaced as needed		Deferred Maintenance	\$11,000	R	2023	failed flooring replaced as needed			DM	
1: Currently Critical (Current Year)	Offices - addition: Carpet has failed and must be replaced 2021 - carpet replaced		Deferred Maintenance	\$52,000	R	2022	carpet replaced			DM	
1: Currently Critical (Current Year)	Stairs - addition: VCT has failed due to humidity issues and has already been removed. 2023 - failed VCT replaced as needed		Deferred Maintenance	\$42,000	R	2023	failed VCT replaced as needed			DM	

BUILDING REPORT Main Campus

E-Technology Building

Bldg Code:

E

Interior: Floors

Maint. Type: Architectural

System Rating: 3

Subtotal:

Original building - Corridors are VCT. New building - Corridors are predominantly VCT with tile at main entries.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	Corridors - addition: mid gray color VCT is failing, cracking 2023 - failed VCT replaced as needed		Deferred Maintenance	\$42,000	R	2023	failed VCT replaced as needed			DM	

Interior: Ceilings

Maint. Type: Architectural

System Rating: 2

Subtotal: \$21,000

Original bldg - ceilings in corridor are concealed spline, while ceilings in labs/classrooms are exposed. Addition - ceilings in corridor are floating gyp bd ceilings while classrooms are lay-in ceilings. The labs in the new addition are exposed.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
1: Currently Critical (Current Year)	Addition - stairs and labs: Exposed ceilings in stairwells and lab spaces are peeling, due for repaint		Deferred Maintenance	\$21,000						DM	
2: Potentially Critical (Year 1)	Addition - classrooms: Lay-in ceilings are sagging and must be replaced. (incl. necessary M/E modifications) 2023-ceilings scheudled for replacement where sagging		Deferred Maintenance	\$624,000	R	2023	ceilings scheduled for replacement where sagging			DM	
2: Potentially Critical (Year 1)	Original bldg. - corridors: Concealed spline ceiling must be replaced.		Deferred Maintenance	\$208,000	R	2021	corridors are being upgraded as part of renovation			DM	

BUILDING REPORT Main Campus

E-Technology Building

Bldg Code:

E

Plumbing System: Plumbing

Maint. Type: Plumbing & Electrical

System Rating: 3

Subtotal: \$1,675,000

Domestic water supply system, sanitary drainage, and toilet room fixtures are original to the building except for some fixtures that have been repaired/replaced over the years. Original building toilet room fixtures are not ADA compliant.

2021 - Restroom plumbing fixtures and flush valves replaced as part of IEMP.

2022- Utility monitoring water meter and gas meter for BMS installed at building

2023 - New sanitary drain blockages reported due to increased flushing of towels and wipes.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	All levels: Domestic water piping is original to the building. Consists of copper and lead solder. Replace all domestic piping.		Deferred Maintenance	\$947,000						DM	
4: Long Term (Year 6-10)	All levels: Cast iron drain piping is original to the building and should be replaced in the next major renovation.		Deferred Maintenance	\$728,000						DM	
4: Long Term (Year 6-10)	Original building: Fixtures are not ADA compliant and older, high water consumption technology. 2021 - plumbing fixtures and flush valves replaced as part of IEMP project. 2023 - flushing of paper towels and wipes causing sanitary drain blockages, requires frequent maintenance		Deferred Maintenance	\$0						BC	

BUILDING REPORT Main Campus

E-Technology Building

Bldg Code:

E

HVAC System: HVAC

Maint. Type: HVAC

System Rating: 4

Subtotal: \$594,000

1964 building: Air handling: Original building mechanical system consists of constant-volume dual-duct air-handling units that supply pneumatically controlled dual-duct mixing boxes at the zone level.

Heat generation: High-Temperature heating hot water is supplied from the campus central plant. A heat exchanger converts high-temperature heating hot water to low temp for perimeter heating elements and unit heaters.

Cooling generation: Chilled water is supplied to the air-handling units by a central chilled water plant. Labs use stand-alone RTUs with gas heat/DX cooling.

Welding lab has 4 rooftop MAUs with gas heat only.

1993 Addition: (6) rooftop variable volume HVAC units with gas heat and DX cooling and 3 rooftop AC units with chilled water coils only. RTU 2 walls are collapsing inward, cause not confirmed.

VAV units have hydronic reheat coils, supplied by a heat exchanger in 2nd floor mechanical room. Hydronic heating is used for individual terminal units with very minimal use of FTR.

Controls: mix of DDC at air handling units, with pneumatic terminal units.

2021: AHUs upgraded/replaced as part of IEMP.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	1964 Building: Dual-duct boxes and distribution equipment are original to the building and well past their useful life. Equipment is unreliable and inefficient. 2021 - Dual duct boxes (30)being converted from pneumatic to DDC. Boxes themselves are still well past their useful life expectancy and should be replaced.		Deferred Maintenance	\$375,000						DM	
4: Long Term (Year 6-10)	HWH system expansion tank replaced in 2017			\$0							
5: Does not meet current codes (Grandfathered)	No corridor smoke isolation. 1964 building has fire dampers at some, but not all corridor penetrations. 1993 addition appears to have sporadic use of fire dampers only. Grandfathered, but does not meet current code.		Facility Adaptation (Capital Renewal)	\$219,000						LSC	

HVAC System: HVAC

Maint. Type: HVAC

System Rating: 4

Subtotal: \$594,000

1964 building: Air handling: Original building mechanical system consists of constant-volume dual-duct air-handling units that supply pneumatically controlled dual-duct mixing boxes at the zone level.

Heat generation: High-Temperature heating hot water is supplied from the campus central plant. A heat exchanger converts high-temperature heating hot water to low temp for perimeter heating elements and unit heaters.

Cooling generation: Chilled water is supplied to the air-handling units by a central chilled water plant. Labs use stand-alone RTUs with gas heat/DX cooling.

Welding lab has 4 rooftop MAUs with gas heat only.

1993 Addition: (6) rooftop variable volume HVAC units with gas heat and DX cooling and 3 rooftop AC units with chilled water coils only. RTU 2 walls are collapsing inward, cause not confirmed.

VAV units have hydronic reheat coils, supplied by a heat exchanger in 2nd floor mechanical room. Hydronic heating is used for individual terminal units with very minimal use of FTR.

Controls: mix of DDC at air handling units, with pneumatic terminal units.

2021: AHUs upgraded/replaced as part of IEMP.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
1: Currently Critical (Current Year)	1993 Building: One McQuay rooftop unit emitting loud vibration. Investigate cause.		Deferred Maintenance	\$4,000	R	2021	Resolved by refurbishment via IEMP.			DM	
1: Currently Critical (Current Year)	1993 Building: RTU #2 cabinet walls are collapsing. Cause is negative pressure. 2021 - Cabinet walls not repaired, but negative pressure issue has been resolved. Units 1,2 and 3 are all not structurally sound, past useful life expectancy and should be replaced. Cost is for (3) new RTU's		Deferred Maintenance	\$125,000	R	2021	Resolved by refurbishment via IEMP.			DM	

HVAC System: HVAC

Maint. Type: HVAC

System Rating: 4

Subtotal: \$594,000

1964 building: Air handling: Original building mechanical system consists of constant-volume dual-duct air-handling units that supply pneumatically controlled dual-duct mixing boxes at the zone level.

Heat generation: High-Temperature heating hot water is supplied from the campus central plant. A heat exchanger converts high-temperature heating hot water to low temp for perimeter heating elements and unit heaters.

Cooling generation: Chilled water is supplied to the air-handling units by a central chilled water plant. Labs use stand-alone RTUs with gas heat/DX cooling.

Welding lab has 4 rooftop MAUs with gas heat only.

1993 Addition: (6) rooftop variable volume HVAC units with gas heat and DX cooling and 3 rooftop AC units with chilled water coils only. RTU 2 walls are collapsing inward, cause not confirmed.

VAV units have hydronic reheat coils, supplied by a heat exchanger in 2nd floor mechanical room. Hydronic heating is used for individual terminal units with very minimal use of FTR.

Controls: mix of DDC at air handling units, with pneumatic terminal units.

2021: AHUs upgraded/replaced as part of IEMP.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
1: Currently Critical (Current Year)	1964 building: Outside air dampers on AHU are non-functional and leaking badly. System efficiency very low. Dampers and coils are original. AHU is well past its useful life and due for replacement. Rebuild using existing cabinets may be less costly. 2021 - AHU being refurbished with new supply fan array, coils being pressure tested (confirm if they got replaced), replace damper actuators, damper testing (confirm if they got replaced or re-tipped), cabinet repair. Long term: Damper and coil replacement should occur if not covered by IEMP. 2022-dampers and coils replaced.		Deferred Maintenance	\$63,000	R	2022	dampers and coils replaced			DM	
2: Potentially Critical (Year 1)	1993 Addition: Minimal fin tube on exterior walls, requires running HVAC units all night, with reheat coils at full open to maintain room heat in winter. 2020-scheduling/controlling improved - issues resolved.		Deferred Maintenance	\$364,000	R	2020	Scheduling and controlling capacity has been improved, therefore night setback timing included for unit to turn on during unoccupied only when needed. No further heating issues reported. 2022 - Fin tube controls upgraded.			DM	

BUILDING REPORT Main Campus

E-Technology Building

Bldg Code:

E

HVAC System: HVAC

Maint. Type: HVAC

System Rating: 4

Subtotal: \$594,000

1964 building: Air handling: Original building mechanical system consists of constant-volume dual-duct air-handling units that supply pneumatically controlled dual-duct mixing boxes at the zone level.

Heat generation: High-Temperature heating hot water is supplied from the campus central plant. A heat exchanger converts high-temperature heating hot water to low temp for perimeter heating elements and unit heaters.

Cooling generation: Chilled water is supplied to the air-handling units by a central chilled water plant. Labs use stand-alone RTUs with gas heat/DX cooling.

Welding lab has 4 rooftop MAUs with gas heat only.

1993 Addition: (6) rooftop variable volume HVAC units with gas heat and DX cooling and 3 rooftop AC units with chilled water coils only. RTU 2 walls are collapsing inward, cause not confirmed.

VAV units have hydronic reheat coils, supplied by a heat exchanger in 2nd floor mechanical room. Hydronic heating is used for individual terminal units with very minimal use of FTR.

Controls: mix of DDC at air handling units, with pneumatic terminal units.

2021: AHUs upgraded/replaced as part of IEMP.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
2: Potentially Critical (Year 1)	1993 Addition: HWH system has 2-way control valves with no bypass and no VFD pumps, causing pumps to dead-head, resulting in system inefficiency and control problems. Providing bypass or 3-way valves and VFD – or all of the above – are options to resolve. 2022 - VFD's added		Deferred Maintenance	\$42,000	R	2020	2022 - VFD's added			DM	
3: Not yet Critical (Year 2-5)	1964 building: Machine Shop T-126 difficult to heat and ventilate properly. Tall ceiling, high exhaust rate, diffusers with horizontal throw and windows full length on exterior wall with no FTR all conspire to make heating the room marginal. Installing a low return/exhaust can improve air circulation and improve heating. 2021 - Rooftop Unit is on list of 10 additional units set for replacement. Cost is for adding return duct and grilles for low return, and adding FTR to the perimeter. 2022 - system balanced and maintenance performed, issue resolved.		Deferred Maintenance	\$13,000	R	2022	system balanced and maintenance performed, issue resolved.			DM	

BUILDING REPORT Main Campus

E-Technology Building

Bldg Code:

E

Electrical System: Lighting Controls

Maint. Type: Plumbing & Electrical

System Rating: 3

Subtotal:

In general, offices have a single switch, with no occupancy sensors or time controls. Corridors have keyed switches, with no occupancy sensors or time controls. Classrooms and labs may have multiple switching zones, with no occupancy sensors or time controls.

2021 - Most lighting controls upgraded to occupancy sensor as part of IEMP and renovation

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
1: Currently Critical (Current Year)	Corridors: Many of the existing keyed switches have a high failure rate. Replace with new.		Deferred Maintenance	\$8,000	R	2021	2021 - Most lighting controls upgraded to occupancy sensor as part of IEMP and renovation			DM	
5: Does not meet current codes (Grandfathered)	Classrooms, offices, corridors, closets, toilet rooms, etc.: Many unoccupied areas were observed to be fully illuminated. Current energy codes require occupancy sensors or time control devices. Note that hazardous areas, such as labs or workshops are exempt from automated lighting controls.		Deferred Maintenance	\$136,000	R	2021	2021 - Most lighting controls upgraded to occupancy sensor as part of IEMP and renovation			DM	

Electrical System: Fire Alarm Systems

Maint. Type: Plumbing & Electrical

System Rating: 4

Subtotal: \$

A National Time & Signal control panel (902 series) is located in a first floor lobby on the north side. The panel is addressable type. Strobes and horns are primarily located in corridors. Duct smoke detectors are indicated on the air handling units. The system was installed in 1993 and included updating the original building devices.

2022 - new system tied into 1993 system

2023 - new Simplex fire alarm panel installed, connected to all sensors, alarms, etc.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
5: Does not meet current codes (Grandfathered)	Corridors and labs in the 1993 addition: Audible (horn) coverage does not meet current codes and should be extended.		Facility Adaptation (Capital Renewal)	\$0						DM	

BUILDING REPORT Main Campus

E-Technology Building

Bldg Code:

E

Electrical System: Fire Alarm Systems

Maint. Type: Plumbing & Electrical

System Rating: 4

Subtotal: \$

A National Time & Signal control panel (902 series) is located in a first floor lobby on the north side. The panel is addressable type. Strobes and horns are primarily located in corridors. Duct smoke detectors are indicated on the air handling units. The system was installed in 1993 and included updating the original building devices.

2022 - new system tied into 1993 system

2023 - new Simplex fire alarm panel installed, connected to all sensors, alarms, etc.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
5: Does not meet current codes (Grandfathered)	Corridors and labs in the 1993 addition: Strobe coverage does not meet current codes and should be extended to all public spaces, including classrooms and multiperson offices. Strobes do not synchronize.		Facility Adaptation (Capital Renewal)	\$0						DM	
3: Not yet Critical (Year 2-5)	First floor lobby: The existing panel is nearing the end of its anticipated lifespan. The Owner may want to consider a mass notification system as many campuses now incorporate. 2022 - new system tied into 1993 panels awaiting full upgrade of old system 2023 - new Simplex fire alarm panel installed, connected to all sensors, alarms, etc.		Deferred Maintenance	\$354,000	R	2023	new Simplex panel installed, system connected.			DM	

BUILDING REPORT Main Campus

E-Technology Building

Bldg Code:

E

Electrical System: Lighting

Maint. Type: Plumbing & Electrical

System Rating: 3

Subtotal:

Existing lighting systems consist of mainly fluorescent lighting systems. T8 fluorescent lamps with electronic ballasts comprise the majority of building lighting, but compact fluorescent downlights and metal halide fixtures were also observed in limited quantities.

2021 - Lighting retrofitted/replaced with LED as part of IEMP and renovation

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
2: Potentially Critical (Year 1)	Original Building - corridors: The clips holding the lenses in place are poorly designed and failing. The associated cost represents new fixtures in corridors.		Deferred Maintenance	\$21,000	R	2021	2021 - Lighting retrofitted/replaced with LED as part of IEMP and renovation			DM	
2: Potentially Critical (Year 1)	Original Building - various, including Auto Service Lab, Micro Computer Lab, offices: Original fixtures that had 8'-0" long fluorescent lamps were "power groove" type and they are now experiencing socket failure. The associated costs represents an order-of-magnitude value as more study is required to determine a fixture count.		Deferred Maintenance	\$323,000	R	2021	2021 - Lighting retrofitted/replaced with LED as part of IEMP and renovation			DM	
3: Not yet Critical (Year 2-5)	Original Building - corridors: Maintenance stated that twin-tube compact fluorescent lamps have been incompatible with efficient electronic ballasts, possibly heat causing ballast failure. Inefficient magnetic ballasts withstand heat and are not failing.		Deferred Maintenance	\$9,000	R	2022	2022 - repalced as part of renovation			DM	
3: Not yet Critical (Year 2-5)	Workshops and labs: Some of the labs have metal halide high-bays. These sources have long strike times, offer poor color rendering, and are often located such that they are over existing lab equipment and difficult to maintain. Recommend replacing with new LED high bay source.		Deferred Maintenance	\$52,000	R	2021	2021 - Lighting retrofitted/replaced with LED as part of IEMP and renovation			DM	

BUILDING REPORT Main Campus

E-Technology Building

Bldg Code:

E

Electrical System: Lighting

Maint. Type: Plumbing & Electrical

System Rating: 3

Subtotal:

Existing lighting systems consist of mainly fluorescent lighting systems. T8 fluorescent lamps with electronic ballasts comprise the majority of building lighting, but compact fluorescent downlights and metal halide fixtures were also observed in limited quantities.

2021 - Lighting retrofitted/replaced with LED as part of IEMP and renovation

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
5: Does not meet current codes (Grandfathered)	Classrooms, offices, corridors, labs, storage, utility rooms: Existing lighting systems appear to utilize more wattage and lighting intensity than what is required by energy codes or IESNA illumination recommendations. Modern lighting designs can easily achieve lighting power densities below 0.9 watts per square foot while maintaining decent light levels. The associated cost represents new lighting throughout the facility, although it is acknowledged that select spaces have recently upgraded lighting and would not need to update.		Deferred Maintenance	\$2,330,000	R	2021	2021 - Lighting retrofitted/replaced with LED as part of IEMP and renovation			DM	

Electrical System: Emergency Power

Maint. Type: Plumbing & Electrical

System Rating: 4

Subtotal:

Building reported as connected to backup generator.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	Emergency lighting consists mainly of "bug-eye" style fixtures, installed in 1993.		Deferred Maintenance	\$115,000	R	2017	Emergency lighting central battery system repaired and working (3 units) Non-functioning exit lighting fixtures replaced with LED Level 1 exit light batteries replaced, level 2 batteries in working order.			DM	

BUILDING REPORT Main Campus

E-Technology Building

Bldg Code:

E

Electrical System: Phone/Data Systems

Maint. Type: Plumbing & Electrical

System Rating: 3

Subtotal: \$

data equipment in unconditioned spaces

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
3: Not yet Critical (Year 2-5)	Various, including East Receiving: Data equipment may experience higher temperatures within unconditioned spaces; heat shortens equipment life. Dedicated telecommunication closets are recommended along with appropriate cooling systems.		Deferred Maintenance	\$0							

Electrical System: Electrical

Maint. Type: Plumbing & Electrical

System Rating: 3

Subtotal: \$3,995,000

The Technology Building has two main substations, one for the 1963 original building and one for the 1993 addition. The original substation is 1,000 kVA, 4,800V-480Y/277V and is slated for an upcoming 13,200V replacement project. The 1993 substation is 2,000/2,667 kVA, 480Y/277V. In both original and addition portions of the building, 480Y/277V is distributed to the motors, lighting, and step-down 208Y/120V transformers, which in turn supply general receptacle panels. The new addition does have some 120/240V distribution in labs to simulate residential voltages. Most distribution equipment is original to either 1963 or 1993.

2022- power meter installed at building

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
1: Currently Critical (Current Year)	1st level electrical room - original building: The old 4,800V substation is slated to be updated to the newer 13,200V loop in the near future. Repairs and replacement parts are likely very difficult to achieve. 2022 - delayed due to supply chain issues		Deferred Maintenance	\$3,640,000						DM	

BUILDING REPORT Main Campus

E-Technology Building

Bldg Code:

E

Electrical System: Electrical

Maint. Type: Plumbing & Electrical

System Rating: 3

Subtotal: \$3,995,000

The Technology Building has two main substations, one for the 1963 original building and one for the 1993 addition. The original substation is 1,000 kVA, 4,800V-480Y/277V and is slated for an upcoming 13,200V replacement project. The 1993 substation is 2,000/2,667 kVA, 480Y/277V. In both original and addition portions of the building, 480Y/277V is distributed to the motors, lighting, and step-down 208Y/120V transformers, which in turn supply general receptacle panels. The new addition does have some 120/240V distribution in labs to simulate residential voltages. Most distribution equipment is original to either 1963 or 1993.

2022- power meter installed at building

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
3: Not yet Critical (Year 2-5)	Various locations: The original panelboards have reached the end of their anticipated useful lifespan. Repairs and replacement parts are likely very difficult to achieve. There are very little spare positions available (if a vintage breaker were obtainable). 2021 - several panels scheduled for upgrade as part of renovation - resolution budget estimate reduced		Deferred Maintenance	\$146,000						DM	
3: Not yet Critical (Year 2-5)	Various locations: The original step-down transformers have reached the end of their useful lifespan.		Deferred Maintenance	\$63,000						DM	
4: Long Term (Year 6-10)	Various locations: Many panelboards are full, with little or no room for new circuits to be added. It would be desirable to have more connection points available. Further study is needed, but associated cost is to add ten panelboards and related distribution throughout.		Deferred Maintenance	\$125,000						DM	

BUILDING REPORT Main Campus

E-Technology Building

Bldg Code:

E

Electrical System: Electrical

Maint. Type: Plumbing & Electrical

System Rating: 3

Subtotal: \$3,995,000

The Technology Building has two main substations, one for the 1963 original building and one for the 1993 addition. The original substation is 1,000 kVA, 4,800V-480Y/277V and is slated for an upcoming 13,200V replacement project. The 1993 substation is 2,000/2,667 kVA, 480Y/277V. In both original and addition portions of the building, 480Y/277V is distributed to the motors, lighting, and step-down 208Y/120V transformers, which in turn supply general receptacle panels. The new addition does have some 120/240V distribution in labs to simulate residential voltages. Most distribution equipment is original to either 1963 or 1993.

2022- power meter installed at building

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
5: Does not meet current codes (Grandfathered)	1st level electrical room - original building: The space has only a single entrance and does not comply with NEC 110.33. Recommend adding a second entrance at the opposite end of the equipment. Need to study whether second entrance can be added.		Deferred Maintenance	\$21,000						DM	
1: Currently Critical (Current Year)	Various labs: Many of the emergency power off (EPO) buttons in labs and workshops do not have labels. Add identification signage to enhance safety.		Deferred Maintenance	\$4,000	R	2020				DM	

Accessibility: Code Compliance

Maint. Type: Legal & Mandatory

System Rating: 3

Subtotal: \$21,000

In the context of ADA compliance, most of the components of the old building are original and do not meet today's requirements for accessibility. In the addition, most of the components of the building meet today's requirements for accessibility. The hydraulic elevators in the addition have no reported issues and are regularly maintained by Schindler. Elevator controls are original. Stair handrails are original to the bldg and are in fair condition. Elevator controls are ADA compliant. Main entrance doors in the addition are ADA compliant. A unisex toilet room was later added to the original bldg and is ADA compliant

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	Approx. 50% of doors in original bldg. are not ADA compliant due to knob-style hardware		Deferred Maintenance	\$21,000						A	

BUILDING REPORT Main Campus

E-Technology Building

Bldg Code:

E

Accessibility: Signage

Maint. Type: Legal & Mandatory

System Rating: 3

Subtotal: \$32,000

Exterior signage updated to new building naming system.

Interior signage planned to be updated/replaced to address new building naming system.

2021 - Egress maps updated to address new building naming system.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
2: Potentially Critical (Year 1)	Interior signage planned to be updated/replaced to address new building naming system. 2022 - Egress maps updated to address new building naming system.		Planned Maintenance (Facility Renewal or Capital Repair)	\$32,000							

Campus Site: Site

Maint. Type: Other

System Rating: 4

Subtotal: \$5,000

Site is comprised flat walkways, limited landscaping and planters and a lawn area. The adjacent parking lot was repaired and newly striped in the summer of 2014. Portions of adjacent sidewalks have been repaired in the summer of 2014.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	(1) section of sidewalk is not properly shedding water		Deferred Maintenance	\$5,000						DM	
4: Long Term (Year 6-10)	Curved site wall brick caps need to be replaced. Site wall needs to be tuck-pointed.		Deferred Maintenance	\$11,000	R	2015				BI	

Fire Protection: Fire Protection System

Maint. Type: Other

System Rating: 4

Subtotal: \$

Building is partially sprinklered.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported issues			\$0							

Entrances: Doors

Maint. Type: Architectural

System Rating: 4

Subtotal: \$11,000

Public exterior doors are aluminum with full lites. Exterior service doors are hollow metal doors. Interior doors are solid core hardwood doors and are in fair condition. The majority of the interior doors have original door hardware.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
2: Potentially Critical (Year 1)	Entrance doors - west side: Doors are failing and past end of life		Deferred Maintenance	\$11,000						DM	

End of Building Report for: E-Technology Building

Year Built: 1978

Floors: 3

Building Area (sf): 75,742

Notes: Concrete structure with brick exterior. Building contains art studios, gallery, offices and auditorium.

2021 - The college completed updates to HVAC, plumbing, lighting and lighting controls as part of a campus-wide Integrated Energy Management Program.

Building Use Types

Use Type % Use Type

80% Classroom/Teaching Laboratory

20% Administrative

Facility Condition Index

Priority 1 (current year only)

FCI

0.15%

Good

Priorities 1-3 (current year through year 5 combined)

FCI

3.57%

Good

All priorities

FCI

4.13%

Good

CRV

\$27,570,000

Annual Maint
and Capital
Renewal Budget

\$827,100

3% of CRV

Project Classification/Priority Subtotals

Project Classification

Project Priority		Deferred Maintenance	Planned Maint/ Capital Renewal	Facility Adaptation	Critical Deferred Maintenance	Subtotal
1	Currently Critical (Current Year)	\$42,000				\$42,000

Henry Ford College					F-Fine Arts Building	
BUILDING REPORT Main Campus		F-Fine Arts Building			Bldg Code:	F
2	Potentially Critical (Year 1)	\$283,000	\$32,000		\$315,000	
3	Not yet Critical (Year 2-5)	\$626,000			\$626,000	
4	Long Term (Year 6-10)	\$156,000	\$0		\$156,000	
5	Does not meet current codes (Grandfather	\$167,000		\$0	\$167,000	
Subtotal		\$1,274,000	\$32,000	\$0	\$1,306,000 Total of Projects	

Substructures: Foundations & Footings				Maint. Type: Architectural			System Rating:		Subtotal: \$		
Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported problems			\$0							

Exterior: Exterior Walls				Maint. Type: Architectural			System Rating: 3			Subtotal:	
The brick cladding is original to the building. Brick is in good conditions with no reported issues.											
Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
3: Not yet Critical (Year 2-5)	Minor tuckpointing needed 2021-resolved.		Deferred Maintenance	\$4,000	R	2021	resolvd			DM	

BUILDING REPORT Main Campus

F-Fine Arts Building

Bldg Code:

F

Exterior: Windows

Maint. Type: Architectural

System Rating: 3

Subtotal:

Aluminum framed glazing system. Minimal window areas.

Skylights along north wall and east wall. Skylights on north elevation replaced in 2017.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
1: Currently Critical (Current Year)	North side of bldg.: caulking at skylights has failed. 2017-replaced		Deferred Maintenance	\$4,000	R	2017	skylights on north elevation replaced			DM	
2: Potentially Critical (Year 1)	Caulking generally is deteriorated, pulling away, due for replacement. 2022-recaulked		Deferred Maintenance	\$8,000	R	2022	window frames recaulked			DM	

BUILDING REPORT Main Campus

F-Fine Arts Building

Bldg Code:

F

Exterior: Roof

Maint. Type: Architectural

System Rating: 4

Subtotal:

Roof is on annual preventative maintenance program to extend roof life. Leaks are repaired as found.

The roof is a built-up Tremco roof. The roof was installed in the late 1990s, and is showing areas of flashing deteriorating, weathering of large areas and ponding.

2019 - partial roof replacement

2023 - balance of roof replaced, including R30 insulation

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	Inside corners of parapet need to be patched. 2016 - patched		Deferred Maintenance	\$2,000	R	2016	Patched as part of maintenance program.			DM	
4: Long Term (Year 6-10)	Seals have failed/missing - skylights must be replaced. Location: Over (3) classrooms and (1) gallery 2016 - leaks resolved		Deferred Maintenance	\$146,000	R	2016	2 of the 4 skylights have been sealed and covered over to reduce unwanted light in studios. Leaks were addressed with roof maintenance program.			DM	

Superstructures: Structural Frame

Maint. Type: Architectural

System Rating: 4

Subtotal:

Concrete beam and column structure, built in 1978. The structure is in good condition with no settlement problems.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	Water is infiltrating through the foundation walls. Location: east stair foundation wall		Deferred Maintenance	\$8,000	R	2016	Water infiltration resolved by regrading building site around exterior walls.			DM	

BUILDING REPORT Main Campus

F-Fine Arts Building

Bldg Code:

F

Interior: Interior Partitions/Finishes

Maint. Type: Architectural

System Rating: 4

Subtotal:

The majority of the corridors and rooms are composed of exposed cmu. The auditoriums are composed of acoustic block. A limited amount of gyp bd walls exists within the office suite.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
2: Potentially Critical (Year 1)	Sisson Gallery: Wall carpet on plywood backer is loose and due for replacement. 2021 - scheduled for replacement as part of larger finish upgrade (\$65,000)		Deferred Maintenance	\$32,000	R	2022				DM	

Interior: Floors

Maint. Type: Architectural

System Rating: 4

Subtotal: \$250,000

The corridors are tile on the first floor and VCT on the second floor, office spaces are carpet, Toilet rooms are tiled.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
1: Currently Critical (Current Year)	Auditorium: The carpeting is past its end of life and needs to be replaced. 2022 - office carpet replaced, auditorium carpet remains - will require removal of seats		Deferred Maintenance	\$42,000						DM	
3: Not yet Critical (Year 2-5)	Auditorium space: Seats are past end of life and need to be replaced		Deferred Maintenance	\$208,000						DM	
1: Currently Critical (Current Year)	Sisson Gallery: The carpeting is past its end of life and needs to be replaced. 2022 - carpet replaced as part of finish upgrades in Gallery		Deferred Maintenance	\$65,000	R	2023	carpet reaplced as part of renovation				

BUILDING REPORT Main Campus

F-Fine Arts Building

Bldg Code:

F

Interior: Ceilings

Maint. Type: Architectural

System Rating: 3

Subtotal: \$146,000

Corridors have a combination of metal slat ceilings and gyp bd. The offices spaces and 2x4 lay-in ceilings. Owner reports no issues with the ceilings. The auditoriums have recessed troffers with no reported issues.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
2: Potentially Critical (Year 1)	Offices suite across from Sisson Gallery: Lay-in ceiling is worn and should be replaced.		Deferred Maintenance	\$21,000						DM	
3: Not yet Critical (Year 2-5)	Metal slat ceilings in corridors: The metal ceilings are bent/damaged in many locations and need to be replaced.		Deferred Maintenance	\$125,000						DM	

Plumbing System: Plumbing

Maint. Type: Plumbing & Electrical

System Rating: 4

Subtotal: \$

Domestic water supply system, sanitary drainage, and toilet room fixtures are original to the building except for some fixtures that have been repaired/replaced over the years. Toilet rooms do not have full ADA compliant stalls.
 2021 - Restroom plumbing fixtures and flush valves replaced as part of IEMP.
 2022- Utility monitoring water meter and gas meter for BMS installed at building.
 2023 - New sanitary drain blockages reported due to increased flushing of towels and wipes.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
3: Not yet Critical (Year 2-5)				\$0							
4: Long Term (Year 6-10)	2021 - plumbing fixtures and flush valves replaced as part of IEMP project. 2023 - flushing of paper towels and wipes causing sanitary drain blockages, requires frequent maintenance		Planned Maintenance (Facility Renewal or Capital Repair)	\$0						DM	

BUILDING REPORT Main Campus

F-Fine Arts Building

Bldg Code:

F

HVAC System: HVAC

Maint. Type: HVAC

System Rating: 3

Subtotal: \$392,000

Building mechanical systems consist of constant-volume single and multi-zone air-handling units and several single room unit ventilators. SAU-3 and SAU-7 being replaced as part of IEMP. SAU-4 and SAU-8 are on list of next 10 units to be replaced. All AHUs and UVs use hot water heating coils and chilled water cooling coils. Central plant high temperature water is converted to standard temperature heating water with a new 2021 heat transfer station provided as part of IEMP. Chilled water is supplied to the air-handling units by the central chilled water plant. Air-handling system equipment is original to the building and at the end of its useful service life.

2016 - Clay dust ventilation system was added in the clay mixing room.

2021 - IEMP project included refurbishment/upgrades of multiple AHUs, as well as upgrade of controls to DDC. Original distribution system remains.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
2: Potentially Critical (Year 1)	Hanging unit ventilators (seven total) are very difficult to maintain, do not include any form of exhaust/relief air and have cooling coils located at discharge so that condensate spits out of the units. Recommend replacement of individual units with main Energy Recovery Unit.		Deferred Maintenance	\$229,000						DM	
2: Potentially Critical (Year 1)	A comprehensive study of exhaust systems should be done to determine current needs for building and art studios.		Deferred Maintenance	\$7,000						DM	
4: Long Term (Year 6-10)	SAU-1,2,5,6 and 9 are having controls replaced with DDC. Long term: Units are original and past their useful life expectancies and should be replaced.		Deferred Maintenance	\$156,000							
4: Long Term (Year 6-10)	Mechanical room B-10: Original AHU. RA damper closes, OA damper opens, pressurizing the rooms served. No control. Unit at end of useful life. 2021 - pneumatic dampers replaced with DDC, unit fully refurbished. Unit essentially like new		Deferred Maintenance	\$104,000	R	2021	pneumatic dampers replaced with DDC, unit fully refurbished			DM	

BUILDING REPORT Main Campus

F-Fine Arts Building

Bldg Code:

F

Electrical System: Lighting Controls

Maint. Type: Plumbing & Electrical

System Rating: 4

Subtotal:

In general, classrooms and offices have a single switch, with no occupancy sensors or time controls. Corridors generally have keyed switches, with no occupancy sensors or time controls. 2021 - Most lighting controls upgraded to occupancy sensor as part of IEMP - does not include auditorium

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
5: Does not meet current codes (Grandfathered)	Classrooms, offices, corridors, closets, toilet rooms, etc.: Many unoccupied areas were observed to be fully illuminated. Current energy codes require occupancy sensors or time control devices.		Deferred Maintenance	\$63,000	R	2021	2021 - Most lighting controls upgraded to occupancy sensor as part of IEMP			DM	
5: Does not meet current codes (Grandfathered)	Classrooms, offices: Many areas have only 1 light switch for illumination control. Additional light switches allow illumination flexibility to match the tasks, while further opportunity for energy savings.		Deferred Maintenance	\$177,000	R	2021	2021 - Most lighting controls upgraded to occupancy sensor as part of IEMP - does not include auditorium			DM	
Electrical System: Fire Alarm Systems				Maint. Type: Plumbing & Electrical			System Rating: 3		Subtotal: \$		
A National Time & Signal control panel is located near the first floor reception desk. The panel is analog type. Strobes and horns are primarily located in corridors. Duct smoke detectors are indicated on the air handling units. There are a few spot smoke detectors. The system was installed in 1992. 2023 - Fire alarm panel replaced with Simplex unit, connected to building systems											
Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
5: Does not meet current codes (Grandfathered)	Corridors only: Strobe coverage does not meet current codes and should be extended to all public spaces, including classrooms and multiperson offices. Strobes do not synchronize.		Facility Adaptation (Capital Renewal)	\$0						DM	

BUILDING REPORT Main Campus

F-Fine Arts Building

Bldg Code:

F

Electrical System: Fire Alarm Systems

Maint. Type: Plumbing & Electrical

System Rating: 3

Subtotal: \$

A National Time & Signal control panel is located near the first floor reception desk. The panel is analog type. Strobes and horns are primarily located in corridors. Duct smoke detectors are indicated on the air handling units. There are a few spot smoke detectors. The system was installed in 1992.

2023 - Fire alarm panel replaced with Simplex unit, connected to building systems

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
5: Does not meet current codes (Grandfathered)	Corridors only: Audible (horn) coverage does not meet current codes and should be extended.		Facility Adaptation (Capital Renewal)	\$0						DM	
3: Not yet Critical (Year 2-5)	The existing main fire alarm control panel is nearing the end of its anticipated lifespan. It is analog type and cannot support strobe synchronization and some of the demands of current codes. It is recommended to replace with a digital system in the future; the Owner may want to consider a mass notification system as many campuses now incorporate. 2023 - New Simplex fire alarm panel installed, connected to building systems.		Deferred Maintenance	\$188,000	RF	2023	New Simplex fire alarm panel installed, connected to building systems.			DM	

Electrical System: Lighting

Maint. Type: Plumbing & Electrical

System Rating: 4

Subtotal:

Existing lighting systems consist of mainly fluorescent lighting systems. T8 fluorescent lamps with electronic ballasts comprise the majority of building lighting, but mercury vapor downlights and U-lamps were also observed in limited quantities. Many original fixtures were retrofitted from T12 to T8 platforms.

2021 - Lighting retrofitted/replaced with LED as part of IEMP - does not include auditorium

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
2: Potentially Critical (Year 1)	Auditorium: The fixtures in the auditorium are reportedly lamped with 500W incandescents as well as some mercury vapor lamps. The incandescents can require frequent and difficult re-lamping. Some of the fixture stems are being unscrewed during lamp replacements and are liable to fall. The mercury vapor lamps are not an appropriate lamps source for a Fine Arts facility. Propose an LED system for long life, high color rendering, and instant on capability. 2021 - auditorium lighting not included in IEMP project 2022 - stage lighting upgraded 2023 - house lighting repaired, relamped		Deferred Maintenance	\$63,000	R	2023	house lighting repaired, relamped.			DM	
4: Long Term (Year 6-10)	Auditorium Lobby and Gallery: The existing downlights are mercury vapor lamp type. This lamp source has low color rendering ability and is inappropriate for a Fine Arts facility. This lamp type rarely fails, but simply emits less light every year for the same wattage. Propose an LED replacement with high color rendering as well as instant on capability. 2021 - lighting being upgraded as part of gallery refresh 2021 - Lighting retrofitted/replaced with LED as part of IEMP		Deferred Maintenance	\$11,000	R	2021	2021 - Lighting retrofitted/replaced with LED as part of IEMP			DM	

BUILDING REPORT Main Campus

F-Fine Arts Building

Bldg Code:

F

Electrical System: Lighting

Maint. Type: Plumbing & Electrical

System Rating: 4

Subtotal:

Existing lighting systems consist of mainly fluorescent lighting systems. T8 fluorescent lamps with electronic ballasts comprise the majority of building lighting, but mercury vapor downlights and U-lamps were also observed in limited quantities. Many original fixtures were retrofitted from T12 to T8 platforms.

2021 - Lighting retrofitted/replaced with LED as part of IEMP - does not include auditorium

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
5: Does not meet current codes (Grandfathered)	Classrooms, offices, corridors: Existing lighting systems appear to utilize more wattage and lighting intensity than what is required by energy codes or IESNA illumination recommendations. Modern lighting designs can easily achieve lighting power densities below 0.9 watts per square foot while maintaining decent light levels.		Deferred Maintenance	\$947,000	R	2021	2021 - Lighting retrofitted/replaced with LED as part of IEMP			DM	

Electrical System: Emergency Power

Maint. Type: Plumbing & Electrical

System Rating: 1

Subtotal: \$95,000

The 13.2kV high voltage yard sources utility power, while an on-site regional generator sources back-up power, to a 400 amp, 480Y/277V automatic transfer switch in Science Building Room J-23, which in turn feeds emergency power distribution panel "EDS". EDS feeds this backup power to a number of regional buildings, including 125 amps to the Fine Arts distribution. The building distribution is original to 1960, while the transfer switch is fairly modern.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
3: Not yet Critical (Year 2-5)	The original panelboards have reached the end of their anticipated useful lifespan.		Deferred Maintenance	\$32,000						DM	
5: Does not meet current codes (Grandfathered)	Science Building Room J-23: Although the automatic transfer switches appear fairly new, they do not meet the full intent of life safety codes because they serve multiple buildings. Significant renovations within Fine Arts would require independent automatic transfer switches to serve only that building.		Deferred Maintenance	\$63,000						DM	

BUILDING REPORT Main Campus

F-Fine Arts Building

Bldg Code:

F

Electrical System: Emergency Power

Maint. Type: Plumbing & Electrical

System Rating: 1

Subtotal: \$95,000

The 13.2kV high voltage yard sources utility power, while an on-site regional generator sources back-up power, to a 400 amp, 480Y/277V automatic transfer switch in Science Building Room J-23, which in turn feeds emergency power distribution panel "EDS". EDS feeds this backup power to a number of regional buildings, including 125 amps to the Fine Arts distribution. The building distribution is original to 1960, while the transfer switch is fairly modern.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	Emergency lighting consists mainly of "bug-eye" style fixtures, installed in 1992. All combo emergency/exit units replaced with LED units. 90% of emergency lighting fixtures replaced with LED, balance scheduled for replacement		Deferred Maintenance	\$21,000	R	2017	All combo emergency/exit units replaced with LED units. 90% of emergency lighting fixtures replaced with LED, balance scheduled for replacement			DM	

Electrical System: Phone/Data Systems

Maint. Type: Plumbing & Electrical

System Rating: 4

Subtotal: \$

no reported issues

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported issues			\$0							

BUILDING REPORT Main Campus

F-Fine Arts Building

Bldg Code:

F

Electrical System: Electrical

Maint. Type: Plumbing & Electrical

System Rating: 3

Subtotal: \$282,000

13,200V utility power originates within a lower level room, adjacent to the Liberal Arts Building (Science Building Room J-23). Existing primary loop switches currently feed the Fine Arts Building (one at the Science Building vault and one in the Fine Arts substation). The Fine Arts main substation was replaced in 2001 and resides in the basement; it is rated 750/1,000 kVA, 480Y/277V. 480Y/277V is distributed to the Fine Arts motors, lighting, and step-down 208Y/120V transformers, which in turn supply general receptacle panels. Much of the power distribution equipment was installed in 1978.

2022- power meter installed at building

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
2: Potentially Critical (Year 1)	Fine Arts Basement and Science Building Room J-23: The wall-mounted loop switches appear to be in decent condition, but the Owner stated that they do not have a UL listing or overcurrent protection. Caution should be taken when servicing or operating this equipment. The loop switch within the substation room is in a potentially dangerous location; although it has the required 5'-0" working space clearance, it is near the substation and could easily arc to the substation enclosure. Recommend relocating loop switch; further study required.		Deferred Maintenance	\$21,000						DM	
3: Not yet Critical (Year 2-5)	The original power receptacle step-down transformer has reached the end of its useful lifespan.		Deferred Maintenance	\$21,000						DM	
3: Not yet Critical (Year 2-5)	The original panelboards have reached the end of their anticipated useful lifespan. Repairs and replacement parts are likely very difficult to achieve. There are very little spare positions available (if a vintage breaker were obtainable).		Deferred Maintenance	\$240,000						DM	

BUILDING REPORT Main Campus

F-Fine Arts Building

Bldg Code:

F

Electrical System: Electrical

Maint. Type: Plumbing & Electrical

System Rating: 3

Subtotal: \$282,000

13,200V utility power originates within a lower level room, adjacent to the Liberal Arts Building (Science Building Room J-23). Existing primary loop switches currently feed the Fine Arts Building (one at the Science Building vault and one in the Fine Arts substation). The Fine Arts main substation was replaced in 2001 and resides in the basement; it is rated 750/1,000 kVA, 480Y/277V. 480Y/277V is distributed to the Fine Arts motors, lighting, and step-down 208Y/120V transformers, which in turn supply general receptacle panels. Much of the power distribution equipment was installed in 1978.

2022- power meter installed at building

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	The substation is reaching the midpoint of its useful lifespan. The maximum demand reads 251kW, suggesting healthy capacity. There is some minor dust buildup and the ventilation openings. Regular maintenance and cleaning is recommended to keep the substation in good condition.		Deferred Maintenance	\$0						DM	
4: Long Term (Year 6-10)	The computer panel distribution system appears severely underutilized. Metering data is requested for analysis, but site observations suggest that the energy to magnetize the transformer coils may be the major load on this system, wasting energy. The system is nearing mid-life, but has yet to serve its untapped potential.		Deferred Maintenance	\$0						DM	
4: Long Term (Year 6-10)	First floor: It was reported that some of the high-end computer graphic machines have been failing due to unspecified power quality issues. Re-wiring these machines to the computer power system may alleviate issues. Owner may acquire local UPSs at each station. Further study recommended to determine nature of power quality issue.		Deferred Maintenance	\$21,000	R	2015				DM	

BUILDING REPORT Main Campus

F-Fine Arts Building

Bldg Code:

F

Accessibility: Code Compliance

Maint. Type: Legal & Mandatory

System Rating: 3

Subtotal: \$104,000

Building partially upgraded to meet ADA
2023 - elevator fully renovated.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
5: Does not meet current codes (Grandfathered)	Handles of corridors doors are non ADA compliant		Deferred Maintenance	\$104,000						DM	
4: Long Term (Year 6-10)	elevator renovated in 2023		Deferred Maintenance	\$0	R	2023					

Accessibility: Signage

Maint. Type: Legal & Mandatory

System Rating: 3

Subtotal: \$32,000

Exterior signage updated to new building naming system.
Interior signage planned to be updated/replaced to address new building naming system.
2021 - Egress maps updated to address new building naming system.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
2: Potentially Critical (Year 1)	Interior signage planned to be updated/replaced to address new building naming system. 2022 - Egress maps updated to address new building naming system.		Planned Maintenance (Facility Renewal or Capital Repair)	\$32,000							

BUILDING REPORT Main Campus

F-Fine Arts Building

Bldg Code:

F

Campus Site: Site

Maint. Type: Other

System Rating: 4

Subtotal:

Site is comprised of concrete walkways, concrete paver plaza and partial lawn area. Most of the sidewalks were replaced in 2014. There are no reported issues

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	Negative pitch at sidewalk that must be corrected. Location: East and southeast elevations		Deferred Maintenance	\$6,000	R	2015	sidewalk repitched to drain away from building.			DM	

Fire Protection: Fire Protection System

Maint. Type: Other

System Rating: 4

Subtotal: \$

Building is sprinklered with no reported issues

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported issues			\$0							

Entrances: Doors

Maint. Type: Architectural

System Rating: 3

Subtotal: \$5,000

Exterior doors are aluminum with full lites. Interior doors are a mix of hollow metal doors (predominantly) in the corridors, and are solid core hardwood doors. The interior doors are in fair condition. The majority of the interior doors have original door hardware. The Owner reports no door hardware issues

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
2: Potentially Critical (Year 1)	Exterior doors at gas kiln: Double doors and frame are worn/damaged and should be replaced		Deferred Maintenance	\$5,000						DM	

End of Building Report for: **F-Fine Arts Building**

Year Built: 1997

Floors: 4

Building Area (sf): 81,500

Notes: Includes occupied level below grade

Levels 0 and 1 connected to adjacent science building through intermediate space and elevator

2021 - The college completed updates to HVAC, plumbing, lighting and lighting controls as part of a campus-wide Integrated Energy Management Program.

Building Use Types

Use Type % Use Type

100% Classroom/Teaching Laboratory

Facility Condition Index

Priority 1 (current year only)

Priorities 1-3 (current year through year 5 combined)

FCI

1.88%

Good

All priorities

FCI

1.88%

Good

CRV

\$33,904,000

Annual Maint
and Capital
Renewal Budget

\$1,017,120

3% of CRV

Project Classification/Priority Subtotals**Project Classification**

Project Priority		Deferred Maintenance	Planned Maint/ Capital Renewal	Facility Adaptation	Critical Deferred Maintenance	Subtotal
3	Not yet Critical (Year 2-5)	\$639,000				\$639,000
5	Does not meet current codes (Grandfather			\$32,000		\$32,000

Subtotal \$639,000

\$32,000

\$671,000

Total of Projects

Substructures: Foundations & Footings				Maint. Type: Architectural			System Rating:			Subtotal: \$	
Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported problems			\$0							

Exterior: Exterior Walls				Maint. Type: Architectural			System Rating: 4		Subtotal: \$16,000			
<i>Brick on combination of metal stud and block backup. Brick repair and replacement performed (possibly in 1998), including addition of weeps, especially on north elevation. Problem appears to be resolved, but sealants should be inspected and maintained</i> <i>Metal panel system on curved portion of levels 2 and 3.</i>												
Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used	
3: Not yet Critical (Year 2-5)	brick should be regularly inspected and maintained, including replacement of caulk		Deferred Maintenance	\$8,000						DM		
3: Not yet Critical (Year 2-5)	metal panels dirty from sealant runoff. Clean metal panels		Deferred Maintenance	\$8,000						DM		

BUILDING REPORT Main Campus

G-Health Sciences Education Center

Bldg Code:

G

Exterior: Windows

Maint. Type: Architectural

System Rating: 4

Subtotal: \$8,000

Insulated glazing in aluminum frames. Small number of operable windows.
 Ribbon windows on curved wall.
 Punched openings in masonry, curtain wall on atrium.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
3: Not yet Critical (Year 2-5)	Gasketing on horizontal aluminum noted to be loose in areas. Inspect and replace loose gasketing on ribbon windows.		Deferred Maintenance	\$8,000						DM	
1: Currently Critical (Current Year)	North stairwell windows are leaking, due for resealing 2023 - reported resolved.		Deferred Maintenance	\$8,000	R	2023	resolved			DM	

Exterior: Roof

Maint. Type: Architectural

System Rating: 2

Subtotal: \$448,000

Roof is on annual preventative maintenance program to extend roof life. Leaks are repaired as found.
 Original mechanically fastened EPDM roof membrane. The roof transition between the G and J has been problematic.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
3: Not yet Critical (Year 2-5)	Roof is at end of life and due for replacement - approximately 30,000 SF. Roof on preventative maintenance plan to extend life.		Deferred Maintenance	\$448,000						DM	

Superstructures: Structural Frame

Maint. Type: Architectural

System Rating: 5

Subtotal: \$

Steel structure, concrete foundation.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported issues			\$0							

BUILDING REPORT Main Campus

G-Health Sciences Education Center

Bldg Code:

G

Interior: Interior Partitions/Finishes

Maint. Type: Architectural

System Rating: 4

Subtotal: \$

Interior partitions are gypsum board on metal stud. Gypsum board noted as poor quality material.

2016 - Building interior repainted.

2021 - flood caused mold problem on lower level, requiring removal and replacement of the bottom few feet of wall board.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported issues			\$0							

Interior: Floors

Maint. Type: Architectural

System Rating: 4

Subtotal:

Ceramic Tile - atrium, toilet rooms

Vinyl composition tile - corridors, labs

Carpet - office suites, offices

LVT - installed in classrooms to replace original carpet (2023)

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
3: Not yet Critical (Year 2-5)	Carpet in office areas and classrooms due for replacement, approximately 40,000 SF 2023 - carpet in offices replaced with new. Carpet in classrooms replaced with LVT.		Deferred Maintenance	\$312,000	R	2023	carpet replaced			DM	
4: Long Term (Year 6-10)	Loose rubber stair treads and flooring in stairwells due for replacement. 2016 - treads repaired		Deferred Maintenance	\$8,000	R	2016	stair treads fixed.			DM	

BUILDING REPORT Main Campus

G-Health Sciences Education Center

Bldg Code:

G

Interior: Ceilings

Maint. Type: Architectural

System Rating: 4

Subtotal: \$

Mix of 2x4 and 2x2 suspended acoustic ceiling, no reported problems.
Open to deck in atrium, no reported problems.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported issues			\$0							

Plumbing System: Plumbing

Maint. Type: Plumbing & Electrical

System Rating: 4

Subtotal: \$

Plumbing lines copper throughout building. No reported problems;
2021 - Restroom plumbing fixtures and flush valves replaced as part of IEMP.
2022- Utility monitoring water meter and gas meter for BMS installed at building.
2023 - New sanitary drain blockages reported due to increased flushing of towels and wipes.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	2021 - plumbing fixtures and flush valves replaced as part of IEMP project. 2023 - flushing of paper towels and wipes causing sanitary drain blockages, requires frequent maintenance			\$0							

BUILDING REPORT Main Campus

G-Health Sciences Education Center

Bldg Code:

G

HVAC System: HVAC

Maint. Type: HVAC

System Rating: 4

Subtotal: \$167,000

Heating hot water provided by 2 heat exchangers connected to campus hot water loop (fed from science building). System was replaced as part of 2021 IEMP. Chilled water provided by campus loop.

HVAC system fed from four rooftop units with hot water preheat: (3) VAV units and (1) lab Makeup Air Handler on atrium roof (serves level 0 labs). Lab fume hoods (Phoenix) and ventilation provided by roof-top exhaust. Rooftop units reported in good condition. 2021 - Equipment not being upgraded as part of IEMP

Distribution through air mixing boxes and VAV boxes with hot water reheats.

(2) min-split AC units serve data closets.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
3: Not yet Critical (Year 2-5)	HVAC system fed from four rooftop units with hot water preheat: (3) VAV units and (1) lab Makeup Air Handler on atrium roof (serves level 0 labs). Lab fume hoods (Phoenix) and ventilation provided by roof-top exhaust. Rooftop units reported in good condition, no reported problems. Rooftop units are at the end of their useful life expectancy. 2021 - Units have been converted to DDC, but all other components remain original.		Deferred Maintenance	\$167,000			2022 - Lab Make-Up Air unit was replaced with new unit.				
3: Not yet Critical (Year 2-5)	Additional fin-tube radiators desired at perimeter walls in office area to improve heating and cold floors. Valves have been installed to serve proposed additional fin-tube (approx. 400 LF)		Deferred Maintenance	\$32,000	R	2020	No new FTR has been provided, however added building insulation along the exterior perimeter above the ceiling has solved both heating and condensation issues.			CR	
3: Not yet Critical (Year 2-5)	Heat exchanger insufficient capacity for building needs.		Deferred Maintenance	\$136,000	R	2021	New heat transfer station provided as part of IEMP with new HX, pumps, controls, etc.			DM	

BUILDING REPORT Main Campus

G-Health Sciences Education Center

Bldg Code:

G

Electrical System: Lighting Controls

Maint. Type: Plumbing & Electrical

System Rating: 4

Subtotal: \$

2021 - Most lighting controls upgraded to occupancy sensor as part of IEMP

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported issues 2021 - Most lighting controls upgraded to occupancy sensor as part of IEMP			\$0							

Electrical System: Fire Alarm Systems

Maint. Type: Plumbing & Electrical

System Rating: 3

Subtotal: \$32,000

Fire alarm is a National Time non-addressable system, centrally monitored, no reported problems. Alarm system is grandfathered, but does not meet current standards for alarm devices.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
5: Does not meet current codes (Grandfather ed)	Building fire alarm system met code when built. Additional strobes should be installed in classrooms and other required spaces.		Facility Adaptation (Capital Renewal)	\$32,000						LSC	

Electrical System: Lighting

Maint. Type: Plumbing & Electrical

System Rating: 4

Subtotal: \$

Lighting is primarily fluorescent T8 with some metal halide fixtures in the main atrium.

2021 - Lighting retrofitted/replaced with LED as part of IEMP

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported issues			\$0							

BUILDING REPORT Main Campus

G-Health Sciences Education Center

Bldg Code:

G

Electrical System: Emergency Power

Maint. Type: Plumbing & Electrical

System Rating: 3

Subtotal:

Emergency/egress lighting in corridors only - powered by battery packs. Levels and locations are grandfathered, but do not meet current standards.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	Emergency and egress lighting batteries will need to be replaced in next 5-10 years.		Deferred Maintenance	\$11,000	R	2017	All 6 emergency lighting units repaired, with new batteries installed. Exit light fixture batteries replaced, all in working order.			DM	
5: Does not meet current codes (Grandfathered)	Verification of egress lighting levels needs to be made for 1 fc maintained. Building emergency lighting met code when built. Emergency lighting should be provided in classrooms and other required spaces.		Facility Adaptation (Capital Renewal)	\$21,000	R	2022	lighting installed with IEMP includes egress lighting units.			BC	

Electrical System: Phone/Data Systems

Maint. Type: Plumbing & Electrical

System Rating: 5

Subtotal: \$

Primex clock system.

No reported problems with voice/data system.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported issues			\$0							

BUILDING REPORT Main Campus

G-Health Sciences Education Center

Bldg Code:

G

Electrical System: Electrical

Maint. Type: Plumbing & Electrical

System Rating: 4

Subtotal: \$

Building served by 1,000 kVA transformer.

Loop switch located underground in manhole 11, between buildings G & H. Switch considered unreliable in the location.

2022- power meter installed at building. Switchgear, electrical equipment and distribution panels are in good condition

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported issues			\$0							

Accessibility: Code Compliance

Maint. Type: Legal & Mandatory

System Rating: 4

Subtotal:

No overserved or reported code related issues.

2021 - West Elevator refurbished

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	2021 - West elevator refurbished. No reported issues			\$0	R	2021	west elevator refurbished				

Accessibility: Signage

Maint. Type: Legal & Mandatory

System Rating: 5

Subtotal:

Exterior signage updated to new building naming system.

2021 - Interior signage updated/replaced to address new building naming system.

2021 - Egress maps updated to address new building naming system.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	2021 - Interior signage updated/replaced to address new building naming system. 2021 - Egress maps updated to address new building naming system.		Deferred Maintenance	\$0	R	2021	2021 - Interior signage updated/replaced to address new building naming system. 2021 - Egress maps updated to address new building naming system.				

BUILDING REPORT Main Campus

G-Health Sciences Education Center

Bldg Code:

G

Campus Site: Site

Maint. Type: Other

System Rating: 5

Subtotal: \$

Exterior concrete and site in good condition, with typical wear and deterioration.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported issues			\$0							

Fire Protection: Fire Protection System

Maint. Type: Other

System Rating: 4

Subtotal: \$

Building fully sprinklered.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported issues			\$0							

Entrances: Doors

Maint. Type: Architectural

System Rating: 4

Subtotal: \$

Exterior Doors: aluminum frame full-lite doors typical.

Hollow metal door and frame at receiving room.

Interior Doors: Plastic laminate finish wood core doors in hollow metal frames typical.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported issues			\$0						DM	

End of Building Report for: G-Health Sciences Education Center

BUILDING REPORT Main Campus**H-Athletic Building****Bldg Code:****H**

Year Built: 1964

Floors: 2

Building Area (sf): 36,460

Notes: Building contains main gym, small auxiliary gym, fitness center, locker rooms, athletic department offices and a few classrooms. Minimal updates made over the years.

2021 - The college completed updates to HVAC, plumbing, lighting and lighting controls as part of a campus-wide Integrated Energy Management Program.

2021 - new bleachers installed. Balcony area flooring and lighting replaced.

2021 - elevator rebuilt.

2022 - men's locker room renovated.

Building Use Types

Use Type %

Use Type

100% Recreation/Gym

Facility Condition Index**Priority 1 (current year only)****FCI**

0.68%

Good

Priorities 1-3 (current year through year 5 combined)**FCI**

6.87%

Fair

All priorities**FCI**

9.25%

Fair

CRV

\$13,271,000

**Annual Maint
and Capital
Renewal Budget**

\$398,130

3% of CRV

Project Classification/Priority Subtotals					
Project Priority	Project Classification				Subtotal
	Deferred Maintenance	Planned Maint/ Capital Renewal	Facility Adaptation	Critical Deferred Maintenance	
1 Currently Critical (Current Year)	\$90,000				\$90,000
2 Potentially Critical (Year 1)	\$53,000	\$32,000			\$85,000
3 Not yet Critical (Year 2-5)	\$737,000				\$737,000
4 Long Term (Year 6-10)	\$315,000	\$0			\$315,000
5 Does not meet current codes (Grandfather	\$126,000		\$0		\$126,000
Subtotal	\$1,321,000	\$32,000	\$0		<div> <div>\$1,353,000</div> <div>Total of Projects</div> </div>

Substructures: Foundations & Footings				Maint. Type: Architectural			System Rating:			Subtotal: \$		
Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used	
4: Long Term (Year 6-10)	No reported problems			\$0								

BUILDING REPORT Main Campus

H-Athletic Building

Bldg Code:

H

Exterior: Exterior Walls

Maint. Type: Architectural

System Rating: 3

Subtotal: \$19,000

The cladding is brick and block composite walls. The cladding is original to the building.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
3: Not yet Critical (Year 2-5)	Entrance soffits are spalling and deteriorated and need to be renovated - locations: southeast and southwest entry doors.		Deferred Maintenance	\$11,000						DM	
4: Long Term (Year 6-10)	Minor tuckpointing needed.		Deferred Maintenance	\$8,000						DM	

Exterior: Windows

Maint. Type: Architectural

System Rating: 2

Subtotal: \$8,000

Windows are replacement insulated pane units in what appears to be original aluminum frames

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
3: Not yet Critical (Year 2-5)	window frames are due for caulking and sealing.		Deferred Maintenance	\$8,000						DM	

Exterior: Roof

Maint. Type: Architectural

System Rating: 5

Subtotal:

Roof is on annual preventative maintenance program to extend roof life. Leaks are repaired as found.

The roof is a built-up roof, installed in the 1990s. It is at the end of life, with flashing deterioration that may have allowed insulation damage.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	Roof is past end of life and needs to be replaced. Roof on annual proactive maintenance plan to extend life.		Deferred Maintenance	\$302,000	R	2021	Roof replaced in 2021.			DM	

BUILDING REPORT Main Campus

H-Athletic Building

Bldg Code:

H

Superstructures: Structural Frame

Maint. Type: Architectural

System Rating: 3

Subtotal: \$5,000

Concrete beam and column structure, built in 1960. The structure is in good condition with no settlement problems nor water infiltration reported.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
2: Potentially Critical (Year 1)	Spalling at corner of vertical concrete element. Location: southeast corner of bldg.		Deferred Maintenance	\$5,000						DM	

Interior: Interior Partitions/Finishes

Maint. Type: Architectural

System Rating: 3

Subtotal: \$11,000

Walls are typically concrete masonry.
Repainted in 2016

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
3: Not yet Critical (Year 2-5)	South stair well: dark stains on walls. Further study will be required to determine cause.		Deferred Maintenance	\$11,000						DM	
1: Currently Critical (Current Year)	Gymnasium: Backboard supports are failing and need to be repaired		Deferred Maintenance	\$8,000	R	2020	New backboards installed.			DM	

BUILDING REPORT Main Campus

H-Athletic Building

Bldg Code:

H

Interior: Floors

Maint. Type: Architectural

System Rating: 3

Subtotal:

Corridors and classrooms have VCT while gymnasium is wood floor, locker rooms are tile. Stairs are terrazzo.
 Gym floor refinished in 2015 and 2017.
 2022 - men's locker room floor refinished

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
2: Potentially Critical (Year 1)	12x12 VCT floor in level 2 balcony elevator lobby is due for replacement 2022 - replaced		Deferred Maintenance	\$4,000	R	2022					
2: Potentially Critical (Year 1)	Tile on threshold to men's locker room showers has minor damage and is due for repair. 2022 - floor reinished, made ADA compliant		Deferred Maintenance	\$2,000	R	2022	floor reinished, made ADA compliant			DM	

Interior: Ceilings

Maint. Type: Architectural

System Rating: 2

Subtotal: \$40,000

Corridors and classrooms have 2x2 lay-in ceilings while locker rooms and gym are exposed clngs

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
2: Potentially Critical (Year 1)	gymnasium and aux. gym: Ceiling is due for repainting, especially where flaking around roof exhaust vents and in stairwells		Deferred Maintenance	\$8,000							
3: Not yet Critical (Year 2-5)	Tiles are sagging and should be replaced. Location: corridors and classrooms		Deferred Maintenance	\$32,000						DM	
3: Not yet Critical (Year 2-5)	Shower ceiling damaged due to water infiltration. Location: lower level locker room. Resolved.		Deferred Maintenance	\$9,000	R		ceiling patched			DM	

BUILDING REPORT Main Campus

H-Athletic Building

Bldg Code:

H

Plumbing System: Plumbing

Maint. Type: Plumbing & Electrical

System Rating: 4

Subtotal: \$

Domestic water supply system, sanitary drainage, and toilet room fixtures are original to the building except for some fixtures that have been repaired/replaced over the years. Fixtures are not ADA compliant (see code compliance for info).

2021 - Restroom plumbing fixtures and flush valves replaced as part of IEMP.

2022- Utility monitoring water meter and gas meter for BMS installed at building.

2023 - New sanitary drain blockages reported due to increased flushing of towels and wipes.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	2021 - plumbing fixtures and flush valves replaced as part of IEMP project. 2023 - flushing of paper towels and wipes causing sanitary drain blockages, requires frequent maintenance		Planned Maintenance (Facility Renewal or Capital Repair)	\$0						DM	

HVAC System: HVAC

Maint. Type: HVAC

System Rating: 3

Subtotal: \$802,000

Mechanical systems include 5 indoor Air Supply Units, single and multi-zone constant volume. Locker room units are 100% outdoor air. All units are heating only with HWH coils except ASU-1 which supplies classroom 203 and has a CW coil. Air-handling system equipment is original to the building and past expected useful life. HWH converter recently had a new HX bundle installed. HWH and FTR pumps are in good condition.

2021 - IEMP project rebuilt ASU-2. ASUs 1,3,4 added to scope for replacement. Controls upgraded to DDC.

2022/2023 - HVAC units to men's locker room upgraded (still outdated tech)

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
1: Currently Critical (Current Year)	Unit coolers are serving several interior athletic offices. These have experienced condensate pump failures causing water damage. It appears these unit coolers have replaced ceiling hung fan coil units from original design. Suggest replacement with RTU and ductwork		Deferred Maintenance	\$63,000						DM	

BUILDING REPORT Main Campus

H-Athletic Building

Bldg Code:

H

HVAC System: HVAC

Maint. Type: HVAC

System Rating: 3

Subtotal: \$802,000

Mechanical systems include 5 indoor Air Supply Units, single and multi-zone constant volume. Locker room units are 100% outdoor air. All units are heating only with HWH coils except ASU-1 which supplies classroom 203 and has a CW coil. Air-handling system equipment is original to the building and past expected useful life. HWH converter recently had a new HX bundle installed. HWH and FTR pumps are in good condition.

2021 - IEMP project rebuilt ASU-2. ASUs 1,3,4 added to scope for replacement. Controls upgraded to DDC.

2022/2023 - HVAC units to men's locker room upgraded (still outdated tech)

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
3: Not yet Critical (Year 2-5)	Exhaust fans serving the building are all original and despite motor replacements, are all past their useful life. Replace exhaust fans and all motorized dampers and rebalance system. Provide VFD's for gym exhaust fans, and other larger fans.		Deferred Maintenance	\$125,000							
3: Not yet Critical (Year 2-5)	Building has a dual service piping system where both HWH & CHW utilize same set of piping depending on season. A full set of correctly sized piping should be provided to serve CHW. 2021 - New IEMP HX system remains tied into same dual service system.		Deferred Maintenance	\$312,000							

BUILDING REPORT Main Campus

H-Athletic Building

Bldg Code:

H

HVAC System: HVAC

Maint. Type: HVAC

System Rating: 3

Subtotal: \$802,000

Mechanical systems include 5 indoor Air Supply Units, single and multi-zone constant volume. Locker room units are 100% outdoor air. All units are heating only with HWH coils except ASU-1 which supplies classroom 203 and has a CW coil. Air-handling system equipment is original to the building and past expected useful life. HWH converter recently had a new HX bundle installed. HWH and FTR pumps are in good condition.

2021 - IEMP project rebuilt ASU-2. ASUs 1,3,4 added to scope for replacement. Controls upgraded to DDC.

2022/2023 - HVAC units to men's locker room upgraded (still outdated tech)

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	Locker rooms have original ASUs that are 100% outdoor air. Extreme energy users. Replacement with 100% OA Energy Recovery Units will provide payback in less than five years. Location: fan room 49. 2021 - Womens locker room unit is being refurbished with new fan motors, bearings, pulleys, belts, sheaves, cleaning and repair of cabinet. Men's locker room unit on list of next 10 additional units. Energy recovery not being provided. 2022 - Mens Locker Room unit refurbished, units still past useful live and code compliant units should still be provided. 2023 - Cooling added to men's locker room.		Deferred Maintenance	\$302,000						DM	
3: Not yet Critical (Year 2-5)	ASU-3 filter rack requires special order sizes and is not ideal to work with. 2021 - Replacement of ASU-3 added to IEMP scope for 2021/2022, but filter rack should be reconstructed. 2022 - filter rack rebuilt		Deferred Maintenance	\$11,000	R	2022	filter rack rebuilt				

BUILDING REPORT Main Campus

H-Athletic Building

Bldg Code:

H

HVAC System: HVAC

Maint. Type: HVAC

System Rating: 3

Subtotal: \$802,000

Mechanical systems include 5 indoor Air Supply Units, single and multi-zone constant volume. Locker room units are 100% outdoor air. All units are heating only with HWH coils except ASU-1 which supplies classroom 203 and has a CW coil. Air-handling system equipment is original to the building and past expected useful life. HWH converter recently had a new HX bundle installed. HWH and FTR pumps are in good condition.

2021 - IEMP project rebuilt ASU-2. ASUs 1,3,4 added to scope for replacement. Controls upgraded to DDC.

2022/2023 - HVAC units to men's locker room upgraded (still outdated tech)

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
3: Not yet Critical (Year 2-5)	ASU-1 (classroom 203) has return air/outdoor air but no provision for exhaust relief. New face and bypass dampers have been installed but problem is not fixed. Code required OA supply is unknown. 2021 - Replacement of ASU-1 added to IEMP scope for 2021/2022		Deferred Maintenance	\$21,000	R	2021	Replacement of ASU-1 added to IEMP scope for 2021/2022			DM	
3: Not yet Critical (Year 2-5)	IEMP is providing for new heat transfer station but several pumps that remain are original to building. Despite pump motors / impellers / seals being maintained, the pumps are still original and past their useful life expectancy (2) Chilled, (2) heat loop. 2022 - pumps replaced		Deferred Maintenance	\$94,000	R	2022	pumps replaced				

BUILDING REPORT Main Campus

H-Athletic Building

Bldg Code:

H

Electrical System: Lighting Controls

Maint. Type: Plumbing & Electrical

System Rating: 4

Subtotal:

In general, classrooms and offices have a single switch, with no occupancy sensors or time controls. Corridors have keyed switches, with no occupancy sensors or time controls. 2021 - Most lighting controls, except for large spaces, are scheduled for replacement with occupancy sensors.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	Many unoccupied areas were observed to be fully illuminated. Current energy codes require occupancy sensors or time control devices. Location: Classrooms, offices, corridors, closets, toilet rooms, locker rooms, etc. 2021 - Most lighting controls upgraded to occupancy sensor as part of IEMP		Deferred Maintenance	\$42,000	R	2021	2021 - Most lighting controls upgraded to occupancy sensor as part of IEMP			DM	

Electrical System: Fire Alarm Systems

Maint. Type: Plumbing & Electrical

System Rating: 3

Subtotal: \$

A National Time & Signal control panel is located in the northwest first floor lobby. The panel is analog type. Strobes and horns are primarily located in corridors. Duct smoke detectors are indicated on the air handling units. There are a few spot smoke detectors. The system was installed in 1992. 2023 - fire alarm panel replaced with Simplex system

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
5: Does not meet current codes (Grandfathered)	Audible (horn) coverage does not meet current codes and should be extended.		Facility Adaptation (Capital Renewal)	\$0						DM	
5: Does not meet current codes (Grandfathered)	Strobe coverage does not meet current codes and should be extended to all public spaces, including locker rooms, classrooms, and multiperson offices. Strobes do not synchronize.		Facility Adaptation (Capital Renewal)	\$0						DM	

BUILDING REPORT Main Campus

H-Athletic Building

Bldg Code:

H

Electrical System: Fire Alarm Systems

Maint. Type: Plumbing & Electrical

System Rating: 3

Subtotal: \$

A National Time & Signal control panel is located in the northwest first floor lobby. The panel is analog type. Strobes and horns are primarily located in corridors. Duct smoke detectors are indicated on the air handling units. There are a few spot smoke detectors. The system was installed in 1992.
2023 - fire alarm panel replaced with Simplex system

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
3: Not yet Critical (Year 2-5)	The existing panel is nearing the end of its anticipated lifespan. It is analog type and cannot support strobe synchronization and some of the demands of current codes. It is recommended to replace with a digital system in the future; the Owner may want to consider a mass notification system as many campuses now incorporate. Location: first floor lobby, northwest 2023 - New Simplex fire alarm panel installed and connected to building systems		Deferred Maintenance	\$115,000	R	2023	New Simplex fire alarm panel installed and connected to building systems			DM	

Electrical System: Lighting

Maint. Type: Plumbing & Electrical

System Rating: 4

Subtotal:

Existing lighting systems consist of mainly fluorescent lighting systems. T8 fluorescent lamps with electronic ballasts comprise the majority of building lighting. Many original fixtures were retrofitted from T12 to T8 platforms.
Gym lighting upgraded to LED in 2018.
2021 - All lighting retrofitted/replaced with LED as part of IEMP

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	Many lenses and housings on light fixtures are showing their age. Aged lenses decrease light output. Location: most areas except for the gymnasium (which was upgraded to LED)		Deferred Maintenance	\$229,000	R	2021	2021 - Lighting retrofitted/replaced with LED as part of IEMP			DM	

BUILDING REPORT Main Campus

H-Athletic Building

Bldg Code:

H

Electrical System: Emergency Power

Maint. Type: Plumbing & Electrical

System Rating: 3

Subtotal: \$95,000

The 13.2kV high voltage yard sources utility power, while an on-site regional generator sources back-up power, to a 400 amp, 480Y/277V automatic transfer switch in Science Building Room J-23, which in turn feeds emergency power distribution panel "EDS". EDS feeds this backup power to a number of regional buildings, including 125 amps to the Athletic Building distribution. The building distribution is original to 1964, while the transfer switch is fairly modern.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
3: Not yet Critical (Year 2-5)	The original panelboards have reached the end of their anticipated useful lifespan.		Deferred Maintenance	\$32,000						DM	
5: Does not meet current codes (Grandfather ed)	Although the automatic transfer switches appear fairly new, they do not meet the full intent of life safety codes because they serve multiple buildings. Significant renovations within the Athletic Building would require independent automatic transfer switches to serve only that building. Location: Science Building Room J-23		Deferred Maintenance	\$63,000						DM	
1: Currently Critical (Current Year)	Emergency lighting consists mainly of "bug-eye" style fixtures, installed in 1992.		Deferred Maintenance	\$32,000	R	2017	All exit light fixtures replaced with LED units. All emergency light fixtures replaced.			DM	

BUILDING REPORT Main Campus

H-Athletic Building

Bldg Code:

H

Electrical System: Phone/Data Systems

Maint. Type: Plumbing & Electrical

System Rating: 3

Subtotal: \$

Owner stated that phone is handled with voice over IP protocol. Data racks are located within electrical closets. CAT 5E noted as a common cable type. Wireless access points noted within corridors. Primex wireless clock system.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
2: Potentially Critical (Year 1)	Data equipment may experience higher temperatures and excessive dust; heat and dust shorten equipment life. Dedicated telecommunication closets are recommended along with appropriate cooling systems. Location: basement corridor		Deferred Maintenance	\$0						DM	
2: Potentially Critical (Year 1)	Some data cables are untrained and may snag a passerby.		Deferred Maintenance	\$0						DM	

Electrical System: Electrical

Maint. Type: Plumbing & Electrical

System Rating: 3

Subtotal: \$232,000

An existing primary loop switch is reported to be in a nearby manhole. The main substation resides in the Lower Level, and is rated 500/667 kVA, 480Y/277V. The loop switch and substation were installed in 1995. 480Y/277V is distributed to the Athletic Memorial Building motors, lighting, and step-down 208Y/120V transformers, which in turn supply general receptacle panels. All of the power distribution equipment was installed in 1964.

2022- power meter installed at building

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
1: Currently Critical (Current Year)	The space has only a single entrance and does not comply with NEC 110.33. Recommend adding a second entrance at the opposite end of the equipment. Need to study whether second entrance can be added between sub and mechanical room.		Deferred Maintenance	\$21,000						DM	

BUILDING REPORT Main Campus

H-Athletic Building

Bldg Code:

H

Electrical System: Electrical

Maint. Type: Plumbing & Electrical

System Rating: 3

Subtotal: \$232,000

An existing primary loop switch is reported to be in a nearby manhole. The main substation resides in the Lower Level, and is rated 500/667 kVA, 480Y/277V. The loop switch and substation were installed in 1995. 480Y/277V is distributed to the Athletic Memorial Building motors, lighting, and step-down 208Y/120V transformers, which in turn supply general receptacle panels. All of the power distribution equipment was installed in 1964.

2022- power meter installed at building

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
3: Not yet Critical (Year 2-5)	The original panelboards have reached the end of their anticipated useful lifespan. Repairs and replacement parts are likely very difficult to achieve. There are very little spare positions available (if a vintage breaker were obtainable). A number of "twin breakers" are utilized for branch circuits, which are not Code compliant. 2023 - scheduled for replacement in 2024		Deferred Maintenance	\$198,000	F					DM	
3: Not yet Critical (Year 2-5)	The original 75kVA step-down transformer has reached the end of its useful lifespan.		Deferred Maintenance	\$8,000						DM	
4: Long Term (Year 6-10)	The substation is reaching the midpoint of its anticipated useful lifespan. There is some minor dust build-up at the ventilation openings. Regular maintenance and cleaning is recommended to keep the substation in good condition.		Deferred Maintenance	\$5,000						DM	

BUILDING REPORT Main Campus

H-Athletic Building

Bldg Code:

H

Accessibility: Code Compliance

Maint. Type: Legal & Mandatory

System Rating: 3

Subtotal: \$63,000

The building has been retrofitted with ADA complaint toilet room fixtures, entrance and elevator. Locker rooms are not ADA compliant as of 2021.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
5: Does not meet current codes (Grandfathered)	(2) Interior stairs lack ADA handrail extensions. The stairs handrails are grandfathered in but should be replaced to meet current code		Deferred Maintenance	\$42,000						BC	
5: Does not meet current codes (Grandfathered)	Approx. 50% of the interior doors have knob hardware that should be replaced		Deferred Maintenance	\$21,000						BC	
4: Long Term (Year 6-10)	ADA compliant toilets and sinks are limited, with none in locker rooms.		Deferred Maintenance	\$11,000	R	2021	ADA toilet stall and sink added in each general public restrooms.			BC	
4: Long Term (Year 6-10)	Fold out bleachers are not ADA compliant and should be replaced. Location: gymnasium		Deferred Maintenance	\$32,000	R	2021	Bleachers replaced.			BC	
5: Does not meet current codes (Grandfathered)	Bradley sink does not meet current code. Location: lower level locker room 2023 - replaced		Deferred Maintenance	\$6,000	R	2023	replaced			BC	

BUILDING REPORT Main Campus

H-Athletic Building

Bldg Code:

H

Accessibility: Code Compliance

Maint. Type: Legal & Mandatory

System Rating: 3

Subtotal: \$63,000

The building has been retrofitted with ADA complaint toilet room fixtures, entrance and elevator. Locker rooms are not ADA compliant as of 2021.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
5: Does not meet current codes (Grandfathered)	The path to the shower room is not ADA compliant. There are no fixtures in the shower room that are ADA compliant. Location: lower level locker room 2022 - resolved		Deferred Maintenance	\$11,000	R	2022	resolved			BC	

Accessibility: Signage

Maint. Type: Legal & Mandatory

System Rating: 3

Subtotal: \$32,000

Exterior signage updated to new building naming system.
Interior signage planned to be updated/replaced to address new building naming system.
2021 - Egress maps updated to address new building naming system.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
2: Potentially Critical (Year 1)	Interior signage planned to be updated/replaced to address new building naming system. 2022 - Egress maps updated to address new building naming system.		Planned Maintenance (Facility Renewal or Capital Repair)	\$32,000							

Campus Site: Site

Maint. Type: Other

System Rating: 3

Subtotal: \$8,000

Site is comprised of concrete walkways and partial lawn area.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
2: Potentially Critical (Year 1)	Negative pitch in lawn area outside elevator lobby.		Deferred Maintenance	\$8,000						DM	

BUILDING REPORT Main Campus

H-Athletic Building

Bldg Code:

H

Campus Site: Site

Maint. Type: Other

System Rating: 3

Subtotal: \$8,000

Site is comprised of concrete walkways and partial lawn area.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	Concrete stoop is cracked and needs repair. Location: south & north entrances		Deferred Maintenance	\$42,000	R	2016				DM	

Fire Protection: Fire Protection System

Maint. Type: Other

System Rating: 0

Subtotal: \$

Building is not sprinklered.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported issues			\$0							

Entrances: Doors

Maint. Type: Architectural

System Rating: 3

Subtotal: \$38,000

Exterior main entry doors are aluminum with full lites. Most of the interior doors are wood doors and are in fair condition. The interior stair doors are hollow metal doors. The majority of the interior doors have original door hardware.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
1: Currently Critical (Current Year)	(1) pair of gym exterior doors is rusting and needs to be replaced.		Deferred Maintenance	\$6,000						DM	
2: Potentially Critical (Year 1)	Exterior door hardware is worn and needs to be replaced.		Deferred Maintenance	\$32,000						DM	

BUILDING REPORT Main Campus

H-Athletic Building

Bldg Code:

H

Entrances: Doors Maint. Type: Architectural System Rating: 3 Subtotal: \$38,000

Exterior main entry doors are aluminum with full lites. Most of the interior doors are wood doors and are in fair condition. The interior stair doors are hollow metal doors. The majority of the interior doors have original door hardware.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	Gymnasium: Operable partition non-functional, no longer used.		Deferred Maintenance	\$0						DM	

End of Building Report for: H-Athletic Building

Year Built: 1996

Floors: 1

Building Area (sf): 7,100

Notes: Building originally designed as Child Development/Daycare Center. Renovated in 2004 to provide wheelchair accessible toilet rooms.
 2019-building being leased to a private child care provider, who performed renovation of interior and entries.
 2021 - renovation complete
 2021 - The college completed updates to HVAC controls only as part of a campus-wide Integrated Energy Management Program. Plumbing, HVAC and lighting was not part of the IEMP for this building.

Building Use Types

Use Type %

Use Type

100% Auxiliary Other

Facility Condition Index

Priority 1 (current year only)

FCI

0.00%

Good

Priorities 1-3 (current year through year 5 combined)

FCI

12.61%

Poor

All priorities

FCI

13.00%

Poor

CRV

\$2,253,000

Annual Maint
and Capital
Renewal Budget

\$67,590

3% of CRV

Project Classification/Priority Subtotals

Project Classification

Project Priority	Deferred Maintenance	Planned Maint/ Capital Renewal	Facility Adaptation	Critical Deferred Maintenance	Subtotal
2 Potentially Critical (Year 1)	\$280,000				\$280,000

Henry Ford College					I-Child Development Center				
BUILDING REPORT Main Campus			I-Child Development Center			Bldg Code:		I	
3	Not yet Critical (Year 2-5)			\$4,000			\$4,000		
4	Long Term (Year 6-10)			\$0	\$9,000		\$9,000		
Subtotal			\$284,000	\$0	\$9,000	\$293,000 Total of Projects			

Substructures: Foundations & Footings				Maint. Type: Architectural			System Rating:			Subtotal: \$	
Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
1: Currently Critical (Current Year)	No reported problems			\$0							

Exterior: Exterior Walls				Maint. Type: Architectural			System Rating: 5			Subtotal: \$	
Brick veneer exterior wall on concrete block. Brick in good condition. No reported issues.											
Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported issues			\$0							

BUILDING REPORT Main Campus

I-Child Development Center

Bldg Code:

I

Exterior: Windows

Maint. Type: Architectural

System Rating: 4

Subtotal:

Operable awning-type wood frame windows, with aluminum exterior cladding. Hardware in good condition, exterior painted aluminum finish is fair condition for age. Hardware typically in good condition.

Window frames adjacent to entry doors are varnished wood, exterior finish in poor condition (see door section for information)

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
2: Potentially Critical (Year 1)	Windows adjacent to main and secondary entries are wood exterior and in poor condition. Windows recommended to be replaced as part of door systems. (see door info for costs)		Deferred Maintenance	\$4,000	R	2020	windows replaced as part of new door system installation.			DM	

Exterior: Roof

Maint. Type: Architectural

System Rating: 5

Subtotal:

Roof is on annual preventative maintenance program to extend roof life. Leaks are repaired as found.

Flat roof: ballasted membrane roof, replaced in 2018.

Sloped roof: Asphalt shingles, extensive leaking in the past, now repaired. South facing roof replaced to resolve leaking. North facing roof past end of life and due for replacement.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
1: Currently Critical (Current Year)	Shingled pitched roof due for replacement on north face - approx. 2,500 SF		Deferred Maintenance	\$21,000	R	2021	pitched roof replaced.			DM	
1: Currently Critical (Current Year)	Flat roof due for replacement - approx. 3,000 SF		Deferred Maintenance	\$32,000	R	2018	Flat roof replaced.			DM	

BUILDING REPORT Main Campus

I-Child Development Center

Bldg Code:

I

Superstructures: Structural Frame

Maint. Type: Architectural

System Rating: 4

Subtotal: \$

Wood timber roof framing on load bearing CMU walls on poured concrete foundation. Small area of settlement/heaving at east wall of east classroom. No reports of worsening issues - movement appears stabilized

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported issues			\$0							

Interior: Interior Partitions/Finishes

Maint. Type: Architectural

System Rating: 5

Subtotal: \$

Painted block walls typical, in good condition. Expansion joints due for recaulking
Walls repainted and many new finishes added as part of renovation.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported issues			\$0							

Interior: Floors

Maint. Type: Architectural

System Rating: 5

Subtotal: \$

VCT typical, with limited areas of carpeting (offices, part of classrooms)
2018-most flooring removed as part of renovation.
2020 - floors replaced as part of renovation

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	no reported issues, undergoing renovation in 2018. 2020 - Flooring replaced			\$0							

BUILDING REPORT Main Campus

I-Child Development Center

Bldg Code:

I

Interior: Ceilings

Maint. Type: Architectural

System Rating: 5

Subtotal: \$

Open to tongue-and-groove decking in classroom spaces. Ceiling in good condition.
 Painted gypsum board ceiling elsewhere, in good condition.
 2020 - ceilings modified, including addition of some drywall ceilings in corridors, as part of renovation.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported issues			\$0							

Plumbing System: Plumbing

Maint. Type: Plumbing & Electrical

System Rating: 4

Subtotal: \$4,000

Plumbing is in good working order with copper piping throughout. Original flush valves are in place and functional.
 Main sewer line has plugged at footing in past.
 2021 - Restroom plumbing fixtures and flush valves replaced as part of IEMP.
 2023 - New sanitary drain blockages reported due to increased flushing of towels and wipes.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
3: Not yet Critical (Year 2-5)	Sanitary drain due for inspection 2023 - flushing of paper towels and wipes causing sanitary drain blockages, requires frequent maintenance		Deferred Maintenance	\$4,000						BI	

BUILDING REPORT Main Campus

I-Child Development Center

Bldg Code:

I

HVAC System: HVAC

Maint. Type: HVAC

System Rating: 4

Subtotal: \$280,000

Heating & cooling for the building is delivered from 6 furnaces.

All reported to be functional, but are past their expected life and due for replacement.

2018 - tenant not replacing existing units as part of renovation, but has removed controls.

2021 - Furnaces being upgraded to DDC controls per IEMP.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
2: Potentially Critical (Year 1)	6 furnaces and accompanying AC condenser units at end of life and due for replacement. 2020 - (1)Furnace and condensing unit has been replaced. (5) Furnaces and condensing units still past their useful life expectancy. 2023 - 2 furnaces and condensers reaplced, 4 remain.		Deferred Maintenance	\$280,000						DM	

Electrical System: Lighting Controls

Maint. Type: Plumbing & Electrical

System Rating: 4

Subtotal: \$9,000

local switching throughout, no motion sensors. No reported issues

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	Installation of motion sensor light switches recommended		Facility Adaptation (Capital Renewal)	\$9,000						CR	

BUILDING REPORT Main Campus

I-Child Development Center

Bldg Code:

I

Electrical System: Fire Alarm Systems

Maint. Type: Plumbing & Electrical

System Rating: 5

Subtotal:

Fire alarm system is by National Time. Pull stations, horns and strobes.
Smoke detectors observed - no reported issues
System updated as part of renovation.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
5: Does not meet current codes (Grandfathered)	Installation of additional strobes recommended		Facility Adaptation (Capital Renewal)	\$9,000	R	2020	system updated as part of renovation.			LSC	

Electrical System: Lighting

Maint. Type: Plumbing & Electrical

System Rating: 4

Subtotal: \$

Indirect fluorescent lights in classroom areas. Lights are functioning but light levels are low due to ceiling color and fixture design. No issues reported.
Battery packs in individual lights which also act as night lights.
Recessed fluorescent fixtures in other areas, no reported issues.
2020 - majority of lighting updated to LED throughout as part of renovation.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported issues			\$0							

BUILDING REPORT Main Campus

I-Child Development Center

Bldg Code:

I

Electrical System: Emergency Power

Maint. Type: Plumbing & Electrical

System Rating: 4

Subtotal:

Emergency lighting on battery system. Indirect emergency/nightlights do not meet current illumination level codes.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
5: Does not meet current codes (Grandfathered)	Indirect emergency/ night lights do not meet current illumination level standards and should be considered for upgrade. Lighting recommended to be updated to battery pack units with direct heads.		Deferred Maintenance	\$11,000	R	2020	emergency lighting updated as part of renovation			BC	

Electrical System: Phone/Data Systems

Maint. Type: Plumbing & Electrical

System Rating: 5

Subtotal: \$

No PA
Voice and Data systems - no reported problems

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported issues			\$0							

Electrical System: Electrical

Maint. Type: Plumbing & Electrical

System Rating: 5

Subtotal: \$

400A 277/480V service. Circuit breaker panel boards. System appears in good condition.
No reported issues

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported issues			\$0							

BUILDING REPORT Main Campus

I-Child Development Center

Bldg Code:

I

Accessibility: Code Compliance

Maint. Type: Legal & Mandatory

System Rating: 4

Subtotal: \$

Building renovated in 2004 to provide wheelchair accessible toilet rooms.
No code compliance issues reported.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported issues			\$0							

Accessibility: Signage

Maint. Type: Legal & Mandatory

System Rating: 5

Subtotal: \$

Exterior signage updated to new building naming system.
Interior signage planned to be updated/replaced to address new building naming system.
2021 - Egress maps updated to address new building naming system.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	Interior signage planned to be updated/replaced to address new building naming system. 2022 - Egress maps updated to address new building naming system.		Planned Maintenance (Facility Renewal or Capital Repair)	\$0							

Fire Protection: Fire Protection System

Maint. Type: Other

System Rating: 0

Subtotal: \$

Building is not sprinklered.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported issues			\$0							

BUILDING REPORT Main Campus

I-Child Development Center

Bldg Code:

I

Entrances: Doors

Maint. Type: Architectural

System Rating: 4

Subtotal:

Exterior doors - 5 window/door units with varnished wood. 3 units replaced as part of 2018 renovation, 2 remain (replaced in 2020 renovation)

New entry door system and vestibule installed as part of 2020 renovation, replacing problematic automatic sliding door.

Interior doors - wood doors in wood frames. Doors are in good condition, hardware is accessible and in good condition.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	2 of 5 exterior swinging wood frame doors (including the wood frame sidelights at one entry) are due for replacement. Sliding automatic door at main entry problematic and due for replacement.		Deferred Maintenance	\$11,000	R	2020	Problematic entry doors replaced as part of renovation. Entire main entry replaced with new vestibule.			DM	

End of Building Report for: I-Child Development Center

Year Built: 1960

Floors: 2

Building Area (sf): 49,000

Notes: Concrete 2-story structure with precast concrete/brick exterior. Building includes science labs, classrooms, offices and planetarium.
 2011 - Building partially renovated as part of science building addition project, including updates to the HVAC system.
 2021 - Chem and Bio labs renovated.
 2021 - The college completed updates to HVAC, plumbing, lighting and lighting controls as part of a campus-wide Integrated Energy Management Program.

Major Renovations/Additions

Year	Add'n.	Reno.	Description
2011	X	X	Renovated as part of new science building addition

Building Use Types

Use Type %	Use Type
100%	Laboratory/Research

Facility Condition Index

Priority 1 (current year only)

Priorities 1-3 (current year through year 5 combined)

FCI

3.81%

Good

All priorities

FCI

3.93%

Good

CRV

\$21,148,000

Annual Maint
and Capital
Renewal Budget

\$634,440

3% of CRV

Project Classification/Priority Subtotals					
Project Priority		Project Classification			
		Deferred Maintenance	Planned Maint/ Capital Renewal	Facility Adaptation	Critical Deferred Maintenance
3	Not yet Critical (Year 2-5)	\$265,000		\$541,000	
4	Long Term (Year 6-10)	\$26,000	\$0		
5	Does not meet current codes (Grandfather			\$42,000	
Subtotal		\$291,000	\$0	\$583,000	
					\$874,000
					Total of Projects

Substructures: Foundations & Footings				Maint. Type: Architectural			System Rating:		Subtotal: \$			
Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used	
4: Long Term (Year 6-10)	No reported problems			\$0								

BUILDING REPORT Main Campus

J-Science Building North

Bldg Code:

J

Exterior: Exterior Walls

Maint. Type: Architectural

System Rating: 3

Subtotal: \$541,000

original precast concrete panels on north and south elevations, brick on east elevation.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
3: Not yet Critical (Year 2-5)	Precast concrete exterior cladding is fair/poor condition, are discolored, cracking, spalling and showing potential signs of corroding reinforcing steel. Concern is not yet structural, but aesthetic. Replace/cover with new exterior cladding to resolve integrity, improve insulation and maintain a secure exterior enclosure (windows included in total) 2023 - panels recaulked (resealed in 2021)		Facility Adaptation (Capital Renewal)	\$541,000						CR	
2: Potentially Critical (Year 1)	Panel sealant has failed and is due for replacement. 2021 - resealed		Deferred Maintenance	\$32,000	R	2021	panels resealed			DM	
4: Long Term (Year 6-10)	North exterior below grade walls discovered to have water infiltration. 2022 - re-waterproofed		Deferred Maintenance	\$0	R	2022	walls re-waterproofed to fix water infiltration issues				

Exterior: Windows

Maint. Type: Architectural

System Rating: 3

Subtotal: \$

Windows are original aluminum frame units and functioning, but at the end of expected lifespan

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
3: Not yet Critical (Year 2-5)	Windows should be replaced as part of cladding replacement - incorporated in cladding replacement cost.		Deferred Maintenance	\$0						DM	

BUILDING REPORT Main Campus

J-Science Building North

Bldg Code:

J

Exterior: Roof

Maint. Type: Architectural

System Rating: 5

Subtotal: \$

Roof is on annual preventative maintenance program to extend roof life. Leaks are repaired as found.
Roof is white single-ply membrane roof, replaced in 2011 as part of renovation/addition.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported issues			\$0							

Superstructures: Structural Frame

Maint. Type: Architectural

System Rating: 5

Subtotal: \$

Reinforced concrete columns and slab structure.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported issues			\$0							

Interior: Interior Partitions/Finishes

Maint. Type: Architectural

System Rating: 3

Subtotal: \$

Interior walls are a mix of brick (corridor) and painted concrete block (classrooms). Interior face of exterior walls are plaster.

2021 - Casework and interior classroom finishes updated in labs as part of renovations

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported issues			\$0							

BUILDING REPORT Main Campus

J-Science Building North

Bldg Code:

J

Interior: Floors

Maint. Type: Architectural

System Rating: 4

Subtotal: \$

Classroom and lab floors replaced as part of 2011 renovation.
Corridor floors on main level are terrazzo.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported issues			\$0							

Interior: Ceilings

Maint. Type: Architectural

System Rating: 5

Subtotal: \$

Ceilings are new from 2011 renovation/addition - typically 2x2 suspended acoustic tiles.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported issues			\$0							

BUILDING REPORT Main Campus

J-Science Building North

Bldg Code:

J

Plumbing System: Plumbing

Maint. Type: Plumbing & Electrical

System Rating: 3

Subtotal: \$

One vertical condensing hot water heater serves building, installed in 2011.
 Plumbing fixtures in toilet rooms are original and in operating order, but due for replacement.
 Domestic piping is mostly original, some minor areas replaced as part of renovation/addition.
 2021 - Restroom plumbing fixtures and flush valves replaced as part of IEMP.
 2022- Utility monitoring water meter and gas meter for BMS installed at building
 2021 - lab fixtures updated as part of lab renovations
 2022- water meter installed at building.
 2023 - New sanitary drain blockages reported due to increased flushing of towels and wipes.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	2021 - plumbing fixtures and flush valves replaced as part of IEMP project. 2023 - flushing of paper towels and wipes causing sanitary drain blockages, requires frequent maintenance		Planned Maintenance (Facility Renewal or Capital Repair)	\$0						DM	

HVAC System: HVAC

Maint. Type: HVAC

System Rating: 5

Subtotal: \$26,000

HVAC system for building upgraded as part of 2011 renovation/addition.
 System is a single multi-zone roof top unit fed from J Building addition system.
 One make-up air handling unit serves labs. Unit seems to be in excellent working condition, installed in 2011.
 Dual exhaust fans serve lab fume hoods, installed in 2011.
 2021 - Building HVAC did not require updates as part of IEMP
 Building served by Siemens BMS and does not communicate with JCI front end.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	Provide integration components to allow for Siemens system to be integrated into rest of campus.		Deferred Maintenance	\$26,000							

BUILDING REPORT Main Campus

J-Science Building North

Bldg Code:

J

HVAC System: HVAC

Maint. Type: HVAC

System Rating: 5

Subtotal: \$26,000

HVAC system for building upgraded as part of 2011 renovation/addition.
 System is a single multi-zone roof top unit fed from J Building addition system.
 One make-up air handling unit serves labs. Unit seems to be in excellent working condition, installed in 2011.
 Dual exhaust fans serve lab fume hoods, installed in 2011.
 2021 - Building HVAC did not require updates as part of IEMP
 Building served by Siemens BMS and does not communicate with JCI front end.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
1: Currently Critical (Current Year)	Heating water system utilizes glycol for the heating coil in the RTU. Control valves along the system at each VAV box is either currently leaking or has leaked. 2023 - Valves provided did not have the correct packing for use with glycol solution. 70 valve sets have been replaced.		Deferred Maintenance	\$73,000	R	2023	Found that valves provided do not have the correct packing for use with glycol solution. 70 valve sets have been replaced.				

Electrical System: Lighting Controls

Maint. Type: Plumbing & Electrical

System Rating: 5

Subtotal: \$

2021 - Most lighting controls upgraded to occupancy sensor as part of IEMP

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported issues			\$0							

Electrical System: Fire Alarm Systems

Maint. Type: Plumbing & Electrical

System Rating: 5

Subtotal: \$

Full fire alarm coverage. System has been upgraded with proper strobe coverage.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported issues			\$0							

BUILDING REPORT Main Campus

J-Science Building North

Bldg Code:

J

Electrical System: Lighting

Maint. Type: Plumbing & Electrical

System Rating: 5

Subtotal: \$

*Lighting replaced as part of 2011 renovation project - fluorescent T8 light fixtures typical.
2021 - Lighting retrofitted/replaced with LED as part of IEMP*

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported issues			\$0							

Electrical System: Emergency Power

Maint. Type: Plumbing & Electrical

System Rating: 5

Subtotal: \$

New emergency generator adjacent to building, part of renovation/addition project.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported issues			\$0							

Electrical System: Phone/Data Systems

Maint. Type: Plumbing & Electrical

System Rating: 5

Subtotal: \$

Primex Clocks.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported issues			\$0							

BUILDING REPORT Main Campus

J-Science Building North

Bldg Code:

J

Electrical System: Electrical

Maint. Type: Plumbing & Electrical

System Rating: 5

Subtotal: \$

Buildings electrical system was upgraded as part of 2011 renovation.

2022- power meter installed at building

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported issues			\$0							

Accessibility: Code Compliance

Maint. Type: Legal & Mandatory

System Rating: 3

Subtotal: \$42,000

*ADA compliance - building lacks ADA hardware on doors, toilet rooms are not ADA compliant. New addition provides ADA compliant toilet rooms.
Elevator connecting to HSEC Building is operational and on contract.*

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
5: Does not meet current codes (Grandfathered)	Majority of door hardware is knob-type, original. Door hardware should be replaced with ADA-compliant levers when building is renovated.		Facility Adaptation (Capital Renewal)	\$42,000						A	

BUILDING REPORT Main Campus

J-Science Building North

Bldg Code:

J

Accessibility: Signage

Maint. Type: Legal & Mandatory

System Rating: 5

Subtotal:

Exterior signage updated to new building naming system.

2021 - Interior signage updated/replaced to address new building naming system.

2021 - Egress maps updated to address new building naming system.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	2021 - Interior signage updated/replaced to address new building naming system. 2021 - Egress maps updated to address new building naming system.		Deferred Maintenance	\$0	R	2021	2021 - Interior signage updated/replaced to address new building naming system. 2021 - Egress maps updated to address new building naming system.				

Campus Site: Site

Maint. Type: Other

System Rating: 3

Subtotal:

Paving between science building and liberal arts building a mix of original and replaced areas.

2023 - resealed to prevent leaking into tunnel between buildings.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	Concrete paving is due for repair/replacement, being repaired under existing campus-wide paving program. 2015-paving replaced as part of campus-wide program. 2023-resealed to stop leaking into tunnel		Planned Maintenance (Facility Renewal or Capital Repair)	\$0	R	2015	paving replaced as part of campus-wide program.			DM	

Fire Protection: Fire Protection System

Maint. Type: Other

System Rating: 0

Subtotal: \$

The existing building is not sprinklered. Resolving issue should be investigated as part of future renovation.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported issues			\$0							

BUILDING REPORT Main Campus

J-Science Building North

Bldg Code: J

Entrances: Doors Maint. Type: Architectural System Rating: 3 Subtotal: \$265,000

Exterior doors: North doors are newer aluminum full-lite units with full-length hinges place on existing aluminum sill. Sills are corroded from salt and should be replaced.

Interior doors: Original solid-core wood doors in hollow metal frames. Finish is in fair condition, with some damage and wear. Hardware is typically original and not ADA compliant. Doors are at the end of their expected life.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
3: Not yet Critical (Year 2-5)	Original interior doors are at or near end of expected life and due for replacement - as part of future building renovation.		Deferred Maintenance	\$260,000						DM	
3: Not yet Critical (Year 2-5)	Exterior door sill should be replaced at north entry.		Deferred Maintenance	\$5,000						DM	

End of Building Report for: J-Science Building North

Year Built: 2012

Floors: 1

Building Area (sf): 18,383

Notes: Single story addition to original science building, constructed in 2012

2021 - The college completed updates to HVAC, plumbing, lighting and lighting controls as part of a campus-wide Integrated Energy Management Program - changes to this building are minimal due to it being a newer facility.

Building Use Types

Use Type %

Use Type

100% Laboratory/Research

Facility Condition Index

Priority 1 (current year only)

FCI

0.00%

Good

Priorities 1-3 (current year through year 5 combined)

FCI

0.00%

Good

All priorities

FCI

0.09%

Good

CRV

\$7,934,000

Annual Maint
and Capital
Renewal Budget

\$238,020

3% of CRV

Project Classification/Priority Subtotals

Project Priority	Project Classification				Subtotal
	Deferred Maintenance	Planned Maint/ Capital Renewal	Facility Adaptation	Critical Deferred Maintenance	
1 Currently Critical (Current Year)	\$0				\$0
4 Long Term (Year 6-10)	\$7,000	\$0			\$7,000

Subtotal

\$7,000

\$0

\$7,000

Total of Projects

Substructures: Foundations & Footings

Maint. Type: Architectural

System Rating:

Subtotal: \$

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported problems			\$0							

Exterior: Exterior Walls

Maint. Type: Architectural

System Rating: 5

Subtotal: \$2,000

Exterior walls are approximately 50% decorative CMU, 50% zinc metal panel rainscreen.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	Minor damage in zinc panels at two locations where maintenance equipment has hit building. Panels planned for repair under insurance/vendor contract.	Deferred Maintenance		\$2,000						DM	

Exterior: Windows

Maint. Type: Architectural

System Rating: 4

Subtotal: \$5,000

Aluminum framed insulated glazing units. No operable windows.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	Frosted glass windows at top of roof stairwell - 3 sealed insulated units have failed and have internal condensation.	Deferred Maintenance		\$5,000							

BUILDING REPORT Main Campus

J-Science Building South

Bldg Code:

J-a

Exterior: Roof

Maint. Type: Architectural

System Rating: 5

Subtotal: \$

Single-ply membrane with, with approximately 50% covered in walkable pavers for educational use of roof.
 East and west lower roof portions have green roof planted tray system on membrane.
 Roof is on maintenance contract.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
----------	----------------	-----	------------------------	----------------------	----------------------	------------------	------------	-------------------	---------------------	--------------------	-----------

4: Long Term No reported problems.
 (Year 6-10)

\$0

Superstructures: Structural Frame

Maint. Type: Architectural

System Rating: 5

Subtotal: \$

Concrete slab on grade. Steel structure. Lightweight steel roof deck.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
----------	----------------	-----	------------------------	----------------------	----------------------	------------------	------------	-------------------	---------------------	--------------------	-----------

4: Long Term No reported problems.
 (Year 6-10)

\$0

Interior: Interior Partitions/Finishes

Maint. Type: Architectural

System Rating: 5

Subtotal: \$

Interior walls are predominantly painted gypsum board. Limited areas of decorative concrete block and wood panel in main corridor. Toilet rooms walls are ceramic tile.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
----------	----------------	-----	------------------------	----------------------	----------------------	------------------	------------	-------------------	---------------------	--------------------	-----------

4: Long Term No reported problems.
 (Year 6-10)

\$0

BUILDING REPORT Main Campus

J-Science Building South

Bldg Code:

J-a

Interior: Floors

Maint. Type: Architectural

System Rating: 5

Subtotal: \$

Corridor floors are sealed concrete. Offices and classrooms are carpet tile. Labs are lab-grade resilient flooring. Toilet rooms are ceramic tile.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported problems.			\$0							

Interior: Ceilings

Maint. Type: Architectural

System Rating: 5

Subtotal: \$

Classrooms, offices and labs are 2x2 lay in ceilings. Main corridor is open to deck, with limited areas of hard ceiling.
Toilet rooms and vestibules are drywall ceilings.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported problems.			\$0							

Plumbing System: Plumbing

Maint. Type: Plumbing & Electrical

System Rating: 5

Subtotal: \$

Supply piping is copper. Toilet rooms use low-flow fixtures.
Lab waste piping is rated for acid, with central dilution tank. Acid tank system requires regular maintenance.
2021 - Restroom plumbing fixtures and flush valves replaced as part of IEMP
2022- Utility monitoring water meter and gas meter for BMS installed at building.
2023 - New sanitary drain blockages reported due to increased flushing of towels and wipes.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	2023 - flushing of paper towels and wipes causing sanitary drain blockages, requires frequent maintenance		Planned Maintenance (Facility Renewal or Capital Repair)	\$0							

BUILDING REPORT Main Campus

J-Science Building South

Bldg Code:

J-a

Plumbing System: Plumbing

Maint. Type: Plumbing & Electrical

System Rating: 5

Subtotal: \$

Supply piping is copper. Toilet rooms use low-flow fixtures.
 Lab waste piping is rated for acid, with central dilution tank. Acid tank system requires regular maintenance.
 2021 - Restroom plumbing fixtures and flush valves replaced as part of IEMP
 2022- Utility monitoring water meter and gas meter for BMS installed at building.
 2023 - New sanitary drain blockages reported due to increased flushing of towels and wipes.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
1: Currently Critical (Current Year)	Prep room drain piping was backed up at all sinks. Maintenance may be required on acid neutralization tank 2019 - Acid neutralization tank replaced, flow problems resolved 2023 - issue resolved		Planned Maintenance (Facility Renewal or Capital Repair)	\$2,000	R	2019	Acid neutralization tank replaced, flow problems resolved.			DM	

HVAC System: HVAC

Maint. Type: HVAC

System Rating: 5

Subtotal: \$

This building is a stand-alone system, separate from the campus loop due to 24/7 requirements.
 Heating generation: (4) package hot water boilers
 Cooling generation: roof mounted 250 ton air cooled liquid chiller
 Air handling: (2) rooftop units.
 Distribution: VAV system
 Controls: DDC on campus Johnson Controls system
 Fume Hoods: 5 hoods fed by 2 rooftop exhaust fan

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
1: Currently Critical (Current Year)	Study / Determine cause of leaking control valves. Upon investigation completion, provide new control valves. (typ for 70 at both North & South portions) Estimated resolution cost listed in J-North building notes		Deferred Maintenance	\$0							
1: Currently Critical (Current Year)	One side of chiller is tripping the 400A load breaker near full capacity. Needs electrical review, possible replacement of breaker.		Deferred Maintenance	\$4,000	R	2020	problem resolved.			DM	

BUILDING REPORT Main Campus

J-Science Building South

Bldg Code:

J-a

Electrical System: Fire Alarm Systems

Maint. Type: Plumbing & Electrical

System Rating: 5

Subtotal: \$

Building on campus fire alarm system.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported problems.			\$0							

Electrical System: Lighting

Maint. Type: Plumbing & Electrical

System Rating: 5

Subtotal: \$

Interior lighting is predominantly direct/indirect fluorescent pendant type, with T8 lamps. Conversion to LED is planned, but not yet scheduled.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported problems.			\$0							

Electrical System: Emergency Power

Maint. Type: Plumbing & Electrical

System Rating: 5

Subtotal: \$

Emergency power provided by 100 kW natural gas generator.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported problems.			\$0							

BUILDING REPORT Main Campus

J-Science Building South

Bldg Code:

J-a

Electrical System: Phone/Data Systems

Maint. Type: Plumbing & Electrical

System Rating: 5

Subtotal: \$

Building has campus standard data cabling and phone systems.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported problems.			\$0							

Electrical System: Electrical

Maint. Type: Plumbing & Electrical

System Rating: 5

Subtotal: \$

Building connected to updated electrical substation located in original science building.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported problems.			\$0							

Accessibility: Code Compliance

Maint. Type: Legal & Mandatory

System Rating: 5

Subtotal: \$

Building is fully sprinkled.

Hydraulic elevator serves both levels of original building, main floor and roof. Elevator on maintenance contract.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported problems.			\$0							

BUILDING REPORT Main Campus

J-Science Building South

Bldg Code:

J-a

Accessibility: Signage

Maint. Type: Legal & Mandatory

System Rating: 5

Subtotal: \$

2021 - Interior signage updated/replaced to address new building naming system.

2021 - Egress maps updated to address new building naming system.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	Interior signage planned to be updated/replaced to address new building naming system. 2022 - Egress maps updated to address new building naming system.		Planned Maintenance (Facility Renewal or Capital Repair)	\$0							

Campus Site: Site

Maint. Type: Other

System Rating: 5

Subtotal: \$

Concrete walkway east of building placed in 2012

Concrete plaza west of building placed in 2012, drains to large rain garden.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported problems.			\$0							

Fire Protection: Fire Protection System

Maint. Type: Other

System Rating: 5

Subtotal: \$

Building is fully sprinkled.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported problems.			\$0							

BUILDING REPORT Main Campus

J-Science Building South

Bldg Code:

J-a

Entrances: Doors

Maint. Type: Architectural

System Rating: 5

Subtotal: \$

17 Exterior doors are full lite aluminum frame.
7 Service doors painted steel
interior doors are solid core wood

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
----------	----------------	-----	------------------------	----------------------	----------------------	------------------	------------	-------------------	---------------------	--------------------	-----------

4: Long Term No reported problems.
(Year 6-10)

\$0

End of Building Report for: **J-Science Building South**

BUILDING REPORT Main Campus**K-Liberal Arts Building****Bldg Code:****K**

Year Built: 1960

Floors: 3

Building Area (sf): 104,046

Notes: Constructed in 1963, the Liberal Arts building is a three story building with a basement level. The building has a total gross square feet of 94,841 and it houses general classrooms and offices for the Liberal Arts Department. It is a pre-cast concrete building with a concrete column and waffle slab construction. The windows and fire alarm and emergency lighting systems were replaced in 1993. The building is connected to the Science Building at the Lower Level and connected to the Power House via a walk-thru utility tunnel.

2021 - limited areas of building renovated.

2021 - The college completed updates to HVAC, plumbing, lighting and lighting controls as part of a campus-wide Integrated Energy Management Program.

Major Renovations/Additions

Year	Add'n.	Reno.	Description
1993		X	Window replacement, lighting upgrades, fire alarm system upgrade.

Building Use Types

Use Type %	Use Type
100%	Classroom/Teaching Laboratory

Facility Condition Index**Priority 1 (current year only)****FCI**

0.29%

Good

Priorities 1-3 (current year through year 5 combined)**FCI**

11.82%

Poor

All priorities**FCI**

16.15%

Poor

CRV

\$43,283,000

**Annual Maint
and Capital
Renewal Budget**

\$1,298,490

3% of CRV

Project Classification/Priority Subtotals					
Project Priority	Project Classification				Subtotal
	Deferred Maintenance	Planned Maint/ Capital Renewal	Facility Adaptation	Critical Deferred Maintenance	
			\$0		\$0
1 Currently Critical (Current Year)	\$126,000				\$126,000
2 Potentially Critical (Year 1)	\$1,982,000		\$552,000		\$2,534,000
3 Not yet Critical (Year 2-5)	\$1,938,000	\$520,000			\$2,458,000
4 Long Term (Year 6-10)	\$852,000	\$1,020,000			\$1,872,000
5 Does not meet current codes (Grandfather	\$0	\$0	\$63,000		\$63,000
	Subtotal	\$4,898,000	\$1,540,000	\$615,000	<div>\$7,053,000</div> <div>Total of Projects</div>

Substructures: Foundations & Footings			Maint. Type: Architectural			System Rating:			Subtotal: \$		
Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported problems			\$0							

BUILDING REPORT Main Campus

K-Liberal Arts Building

Bldg Code:

K

Exterior: Exterior Walls

Maint. Type: Architectural

System Rating: 3

Subtotal: \$163,000

Precast concrete panels/concrete/brick (at grade). The cladding is original to the building. Brick at first level is in good condition with no reported issues.

The roof equipment screenwall is comprised of aluminum panels (replaced)

Precast panels were resealed on the west elevation in 2017. East elevation resealed in 2018.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
2: Potentially Critical (Year 1)	Water infiltration at low louvers on South elevation. Louvers need to be replaced. Louvers repaired in 2018, but still require replacement. 2022 - issue remains		Deferred Maintenance	\$32,000						DM	
3: Not yet Critical (Year 2-5)	Owner suspects that mounting hardware for precast panels may be rusting due to water infiltration. Investigation is recommended.		Deferred Maintenance	\$115,000						DM	
4: Long Term (Year 6-10)	A few minor chips were observed in precast panels at walkway; however most are in good condition.		Deferred Maintenance	\$8,000						DM	
4: Long Term (Year 6-10)	Minor patching at plaster soffit (building's South elevation).		Deferred Maintenance	\$8,000						DM	

BUILDING REPORT Main Campus

K-Liberal Arts Building

Bldg Code:

K

Exterior: Windows

Maint. Type: Architectural

System Rating: 3

Subtotal:

Exterior glazing is double pane insulated with aluminum frames. Windows were replaced 15-20 years ago. Some windows are operable casements. Needle Recaulking of window system completed in 2016 and 2018.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
2: Potentially Critical (Year 1)	Owner indicated overall caulking deterioration at windows throughout building.		Deferred Maintenance	\$21,000	R	2018	2016 - the exterior envelope has been resealed on the north and south elevations to control water infiltration. 2018- recaulking/sealing completed on east and west elevations.			BI	

Exterior: Roof

Maint. Type: Architectural

System Rating: 5

Subtotal:

Roof is on annual preventative maintenance program to extend roof life. Leaks are repaired as found. The roof is a built-up Tremco roof, installed in the 1990s. It is showing signs of aging, with blistering and ponding and areas of reported saturated insulation. Overall, it is in fair condition for its age. 2016 - roof membrane under cooling tower replaced. 2023 - balance of roof replaced.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
3: Not yet Critical (Year 2-5)	Roof is in poor condition. Insulation noted as saturated in areas. No active leaks reported. Roof on maintenance plan, but replacement will still be required within a few years. 2016 - limited area of roof replaced as part of cooling tower replacement. 2023 - balance of roof planned for replacement.		Deferred Maintenance	\$354,000	R	2023	2016 - limited area of roof replaced as part of cooling tower replacement. 2023 - balance of roof planned for replacement.			BI	

BUILDING REPORT Main Campus

K-Liberal Arts Building

Bldg Code:

K

Superstructures: Structural Frame

Maint. Type: Architectural

System Rating: 5

Subtotal: \$8,000

Concrete beam and column structure, built in 1960. The structure is in good condition with no settlement problems nor structural-based water infiltration reported.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
----------	----------------	-----	------------------------	----------------------	----------------------	------------------	------------	-------------------	---------------------	--------------------	-----------

2: Potentially Critical (Year 1)	Minor cracking in foundation (Southeast corner of building).		Deferred Maintenance	\$4,000						DM	
--	---	--	-------------------------	---------	--	--	--	--	--	----	--

4: Long Term (Year 6-10)	Superficial deterioration noted on one exterior column at Southwest corner of bldg.		Deferred Maintenance	\$4,000						DM	
-----------------------------	---	--	-------------------------	---------	--	--	--	--	--	----	--

Interior: Interior Partitions/Finishes

Maint. Type: Architectural

System Rating: 3

Subtotal:

Walls are a combination of plaster walls, glazed block walls and exposed cmu walls. The plaster is in good condition. The glazed block (located in lobby and toilet rooms) is in good condition. The cmu is in good condition.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
----------	----------------	-----	------------------------	----------------------	----------------------	------------------	------------	-------------------	---------------------	--------------------	-----------

4: Long Term (Year 6-10)	Entire bldg. was painted in 2012 but paint is failing (peeling) due to lack of paint prep work. Repair will require extensive cleaning/prep work.		Deferred Maintenance	\$281,000	R	2016	Areas throughout building needing repainting were repainted. Classrooms 314 and 316 renovated.			DM	
-----------------------------	--	--	-------------------------	-----------	---	------	---	--	--	----	--

BUILDING REPORT Main Campus

K-Liberal Arts Building

Bldg Code:

K

Interior: Floors

Maint. Type: Architectural

System Rating: 3

Subtotal: \$708,000

The original construction had VAT in the classrooms and hallways that weren't terrazzo. Throughout the building, VCT was installed over VAT (in 2012) to encapsulate VAT. The toilet rooms has porcelain tile with no reported problems. Main level lobby has terrazzo that is original to the bldg. The interior stairs and original terrazzo flooring with no reported problems.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	Since VCT was installed over VAT, it is expected that the VCT is expected to have a reduced lifespan (10 years +/-)		Planned Maintenance (Facility Renewal or Capital Repair)	\$708,000						DM	

Interior: Ceilings

Maint. Type: Architectural

System Rating: 2

Subtotal: \$636,000

Basement classroom ceilings were replaced with 2x4 lay-in approx 15-20 years ago as part of above ceiling work. Remainder of basement ceiling is spline (original to the bldg). Level 1 is mix of 1x1 spline (original to the bldg) and 2x4 lay-in clngs (in lobby and some classrooms). The remaining ceilings are 1x1 spline (original to the bldg).

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
3: Not yet Critical (Year 2-5)	12x12 ceiling tiles are original. Throughout the building ,they are worn/damaged from above ceiling work, and stained/damaged from water infiltration at the perimeter. Given age and condition, system should be replaced with 2x4 lay-in throughout. 2023 - ceiling tiles repaired and repainted. Still original and in fair/poor condition		Deferred Maintenance	\$604,000						DM	
3: Not yet Critical (Year 2-5)	Ceiling tiles in basement corridor are at end of life and should be replaced. 2023 - ceiling tiles repaired and repainted. Still original and in fair/poor condition		Deferred Maintenance	\$32,000						DM	

BUILDING REPORT Main Campus

K-Liberal Arts Building

Bldg Code:

K

Plumbing System: Plumbing

Maint. Type: Plumbing & Electrical

System Rating: 3

Subtotal: \$688,000

Domestic water supply system, sanitary drainage, and toilet room fixtures are original to the building except for some water closets that have been replaced over the years. Toilet room fixtures are not ADA compliant. Fixtures are older high water consumption technology.

2017 - problematic urinal piping replaced, including verticals.

2021 - Restroom plumbing fixtures and flush valves replaced as part of IEMP.

2022- Utility monitoring water meter and gas meter for BMS installed at building.

2023 - New sanitary drain blockages reported due to increased flushing of towels and wipes.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
3: Not yet Critical (Year 2-5)	Domestic supply piping is original to the building, at the end of expected life. Not all restrooms are stacked, so horizontal runs would require above-ceiling work to replace.		Deferred Maintenance	\$344,000						DM	
3: Not yet Critical (Year 2-5)	Cast iron drain piping is original to the building, at the end of expected life and should be replaced in the next renovation. Not all restrooms are stacked, so horizontal runs would require above-ceiling work to replace.		Deferred Maintenance	\$344,000						DM	
4: Long Term (Year 6-10)	Urinals in Men's toilet rooms don't drain well due to scale and build-up in drain piping and should be replaced. 2017 - problematic urinal piping replaced, including verticals 2021 - plumbing fixtures and flush valves replaced as part of IEMP project. 2023 - flushing of paper towels and wipes causing sanitary drain blockages, requires frequent maintenance		Deferred Maintenance	\$73,000	R	2021	IEMP project replaced fixtures and flush valves			DM	

BUILDING REPORT Main Campus

K-Liberal Arts Building

Bldg Code:

K

HVAC System: HVAC

Maint. Type: HVAC

System Rating: 3

Subtotal: \$1,155,000

Original - mech system consists of constant-volume dual-duct air-handling units that supply pneumatically controlled dual-duct mixing boxes at the zone level. Air-handling system equipment is original to the building and past expected useful service life. (see below for updates)

High-Temperature heating hot water is supplied to the units from the campus central plant. A heat exchanger converts to standard temp for perimeter heating elements and unit heaters. Chilled water is supplied to the air-handling units by a regional chilled water plant with a 750 ton centrifugal chiller and cooling tower located at the building.

2000 - Chiller for entire campus replaced with a 750 ton unit. There is no backup chiller. Installing a new main chiller and using the current chiller as backup would be a cost-effective solution.

2016 - Cooling tower replaced.

2021 - A new heat transfer station for perimeter heating elements and unit heaters. / AHUs rebuilt and rebalanced with new fan arrays, new HW and CW coils, refurbished/replaced dampers and actuators. Sheet metal repaired/replaced as needed. / Pneumatic controls replaced with DDC / Dual duct boxes upgraded to DDC controls. / New 500 ton chiller scheduled for installation. Existing chiller will remain as backup.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
3: Not yet Critical (Year 2-5)	Unit heaters and perimeter heating elements are past end of useful life. Replace in next renovation.		Deferred Maintenance	\$11,000							
4: Long Term (Year 6-10)	Trane Centrivac 750 ton chiller appears to be in good working condition but will be reaching its end of useful life around 2025. 2021 - New 500T chiller being provided as part of IEMP. Existing chiller remains as backup. Keeping line item for lower priority of replacing old chiller with a second 500T chiller for redundancy.		Planned Maintenance (Facility Renewal or Capital Repair)	\$312,000						DM	
4: Long Term (Year 6-10)	Dual-duct boxes and distribution equipment is original to the building and well past their useful life. Equipment is unreliable and inefficient. Mixing boxes are internally insulated, hard to clean. Duct elbows reported to be insulated with asbestos. 2021 - Duct elbows have been abated. Dual duct boxes are refurbished to DDC controls, but box remain original and past useful life. Long term - replace boxes		Deferred Maintenance	\$832,000						DM	

BUILDING REPORT Main Campus

K-Liberal Arts Building

Bldg Code:

K

HVAC System: HVAC

Maint. Type: HVAC

System Rating: 3

Subtotal: \$1,155,000

Original - mech system consists of constant-volume dual-duct air-handling units that supply pneumatically controlled dual-duct mixing boxes at the zone level. Air-handling system equipment is original to the building and past expected useful service life. (see below for updates)

High-Temperature heating hot water is supplied to the units from the campus central plant. A heat exchanger converts to standard temp for perimeter heating elements and unit heaters. Chilled water is supplied to the air-handling units by a regional chilled water plant with a 750 ton centrifugal chiller and cooling tower located at the building.

2000 - Chiller for entire campus replaced with a 750 ton unit. There is no backup chiller. Installing a new main chiller and using the current chiller as backup would be a cost-effective solution.

2016 - Cooling tower replaced.

2021 - A new heat transfer station for perimeter heating elements and unit heaters. / AHUs rebuilt and rebalanced with new fan arrays, new HW and CW coils, refurbished/replaced dampers and actuators. Sheet metal repaired/replaced as needed. / Pneumatic controls replaced with DDC / Dual duct boxes upgraded to DDC controls. / New 500 ton chiller scheduled for installation. Existing chiller will remain as backup.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
2: Potentially Critical (Year 1)	Air balancing is problematic on level 1 since work done in the 1990s - reported insufficient returns.		Deferred Maintenance	\$8,000	R	2022	system pressure reduced, resolved noise and balancing problems			DM	
3: Not yet Critical (Year 2-5)	Heating hot water system piping mains reported to be potentially insulated with asbestos. 2021 - Appears that system has been abated although re-insulation was never completed. **Line item remaining to insulate where missing along piping. 2023 - reinsulation completed		Deferred Maintenance	\$11,000	R	2023	reinsulated			DM	
4: Long Term (Year 6-10)	Four Constant-Volume, Dual-Duct Air-Handling Units are original to the building. System efficiency very low. Coils replaced since 2015, but dampers are original. Units are functions, but well past their useful service life and due for replacement. 2021 - MZ-1 through MZ-4 are being refurbished with new fan arrays, VFD's, heating coils, and cabinet repairs. System remains constant volume, dual duct.		Deferred Maintenance	\$1,155,000	R	2021	MZ-1 through MZ-4 are being refurbished with new fan arrays, VFD's, heating coils, and cabinet repairs.			DM	

BUILDING REPORT Main Campus

K-Liberal Arts Building

Bldg Code:

K

HVAC System: HVAC

Maint. Type: HVAC

System Rating: 3

Subtotal: \$1,155,000

Original - mech system consists of constant-volume dual-duct air-handling units that supply pneumatically controlled dual-duct mixing boxes at the zone level. Air-handling system equipment is original to the building and past expected useful service life. (see below for updates)

High-Temperature heating hot water is supplied to the units from the campus central plant. A heat exchanger converts to standard temp for perimeter heating elements and unit heaters. Chilled water is supplied to the air-handling units by a regional chilled water plant with a 750 ton centrifugal chiller and cooling tower located at the building.

2000 - Chiller for entire campus replaced with a 750 ton unit. There is no backup chiller. Installing a new main chiller and using the current chiller as backup would be a cost-effective solution.

2016 - Cooling tower replaced.

2021 - A new heat transfer station for perimeter heating elements and unit heaters. / AHUs rebuilt and rebalanced with new fan arrays, new HW and CW coils, refurbished/replaced dampers and actuators. Sheet metal repaired/replaced as needed. / Pneumatic controls replaced with DDC / Dual duct boxes upgraded to DDC controls. / New 500 ton chiller scheduled for installation. Existing chiller will remain as backup.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	All zone level controls are pneumatic and original to the building. Replace with DDC controls. 2021 - All pneumatic controls replaced with DDC.		Deferred Maintenance	\$822,000	R	2021	All pneumatic controls being replaced with DDC.			DM	

Electrical System: Lighting Controls

Maint. Type: Plumbing & Electrical

System Rating: 4

Subtotal:

In general, classrooms and offices have a single switch, with no occupancy sensors or time controls. Corridors have keyed switches, with no occupancy sensors or time controls.

2021 - Most lighting controls upgraded to occupancy sensor as part of IEMP

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
5: Does not meet current codes (Grandfather ed)	Many unoccupied areas were observed to be fully illuminated. Current energy codes require occupancy sensors or time control devices.		Facility Adaptation (Capital Renewal)	\$73,000	R	2021	2021 - Most lighting controls upgraded to occupancy sensor as part of IEMP			BC	
5: Does not meet current codes (Grandfather ed)	Many areas have only 1 light switch for illumination control. Additional light switches allow illumination flexibility to match the tasks, while further opportunity for energy savings.		Facility Adaptation (Capital Renewal)	\$219,000	R	2021	2021 - Most lighting controls upgraded to occupancy sensor as part of IEMP			BC	

BUILDING REPORT Main Campus

K-Liberal Arts Building

Bldg Code:

K

Electrical System: Fire Alarm Systems

Maint. Type: Plumbing & Electrical

System Rating: 3

Subtotal: \$260,000

A National Time & Signal control panel is located in the first floor lobby. The panel is analog type. Strobes and horns are primarily located in corridors. Duct smoke detectors are indicated on the air handling units. There are a few spot smoke detectors. The system was installed in 1993.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
3: Not yet Critical (Year 2-5)	The existing panel is nearing the end of its anticipated lifespan. It is analog type and cannot support strobe synchronization and some of the demands of current codes. It is recommended to replace with a digital system in the future; the Owner may want to consider a mass notification system as many campuses now incorporate.		Deferred Maintenance	\$260,000						LSC	
5: Does not meet current codes (Grandfather ed)	Audible (horn) coverage does not meet current codes and should be extended.		Planned Maintenance (Facility Renewal or Capital Repair)	\$0						LSC	
5: Does not meet current codes (Grandfather ed)	Strobe coverage does not meet current codes and should be extended to all public spaces, including classrooms and multiperson offices. Strobes do not synchronize.		Planned Maintenance (Facility Renewal or Capital Repair)	\$0						LSC	

BUILDING REPORT Main Campus

K-Liberal Arts Building

Bldg Code:

K

Electrical System: Lighting

Maint. Type: Plumbing & Electrical

System Rating: 3

Subtotal: \$11,000

Existing lighting systems consist of mainly fluorescent lighting systems. T8 fluorescent lamps with electronic ballasts comprise the majority of building lighting, but compact fluorescent downlights and circular lamps were also observed in limited quantities. Many original fixtures were retrofitted from T12 to T8 platforms. Due to spline ceilings and potentially limited ceiling plenum space, most fixtures are surface mounted type.

2021 - Lighting retrofitted/replaced with LED as part of IEMP

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
1: Currently Critical (Current Year)	Circular fluorescent fixtures in mechanical and electrical rooms appear to be in poor condition and may present a hazard to maintenance activities due to low illumination levels. IESNA standards recommend 20-40 foot-candles average for observations, with portable work lights supplemented for maintenance.		Deferred Maintenance	\$11,000						DM	
1: Currently Critical (Current Year)	Salt deposits and water damage at light fixtures in tunnel connector between Science Building and Liberal Arts. This area is under site walkways and has suffered long-term water and salt damage. The fixtures in question are reportedly fairly new, but they are already showing significant salt build-up. The water and salt leaks present a life-safety and building operation hazard. 2023 - resolved with sidewalk resealing		Deferred Maintenance	\$2,000	R	2023	resolved with sidewalk resealing			DM	
5: Does not meet current codes (Grandfathered)	Existing lighting systems appear to utilize more wattage and lighting intensity than what is required by energy codes or IESNA illumination recommendations. Modern lighting designs can easily achieve lighting power densities below 0.9 watts per square foot while maintaining decent light levels. 2021 - Lighting retrofitted/replaced with LED as part of IEMP		Facility Adaptation (Capital Renewal)	\$1,165,000	R	2021	2021 - Lighting retrofitted/replaced with LED as part of IEMP			BC	

BUILDING REPORT Main Campus

K-Liberal Arts Building

Bldg Code:

K

Electrical System: Emergency Power

Maint. Type: Plumbing & Electrical

System Rating: 3

Subtotal: \$95,000

The 13.2kV high voltage yard sources utility power, while an on-site regional generator sources back-up power, to a 400 amp, 480Y/277V automatic transfer switch in Room J-23, which in turn feeds emergency power distribution panel "EDS". EDS feeds this backup power to a number of regional buildings, including 125 amps to Liberal Arts distribution. The building distribution is original to 1960, while the transfer switch is fairly modern. 2018 - most emergency and exit light units replaced with LED.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
3: Not yet Critical (Year 2-5)	The original panelboards throughout the building have reached the end of their anticipated useful lifespan. Repairs and replacement parts are likely very difficult to achieve.		Deferred Maintenance	\$32,000						DM	
5: Does not meet current codes (Grandfather ed)	Although the automatic transfer switches appear fairly new, they do not meet the full intent of life safety codes because they serve multiple buildings. Significant renovations within Liberal Arts would require independent automatic transfer switches to serve only that building.		Facility Adaptation (Capital Renewal)	\$63,000				S-23		BC	
5: Does not meet current codes (Grandfather ed)	Emergency lighting consists mainly of "bug-eye" style fixtures, installed in 1993. 2018- 40% of exit and emergency lighting replaced with LED units.		Facility Adaptation (Capital Renewal)	\$32,000	R	2018	2018- 40% of exit and emergency lighting replaced with LED units. 2019- remaining units scheduled for replacement in 2019.			LSC	

BUILDING REPORT Main Campus

K-Liberal Arts Building

Bldg Code:

K

Electrical System: Phone/Data Systems

Maint. Type: Plumbing & Electrical

System Rating: 3

Subtotal: \$

Owner stated that phone is handled with voice over IP protocol. Data racks are located within electrical closets. CAT 5E noted as a common cable type. Wireless access points noted within corridors. Primex wireless clock system.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
:	Because the data racks are within electrical closets, they are positioned such that they are only front-accessible. This makes it more difficult to train data cables as well as access the components.		Facility Adaptation (Capital Renewal)	\$0							
:	Data equipment may experience higher temperatures within electrical closets; heat shortens equipment life. Dedicated telecommunication closets are recommended along with appropriate cooling systems.		Facility Adaptation (Capital Renewal)	\$0							
:	Some data cables are untrained and are drooping onto the floor. This condition may present a tripping or life safety hazard to electrical maintenance activities.		Facility Adaptation (Capital Renewal)	\$0							

BUILDING REPORT Main Campus

K-Liberal Arts Building

Bldg Code:

K

Electrical System: Electrical

Maint. Type: Plumbing & Electrical

System Rating: 4

Subtotal: \$248,000

2017 - New 13.2kV substation, switchgear and associated cabling installed in substation room J-23 (in connector between building K and J) to replace original 4,800 V system. 480Y/277V is distributed to the Liberal Arts motors, lighting, and step-down 208Y/120V transformers, which in turn supply general receptacle panels. All of the aforementioned equipment was installed in 1960.

4,800V utility power is provided to the central chiller plant substation, which is rated 500 kVA, 480Y/277V. The electrical equipment was installed approximately in 1995.

In approximately 2001, a substation (rated 500kVA, 13.2kV-480Y/277V) dedicated to computer power loads was installed in Room J-23, which supports Liberal Arts as well as the Science Building. Step-down transformers within Liberal Arts supply 208Y/120V to computer receptacle panels.

2022- power meter installed at building

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
2: Potentially Critical (Year 1)	The original step-down transformers (located throughout building in various electrical closets) have reached the end of their useful lifespan. The "Niagara" brand is an unusual manufacturer for this region of the country. The transformers appear undersized for today's standards, so are not likely to support additional loads downstream. Equipment due for replacement.		Deferred Maintenance	\$73,000						DM	
3: Not yet Critical (Year 2-5)	4.8kV feeder conduits to the central chiller are not enclosed within a fire-rated structure per code. Access to a pullbox behind the air handling unit does not meet code clearance requirements.		Deferred Maintenance	\$73,000						BC	

BUILDING REPORT Main Campus

K-Liberal Arts Building

Bldg Code:

K

Electrical System: Electrical

Maint. Type: Plumbing & Electrical

System Rating: 4

Subtotal: \$248,000

2017 - New 13.2kV substation, switchgear and associated cabling installed in substation room J-23 (in connector between building K and J) to replace original 4,800 V system. 480Y/277V is distributed to the Liberal Arts motors, lighting, and step-down 208Y/120V transformers, which in turn supply general receptacle panels. All of the aforementioned equipment was installed in 1960.

4,800V utility power is provided to the central chiller plant substation, which is rated 500 kVA, 480Y/277V. The electrical equipment was installed approximately in 1995.

In approximately 2001, a substation (rated 500kVA, 13.2kV-480Y/277V) dedicated to computer power loads was installed in Room J-23, which supports Liberal Arts as well as the Science Building. Step-down transformers within Liberal Arts supply 208Y/120V to computer receptacle panels.

2022- power meter installed at building

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
3: Not yet Critical (Year 2-5)	An old power distribution unit and integral isolation transformer power only a handful of circuits. The Owner stated that the remaining (8?) circuits should be transferred to the newer computer power system. This would free up space, streamline the power system, and save energy by eliminating an underutilized transformer.		Deferred Maintenance	\$8,000						CR	
3: Not yet Critical (Year 2-5)	In general, because data systems have been located in many of the electrical closets, there is no longer room within the closets to add additional electrical distribution. Adding closets would impact existing program space.		Deferred Maintenance	\$94,000						CR	
4: Long Term (Year 6-10)	The data sub and its computer panel distribution system appear severely underutilized. Metering data is requested for analysis, but site observations suggest that the energy to magnetize the transformer coils may be the major load on this system, wasting energy. The system is nearing mid-life, but has yet to serve its untapped potential.		Deferred Maintenance	\$0						DM	

BUILDING REPORT Main Campus

K-Liberal Arts Building

Bldg Code:

K

Electrical System: Electrical

Maint. Type: Plumbing & Electrical

System Rating: 4

Subtotal: \$248,000

2017 - New 13.2kV substation, switchgear and associated cabling installed in substation room J-23 (in connector between building K and J) to replace original 4,800 V system. 480Y/277V is distributed to the Liberal Arts motors, lighting, and step-down 208Y/120V transformers, which in turn supply general receptacle panels. All of the aforementioned equipment was installed in 1960.

4,800V utility power is provided to the central chiller plant substation, which is rated 500 kVA, 480Y/277V. The electrical equipment was installed approximately in 1995.

In approximately 2001, a substation (rated 500kVA, 13.2kV-480Y/277V) dedicated to computer power loads was installed in Room J-23, which supports Liberal Arts as well as the Science Building. Step-down transformers within Liberal Arts supply 208Y/120V to computer receptacle panels.

2022- power meter installed at building

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
5: Does not meet current codes (Grandfathered)	The wall-mounted loop switches appear to be in decent condition, but the Owner stated that they do not have a UL listing. Caution should be taken when servicing or operating this equipment.		Deferred Maintenance	\$0						DM	
3: Not yet Critical (Year 2-5)	The original panelboards (located throughout building in various electrical closets) have reached the end of their anticipated useful lifespan. Repairs and replacement parts are likely very difficult to achieve. There are very little spare positions available (if a vintage breaker were obtainable). 2017 - Switchgear and related equipment replaced		Deferred Maintenance	\$271,000	R	2017	replaced			DM	

Electrical System: Electrical

Maint. Type: Plumbing & Electrical

System Rating: 4

Subtotal: \$248,000

2017 - New 13.2kV substation, switchgear and associated cabling installed in substation room J-23 (in connector between building K and J) to replace original 4,800 V system. 480Y/277V is distributed to the Liberal Arts motors, lighting, and step-down 208Y/120V transformers, which in turn supply general receptacle panels. All of the aforementioned equipment was installed in 1960.

4,800V utility power is provided to the central chiller plant substation, which is rated 500 kVA, 480Y/277V. The electrical equipment was installed approximately in 1995.

In approximately 2001, a substation (rated 500kVA, 13.2kV-480Y/277V) dedicated to computer power loads was installed in Room J-23, which supports Liberal Arts as well as the Science Building. Step-down transformers within Liberal Arts supply 208Y/120V to computer receptacle panels.

2022- power meter installed at building

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	The ventilation openings throughout the substation were blocked by dust but have been cleaned in 2017. It is reported that the room remains warm and under ventilated. Lack of ventilation may cause increased heat and shortened life. Depending on how extensive the dust is within the gear, it may also present an arc flash and life safety hazard.		Deferred Maintenance	\$2,000	R	2017	2017 - ventilation openings cleaned, but room remains warm.			DM	

BUILDING REPORT Main Campus

K-Liberal Arts Building

Bldg Code:

K

Accessibility: Code Compliance

Maint. Type: Legal & Mandatory

System Rating: 0

Subtotal: \$552,000

Most components of the building are original and do not meet today's requirements for ADA accessibility.

Level 1 toilet rooms were updated for stalls and power assist doors to comply with ADA. Toilet rooms are not ADA compliant, but limited unisex toilet rooms have been created on some floors.

Stair handrails are original to the bldg and are in fair condition.

Door actuators have been installed as required.

2019 - Elevators upgraded with new equipment, cabs and controls.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
2: Potentially Critical (Year 1)	Gang toilet rooms have hand wash fountains and water closets that are not ADA-compliant. Extensive restroom renovations (8 locations) will be needed to provide ADA compliance throughout beyond the existing unisex facilities. This works would reduce fixture count, which may create new issues.		Facility Adaptation (Capital Renewal)	\$541,000						A	
2: Potentially Critical (Year 1)	There are no ADA provisions for seating in the basement level auditorium.		Facility Adaptation (Capital Renewal)	\$11,000						A	

Accessibility: Signage

Maint. Type: Legal & Mandatory

System Rating: 5

Subtotal:

Exterior signage updated to new building naming system.

2021 - Interior signage updated/replaced to address new building naming system.

2021 - Egress maps updated to address new building naming system.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	2021 - Interior signage updated/replaced to address new building naming system. 2021 - Egress maps updated to address new building naming system.		Deferred Maintenance	\$0	R	2021	2021 - Interior signage updated/replaced to address new building naming system. 2021 - Egress maps updated to address new building naming system.				

BUILDING REPORT Main Campus

K-Liberal Arts Building

Bldg Code:

K

Campus Site: Site

Maint. Type: Other

System Rating: 1

Subtotal: \$1,915,000

Site is comprised of elevated concrete walkways, concrete paver plaza and partial lawn area. Most elements are original to the 1960 construction. The west elevation stairs are not original to the building.

Significant concrete repair and replacement work performed in 2015.

2023 - sidewalk over tunnel between K and J buildings resealed to resolve leaking.

2023 - railing repainted. Elevated concrete deck resealed, recaulked

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
1: Currently Critical (Current Year)	When concrete slabs were replaced at the south entries, it created a negative pitch back towards the building. This has resulted in water flooding the entry vestibules and water infiltration into basement via air duct.		Deferred Maintenance	\$21,000						DM	
2: Potentially Critical (Year 1)	The painted steel guardrail at the edge of the elevated concrete deck is rusting and due for replacement. 2022 - railing cleaned and repainted (not replaced)		Deferred Maintenance	\$458,000						DM	
2: Potentially Critical (Year 1)	The original elevated conc deck was cut back which left exposed concrete edge. A metal plate was installed as part of the guardrail system that has caused corrosion and water infiltration. Exposed rebar was observed below the deck as a result of concrete spalling. 2022 - concrete deck cleaned, caulked and sealed.		Deferred Maintenance	\$1,415,000						BI	
3: Not yet Critical (Year 2-5)	The factory finish on the building entry canopy structures is failing and needs to be refinished.		Deferred Maintenance	\$21,000						DM	

BUILDING REPORT Main Campus

K-Liberal Arts Building

Bldg Code:

K

Campus Site: Site

Maint. Type: Other

System Rating: 1

Subtotal: \$1,915,000

Site is comprised of elevated concrete walkways, concrete paver plaza and partial lawn area. Most elements are original to the 1960 construction. The west elevation stairs are not original to the building.

Significant concrete repair and replacement work performed in 2015.

2023 - sidewalk over tunnel between K and J buildings resealed to resolve leaking.

2023 - railing repainted. Elevated concrete deck resealed, recaulked

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	Plaza concrete pavers have significant cracking/settlement problems. Pavers replaced as needed to resolve issues.		Deferred Maintenance	\$73,000	R	2015	Pavers replaced as needed to resolve issues.			DM	
4: Long Term (Year 6-10)	Site steps and supporting structures are failing. System has visible signs of deterioration and must be replaced. Concrete steps and supports repaired or replaced as needed to resolve issues.		Deferred Maintenance	\$281,000	R	2015	Concrete steps and supports repaired or replaced as needed to resolve issues.			DM	

Fire Protection: Fire Protection System

Maint. Type: Other

System Rating: 0

Subtotal: \$520,000

Building is not sprinklered. There is a fire hose station with an extinguisher at each floor and exterior Fire Department Connection. A water storage tank in the penthouse appears to have been used as a "water tower" at one time and would feed the hose stations, but it now appears to be abandoned and the FDC serves the hose stations.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
3: Not yet Critical (Year 2-5)	Add a wet-pipe fire protection system in the next building renovation.		Planned Maintenance (Facility Renewal or Capital Repair)	\$520,000						LSC	

BUILDING REPORT Main Campus

K-Liberal Arts Building

Bldg Code:

K

Entrances: Doors

Maint. Type: Architectural

System Rating: 3

Subtotal: \$94,000

Exterior doors are aluminum with full lites. Interior doors are solid core hardwood doors and are in fair condition. The majority of the interior doors have original door hardware. Almost all classrooms doors are fire rated. All rated doors are asbestos core doors.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
1: Currently Critical (Current Year)	Exterior doors are past their life cycle and should be replaced. The door exhibit failing hardware, rusting, corroding and require constant maintenance.		Deferred Maintenance	\$94,000						DM	

End of Building Report for: K-Liberal Arts Building

BUILDING REPORT Main Campus**L-Admin Services and Conference Center****Bldg Code:****L**

Year Built: 1983

Floors: 4

Building Area (sf): 59,000

Notes: Originally built in 1983 as a training center for the UAW. Addition in 1988. Purchased by HFC in 1999. Levels 2-4 renovated in 1999
2021 - The college completed updates to HVAC, plumbing, lighting and lighting controls as part of a campus-wide Integrated Energy Management Program.

Major Renovations/Additions

Year	Add'n.	Reno.	Description
1999		X	Levels 2-4 renovated
1988	X		Conference Center and Office Suite wing added

Building Use Types

Use Type %	Use Type
30%	Conference Center
70%	Administrative

Facility Condition Index**Priority 1 (current year only)****FCI**

1.40%

Good

Priorities 1-3 (current year through year 5 combined)**FCI**

5.20%

Fair

All priorities**FCI**

6.53%

Fair

CRV

\$21,476,000

**Annual Maint
and Capital
Renewal Budget**

\$644,280

3% of CRV

Project Classification/Priority Subtotals

Project Priority		Project Classification				Subtotal
		Deferred Maintenance	Planned Maint/ Capital Renewal	Facility Adaptation	Critical Deferred Maintenance	
1	Currently Critical (Current Year)	\$300,000				\$300,000
2	Potentially Critical (Year 1)	\$529,000	\$32,000			\$561,000
3	Not yet Critical (Year 2-5)	\$223,000		\$32,000		\$255,000
4	Long Term (Year 6-10)	\$286,000	\$0			\$286,000
5	Does not meet current codes (Grandfather			\$144,000		\$144,000
Subtotal		\$1,338,000	\$32,000	\$176,000		\$1,546,000
						Total of Projects

Substructures: Foundations & Footings				Maint. Type: Architectural			System Rating:			Subtotal: \$		
Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used	
1: Currently Critical (Current Year)	No reported problems			\$0								

BUILDING REPORT Main Campus

L-Admin Services and Conference Center

Bldg Code:

L

Exterior: Exterior Walls

Maint. Type: Architectural

System Rating: 4

Subtotal: \$

*Brick with minimal areas of metal panel.**No problems reported, only typical minor surface damage on panels from lawn equipment.*

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported issues			\$0							

Exterior: Windows

Maint. Type: Architectural

System Rating: 2

Subtotal: \$470,000

*1983 wing - insulated windows in punched openings, no reported problems.**1988 wing - insulated windows in aluminum framed curtain wall system. No operable windows.**Angled skylights on 1983 wing, curved aluminum frame skylights over atrium and boardroom.*

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
2: Potentially Critical (Year 1)	Curtain wall system on 1988 wing reported as leaking, requires high maintenance and due for restoration. Issue is minor at flat walls, but more significant at curved stairwell walls. Some horizontal mullion covers pulling loose. Gaskets are showing signs of shrinkage. Some units have been caulked, but this may not be ideal solution. Caulking at base of curtainwall system shrunk, cracking. Replacing caulk may only be blocking drainage. Resolving issues may require curtain wall disassembly, regasketing and restoration.		Deferred Maintenance	\$427,000						BI	
2: Potentially Critical (Year 1)	skylights on level 1 east side connecting corridor - approximately 50% have failed seals		Deferred Maintenance	\$32,000							

BUILDING REPORT Main Campus

L-Admin Services and Conference Center

Bldg Code:

L

Exterior: Windows

Maint. Type: Architectural

System Rating: 2

Subtotal: \$470,000

1983 wing - insulated windows in punched openings, no reported problems.

1988 wing - insulated windows in aluminum framed curtain wall system. No operable windows.

Angled skylights on 1983 wing, curved aluminum frame skylights over atrium and boardroom.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
2: Potentially Critical (Year 1)	sloped skylights on level 1 roof with fogged glass units need to be replaced when skylights reconditioned. Several fogged units replaced in 2015 2021 - many units remain with failed seals and are fogged		Deferred Maintenance	\$11,000						BI	
2: Potentially Critical (Year 1)	Skylight framing not watertight in several locations (level 1 corridor, atrium, boardroom), drainage system not functioning, units leaking. System requires annual caulking. Resolving leaking and poor drainage will require reconditioning and regasketing of skylights		Deferred Maintenance	\$84,000	R	2019	leaking issues resolved.			BI	

Exterior: Roof

Maint. Type: Architectural

System Rating: 4

Subtotal:

Roof is on annual preventative maintenance program to extend roof life. Leaks are repaired as found.

Built up roof with stone aggregate.

South roof replaced in 2003, north roof replaced in 2013.

2023 - roof replaced, including R30 insulation

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
2: Potentially Critical (Year 1)	2023 - Roof over UAW wing replaced, including R30 insulation		Planned Maintenance (Facility Renewal or Capital Repair)	\$94,000	R	2023	Roof over UAW wing replaced, including R30 insulation				

BUILDING REPORT Main Campus

L-Admin Services and Conference Center

Bldg Code:

L

Superstructures: Structural Frame

Maint. Type: Architectural

System Rating: 5

Subtotal: \$

Load-bearing masonry in 1983 wing, steel structure in 1988 addition. Light gauge steel roof joists. No problems reported.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported issues			\$0							

Interior: Interior Partitions/Finishes

Maint. Type: Architectural

System Rating: 4

Subtotal: \$8,000

Painted gypsum board typical throughout. Levels 1 and 2 due for repaint and minor repair.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
3: Not yet Critical (Year 2-5)	In atrium, gypsum board wall cracking at openings from level 2 corridor into atrium due to lack of control joints at openings. Wall due for repair, addition of joints.		Deferred Maintenance	\$8,000						DM	

Interior: Floors

Maint. Type: Architectural

System Rating: 3

Subtotal: \$177,000

Slate tile in main lobby, carpet typical throughout balance of building, rubber treads in stairwells.
2016 - carpet on level 4 replaced. 2015 - carpet in level 1 conference rooms replaced. 2017 - carpet in UAW offices replaced.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
3: Not yet Critical (Year 2-5)	Carpet on levels 2 and 3 older (not original), near end of life.		Deferred Maintenance	\$125,000			2016 - carpet on level 4 replaced. 2015 - carpet in level 1 conference rooms replaced. 2017 - carpet in UAW offices replaced.			DM	
4: Long Term (Year 6-10)	carpet in Forfa auditorium is original, in fair condition, but showing some signs of becoming loose at stair risers		Deferred Maintenance	\$52,000							

BUILDING REPORT Main Campus

L-Admin Services and Conference Center

Bldg Code:

L

Interior: Ceilings

Maint. Type: Architectural

System Rating: 4

Subtotal: \$6,000

Mix of 2x2 and 2x4 lay-in ceilings typical throughout, in good condition except for south lobby, which is showing signs of sagging.

1x1 acoustic tiles and plaster ceiling in atrium, in good condition.

Gypsum board ceilings in select corridors, offices, stairwells and auditoriums, in good condition except for small areas of damage.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
2: Potentially Critical (Year 1)	gypsum board ceilings in northwest stairwell and Forfa auditorium have some minor damage in select areas, likely from past roof leaks. Gypsum ceiling due for repair and repaint		Deferred Maintenance	\$6,000						DM	
4: Long Term (Year 6-10)	Lay-in ceiling in south lobby sagging from age and humidity, a few tiles damaged. Ceiling due for replacement.		Deferred Maintenance	\$11,000	R	2015	sagging ceiling tiles replaced.			DM	

Plumbing System: Plumbing

Maint. Type: Plumbing & Electrical

System Rating: 3

Subtotal: \$42,000

Galvanized plumbing mains, copper branch lines. Deterioration of mains causing rusting of water, requiring weekly flush of system.

Restroom fixtures are in good condition, although some countertops are due for refinishing/replacement

2021 - Restroom plumbing fixtures and flush valves replaced as part of IEMP.

2022- Utility monitoring water meter and gas meter for BMS installed at building.

2023 - New sanitary drain blockages reported due to increased flushing of towels and wipes.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
2: Potentially Critical (Year 1)	Galvanized supply mains due for replacement to stop deterioration and eliminate rusting of water.		Deferred Maintenance	\$42,000						DM	

BUILDING REPORT Main Campus

L-Admin Services and Conference Center

Bldg Code:

L

Plumbing System: Plumbing

Maint. Type: Plumbing & Electrical

System Rating: 3

Subtotal: \$42,000

Galvanized plumbing mains, copper branch lines. Deterioration of mains causing rusting of water, requiring weekly flush of system.
 Restroom fixtures are in good condition, although some countertops are due for refinishing/replacement
 2021 - Restroom plumbing fixtures and flush valves replaced as part of IEMP.
 2022- Utility monitoring water meter and gas meter for BMS installed at building.
 2023 - New sanitary drain blockages reported due to increased flushing of towels and wipes.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	2021 - plumbing fixtures and flush valves replaced as part of IEMP project. 2023 - flushing of paper towels and wipes causing sanitary drain blockages, requires frequent maintenance		Planned Maintenance (Facility Renewal or Capital Repair)	\$0							

HVAC System: HVAC

Maint. Type: HVAC

System Rating: 3

Subtotal: \$571,000

Building AC provided by 3 rooftop units (one from 1983, two from 1988).
 Auditorium is served by one rooftop condensing unit and internal AHU.
 Fin tube radiation delivers supplemental heating to perimeter spaces, but has insufficient shut-off valves for easy maintenance.
 (2) rooftop split system AC units for Computer Lab.
 VAV boxes deliver zone HVAC control. VAV boxes have no reheats.
 2021 - Excavation being done to connect building to campus loop. Heat transfer station being provided. 2 of 3 original boilers being demolished. (1) 1800 MBH boiler remains.
 2021 - IEMP project replacing RTU 1 and 2 (high roof, 1988 wing). RTU 3 (low roof, 1983 wing) not being replaced or upgraded. Controls are Pneumatic/ DDC hybrid throughout (exc. 1983 wing)
 2023 - RTU 3 replaced.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
1: Currently Critical (Current Year)	Auditorium rooftop condensing unit and interior air handling unit are past end of life and due for replacement, including addition of vibration control to condensing unit and AHU. 2021 - pneumatic controls upgraded to DDC, but unit not refurbished.		Deferred Maintenance	\$300,000						DM	

BUILDING REPORT Main Campus

L-Admin Services and Conference Center

Bldg Code:

L

HVAC System: HVAC

Maint. Type: HVAC

System Rating: 3

Subtotal: \$571,000

Building AC provided by 3 rooftop units (one from 1983, two from 1988).

Auditorium is served by one rooftop condensing unit and internal AHU.

Fin tube radiation delivers supplemental heating to perimeter spaces, but has insufficient shut-off valves for easy maintenance.

(2) rooftop split system AC units for Computer Lab.

VAV boxes deliver zone HVAC control. VAV boxes have no reheats.

2021 - Excavation being done to connect building to campus loop. Heat transfer station being provided. 2 of 3 original boilers being demolished. (1) 1800 MBH boiler remains.

2021 - IEMP project replacing RTU 1 and 2 (high roof, 1988 wing). RTU 3 (low roof, 1983 wing) not being replaced or upgraded. Controls are Pneumatic/ DDC hybrid throughout (exc. 1983 wing)

2023 - RTU 3 replaced.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
3: Not yet Critical (Year 2-5)	Rezone perimeter heat system, update controls to DDC to improve operation and add additional shut-off valves. 2022 - Perimeter zones have been upgraded to DDC. Valves and zoning not complete.		Deferred Maintenance	\$37,000			2022 - Perimeter zones have been upgraded to DDC. Valves and zoning not complete.			DM	
4: Long Term (Year 6-10)	2021 - VAV boxes were upgraded to DDC, but still are original to the building, do not have reheat coils, and are past their useful life expectancy. Provide new VAV boxes (40)		Deferred Maintenance	\$234,000							
2: Potentially Critical (Year 1)	3 RTUs are past end of life and due for replacement. 2022 - RTU-1 and 2 replaced. RTU-3 has been ordered. 2023 - RTU 3 replaced		Deferred Maintenance	\$42,000	R	2023	RTUs 1, 2, 3 replaced.			DM	
3: Not yet Critical (Year 2-5)	Boilers are past end of life and due for replacement. 2021 - Boilers demo'd and replaced with connection to campus system and heat transfer station per IEMP.		Deferred Maintenance	\$333,000	R	2021	Boilers demo'd and replaced with connection to campus system and heat transfer station per IEMP.			DM	

BUILDING REPORT Main Campus

L-Admin Services and Conference Center

Bldg Code:

L

Electrical System: Lighting Controls

Maint. Type: Plumbing & Electrical

System Rating: 4

Subtotal: \$

Lighting controls are handled thru local switching.

2021 - Most lighting controls upgraded to occupancy sensor as part of IEMP. Auditorium remains manually controlled.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported issues			\$0							

Electrical System: Fire Alarm Systems

Maint. Type: Plumbing & Electrical

System Rating: 3

Subtotal: \$8,000

Fire alarm is a National Time non-addressable system, centrally monitored, no reported problems. Alarm panel replaced in 2017 due to lightning strike. Alarm device system is grandfathered, but does not meet current standards for alarm devices.

Pull stations are mounted in some areas around 5'6", not per ADA requirements.

2023 - fire alarm panel replaced with Simplex unit.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
5: Does not meet current codes (Grandfathered)	Pull stations mounted above 48", do not meet ADA, should be lowered to 48"		Facility Adaptation (Capital Renewal)	\$8,000						A	
5: Does not meet current codes (Grandfathered)	Building fire alarm system met code when built. Additional strobes should be installed to meet current requirements. 2023 - fire alarm panel replaced with Simplex Unit		Facility Adaptation (Capital Renewal)	\$200,000	R	2023	fire alarm panel replaced.			LSC	

BUILDING REPORT Main Campus

L-Admin Services and Conference Center

Bldg Code:

L

Electrical System: Lighting

Maint. Type: Plumbing & Electrical

System Rating: 4

Subtotal:

Lighting is typically upgraded T8 fluorescent lay-in fixtures.
There are some metal halide downlights in the Atrium.
2021 - Lighting retrofitted/replaced with LED as part of IEMP

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	Replace Atrium metal halide downlights with LED		Facility Adaptation (Capital Renewal)	\$21,000	R	2021	2021 - Lighting retrofitted/replaced with LED as part of IEMP			CR	

Electrical System: Emergency Power

Maint. Type: Plumbing & Electrical

System Rating: 2

Subtotal: \$32,000

No generator. Egress lighting by emergency battery packs and invertors. MDF is not on generator power.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
3: Not yet Critical (Year 2-5)	Facilities indicated the need for a 50kW generator to provide backup power for MDF room data equipment and emergency/egress lighting. Data equipment is not powered in the event of a power failure.		Facility Adaptation (Capital Renewal)	\$32,000						CR	
4: Long Term (Year 6-10)	water-based inverter system batteries require maintenance and are due for replacement. Replace current system with gel cell system		Deferred Maintenance	\$11,000	R	2018	2018 - emergency lighting central units repaired, with new batteries installed. 2018 - exit light fixture batteries replaced.			DM	

BUILDING REPORT Main Campus

L-Admin Services and Conference Center

Bldg Code:

L

Electrical System: Phone/Data Systems

Maint. Type: Plumbing & Electrical

System Rating: 4

Subtotal: \$

No PA system. The building houses the secondary MDF on the second floor. Facilities and IT would like to see a generator for this building.
No reported problems with voice/data system.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported issues			\$0							

Electrical System: Electrical

Maint. Type: Plumbing & Electrical

System Rating: 4

Subtotal: \$

The building has a 2000A 480/277V incoming service. The main switchboard is a Square D brand. Fusible switches. Panel boards are in good shape from the 1980s
2022- power meter installed at building

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported issues			\$0							

Accessibility: Code Compliance

Maint. Type: Legal & Mandatory

System Rating: 0

Subtotal: \$136,000

The building met applicable codes when constructed and no code compliance or egress issues were observed.
Toilet rooms do not meet current ADA requirements, but are grandfathered.
Elevators are accessible and functioning.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
5: Does not meet current codes (Grandfathered)	Toilet rooms not currently ADA compliant, all floors. Toilet rooms do not have a full ADA stall. In future renovation, issue should be corrected (8 locations), although renovating existing toilet rooms may reduce fixture count below requirements.		Facility Adaptation (Capital Renewal)	\$136,000						A	

BUILDING REPORT Main Campus

L-Admin Services and Conference Center

Bldg Code:

L

Accessibility: Signage

Maint. Type: Legal & Mandatory

System Rating: 3

Subtotal: \$32,000

Exterior signage updated to new building naming system.

Interior signage planned to be updated/replaced to address new building naming system.

2021 - Egress maps updated to address new building naming system.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
2: Potentially Critical (Year 1)	Interior signage planned to be updated/replaced to address new building naming system. 2022 - Egress maps updated to address new building naming system.		Planned Maintenance (Facility Renewal or Capital Repair)	\$32,000							

Campus Site: Site

Maint. Type: Other

System Rating: 4

Subtotal: \$

Concrete walks to building, newer concrete/brick pavers at main entry drive. Concrete in fair condition for age with typical salt deterioration and replaced as necessary.

Asphalt parking lots recently repaved/replaced and in good condition.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported issues			\$0							

Fire Protection: Fire Protection System

Maint. Type: Other

System Rating: 5

Subtotal: \$

Building is wet-pipe sprinklered except for UAW office suite and Rosenau conference rooms. No reported issues.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported issues			\$0							

BUILDING REPORT Main Campus

L-Admin Services and Conference Center

Bldg Code:

L

Entrances: Doors

Maint. Type: Architectural

System Rating: 3

Subtotal: \$64,000

Exterior doors: entrance doors - aluminum full lite typical; service doors - painted hollow metal. All exterior doors showing rusting and allow air infiltration.

Interior doors: laminate doors typical throughout. Service doors - painted metal.
Operable partitions in Rosenau Conference Rooms work well, but finish is worn.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
2: Potentially Critical (Year 1)	Exterior hollow metal service doors are past end of life, showing rusting and are not sealing properly, causing air infiltration.		Deferred Maintenance	\$11,000						DM	
3: Not yet Critical (Year 2-5)	Operable partitions in meeting rooms - functional, but surface finish is in poor condition.		Deferred Maintenance	\$21,000						DM	
3: Not yet Critical (Year 2-5)	Exterior aluminum full-lite doors are past end of life, showing signs of corrosion and require regular hardware maintenance		Deferred Maintenance	\$32,000			Some hardware has been replaced. Doors are still due for replacement.			DM	

End of Building Report for: L-Admin Services and Conference Center

BUILDING REPORT Main Campus**M-Student and Culinary Arts Center****Bldg Code:****M**

Year Built: 1960

Floors: 1

Building Area (sf): 41,800

Notes: Building has mechanical crawlspace

East addition in 1970

Heating system improvements in 1989, Electrical system updated in 2001, Significant renovation in 2002

2021 - The college completed updates to HVAC, plumbing, lighting and lighting controls as part of a campus-wide Integrated Energy Management Program.

Major Renovations/Additions

Year	Add'n.	Reno.	Description
2002		X	significant renovation
1970	X		addition of east wing

Building Use Types

Use Type %	Use Type
60%	Food Service
40%	Student Life

Facility Condition Index**Priority 1 (current year only)**

FCI	0.09%	Good
------------	-------	------

Priorities 1-3 (current year through year 5 combined)

FCI	1.50%	Good
------------	-------	------

All priorities

FCI	3.06%	Good	CRV	\$17,389,000	Annual Maint and Capital Renewal Budget	\$521,670
						3% of CRV

Project Classification/Priority Subtotals					
Project Priority	Project Classification				Subtotal
	Deferred Maintenance	Planned Maint/ Capital Renewal	Facility Adaptation	Critical Deferred Maintenance	
1 Currently Critical (Current Year)	\$15,000				\$15,000
2 Potentially Critical (Year 1)	\$83,000	\$32,000			\$115,000
3 Not yet Critical (Year 2-5)	\$131,000				\$131,000
4 Long Term (Year 6-10)	\$271,000				\$271,000
5 Does not meet current codes (Grandfather			\$78,000		\$78,000
	Subtotal	\$500,000	\$32,000	\$78,000	
					\$610,000
					Total of Projects

Substructures: Foundations & Footings				Maint. Type: Architectural			System Rating:			Subtotal: \$		
Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used	
4: Long Term (Year 6-10)	No reported problems			\$0								

BUILDING REPORT Main Campus

M-Student and Culinary Arts Center

Bldg Code:

M

Exterior: Exterior Walls

Maint. Type: Architectural

System Rating: 3

Subtotal: \$42,000

Exterior envelope of main building is approximately 50% uninsulated precast concrete panels on exposed concrete, 50% brick. The brick is in good condition. The precast is generally in good condition, but has several areas of chipped concrete and is due for cleaning and resealing.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
2: Potentially Critical (Year 1)	Sealant on metal panel system is at end of life, cracked, crazed, due for replacement		Deferred Maintenance	\$21,000							
3: Not yet Critical (Year 2-5)	Precast concrete is due for cleaning and resealing, approximately 5,200 SF of panel		Deferred Maintenance	\$21,000						DM	

Exterior: Windows

Maint. Type: Architectural

System Rating: 4

Subtotal: \$271,000

Windows are aluminum frame, original to building. New windows installed at pavilion when renovated in 2002. No reported issues.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	Original single pane windows should be replaced to improve energy efficiency as part of future renovation. Needle glazing completed, but some is pulling loose.		Deferred Maintenance	\$271,000						DM	

BUILDING REPORT Main Campus

M-Student and Culinary Arts Center

Bldg Code:

M

Exterior: Roof

Maint. Type: Architectural

System Rating: 2

Subtotal: \$

Roof is on annual preventative maintenance program to extend roof life. Leaks are repaired as found.
 Roof replaced: 2017-west side, 2018-east side. Curbing issues at rooftop units resolved.
 Skylight and metal roof over pavilion is in good condition, no reported leaks.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	no reported problems			\$0							

Superstructures: Structural Frame

Maint. Type: Architectural

System Rating: 3

Subtotal: \$19,000

Reinforced concrete structure.
 Concrete floor does not align at joint between 1960 building and 1970 addition, has been problem since addition was built.
 Exposed reinforced concrete at column bases at the pavilion spalled

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
1: Currently Critical (Current Year)	concrete slab misaligned at joint between original building and 1970s addition, potential tripping hazard. Analysis should be performed and solution should be developed for future renovation.		Deferred Maintenance	\$11,000						DM	
3: Not yet Critical (Year 2-5)	exposed concrete column bases at pavilion are spalled slightly and should be repaired.		Deferred Maintenance	\$8,000						DM	

BUILDING REPORT Main Campus

M-Student and Culinary Arts Center

Bldg Code:

M

Interior: Interior Partitions/Finishes

Maint. Type: Architectural

System Rating: 4

Subtotal: \$

Interior partitions typically gypsum board on metal stud, with limited areas of special finishes and other wall types. Walls are in good condition, with no reported issues.

Areas with cart traffic have bumper rails - in good condition.

Kitchen walls include areas of glazed block and other high-wear, easy-clean finishes- in good condition.

Interior face of many exterior walls a mix of painted CMU and ceramic tile - in good condition

Majority of interior walls repainted in 2015/2016.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported issues			\$0							

Interior: Floors

Maint. Type: Architectural

System Rating: 4

Subtotal: \$8,000

Multiple flooring types throughout - tile, carpet, VCT, quarry tile.

Porcelain/quarry tile floors in kitchens, Served, main atrium space

2017- restaurant carpet replaced as part of refresh of restaurant finishes.

2022 - noted floor heave and cracking along building joint sufficient enough to investigate cause of building movement.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
1: Currently Critical (Current Year)	2022 - VCT in service corridor between restaurant and kitchen is damaged and uneven from building movement. Tripping hazard. Damaged VCT should be replaced. Severe enough that cause of building movement should be investigated.		Deferred Maintenance	\$4,000							
2: Potentially Critical (Year 1)	repair damaged raised wood floor in radio station		Deferred Maintenance	\$4,000						DM	

BUILDING REPORT Main Campus

M-Student and Culinary Arts Center

Bldg Code:

M

Interior: Floors

Maint. Type: Architectural

System Rating: 4

Subtotal: \$8,000

Multiple flooring types throughout - tile, carpet, VCT, quarry tile.

Porcelain/quarry tile floors in kitchens, Servery, main atrium space

2017- restaurant carpet replaced as part of refresh of restaurant finishes.

2022 - noted floor heave and cracking along building joint sufficient enough to investigate cause of building movement.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
1: Currently Critical (Current Year)	2022 Ceramic tile between classroom wing and servery damaged from building movement - cracked and broken along building joints, including some areas where tile has separated from mastic. Tripping hazard. Damaged tile floor should be replaced. Cause of building movement should be investigated 2023 - floor repaired. Movement issue remains.		Deferred Maintenance	\$6,000	R	2023	floor repaired. Movement issue remains.				

Interior: Ceilings

Maint. Type: Architectural

System Rating: 4

Subtotal: \$

Ceiling a mix of 2x4 lay-in, 2x2 lay-in, gypsum board and open to deck (in pavilion). No issues reported, ceilings in good condition.

2017- restaurant lay-in ceilings replaced as part of refresh of restaurant finishes.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported issues			\$0							

BUILDING REPORT Main Campus

M-Student and Culinary Arts Center

Bldg Code:

M

Plumbing System: Plumbing

Maint. Type: Plumbing & Electrical

System Rating: 3

Subtotal: \$

Copper lines throughout, all fixtures and controls in good condition (replaced during 2003 renovation).

Domestic hot water provided by two copper fin horizontal 1260 MBH, 200-gallon gas fired boilers with storage tanks. Water heater controls and shut-off valves problematic, units are high maintenance.

Grease traps functioning and in good condition.

No check valves on kitchen spray heads, causing backflow.

2016-Hot water storage tanks replaced.

2021 - Restroom plumbing fixtures and flush valves replaced as part of IEMP.

2022- Utility monitoring water meter and gas meter for BMS installed at building.

2023 - New sanitary drain blockages reported due to increased flushing of towels and wipes.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	2023 - flushing of paper towels and wipes causing sanitary drain blockages, requires frequent maintenance		Deferred Maintenance	\$0							
3: Not yet Critical (Year 2-5)	Per Facilities team, domestic boilers have experienced numerous control board failures, have been high-maintenance. Replacement of existing (2) 200 gallon boilers expected within 5 years. Storage tanks replaced in 2016. Heat exchangers replaced in 2021		Deferred Maintenance	\$84,000	R		Hot water storage tanks replaced, heat exchangers replaced as part of IEMP.			DM	
4: Long Term (Year 6-10)	Ball valves on domestic piping system seize up and must be periodically exercised. Valves due for replacement.		Deferred Maintenance	\$8,000	R	2016	Valves replaced.			DM	

BUILDING REPORT Main Campus

M-Student and Culinary Arts Center

Bldg Code:

M

HVAC System: HVAC

Maint. Type: HVAC

System Rating: 4

Subtotal: \$58,000

HVAC system: (4) single-zone, constant volume rooftop units and (1) dual-duct multi-zone system (original to building, updated in 2002). (2) make-up air units supply the kitchen exhaust systems. The system has been expanded/modified in 1970, 1989, 1995 and significantly in 2002. Heating hot water and chilled water fed from campus loop.

Original 1962 dual duct air handling unit upgraded to VAV in 2002.

Building has pressurization problems due to complexity of HVAC system and extensive kitchen equipment and exhaust requirements. Make-up air unit in C-145 oversized, air velocities are too high for current use.

Exhaust fans installed during renovation in 2002. Kitchen hood in hospitality kitchen replaced in 2017.

2021 - New heat transfer station with new HX provided as part of IEMP. / Packaged rooftop units and make-up air units have been upgraded to DDC controls. Units 1 and 4 have had return fan VFD's added.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
2: Potentially Critical (Year 1)	Exhaust fans and curbs are past their useful life expectancy. Replace all exhaust fans and curbs. Rebalance both supply and exhaust system after exhaust fan replacement.		Deferred Maintenance	\$58,000						DM	
3: Not yet Critical (Year 2-5)	Original heat exchanger is undersized and due for replacement. A second HX was added, but unable to meet demand. A third HX may be required. 2021 - Building Heating system was renovated as part of IEMP with new HX, pumps etc.		Deferred Maintenance	\$73,000	R	2021	Building Heating system was renovated as part of IEMP with new HX, pumps etc.		2015	DM	
3: Not yet Critical (Year 2-5)	Original dual duct system AHU is past end of expected life and due for replacement. Distribution system due for upgrade. 2021 - Dual duct system is being refurbished with new fan motors, VFD's bearings, belts, pulleys, sheaves, cleaning, repair and paint of cabinet.		Deferred Maintenance	\$385,000	R	2021	Dual duct system is being refurbished with new fan motors, VFD's bearings, belts, pulleys, sheaves, cleaning, repair and paint of cabinet.			DM	

BUILDING REPORT Main Campus

M-Student and Culinary Arts Center

Bldg Code:

M

Electrical System: Lighting Controls

Maint. Type: Plumbing & Electrical

System Rating: 3

Subtotal:

*There is a lighting control system for the Pavilion, complicated to maintain, but operational.
2021 - Most lighting controls upgraded to occupancy sensor as part of IEMP*

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	Replace lighting control system to improve operation and maintenance.		Facility Adaptation (Capital Renewal)	\$32,000	R	2021	2021 - Most lighting controls upgraded to occupancy sensor as part of IEMP			CR	

Electrical System: Fire Alarm Systems

Maint. Type: Plumbing & Electrical

System Rating: 5

Subtotal: \$

National Time addressable fire alarm system, with horns and strobes, no reported problems.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported issues			\$0							

Electrical System: Lighting

Maint. Type: Plumbing & Electrical

System Rating: 4

Subtotal: \$

*Lighting upgraded to fluorescent T8 lamps in fixtures in most areas.
2021 - Lighting retrofitted/replaced with LED as part of IEMP*

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported issues			\$0							

BUILDING REPORT Main Campus

M-Student and Culinary Arts Center

Bldg Code:

M

Electrical System: Emergency Power

Maint. Type: Plumbing & Electrical

System Rating: 4

Subtotal: \$78,000

Currently no emergency power system. Backup generator is desired for refrigerators, freezers, radio station, data rooms, emergency lighting.
 Emergency lighting is primarily run from an inverter system, with some areas on battery pack wall units.
 2018-Emergency lighting inverter system repaired, new batteries installed.
 2018-All exit light fixture batteries replaced.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
5: Does not meet current codes (Grandfathered)	Generator needed to provide backup power to critical systems, including coolers, freezers and buildings I and L.		Facility Adaptation (Capital Renewal)	\$78,000						CR	
3: Not yet Critical (Year 2-5)	Provide a new inverter system for emergency lighting (or tie system to a generator)		Deferred Maintenance	\$32,000	R	2018	2018-Emergency lighting inverter system repaired, new batteries installed. 2018-All exit light fixture batteries replaced.			DM	

Electrical System: Phone/Data Systems

Maint. Type: Plumbing & Electrical

System Rating: 5

Subtotal: \$

Primex clock system, no reported problems.
 No reported problems with voice/data system.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported issues			\$0							

BUILDING REPORT Main Campus

M-Student and Culinary Arts Center

Bldg Code:

M

Electrical System: Electrical

Maint. Type: Plumbing & Electrical

System Rating: 3

Subtotal: \$102,000

Newer 1000/1333 KVA dry type transformer and substation in basement. Primary loop switch and operator located in basement level. Equipment is in good shape and meets code requirements. Panel boards are nearing end of life and breakers lack needed exercise.

2022- power meter installed at building

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
3: Not yet Critical (Year 2-5)	Lack of spare breakers in panel boards. The building seems to have capacity but not breakers. Add additional 120/208 panel boards to add breaker positions.		Deferred Maintenance	\$52,000						DM	
3: Not yet Critical (Year 2-5)	Panel boards in basement boiler room are nearing end of life, breakers have not been exercised on a regular basis. Replace panel boards in place with new circuit breakers.		Deferred Maintenance	\$50,000						DM	

Accessibility: Code Compliance

Maint. Type: Legal & Mandatory

System Rating: 3

Subtotal: \$

Limited areas of older door hardware is knob type, not ADA compliant. ADA operators installed on exterior doors to improve access.
Toilet rooms were upgraded in 2002 renovation.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported issues			\$0							

BUILDING REPORT Main Campus

M-Student and Culinary Arts Center

Bldg Code:

M

Accessibility: Signage

Maint. Type: Legal & Mandatory

System Rating: 3

Subtotal: \$32,000

Exterior signage updated to new building naming system.

Interior signage planned to be updated/replaced to address new building naming system.

2021 - Egress maps updated to address new building naming system.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
2: Potentially Critical (Year 1)	Interior signage planned to be updated/replaced to address new building naming system. 2022 - Egress maps updated to address new building naming system.		Planned Maintenance (Facility Renewal or Capital Repair)	\$32,000							

Campus Site: Site

Maint. Type: Other

System Rating: 4

Subtotal: \$

Exterior concrete repairs are ongoing to resolve cracked slabs, heaving, deterioration, etc.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported issues			\$0							

Fire Protection: Fire Protection System

Maint. Type: Other

System Rating: 4

Subtotal: \$

Fire suppression sprinklered provided in storage areas only.

Kitchen fire suppression in good condition, no reported problems.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported issues			\$0							

Entrances: Doors

Maint. Type: Architectural

System Rating: 4

Subtotal: \$

Exterior doors: Aluminum frame, full lite at entries, in good condition, replaced in 2003. Hollow metal doors and frames at service entries, in fair condition, minimal damage. Some hinges replaced with full length hinges. Doors due for repaint.

Interior doors: Mix of original and newer, hollow metal, aluminum frame, solid core. hardware and finishes in good condition, but much hardware is older knob-style. 2018-Doors repainted.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported issues. Interior doors repainted in 2018			\$0						DM	

End of Building Report for: M-Student and Culinary Arts Center

BUILDING REPORT Main Campus**N-Campus Safety****Bldg Code:****N**

Year Built: 1963

Floors: 2

Building Area (sf): 19,240

Notes: Split level building with mechanical basement.

Building renovated in 1997

Used for campus safety and faculty offices

Ground floor renovated to improve space for campus safety.

2021 - The college completed updates to HVAC, plumbing, lighting and lighting controls as part of a campus-wide Integrated Energy Management Program.

Building Use Types

Use Type %

Use Type

100% Administrative

Facility Condition Index**Priority 1 (current year only)****FCI**

0.26%

Good

Priorities 1-3 (current year through year 5 combined)**FCI**

6.80%

Fair

All priorities**FCI**

8.10%

Fair

CRV

\$8,004,000

Annual Maint
and Capital
Renewal Budget

\$240,120

3% of CRV

Project Classification/Priority Subtotals

Project Priority		Project Classification				Subtotal
		Deferred Maintenance	Planned Maint/ Capital Renewal	Facility Adaptation	Critical Deferred Maintenance	
1	Currently Critical (Current Year)	\$21,000				\$21,000
2	Potentially Critical (Year 1)	\$95,000	\$32,000			\$127,000
3	Not yet Critical (Year 2-5)	\$312,000		\$84,000		\$396,000
4	Long Term (Year 6-10)	\$104,000	\$0			\$104,000
Subtotal		\$532,000	\$32,000	\$84,000		\$648,000
						Total of Projects

Substructures: Foundations & Footings				Maint. Type: Architectural			System Rating:			Subtotal: \$		
Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used	
4: Long Term (Year 6-10)	No reported problems			\$0								

BUILDING REPORT Main Campus

N-Campus Safety

Bldg Code:

N

Exterior: Exterior Walls

Maint. Type: Architectural

System Rating: 3

Subtotal: \$21,000

Exterior walls are precast concrete on east and west (80%), brick on north and south (20%).

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
2: Potentially Critical (Year 1)	Precast panels are dirty and due for cleaning. Sealant joints are in poor condition, due for recaulking.		Deferred Maintenance	\$21,000						DM	

Exterior: Windows

Maint. Type: Architectural

System Rating: 2

Subtotal: \$21,000

Original single pane windows in aluminum frames. Some areas reported to have water infiltration.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
1: Currently Critical (Current Year)	Windows due for needle sealing to eliminate air and water infiltration. Will not improve general energy efficiency without full replacement.		Deferred Maintenance	\$21,000						DM	

Exterior: Roof

Maint. Type: Architectural

System Rating: 5

Subtotal: \$

2018 - new Tremco built up roof installed.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	no reported problems			\$0							

BUILDING REPORT Main Campus

N-Campus Safety

Bldg Code:

N

Superstructures: Structural Frame

Maint. Type: Architectural

System Rating: 5

Subtotal: \$

Precast concrete exterior panels supported on concrete structure. Exposed structure on east and east facades.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	no reported problems.			\$0							

Interior: Interior Partitions/Finishes

Maint. Type: Architectural

System Rating: 4

Subtotal: \$

Main level and upper level interior walls are predominantly painted drywall on metal stud. The lower level corridor is brick, with other walls mostly painted block.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported problems			\$0							

Interior: Floors

Maint. Type: Architectural

System Rating: 3

Subtotal: \$32,000

Lower level- carpet in corridors newer, expected replacement by 2028. carpet in balance of rooms older, worn and at end of life.

Main level - carpet in office/campus safety area being replaced in 2021 as part of campus safety office renovation/expansion

Main level - terrazzo in lobby and on stairs.

Upper level - carpet throughout.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
2: Potentially Critical (Year 1)	older carpet in lower level worn and due for replacement.		Deferred Maintenance	\$32,000						DM	

BUILDING REPORT Main Campus

N-Campus Safety

Bldg Code:

N

Interior: Ceilings

Maint. Type: Architectural

System Rating: 3

Subtotal: \$104,000

2x4 lay-in ceiling on levels 0, 1 and 2 - from 1997 renovation.
Original plaster ceiling in main lobby area.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	2x4 ceilings showing signs of age, discoloration and minor sagging.		Deferred Maintenance	\$104,000						DM	
3: Not yet Critical (Year 2-5)	area of plaster ceiling in lobby area damaged from water infiltration. 2022 - repaired		Deferred Maintenance	\$8,000	R	2022	repaired			DM	

Plumbing System: Plumbing

Maint. Type: Plumbing & Electrical

System Rating: 3

Subtotal: \$

Plumbing lines reported to be original copper. Domestic hot water HX tube bundle replaced in early 2000s.
Lower level toilet rooms are original in good condition, but not ADA compliant, but unisex toilet room was added. Upper level toilet rooms upgraded to ADA in 1997 renovation.
Drain line in perimeter tunnel reported to back up in heavy rains - issue resolved in 2020
2021 - Restroom plumbing fixtures and flush valves replaced as part of IEMP.
2022- Utility monitoring water meter and gas meter for BMS installed at building.
2023 - New sanitary drain blockages reported due to increased flushing of towels and wipes.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	2021 - plumbing fixtures and flush valves replaced as part of IEMP project. 2023 - flushing of paper towels and wipes causing sanitary drain blockages, requires frequent maintenance		Planned Maintenance (Facility Renewal or Capital Repair)	\$0							
2: Potentially Critical (Year 1)	drain in perimeter tunnels reported to back up in heavy rains, should be inspected for damage.		Deferred Maintenance	\$4,000	R	2020	repaired			DM	

BUILDING REPORT Main Campus

N-Campus Safety

Bldg Code:

N

HVAC System: HVAC

Maint. Type: HVAC

System Rating: 4

Subtotal: \$250,000

Heat generation: Building is on campus HW loop. Cooling generation: Building is campus CW loop.

Air handling/distribution: 1963 single dual-duct air handling unit feeding system.

2017 - server room AC unit replaced.

2021 - RTU-10, gas-fired rooftop unit replaced. provides stand-alone HVAC to campus safety dispatch.

2021 - IEMP work includes AHU-1 refurbishment, including new VFD fans, new coils and dampers, cleaning and repair of cabinet. Pneumatic controls replaced with DDC throughout building.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
3: Not yet Critical (Year 2-5)	2021 - Existing dual duct zone control boxes (30) have been upgraded to DDC. Long term: Boxes remain past their useful life expectancy and should be replaced.		Deferred Maintenance	\$250,000							
4: Long Term (Year 6-10)	Dual duct HVAC system is past end of useful life, inefficient and should be considered for replacement. 2021 - AHU is being refurbished with new fan motors, bearings, belts, pulleys, sheaves, coils, cleaning and cabinet repair. Dampers scheduled for rebuild or replacement depending on condition.		Deferred Maintenance	\$312,000	R	2021	unit refurbished as part of IEMP			DM	

Electrical System: Fire Alarm Systems

Maint. Type: Plumbing & Electrical

System Rating: 3

Subtotal: \$52,000

Fire alarm system is older, not addressable.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
3: Not yet Critical (Year 2-5)	fire alarm system should be upgraded to campus wide addressable standard.		Deferred Maintenance	\$52,000						LSC	

BUILDING REPORT Main Campus

N-Campus Safety

Bldg Code:

N

Electrical System: Lighting

Maint. Type: Plumbing & Electrical

System Rating: 4

Subtotal: \$

Lighting updated to T8 fluorescent with electronic ballast.
2021 - Lighting retrofitted/replaced with LED as part of IEMP

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	no reported problems.			\$0							

Electrical System: Emergency Power

Maint. Type: Plumbing & Electrical

System Rating: 4

Subtotal: \$

Building is on backup generator for data center and campus safety needs.
Emergency lighting fixtures upgraded to LED. Exit light batteries replaced.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported problems			\$0							

Electrical System: Phone/Data Systems

Maint. Type: Plumbing & Electrical

System Rating: 5

Subtotal: \$

building contains demarcation point for data to campus and is main distribution of fiber network to campus buildings. Building is on emergency generator system.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	no reported problems.			\$0							

BUILDING REPORT Main Campus

N-Campus Safety

Bldg Code:

N

Electrical System: Electrical

Maint. Type: Plumbing & Electrical

System Rating: 3

Subtotal: \$84,000

*Electrical system upgraded to 13.2 kV campus loop.**Transformer and breakers updated. New transformer was moved to external pad location.**Distribution wiring is predominantly original, panels for levels 0 and 1 are near/at capacity. Panels on level 2 updated in 1997.**2022- power meter installed at building*

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
3: Not yet Critical (Year 2-5)	Power distribution reported to be at/near capacity on levels 0 and 1. 1960s era panels, wiring and receptacles due for replacement.		Facility Adaptation (Capital Renewal)	\$84,000						CR	

Accessibility: Code Compliance

Maint. Type: Legal & Mandatory

System Rating: 3

Subtotal: \$

*Hydraulic elevator installed as part of 1997 renovation. On maintenance contract.**Level 0 toilet rooms are not ADA compliant.*

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	no reported problems.			\$0							

Accessibility: Signage

Maint. Type: Legal & Mandatory

System Rating: 3

Subtotal: \$32,000

*Exterior signage updated to new building naming system.**Interior signage planned to be updated/replaced to address new building naming system.**2021 - Egress maps updated to address new building naming system.*

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
2: Potentially Critical (Year 1)	Interior signage planned to be updated/replaced to address new building naming system. 2022 - Egress maps updated to address new building naming system.		Planned Maintenance (Facility Renewal or Capital Repair)	\$32,000							

BUILDING REPORT Main Campus

N-Campus Safety

Bldg Code:

N

Campus Site: Site

Maint. Type: Other

System Rating: 3

Subtotal: \$19,000

Concrete steps and ramp at east entry, patched but continue to deteriorate. Painted steel handrails added, rusting, causing concrete cracking. Drain tiles and berming added outside elevator addition to correct flooding of the elevator pit. Problem resolved. Building site and surrounding paving in good condition.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
2: Potentially Critical (Year 1)	Concrete steps and ramp at east entry have been patched, but continue to deteriorate, due for replacement.		Deferred Maintenance	\$11,000						DM	
2: Potentially Critical (Year 1)	Painted steel handrails rusted, should be replaced.		Deferred Maintenance	\$8,000						DM	

Fire Protection: Fire Protection System

Maint. Type: Other

System Rating: N

Subtotal: \$

Building is not sprinkled.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	no reported problems			\$0							

BUILDING REPORT Main Campus

N-Campus Safety

Bldg Code:

N

Entrances: Doors

Maint. Type: Architectural

System Rating: 3

Subtotal: \$33,000

*Exterior doors are aluminum frame full lite.**East entry door is original 1963. West entry door is newer (age not confirmed)**North and South entries replaced in 1997.**Interior doors are mix of hollow metal and solid core wood. Hardware is a mix of knob and lever type.*

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
2: Potentially Critical (Year 1)	East entry automatic sliding door is worn, does not operate well and due for replacement.		Deferred Maintenance	\$15,000						DM	
2: Potentially Critical (Year 1)	East entry manual double door is original, worn and due for replacement. Large gaps are visible, hardware is rusting and door doesn't close.		Deferred Maintenance	\$8,000						DM	
3: Not yet Critical (Year 2-5)	West entry manual double door is newer, but sill and hinges show rust from salt. Sill has heaved, causing problems closing		Deferred Maintenance	\$10,000						DM	

End of Building Report for: **N-Campus Safety**

BUILDING REPORT Main Campus**W-Welcome Center****Bldg Code:****W**

Year Built: 1982

Floors: 4

Building Area (sf): 62,000

Notes: Originally a private office building, purchased by HFC and converted to student services.

Includes full basement currently used for campus storage

Significant renovation of levels 1 & 2 in 2011, level 3 in 2017

2021 - The college completed updates to plumbing, lighting and lighting controls as part of a campus-wide Integrated Energy Management Program. No HVAC work reported for this building as part of IEMP.

Major Renovations/Additions

Year	Add'n.	Reno.	Description
2017		X	Level 3 renovated to convert from private office building to college administrative space.
2011		X	Levels 1 and 2 renovated to convert from private office building to campus welcome center

Building Use Types

Use Type %	Use Type
100%	Administrative

Facility Condition Index**Priority 1 (current year only)****FCI**

0.00%

Good

Priorities 1-3 (current year through year 5 combined)**FCI**

1.23%

Good

All priorities**FCI**

1.23%

Good

CRV

\$22,568,000

Annual Maint
and Capital
Renewal Budget

\$677,040

3% of CRV

Project Classification/Priority Subtotals

Project Priority		Project Classification				Subtotal
		Deferred Maintenance	Planned Maint/ Capital Renewal	Facility Adaptation	Critical Deferred Maintenance	
2	Potentially Critical (Year 1)	\$36,000	\$32,000			\$68,000
3	Not yet Critical (Year 2-5)	\$188,000	\$21,000			\$209,000
4	Long Term (Year 6-10)	\$0				\$0
Subtotal		\$224,000	\$53,000			\$277,000
						Total of Projects

Substructures: Foundations & Footings				Maint. Type: Architectural			System Rating:		Subtotal: \$			
Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used	
1: Currently Critical (Current Year)	No reported problems			\$0								

BUILDING REPORT Main Campus

W-Welcome Center

Bldg Code:

W

Exterior: Exterior Walls

Maint. Type: Architectural

System Rating: 4

Subtotal: \$63,000

Brick on CMU below level 1 windows.

Precast concrete panels on above windows on level 1, 2 and 3. Sealant replaced.

Walkway to Z Building – metal panels above and below glass in good condition.

Bridge to X Building – steel panel system above and below windows and under bridge, poor weeping has caused rust-through.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
3: Not yet Critical (Year 2-5)	Bridge to X Building – steel panels are deteriorating, with rust-through at bottom edges. Sealant between panels is deteriorated. Panels are due for replacement.		Deferred Maintenance	\$63,000						DM	

Exterior: Windows

Maint. Type: Architectural

System Rating: 3

Subtotal: \$4,000

Original aluminum framed insulated glass windows. Butt glazed on level 1, full frame on levels 2 and 3.

Sealant replaced, gaskets needle glazed to eliminate leaks

Walkway to Z building – mostly butt-glazed insulated glass units in aluminum frames, no reported problems.

Bridge to X Building – two levels, butt glazed insulated glass units in aluminum frames.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
3: Not yet Critical (Year 2-5)	Bridge to X Building – one insulated glass unit failed, due for replacement.		Deferred Maintenance	\$4,000						DM	

Exterior: Roof

Maint. Type: Architectural

System Rating: 4

Subtotal: \$

Coal tar pitch roof, at least 1997 era. On annual maintenance plan, expecting replacement around 2027.

Roof in good condition for age. Perimeter flashings replaced in 2011.

Connector to Z building roof in good condition.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported problems			\$0							

BUILDING REPORT Main Campus

W-Welcome Center

Bldg Code:

W

Superstructures: Structural Frame

Maint. Type: Architectural

System Rating: 5

Subtotal: \$

Concrete slab basement, reinforced concrete structure

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported problems			\$0							

Interior: Interior Partitions/Finishes

Maint. Type: Architectural

System Rating: 5

Subtotal: \$

*Painted drywall on metal studs typical, with large areas of aluminum frame glass walls into multipurpose rooms, meeting rooms and offices.
CMU walls typical in entry core and toilet rooms. Ceramic tile wall finish in toilet rooms.*

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	Painted drywall on metal studs typical, with large areas of aluminum frame glass walls into multipurpose rooms, meeting rooms and offices. CMU walls typical in entry core and toilet rooms. Ceramic tile wall finish in toilet rooms.		Deferred Maintenance	\$0							

Interior: Ceilings

Maint. Type: Architectural

System Rating: 5

Subtotal: \$

2x2 lay-in ceilings typical throughout. Gypsum board ceilings in lobby area.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported problems			\$0							

BUILDING REPORT Main Campus

W-Welcome Center

Bldg Code:

W

Plumbing System: Plumbing

Maint. Type: Plumbing & Electrical

System Rating: 4

Subtotal: \$36,000

Piping is original copper. Existing valves are in fair condition.

Toilet rooms are original, not ADA compliant.

Building storm and sanitary drain piping – original vertical risers were recalled Tru-spun type cast iron which have tendency to split. 60% is original, 40% has been replaced.

2012 - Partitions and ceilings were replaced in 2012. ADA unisex restroom added in 2012.

2012 - Domestic water heater was replaced in 2011 with a high efficiency condensing type unit.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
2: Potentially Critical (Year 1)	40% of remaining vertical drain risers are original low-quality cast iron. Due for replacement.		Deferred Maintenance	\$36,000						DM	

HVAC System: HVAC

Maint. Type: HVAC

System Rating: 5

Subtotal: \$110,000

Heat generation: Building has its own gas meter. Building served by hot water boilers. Primary-secondary pumping system. Boilers, 80% of piping, pumps and related components were replaced in 2011, currently in good condition. VFD's serve the secondary pumps, and are also new as of 2011.

Cooling generation: Two 6-stage (w/hot gas bypass) ground mounted DX units, original. Compressors and condensers are past end of life, noisy, inefficient and due for replacement. System uses R22 refrigerant, should explore conversion to different refrigerant, unit replacement will allow for modernized refrigerant.

Distribution: Two (2) central station air handling units were converted to variable volume in 2011. All AHU fans and dampers were replaced. All VAV boxes were replaced except original pneumatic VAV boxes in basement remain.

Perimeter heat is a mix of radiant ceiling panels and fin tube.

2011-Fin tube added to walkway to Z Building

Controls: 2011-DDC controls throughout, except for VAV boxes in basement. There is an air compressor in the basement that was salvaged and rebuilt and handles the pneumatics for the basement VAV boxes and is in good working condition.

2021 - IEMP project did not upgrade HVAC system in this building.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
3: Not yet Critical (Year 2-5)	Replace (2) 6-stage condensing units with new units with r410a refrigerant		Deferred Maintenance	\$84,000							
3: Not yet Critical (Year 2-5)	5 original VAV units in basement remain, past end of service life and due for replacement.		Deferred Maintenance	\$26,000						DM	

BUILDING REPORT Main Campus

W-Welcome Center

Bldg Code:

W

Electrical System: Fire Alarm Systems

Maint. Type: Plumbing & Electrical

System Rating: 5

Subtotal: \$

Building fire alarm system updated at part of renovations

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported problems			\$0							

Electrical System: Lighting

Maint. Type: Plumbing & Electrical

System Rating: 5

Subtotal: \$

*2011 - lighting on levels 1 and 2 is fluorescent with electronic ballasts.**2017 – lighting on level 3 is LED.**2021 - Non-Led lighting retrofitted/replaced with LED as part of IEMP*

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported problems			\$0							

Electrical System: Emergency Power

Maint. Type: Plumbing & Electrical

System Rating: 5

Subtotal:

*Emergency lighting and exit lighting fixtures new with renovations.**Emergency lighting central inverter system feeds W and X Buildings, replaced in 2019.*

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
2: Potentially Critical (Year 1)	<i>Emergency lighting central inverter system is past end of life and due for replacement. 2019-entire battery/inverter system replaced</i>		<i>Deferred Maintenance</i>	<i>\$42,000</i>	<i>R</i>	<i>2019</i>	<i>entire battery/inverter system replaced</i>			<i>DM</i>	

BUILDING REPORT Main Campus

W-Welcome Center

Bldg Code:

W

Electrical System: Phone/Data Systems

Maint. Type: Plumbing & Electrical

System Rating: 5

Subtotal: \$

Systems upgraded as part of renovations in 2011 and 2017.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
----------	----------------	-----	------------------------	----------------------	----------------------	------------------	------------	-------------------	---------------------	--------------------	-----------

4: Long Term no reported problems.
(Year 6-10)

\$0

Electrical System: Electrical

Maint. Type: Plumbing & Electrical

System Rating: 5

Subtotal: \$

One main 4,800 V feed to entire SME complex, with 3 switches, 3 transformers (one for building W, one for building X, and one for building Y & Z). Building W transformer estimated to be installed in 2000. Building is submetered.

Switchgear is original, with some capacity remaining. Parts are no longer available, but the college has spares. No reported problems.

Distribution panels replaced where required as part of renovations. System is in good condition with good capacity.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
----------	----------------	-----	------------------------	----------------------	----------------------	------------------	------------	-------------------	---------------------	--------------------	-----------

4: Long Term No reported problems.
(Year 6-10)

\$0

Accessibility: Code Compliance

Maint. Type: Legal & Mandatory

System Rating: 5

Subtotal: \$

Original hydraulic elevator, cab upgraded as part of renovation.

Building brought up to ADA compliance as part of renovation.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
----------	----------------	-----	------------------------	----------------------	----------------------	------------------	------------	-------------------	---------------------	--------------------	-----------

4: Long Term No reported problems
(Year 6-10)

\$0

BUILDING REPORT Main Campus

W-Welcome Center

Bldg Code:

W

Accessibility: Signage

Maint. Type: Legal & Mandatory

System Rating: 3

Subtotal: \$32,000

Exterior signage updated to new building naming system.

Interior signage planned to be updated/replaced to address new building naming system.

2021 - Egress maps updated to address new building naming system.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
2: Potentially Critical (Year 1)	Interior signage planned to be updated/replaced to address new building naming system. 2022 - Egress maps updated to address new building naming system.		Planned Maintenance (Facility Renewal or Capital Repair)	\$32,000							

Campus Site: Site

Maint. Type: Other

System Rating: 4

Subtotal: \$

Concrete walk at east entry newer, minimal, in good condition. Concrete walk between W and Z Buildings original, in good condition. Paving in courtyard a mix of older and newer concrete, brick and gravel. No reported problems.

Parking lots noted as due for replacement – outside of scope of this report.

Site lighting wiring is mostly original, unreliable due to water in conduit deteriorating wires. Repaired as runs fail.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported problems			\$0							

Fire Protection: Fire Protection System

Maint. Type: Other

System Rating: 4

Subtotal: \$21,000

Basement, entry area and toilet rooms are sprinkled – original.

Walkway to Building Z and bridge to X Building are sprinkled

Levels 1, 2 and 3 not sprinkled, not required by size and construction type.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
3: Not yet Critical (Year 2-5)	Fire pump in basement under east entrance is original and working, but at end of life. Replacement should be planned.		Planned Maintenance (Facility Renewal or Capital Repair)	\$21,000						DM	

Entrances: Doors

Maint. Type: Architectural

System Rating: 5

Subtotal: \$11,000

Interior doors typically new, installed as part of renovations. Aluminum frame full lite typical on meeting rooms, offices and multipurpose rooms, solid core wood typical elsewhere.
East exterior doors are new full lite aluminum frame doors.
3 pairs of original aluminum frame doors in walkway to Building Z are original, at end of life, with failing hardware.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
3: Not yet Critical (Year 2-5)	3 pairs of aluminum frame full lite doors in walkway to building Z are at end of life and due for replacement.		Deferred Maintenance	\$11,000						DM	

End of Building Report for: W-Welcome Center

BUILDING REPORT Main Campus

X-South Building

Bldg Code:

X

Year Built: 1978

Floors: 3

Building Area (sf): 32,250

Notes: Originally a private office building, purchased by HFC. Includes full basement with shop, storage and loading space
2018 - building currently vacant.
2021 - The college completed updates to plumbing, lighting and lighting controls as part of a campus-wide Integrated Energy Management Program. No HVAC work reported for this building.

Building Use Types

Use Type % Use Type

100% Administrative

Facility Condition Index

Priority 1 (current year only)

FCI

0.12%

Good

Priorities 1-3 (current year through year 5 combined)

FCI

4.85%

Good

All priorities

FCI

5.03%

Fair

CRV

\$11,740,000

Annual Maint
and Capital
Renewal Budget

\$352,200

3% of CRV

Project Classification/Priority Subtotals

Project Classification

Project Priority	Deferred Maintenance	Planned Maint/ Capital Renewal	Facility Adaptation	Critical Deferred Maintenance	Subtotal
1 Currently Critical (Current Year)	\$14,000				\$14,000
3 Not yet Critical (Year 2-5)	\$502,000	\$21,000	\$32,000		\$555,000

Henry Ford College						X-South Building	
BUILDING REPORT		Main Campus		X-South Building		Bldg Code: X	
4	Long Term (Year 6-10)			\$21,000		\$21,000	
		Subtotal	\$516,000	\$42,000	\$32,000	\$590,000	
						Total of Projects	

Substructures: Foundations & Footings					Maint. Type: Architectural			System Rating:		Subtotal: \$	
Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported problems			\$0							

Exterior: Exterior Walls				Maint. Type: Architectural			System Rating: 5			Subtotal: \$	
<div>Brick on CMU at grade.</div> <div>Primarily precast concrete from first floor level up. Sealant replaced in 2008.</div>											
Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	no reported problems.			\$0							

BUILDING REPORT Main Campus

X-South Building

Bldg Code:

X

Exterior: Windows

Maint. Type: Architectural

System Rating: 3

Subtotal: \$

Original aluminum framed insulated glass ribbon windows. Full length of levels 1 and 2 on north and south elevations; partial length of basement on south elevation. Limited area of windows on connector to Y Building. Gaskets appear to be original.
Gasketing not reported as leaking but should be needle glazed to maintain seal.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	no reported problems			\$0							

Exterior: Roof

Maint. Type: Architectural

System Rating: 5

Subtotal: \$

2012 – Tremco built up roof.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	no reported problems.			\$0							

Superstructures: Structural Frame

Maint. Type: Architectural

System Rating: 5

Subtotal: \$

Concrete slab basement, reinforced concrete structure

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	no reported problems			\$0							

BUILDING REPORT Main Campus

X-South Building

Bldg Code:

X

Interior: Interior Partitions/Finishes

Maint. Type: Architectural

System Rating: 4

Subtotal: \$21,000

CMU walls typical in entry core and toilet rooms. Ceramic tile wall finish in toilet rooms.
 Interior face of exterior walls is gypsum board on insulation.
 Balance of interior partitions are vinyl wrapped gypsum board, part of demountable system.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
3: Not yet Critical (Year 2-5)	Toilet room partitions due for replacement.		Deferred Maintenance	\$21,000						DM	

Interior: Floors

Maint. Type: Architectural

System Rating: 4

Subtotal: \$

Level 0 – concrete. Level 1 and 2 - primarily carpet, replaced in 2016. Ceramic tile at entry, toilet rooms and stairs.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	no reported problems.			\$0							

Interior: Ceilings

Maint. Type: Architectural

System Rating: 4

Subtotal: \$

2x4 lay-in ceilings typical throughout, replaced in 2016. Gypsum board ceilings in lobby area.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	no reported problems.			\$0							

BUILDING REPORT Main Campus

X-South Building

Bldg Code:

X

Plumbing System: Plumbing

Maint. Type: Plumbing & Electrical

System Rating: 3

Subtotal: \$56,000

Domestic water for X building is fed from the Y building through the connector. The water pipe feeding the building through the connector is not large enough to support flow at the longest runs. Sections of main and/or branch piping would need to be replaced to satisfy the demand.

Domestic water heating is performed by a 40k btu tank type heater.

Supply piping is original copper. Drains are cast iron.

Toilet rooms are original, not ADA compliant. Plumbing fixtures are original, not low flow. Toilet rooms should be renovated with building renovation.

Gas line fed from Y Building underground. 2-1/2" pipe not adequate for any increased demand. Buried steel pipe, not protected from corrosion

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
1: Currently Critical (Current Year)	One perimeter storm drain pipe has collapsed, clogs easily and causes backups. Due for repair. Floor sawcutting required.		Deferred Maintenance	\$14,000						DM	
3: Not yet Critical (Year 2-5)	Water piping through connector to building Y needs to be replaced with proper size to meet system demand.		Planned Maintenance (Facility Renewal or Capital Repair)	\$21,000						CR	
4: Long Term (Year 6-10)	Gas line undersized, direct buried and not protected from corrosion. Pipe due for replacement.		Planned Maintenance (Facility Renewal or Capital Repair)	\$21,000						CR	
4: Long Term (Year 6-10)	Toilet rooms are original, not ADA compliant. Fixtures and finishes should be upgraded, but with space limited for full renovation of toilet rooms, two unisex toilet rooms should be added		Facility Adaptation (Capital Renewal)	\$94,000	R	2021	2021 - Restroom plumbing fixtures and flush valves replaced as part of IEMP. ADA issues remain.			A	

BUILDING REPORT Main Campus

X-South Building

Bldg Code:

X

HVAC System: HVAC

Maint. Type: HVAC

System Rating: 2

Subtotal: \$376,000

Heat generation: 1 Bryan flex tube boiler – original 1978. Requires significant repairs. The original boiler pumps have been replaced in 2014. Start/Stop/Status for boilers, boiler pumps, and zone temperature readings are all on DDC controls.

There are 4 zone pumps (3 building zones, 1 zone for the 'connector') that were replaced with wet rotor pumps in 2014. These serve perimeter heat around the entire perimeter of the building. The expansion tanks, system check valves, and make-up assembly were also replaced at that time. The air separator is still the original. There is regular maintenance / chemical treatment to protect system.

The heating system utilizes a 3-way valve to control temperature. System is not primary-secondary. 3-way and zone control valves are controlled to OA reset.

Cooling generation: 2 cooling-only DX rooftop fan units with R-22 refrigerant that are original to building. Both the condenser fans and compressors are going bad. Units are in poor condition.

Distribution: Original VAV boxes throughout. With the exception of the basement, the VAV boxes do not have reheat coils. Building relies only on the perimeter heating.

Controls: With the exception of items listed above, the remainder of the building utilizes all pneumatic controls. Air compressor is vintage. Filter/dryer was replaced recently. Air compressor should be replaced or decommissioned if DDC replacement occurs.

2021 - IEMP project did not upgrade HVAC system in this building.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
3: Not yet Critical (Year 2-5)	Replace all remaining Pneumatic Controls with DDC, and demolish air compressor.		Deferred Maintenance	\$63,000							
3: Not yet Critical (Year 2-5)	Replace existing VAV boxes with new boxes with reheat coils and connecting piping. (Assumed 8 boxes)		Deferred Maintenance	\$58,000							
3: Not yet Critical (Year 2-5)	Replace (2) existing RTU with new RTU with r410a refrigerant.		Deferred Maintenance	\$73,000							
3: Not yet Critical (Year 2-5)	Replace existing flex tube boiler with (2) high efficiency fire tube boilers for redundancy. Replace original Air separator with new air/dirt separator. Re-connect all piping.		Deferred Maintenance	\$182,000							

BUILDING REPORT Main Campus

X-South Building

Bldg Code:

X

Electrical System: Fire Alarm Systems

Maint. Type: Plumbing & Electrical

System Rating: 3

Subtotal: \$

Fire alarm system not part of campus addressable system. System will be upgraded as part of renovation.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
:	.			\$0							

Electrical System: Lighting

Maint. Type: Plumbing & Electrical

System Rating: 4

Subtotal: \$

2012 – upgraded to T8 fluorescent with electronic ballasts. In good condition but will likely be replaced with future renovation.
2021 - Lighting retrofitted/replaced with LED as part of IEMP

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	no reported problems			\$0							

Electrical System: Emergency Power

Maint. Type: Plumbing & Electrical

System Rating: 3

Subtotal: \$

Emergency lighting and egress lighting fixtures are powered by central battery system located in W Building (updated in 2019)

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	no reported problems as part of X Building.			\$0							

Electrical System: Phone/Data Systems

Maint. Type: Plumbing & Electrical

System Rating: 2

Subtotal: \$

All data cabling is obsolete and will be replaced with any renovation.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
:	.			\$0							

BUILDING REPORT Main Campus

X-South Building

Bldg Code:

X

Electrical System: Electrical

Maint. Type: Plumbing & Electrical

System Rating: 3

Subtotal: \$94,000

One main 4,800 V feed to entire SME complex, with 3 switches, 3 transformers (one for building W, one for building X, and one for building Y & Z). Building X pad mounted transformer original, at end of life.

Switchgear is original and functional, located in connector between Buildings X and Y. Clearance for working is tight. Equipment will be replaced with any renovation.

Distribution panels feed building in two zones –east and west. Panels are at end of life and due for replacement as part of renovations.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
3: Not yet Critical (Year 2-5)	Switchgear and distribution panels are original and functioning, but due for replacement.		Deferred Maintenance	\$73,000						DM	
3: Not yet Critical (Year 2-5)	Pad mounted transformer is due for replacement.		Deferred Maintenance	\$21,000						DM	

Accessibility: Code Compliance

Maint. Type: Legal & Mandatory

System Rating: 0

Subtotal: \$32,000

Original hydraulic elevator, not ADA compliant.

Stair handrails are not code compliant.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
3: Not yet Critical (Year 2-5)	Elevator cab and controls due for upgrade to modernize and provide ADA compliance.		Facility Adaptation (Capital Renewal)	\$32,000						A	

Accessibility: Signage

Maint. Type: Legal & Mandatory

System Rating: 3

Subtotal: \$

2021 - Egress maps updated to address new building naming system.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	Building not occupied. No reported issues			\$0							

BUILDING REPORT Main Campus

X-South Building

Bldg Code:

X

Campus Site: Site

Maint. Type: Other

System Rating: 4

Subtotal: \$11,000

Brick site wall enclosure for X building transformer located against wall of Z Building.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
3: Not yet Critical (Year 2-5)	Brick site wall is deteriorating, heaved and cracked due to foundation movement and water infiltration. Wall due for replacement.		Deferred Maintenance	\$11,000						DM	

Fire Protection: Fire Protection System

Maint. Type: Other

System Rating: 4

Subtotal: \$

Basement, entry area and toilet rooms are sprinkled – original.
Levels 1 and 2 not sprinkled, not required by size and construction type.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	no reported problems			\$0							

Entrances: Doors

Maint. Type: Architectural

System Rating: 4

Subtotal: \$

Interior doors - fewer than 30 doors in constructed walls in building, most are solid core wood, with hollow metal equipment room doors. Balance of interior doors are part of demountable partition system.
Exterior doors are original – one hollow metal, one aluminum frame full lite.
2 new sectional overhead doors installed at shipping/receiving entrance since 2015.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	no reported problems			\$0							

End of Building Report for: X-South Building

Year Built: 1965

Floors: 3

Building Area (sf): 36,000

Notes: Originally a private office building, built at same time as conference center (Z Building/Community Center).
 Significant renovation in 2009 for previous corporate tenant.
 Includes full basement with office, storage and garage space
 2018 - building currently vacant.
 2021 - The college completed updates to plumbing, lighting and lighting controls as part of a campus-wide Integrated Energy Management Program.

Major Renovations/Additions

Year	Add'n.	Reno.	Description
2009		X	minor interior renovations for previous commerical office tenant.

Building Use Types

Use Type %	Use Type
100%	Administrative

Facility Condition Index

Priority 1 (current year only)

FCI

0.00%

Good

Priorities 1-3 (current year through year 5 combined)

FCI

4.04%

Good

All priorities

FCI

5.17%

Fair

CRV

\$11,981,000

 Annual Maint
and Capital
Renewal Budget

\$359,430

3% of CRV

Project Classification/Priority Subtotals

Project Priority		Project Classification				Subtotal
		Deferred Maintenance	Planned Maint/ Capital Renewal	Facility Adaptation	Critical Deferred Maintenance	
2	Potentially Critical (Year 1)	\$4,000				\$4,000
3	Not yet Critical (Year 2-5)	\$480,000				\$480,000
4	Long Term (Year 6-10)			\$136,000		\$136,000
Subtotal		\$484,000		\$136,000		\$620,000
						Total of Projects

Substructures: Foundations & Footings				Maint. Type: Architectural			System Rating:		Subtotal: \$			
Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used	
1: Currently Critical (Current Year)	No reported problems			\$0								

Exterior: Exterior Walls				Maint. Type: Architectural			System Rating: 4		Subtotal: \$52,000			
<i>Precast concrete panels, with face brick between grade and bottom of windows. Panels recaulked in past, but installation not performed well, placing new caulk over old.</i>												
Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used	
3: Not yet Critical (Year 2-5)	Precast panels due for recaulking, including removal of existing caulk.		Deferred Maintenance	\$52,000						DM		

BUILDING REPORT Main Campus

Y-West Building

Bldg Code:

Y

Exterior: Windows

Maint. Type: Architectural

System Rating: 4

Subtotal: \$

Original aluminum frame single pane windows, non-operable. Vision glass is gray plate glass, with spandrel panels between floors. Needle glazed in 2016 to resolve shrinkage in gasketing. No air or water infiltration.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	Windows not energy efficient, but no reported problems.			\$0							

Exterior: Roof

Maint. Type: Architectural

System Rating: 2

Subtotal: \$271,000

Coal tar pitch built up roof, not currently leaking but at end of life and due for replacement. Roof on maintenance contract.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
3: Not yet Critical (Year 2-5)	Coal tar pitch roof due for replacement.		Deferred Maintenance	\$271,000						DM	

Superstructures: Structural Frame

Maint. Type: Architectural

System Rating: 5

Subtotal: \$

Concrete slab basement, steel structure, metal deck/concrete floors and metal roof deck.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	no reported problems			\$0							

BUILDING REPORT Main Campus

Y-West Building

Bldg Code:

Y

Interior: Interior Partitions/Finishes

Maint. Type: Architectural

System Rating: 4

Subtotal: \$

Plaster covered CMU walls typical in core, ceramic tile covered CMU walls typical in toilet rooms.

Majority of interior walls are gypsum or plaster on metal studs. Interior face of exterior walls is gypsum board on insulation. Very few walls in office area, most would be removed/reconfigured as part of renovation.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	no reported problems			\$0							

Interior: Floors

Maint. Type: Architectural

System Rating: 4

Subtotal: \$

Carpet throughout office areas replaced in 2009, in good condition.

Terrazzo in main entry/lobby area, in good condition.

Ceramic tile in toilet rooms, in good condition.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	no reported problems			\$0							

Interior: Ceilings

Maint. Type: Architectural

System Rating: 4

Subtotal: \$

Mix of 2x2 and 2x4 lay-in ceilings typical throughout, replaced in 2009, with limited areas of gypsum board ceilings in conference room and toilet rooms.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	no reported problems			\$0							

BUILDING REPORT Main Campus

Y-West Building

Bldg Code:

Y

Plumbing System: Plumbing

Maint. Type: Plumbing & Electrical

System Rating: 3

Subtotal: \$73,000

Domestic water main is 3" galvanized. There are discoloration issues at times. This original assembly is likely corroded and is in poor condition. Could be contributing to flow issues in other connected buildings.

Domestic water heating is by a 199 MBH high efficiency condensing boiler provided in 2009. No problems reported.

Building has its own gas meter that also serves X and Z. No reported problems.

Plumbing fixtures are original, not low flow. Toilet rooms should be renovated with building renovation.

No reported storm or sanitary issues.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
3: Not yet Critical (Year 2-5)	Water main is galvanized, corroded and meter/main assembly should be replaced.		Deferred Maintenance	\$73,000						DM	

HVAC System: HVAC

Maint. Type: HVAC

System Rating: 5

Subtotal: \$

Heat generation: 1 standard efficiency sealed combustion copper-fin boiler installed in 2009 is in good condition. Pumping system is primary-secondary with constant volume boiler pump and 2 building loop pumps all installed in 2009. There is a system 3-way valve to control return water temperature. Most of the HWH distribution piping was also replaced at that time.

Cooling generation: 1 Trane Gas Heat/DX Cooling packaged rooftop unit with R410A refrigerant installed in 2009 and is in good condition. There are also two (2) mini-splits serving IDF rooms and a mini-split Liebert unit serving the MDF room.

Distribution: Original dual duct system was replaced with a Variable Volume system in 2009 with VAV boxes with reheat coils.

There is perimeter fin tube for supplemental heating.

Controls: This building is entirely DDC. All pneumatics were decommissioned in 2009.

2021 - IEMP project did not upgrade HVAC system in this building.

2022 - VAV system refurbished again.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	no reported problems			\$0							

BUILDING REPORT Main Campus

Y-West Building

Bldg Code:

Y

Electrical System: Fire Alarm Systems

Maint. Type: Plumbing & Electrical

System Rating: 4

Subtotal: \$

fire alarm system not part of campus addressable system.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	no reported problems			\$0							

Electrical System: Lighting

Maint. Type: Plumbing & Electrical

System Rating: 4

Subtotal: \$

*2009 – upgraded to T8 fluorescent with electronic ballasts. In good condition but will likely be replaced with future renovation.**2021 - Lighting retrofitted/replaced with LED as part of IEMP*

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	no reported problems			\$0							

Electrical System: Emergency Power

Maint. Type: Plumbing & Electrical

System Rating: 3

Subtotal: \$

Emergency lighting and egress lighting fixtures are individual battery pack units, high maintenance. Units will be replaced as part of future renovation/reconfiguration.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	no reported problems			\$0							

BUILDING REPORT Main Campus

Y-West Building

Bldg Code:

Y

Electrical System: Phone/Data Systems

Maint. Type: Plumbing & Electrical

System Rating: 2

Subtotal: \$

All data cabling is obsolete and will be replaced with any renovation.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	no reported problems			\$0							

Electrical System: Electrical

Maint. Type: Plumbing & Electrical

System Rating: 5

Subtotal: \$

One main 4,800 V feed to entire SME complex, with 3 switches, 3 transformers (one for building W, one for building X, and one for building Y & Z).
Building Y and Z built as one building, sharing single 3 phase 208v transformer.
Switchgear, distribution and related equipment replaced in 2009, in good condition.
A few original power panels feeding power outlets remain, in good condition.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	no reported problems			\$0							

Accessibility: Code Compliance

Maint. Type: Legal & Mandatory

System Rating: 3

Subtotal: \$140,000

Elevator controls updated around 2000, but car is original and not ADA compliant.
Original handrail and guardrail on main staircase. Guardrail too low, raised by college to meet current requirements.
Toilet rooms are original, not ADA compliant.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
2: Potentially Critical (Year 1)	Handrail on main stair is loosening, needs repair.		Deferred Maintenance	\$4,000						DM	

BUILDING REPORT Main Campus

Y-West Building

Bldg Code:

Y

Accessibility: Code Compliance

Maint. Type: Legal & Mandatory

System Rating: 3

Subtotal: \$140,000

Elevator controls updated around 2000, but car is original and not ADA compliant.

Original handrail and guardrail on main staircase. Guardrail too low, raised by college to meet current requirements.

Toilet rooms are original, not ADA compliant.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	Toilet rooms are original, not ADA compliant. Fixtures and finishes should be upgraded, if space unavailable for full renovation of toilet rooms, two unisex toilet rooms should be added		Facility Adaptation (Capital Renewal)	\$136,000						A	

Accessibility: Signage

Maint. Type: Legal & Mandatory

System Rating: 3

Subtotal: \$

2021 - Egress maps updated to address new building naming system.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	Building not occupied. No reported issues			\$0							

Campus Site: Site

Maint. Type: Other

System Rating: 2

Subtotal: \$63,000

Concrete pavers at entry court, with steps to raised concrete patio. Area is not ADA compliant without significant modification. Handrails at entry stairs replaced, in good condition.

Sunken garden/patio area accessible from basement level. Entire area deteriorated. Drain recently replaced.

Asphalt paving in parking area due for replacement. Concrete retaining walls at loading dock in fair condition.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
3: Not yet Critical (Year 2-5)	Sunken patio pavers, steps, railings and planter box brick walls in poor condition. Entire area due for repaving, stairs due for replacement.		Deferred Maintenance	\$63,000						DM	

BUILDING REPORT Main Campus

Y-West Building

Bldg Code:

Y

Fire Protection: Fire Protection System

Maint. Type: Other

System Rating: 5

Subtotal: \$

Fire protection sprinklers added in 2009 renovation.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	no reported problems			\$0							

Entrances: Doors

Maint. Type: Architectural

System Rating: 4

Subtotal: \$21,000

*Interior doors – hollow metal doors typical throughout, mostly original with no ADA hardware.**Exterior doors – hollow metal at service entry, in poor condition. Aluminum frame full lite double door at main entry (connector to Z building) and single door at lower level patio, both in poor condition.**4 new sectional steel overhead doors installed at shipping/receiving entrance since 2015.*

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
3: Not yet Critical (Year 2-5)	Exterior aluminum frame doors (1 double door, 1 single door) and hollow metal service door at end of life, due for replacement.		Deferred Maintenance	\$21,000						DM	

End of Building Report for: Y-West Building

BUILDING REPORT Main Campus**Z-Community Center****Bldg Code:****Z**

Year Built: 1965

Floors: 1

Building Area (sf): 6,200

Notes: Originally a private office conference center at same time as attached office building (Y Building).

Significant renovation in 2009

2021 - The college completed updates to HVAC, plumbing, lighting and lighting controls as part of a campus-wide Integrated Energy Management Program. No HVAC work reported for this building.

Major Renovations/Additions

Year	Add'n.	Reno.	Description
2009		X	interior renovation to update for college community center use

Building Use Types

Use Type %	Use Type
100%	Conference Center

Facility Condition Index**Priority 1 (current year only)**

FCI	0.00%	Good
------------	-------	------

Priorities 1-3 (current year through year 5 combined)

FCI	3.39%	Good
------------	-------	------

All priorities

FCI	3.39%	Good	CRV	\$3,127,000	Annual Maint and Capital Renewal Budget	\$93,810
						3% of CRV

Project Classification/Priority Subtotals					
Project Priority		Project Classification			
		Deferred Maintenance	Planned Maint/ Capital Renewal	Facility Adaptation	Critical Deferred Maintenance
2	Potentially Critical (Year 1)		\$11,000		
3	Not yet Critical (Year 2-5)	\$95,000			
Subtotal		\$95,000	\$11,000		
					\$106,000
					Total of Projects

Substructures: Foundations & Footings				Maint. Type: Architectural			System Rating:		Subtotal: \$		
Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
1: Currently Critical (Current Year)	No reported problems			\$0							

Exterior: Exterior Walls			Maint. Type: Architectural			System Rating: 4		Subtotal: \$11,000			
<i>Precast concrete panels, with face brick between grade and bottom of windows.</i>											
<i>Precast concrete panels due for resealing, except at monitor roof that was previously resealed since 2009 renovation.</i>											
Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
3: Not yet Critical (Year 2-5)	Precast panels due for recaulking, including removal of existing caulk.		Deferred Maintenance	\$11,000						DM	

BUILDING REPORT Main Campus

Z-Community Center

Bldg Code:

Z

Exterior: Windows

Maint. Type: Architectural

System Rating: 4

Subtotal: \$

Original aluminum frame single pane windows, non-operable. Few windows, located at corners and along north wall only.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	Windows not energy efficient, but no reported problems.			\$0							

Exterior: Roof

Maint. Type: Architectural

System Rating: 2

Subtotal: \$84,000

Coal tar pitch built up roof, replaced at same time as Y Building, not currently leaking but at end of life and due for replacement. Roof on maintenance contract.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
3: Not yet Critical (Year 2-5)	Coal tar pitch roof due for replacement.		Deferred Maintenance	\$84,000						DM	

Superstructures: Structural Frame

Maint. Type: Architectural

System Rating: 5

Subtotal: \$

Concrete slab, steel roof structure bearing on exterior walls.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	no reported problems			\$0							

BUILDING REPORT Main Campus

Z-Community Center

Bldg Code:

Z

Interior: Interior Partitions/Finishes

Maint. Type: Architectural

System Rating: 5

Subtotal: \$

Interior partitions are original, but fully refinished in 2009.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	no reported problems			\$0							

Interior: Floors

Maint. Type: Architectural

System Rating: 5

Subtotal: \$

*Carpet throughout corridors and conference room new in 2009, in good condition.
New ceramic tile in toilet rooms, in good condition. New vinyl floor in catering kitchen, in good condition.*

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	no reported problems			\$0							

Interior: Ceilings

Maint. Type: Architectural

System Rating: 5

Subtotal: \$

*Mix of 2x2 lay-in and 4x4 acoustic panel ceilings in conference rooms, new in 2009.
Ceiling tile and grid remain in toilet rooms*

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	no reported problems			\$0							

BUILDING REPORT Main Campus

Z-Community Center

Bldg Code:

Z

Plumbing System: Plumbing

Maint. Type: Plumbing & Electrical

System Rating: 5

Subtotal: \$

Distribution & Heating: See building Y.
No reported drainage issues for storm or sanitary.
Toilet rooms ADA compliant.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
----------	----------------	-----	------------------------	----------------------	----------------------	------------------	------------	-------------------	---------------------	--------------------	-----------

4: Long Term no reported problems
(Year 6-10)

\$0

HVAC System: HVAC

Maint. Type: HVAC

System Rating: 4

Subtotal: \$

Heat generation: See building Y.
Cooling generation & Distribution: There is 1 original multizone AHU inside with a DX condensing unit on the roof.
There is (1) EF for each of three conference rooms that are not used anymore.
Exhaust fan for kitchen was replaced.
Perimeter heat
Controls: Updated DDC
2021 - IEMP project did not upgrade HVAC system in this building.
2022 - Motors, dampers, controllers, bearings and hot water valves replaced. Coils tested.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
----------	----------------	-----	------------------------	----------------------	----------------------	------------------	------------	-------------------	---------------------	--------------------	-----------

:

\$0

Electrical System: Fire Alarm Systems

Maint. Type: Plumbing & Electrical

System Rating: 5

Subtotal: \$

building fire alarm system updated as part of 2009 renovation

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
----------	----------------	-----	------------------------	----------------------	----------------------	------------------	------------	-------------------	---------------------	--------------------	-----------

4: Long Term No reported problems.
(Year 6-10)

\$0

BUILDING REPORT Main Campus

Z-Community Center

Bldg Code:

Z

Electrical System: Lighting

Maint. Type: Plumbing & Electrical

System Rating: 4

Subtotal:

2009 – upgraded to T8 fluorescent with electronic ballasts. Fixtures working well.

2021 - Lighting retrofitted/replaced with LED as part of IEMP

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
2: Potentially Critical (Year 1)	Lighting controls are problematic, occupancy sensors not working properly in conference rooms. 2022 - controls replaced as part of IEMP work.		Deferred Maintenance	\$3,000	R	2022	controls replaced as part of IEMP work.			DM	

Electrical System: Emergency Power

Maint. Type: Plumbing & Electrical

System Rating: 5

Subtotal: \$

Emergency lighting and egress lighting fixtures are individual battery pack units.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	no reported problems			\$0							

Electrical System: Phone/Data Systems

Maint. Type: Plumbing & Electrical

System Rating: 5

Subtotal: \$

Updated in 2009.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	no reported problems			\$0							

BUILDING REPORT Main Campus

Z-Community Center

Bldg Code:

Z

Electrical System: Electrical

Maint. Type: Plumbing & Electrical

System Rating: 5

Subtotal: \$

Power fed from Y Building. Distribution, panels and wiring upgraded in 2009. Building has sufficient capacity.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
----------	----------------	-----	------------------------	----------------------	----------------------	------------------	------------	-------------------	---------------------	--------------------	-----------

4: Long Term no reported problems
(Year 6-10)

\$0

Accessibility: Code Compliance

Maint. Type: Legal & Mandatory

System Rating: 3

Subtotal: \$

Steps in corridor between Z building and Y Building are not ADA compliant. Providing full access between very challenging.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
----------	----------------	-----	------------------------	----------------------	----------------------	------------------	------------	-------------------	---------------------	--------------------	-----------

: \$0

Accessibility: Signage

Maint. Type: Legal & Mandatory

System Rating: 3

Subtotal: \$11,000

Exterior signage updated to new building naming system.

Interior signage planned to be updated/replaced to address new building naming system.

2021 - Egress maps updated to address new building naming system.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
----------	----------------	-----	------------------------	----------------------	----------------------	------------------	------------	-------------------	---------------------	--------------------	-----------

2: Potentially
Critical (Year
1)

Interior signage planned to be
updated/replaced to address new
building naming system.
2022 - Egress maps updated to
address new building naming system.

Planned
Maintenance
(Facility Renewal
or Capital Repair)

\$11,000

BUILDING REPORT Main Campus

Z-Community Center

Bldg Code:

Z

Campus Site: Site

Maint. Type: Other

System Rating: 5

Subtotal: \$

No reported problems

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported problems			\$0							

Fire Protection: Fire Protection System

Maint. Type: Other

System Rating: N

Subtotal: \$

Building not sprinkled.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported problems.			\$0							

Entrances: Doors

Maint. Type: Architectural

System Rating: 4

Subtotal: \$

Interior doors – solid core wood doors at conference room, hollow metal at toilet rooms and storage. Mix of original and new in 2009.

Operable partitions in conference rooms installed in 2009.

Exterior exit door from conference room original, in good condition.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported problems.			\$0							

End of Building Report for: **Z-Community Center**

Year Built: 2001

Floors: 1

Building Area (sf): 28,120

Notes: Single story classroom building, with conference rooms, technical labs and high bay shop space.

2021 - The college completed updates to plumbing, lighting and lighting controls as part of a campus-wide Integrated Energy Management Program. No HVAC work reported for this building as part of IEMP.

Building Use Types

Use Type % Use Type

80% Classroom/Teaching Laboratory

20% Administrative

Facility Condition Index

Priority 1 (current year only)

FCI

0.18%

Good

Priorities 1-3 (current year through year 5 combined)

FCI

1.41%

Good

All priorities

FCI

1.41%

Good

CRV

\$11,698,000

Annual Maint
and Capital
Renewal Budget

\$350,940

3% of CRV

Project Classification/Priority Subtotals

Project Classification

Project Priority	Deferred Maintenance	Planned Maint/ Capital Renewal	Facility Adaptation	Critical Deferred Maintenance	Subtotal
1 Currently Critical (Current Year)				\$21,000	\$21,000
2 Potentially Critical (Year 1)	\$36,000	\$32,000			\$68,000

Henry Ford College					MT-M-Tec Building				
BUILDING REPORT		East Campus	MT-M-Tec Building			Bldg Code:		MT	
3	Not yet Critical (Year 2-5)		\$76,000			\$76,000			
4	Long Term (Year 6-10)		\$0			\$0			
Subtotal			\$112,000	\$32,000	\$21,000	\$165,000			
							Total of Projects		

Substructures: Foundations & Footings				Maint. Type: Architectural			System Rating:			Subtotal: \$	
Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported problems			\$0							

Exterior: Exterior Walls				Maint. Type: Architectural			System Rating: 4		Subtotal: \$32,000		
Precast concrete typical. Brick on front curved wall at entry. Metal panel on upped part of high bay. space. All exterior in good condition, with caulking showing signs of deterioration and chalking (2018).											
Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
3: Not yet Critical (Year 2-5)	2018- Caulking between precast panels noted as deteriorating and chalking all around building - due for replacement.		Deferred Maintenance	\$32,000						DM	

BUILDING REPORT East Campus

MT-M-Tec Building

Bldg Code:

MT

Exterior: Windows

Maint. Type: Architectural

System Rating: 4

Subtotal: \$8,000

Aluminum frame insulated glass units. Windows along classroom walls protected under precast concrete overhang. Windows frames at clerestory poorly caulked, potentially blocking ability of frames to properly drain.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
2: Potentially Critical (Year 1)	2018-Clerestory windows due for needle glazing at gasketing and recaulking at frames.		Deferred Maintenance	\$8,000						DM	

Exterior: Roof

Maint. Type: Architectural

System Rating: 4

Subtotal: \$8,000

2001 Tremco Built up roof. Past leaks have been repaired, roof is on maintenance contract. Flashing at perimeter of roof is cracking, especially at lap joints.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
2: Potentially Critical (Year 1)	Flashing painted with aluminum sealing paint in past, but needs maintenance to seal cracks, especially at lap joints and along clerestory window.		Deferred Maintenance	\$8,000						DM	

Superstructures: Structural Frame

Maint. Type: Architectural

System Rating: 5

Subtotal: \$

Concrete slab on grade, steel frame, lightweight steel roof deck

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported problems			\$0							

BUILDING REPORT East Campus

MT-M-Tec Building

Bldg Code:

MT

Interior: Interior Partitions/Finishes

Maint. Type: Architectural

System Rating: 4

Subtotal: \$

Drywall on metal stud typical. Finish is paint in most classrooms and office area - approx. 70%. Vinyl wall covering in higher-finish classrooms and around atrium space, approx. 30%. Walls in good condition, well maintained, with typical wear.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported problems			\$0							

Interior: Floors

Maint. Type: Architectural

System Rating: 5

Subtotal: \$

Ceramic tile in entry and toilet rooms, in good condition.
VCT in corridors and lab spaces, in good condition.
Carpet in classrooms, in good condition.
Sealed concrete in high-bay shop, in good condition.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	no reported problems			\$0							

Interior: Ceilings

Maint. Type: Architectural

System Rating: 3

Subtotal: \$

2x4 suspended acoustic ceiling typical, appears to be lower quality with signs of sagging from age. Metal grid ceiling in atrium in good condition. Open to deck in service areas and high-bay shop space.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	no reported problems			\$0							

BUILDING REPORT East Campus

MT-M-Tec Building

Bldg Code:

MT

Plumbing System: Plumbing

Maint. Type: Plumbing & Electrical

System Rating: 4

Subtotal: \$

75 gallon DHW gas fired boiler, in good condition

Plumbing fixtures in good condition, copper piping throughout, reported in good condition.

2021 - Restroom plumbing fixtures and flush valves replaced as part of IEMP.

2023 - New sanitary drain blockages reported due to increased flushing of towels and wipes.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	2021 - plumbing fixtures and flush valves replaced as part of IEMP project. 2023 - flushing of paper towels and wipes causing sanitary drain blockages, requires frequent maintenance		Planned Maintenance (Facility Renewal or Capital Repair)	\$0							

HVAC System: HVAC

Maint. Type: HVAC

System Rating: 5

Subtotal: \$62,000

Heat/cooling generation: 3 Trane rooftop units, with DX cooling and gas fired heat for tempering. Reheat for VAV boxes provided by hydronic boiler.

RTU 1 – north wing: 2001 – 50 ton Intellipak, supply fan motor replaced in 2017.

RTU 2 – west wing: 2001 - 40 ton Intellipak.

RTU 3 – high bay space: 2016 – 8 ton/200,000 BTU unit.

Distribution: VAV boxes with hydronic reheat. Ceiling mounted gas-fired backup heat for when overhead door is open.

Controls: Metasys DDC system.

2021 - No HVAC work reported for this building as part of IEMP.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
2: Potentially Critical (Year 1)	HWH piping victaulic fittings are at end of life and due for replacement.		Deferred Maintenance	\$20,000							
3: Not yet Critical (Year 2-5)	RTU-1 and 2 are past their useful life expectancy and should be replaced.		Deferred Maintenance	\$42,000							

BUILDING REPORT East Campus

MT-M-Tec Building

Bldg Code:

MT

Electrical System: Fire Alarm Systems

Maint. Type: Plumbing & Electrical

System Rating: 5

Subtotal: \$

fire alarm system current when building constructed.
2023 - fire alarm panel replaced to improve operations and communications.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported problems			\$0							

Electrical System: Lighting

Maint. Type: Plumbing & Electrical

System Rating: 5

Subtotal: \$

2x4 fluorescent fixtures typical, T8 lamps with electronic ballasts. In good condition.
Exterior lighting wallpacks reported in good condition.
2021 - Lighting retrofitted/replaced with LED as part of IEMP

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported problems			\$0							

Electrical System: Emergency Power

Maint. Type: Plumbing & Electrical

System Rating: 5

Subtotal: \$

Original exit lighting and emergency lighting fixtures in good condition, batteries replaced as required.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported problems			\$0							

BUILDING REPORT East Campus

MT-M-Tec Building

Bldg Code:

MT

Electrical System: Phone/Data Systems

Maint. Type: Plumbing & Electrical

System Rating: 5

Subtotal: \$

Cat 5 cabling reported throughout, VOIP phone system. In good condition.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported problems			\$0							

Electrical System: Electrical

Maint. Type: Plumbing & Electrical

System Rating: 5

Subtotal: \$

Ground mounted DTE transformer. 13.2 kV primary feed, 277/480V secondary, in good condition.
Siemens switchgear and stepdown transformers, in good condition.
Distribution panels in good condition, with capacity.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported problems			\$0							

Accessibility: Code Compliance

Maint. Type: Legal & Mandatory

System Rating: 4

Subtotal: \$

Building fully ADA compliant when constructed.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	no reported problems			\$0							

BUILDING REPORT East Campus

MT-M-Tec Building

Bldg Code:

MT

Accessibility: Signage

Maint. Type: Legal & Mandatory

System Rating: 3

Subtotal: \$32,000

*Exterior signage updated to new building naming system.**Interior signage planned to be updated/replaced to address new building naming system.**2021 - Egress maps updated to address new building naming system.*

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
2: Potentially Critical (Year 1)	Interior signage planned to be updated/replaced to address new building naming system. 2022 - Egress maps updated to address new building naming system.		Planned Maintenance (Facility Renewal or Capital Repair)	\$32,000							

Campus Site: Site

Maint. Type: Other

System Rating: 3

Subtotal: \$21,000

*Concrete walks at drop off loop, secondary entry and along parking lot, in good condition.**Brick pavers at main entry - in very poor condition. Surface uneven, mortar joints are very wide, mortar is deteriorating, creating tripping hazard.*

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
1: Currently Critical (Current Year)	Brick pavers at main entry cause tripping hazard due to deteriorating mortar joints and uneven surface. Pavers due for replacement		Critical Deferred Maintenance	\$21,000						DM	

Fire Protection: Fire Protection System

Maint. Type: Other

System Rating: 5

Subtotal: \$

Building in fully sprinkled.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported problems			\$0							

Entrances: Doors

Maint. Type: Architectural

System Rating: 4

Subtotal: \$2,000

Exterior doors:
Aluminum frame full-lite doors typical at all entries, in good condition.
Hollow metal man door at high-bay space, in good condition.
(2) coiling overhead doors at high bay space. Showing signs of surface rust on frames.

Interior Doors:
Solid core wood typical, in good condition.
Hollow metal doors in service areas and high bay space, in good condition.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
3: Not yet Critical (Year 2-5)	2018- (2) overhead doors are due for cleaning and repainting to prevent further rusting.		Deferred Maintenance	\$2,000						DM	

End of Building Report for: MT-M-Tec Building

Year Built: 2001

Floors: 1

Building Area (sf): 33,020

Notes: interior renovation in 2010 to convert from daycare center to nursing education facility
 2021 - The college completed updates to plumbing, lighting and lighting controls as part of a campus-wide Integrated Energy Management Program. No HVAC work reported for this building as part of IEMP.

Major Renovations/Additions

Year	Add'n.	Reno.	Description
2010		X	interior renovation to convert from daycare facility to nursing education facility

Building Use Types

Use Type %	Use Type
100%	Classroom/Teaching Laboratory

Facility Condition Index

Priority 1 (current year only)

FCI	0.04%	Good
------------	-------	------

Priorities 1-3 (current year through year 5 combined)

FCI	1.97%	Good
------------	-------	------

All priorities

FCI	2.58%	Good	CRV	\$13,736,000	Annual Maint and Capital Renewal Budget	\$412,080
						3% of CRV

Project Classification/Priority Subtotals					
Project Priority	Project Classification				Subtotal
	Deferred Maintenance	Planned Maint/ Capital Renewal	Facility Adaptation	Critical Deferred Maintenance	
1 Currently Critical (Current Year)	\$5,000				\$5,000
2 Potentially Critical (Year 1)	\$100,000	\$32,000			\$132,000
3 Not yet Critical (Year 2-5)	\$133,000				\$133,000
4 Long Term (Year 6-10)		\$84,000			\$84,000
Subtotal		\$238,000	\$116,000		<div>\$354,000</div> <div>Total of Projects</div>

Substructures: Foundations & Footings				Maint. Type: Architectural		System Rating:			Subtotal: \$			
Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used	
1: Currently Critical (Current Year)	No reported problems			\$0								

BUILDING REPORT East Campus

NS-Nursing Building

Bldg Code:

NS

Exterior: Exterior Walls

Maint. Type: Architectural

System Rating: 3

Subtotal:

Majority of cladding is cement-fiber siding, horizontal style, with vertical style at most walls below windows.

Limited area of brick at exterior of large community spaces at south east corner.

Factory painted metal soffits, fascia and gutters.

2023 - issues with deteriorated siding from water damage reported to be resolved.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
2: Potentially Critical (Year 1)	Cement fiber siding is damaged due to ice dams at inside corners of north and west wings where tall walls extend about roofline and abut siding. Siding in these areas due for repair and repainting before further deterioration. 2020 - some repairs completed 2022 - some repairs completed.		Deferred Maintenance	\$3,000	R	2023	repairs reported complete.			DM	

2: Potentially Critical (Year 1)	Cement fiber siding at the bottom of the end wall of west wing is severely water damaged, with peeling paint and disintegrating siding near the hose bibb. Cause may be hose bibb or other source of water that froze and shattered siding. End wall of north wing shows similar problems, but much less extreme. Damaged siding should be replaced. 2020 - some repairs completed 2022 - some repairs completed.		Deferred Maintenance	\$3,000	R	2023	repairs reported complete.			DM	
----------------------------------	---	--	----------------------	---------	---	------	----------------------------	--	--	----	--

Exterior: Windows

Maint. Type: Architectural

System Rating: 4

Subtotal: \$

Aluminum clad wood frame windows with insulated glass. Windows in classrooms are double hung, windows in common spaces are typically fixed units.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported problems			\$0							

BUILDING REPORT East Campus

NS-Nursing Building

Bldg Code:

NS

Exterior: Roof

Maint. Type: Architectural

System Rating: 2

Subtotal: \$184,000

Flat roof areas – 2001 original EPDM single ply membrane, approx. 9000 SF, on maintenance contract.

Pitched roof areas – 2001 original asphalt shingles on felt on ply wood deck (insulated system at building, uninsulated at porticos). Metal gutters appear to be functioning, with heat trace added in areas of damming.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
2: Potentially Critical (Year 1)	Some shingles have been replaced, but multiple locations of shingles coming loose were observed. Ice damming problems at transitions, corners where roof meets higher walls Water leaking at inside corner of north wing and inside corner of west wing where pitched roof abuts higher wall areas. Roof is at end of life and due for replacement, approx. 20,000 SF estimated. 2023 - some shingle repairs completed.	Deferred	Maintenance	\$100,000						DM	
4: Long Term (Year 6-10)	EPDM roof in good condition for age, but replacement should be budgeted for 2025-2030.	Planned	Maintenance (Facility Renewal or Capital Repair)	\$84,000						BI	

Superstructures: Structural Frame

Maint. Type: Architectural

System Rating: 5

Subtotal: \$

Concrete slab on grade, steel frame, lightweight metal roof deck at 4 flat roof areas; light gauge steel trusses at pitched roofs.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported problems.			\$0							

BUILDING REPORT East Campus

NS-Nursing Building

Bldg Code:

NS

Interior: Interior Partitions/Finishes

Maint. Type: Architectural

System Rating: 4

Subtotal:

Painted drywall on stud typical, majority replaced in 2010 renovation.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
2: Potentially Critical (Year 1)	Paint and drywall water damaged at areas where walls extend above asphalt roof – at inside corners facing the courtyard. Drywall needs repair and paint needs replacement. Insulation may be damaged. Work should not be performed until roof leaks are repaired.		Deferred Maintenance	\$5,000	R	2022	interior walls repaired and repainted.			DM	

Interior: Floors

Maint. Type: Architectural

System Rating: 5

Subtotal: \$

Carpet in classrooms, large group spaces and corridors.

Ceramic tile in toilet rooms.

Resilient floor in lab spaces.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported problems			\$0							

Interior: Ceilings

Maint. Type: Architectural

System Rating: 5

Subtotal: \$

New 2x4 suspended acoustic ceiling typical, installed in 2010 renovation. Original ceiling remains in large group area in southeast corner.

Limited areas of drywall ceiling in restrooms.

Open to deck in service areas.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported problems			\$0							

BUILDING REPORT East Campus

NS-Nursing Building

Bldg Code:

NS

Plumbing System: Plumbing

Maint. Type: Plumbing & Electrical

System Rating: 5

Subtotal: \$13,000

DHW water heaters – (3) gas fired water heaters from 2001..

Plumbing fixtures in good condition, copper piping throughout.

Significant rework of piping and plumbing fixtures as part of renovation in 2010. Restrooms in west wing original (2001). New restrooms added in north wing.

2021 - Restroom plumbing fixtures and flush valves replaced as part of IEMP.

2023 - New sanitary drain blockages reported due to increased flushing of towels and wipes.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
3: Not yet Critical (Year 2-5)	2022 - (3) Domestic water heaters original, near end of useful life and due for replacement.		Deferred Maintenance	\$13,000							
4: Long Term (Year 6-10)	2021 - plumbing fixtures and flush valves replaced as part of IEMP project. 2023 - flushing of paper towels and wipes causing sanitary drain blockages, requires frequent maintenance		Planned Maintenance (Facility Renewal or Capital Repair)	\$0							

BUILDING REPORT East Campus

NS-Nursing Building

Bldg Code:

NS

HVAC System: HVAC

Maint. Type: HVAC

System Rating: 5

Subtotal: \$125,000

HVAC system fed from (3) rooftop units with DX cooling and hydronic heating coils feeding fan-powered VAV boxes.

RTU 1 – 2001: Intellipak 30 ton.

RTU 2 – 2001: Intellipak 50 ton.

RTU 3 – 2001: Intellipak 50 ton.

Heat generation: 2001: (2) original hydronic boilers, connected as staged unit. (2) primary in-line pumps.

Attic space heated with fin tube radiation and unit heaters to maintain temperature for piping and intake air.

Distribution: 17 above ceiling fan-powered boxes, 30 VAV terminal units. Updated, including new piping, ductwork and units as needed as part of 2010 renovation. Filter replacement for fan-powered boxes is labor intensive.

Controls: DDC system, updated as part of 2010 renovation.

2021 - No HVAC work reported for this building as part of IEMP.

2021 - RTU's in good condition but nearing the end of their useful life expectancy. Future work will be required.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
1: Currently Critical (Current Year)	2023 - Copper HWH piping repaired where joints had failed from poor workmanship. On regular inspection schedule due to concern for future failures.		Deferred Maintenance	\$5,000							
3: Not yet Critical (Year 2-5)	2022 - RTU's are now past their useful life expectancy and should be replaced.		Deferred Maintenance	\$120,000							

Electrical System: Fire Alarm Systems

Maint. Type: Plumbing & Electrical

System Rating: 5

Subtotal: \$

Fire alarm system up to date.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported problems			\$0							

BUILDING REPORT East Campus

NS-Nursing Building

Bldg Code:

NS

Electrical System: Lighting

Maint. Type: Plumbing & Electrical

System Rating: 5

Subtotal: \$

Fluorescent fixtures on occupancy sensors, mix of 2x4, linear and downlights. Majority replaced in 2010 renovation, except for large group space.
2021 - Lighting retrofitted/replaced with LED as part of IEMP

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported problems			\$0							

Electrical System: Emergency Power

Maint. Type: Plumbing & Electrical

System Rating: 5

Subtotal: \$

Exit lighting updated to LED battery units in 2010 renovation. Emergency lighting part of light fixtures, with emergency power ballasts as needed, installed in 2010 renovation.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported problems			\$0							

Electrical System: Phone/Data Systems

Maint. Type: Plumbing & Electrical

System Rating: 5

Subtotal: \$

Data fiber and cabling new in 2010 renovation.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported problems			\$0							

BUILDING REPORT East Campus

NS-Nursing Building

Bldg Code:

NS

Electrical System: Electrical

Maint. Type: Plumbing & Electrical

System Rating: 5

Subtotal: \$

Ground mounted DTE transformer. 13.2 kV primary feed, 277/480 secondary, 3 phase.
 Switchgear and stepdown transformers, 120/208.
 Distribution panels reconfigured as part of 2010 renovation, with spare capacity.
 Majority of electrical outlets replaced as part of 2010 renovation.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported problems			\$0							

Accessibility: Code Compliance

Maint. Type: Legal & Mandatory

System Rating: 4

Subtotal: \$

Building updated to be ADA compliant in 2010 renovation.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported problems			\$0							

Accessibility: Signage

Maint. Type: Legal & Mandatory

System Rating: 3

Subtotal: \$32,000

Exterior signage updated to new building naming system.
 Interior signage planned to be updated/replaced to address new building naming system.
 2021 - Egress maps updated to address new building naming system.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
2: Potentially Critical (Year 1)	Interior signage planned to be updated/replaced to address new building naming system. 2022 - Egress maps updated to address new building naming system.		Planned Maintenance (Facility Renewal or Capital Repair)	\$32,000							

BUILDING REPORT East Campus

NS-Nursing Building

Bldg Code:

NS

Campus Site: Site

Maint. Type: Other

System Rating: 4

Subtotal: \$

Concrete walk and larger slabs un covered porticos surround entire building, dating from its previous use as a daycare center.

Areas of brick pavers in courtyard are in good condition, with only typical minor maintenance needed.

Majority of play equipment has been removed, with playground safety paving abandoned. Several gazebos remain and are in fair condition. Site minimally used by program, except for courtyard.

Entire site is surrounded by high decorative fence.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported problems			\$0							

Fire Protection: Fire Protection System

Maint. Type: Other

System Rating: 5

Subtotal: \$

Building in partially sprinkled – only in large group space in southeast corner of building.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported problems			\$0							

Entrances: Doors

Maint. Type: Architectural

System Rating: 5

Subtotal: \$

Exterior doors:

(8) Aluminum frame full-lite doors at main entry, installed in 2010 renovation.

Original 2001 aluminum clad wood frame doors with lites at exit doors, courtyard doors and remaining classroom exit doors.

Hollow metal man door at service rooms.

Interior Doors: Solid core wood typical, majority replaced in 2010 renovation.

Priority	Observed Issue	CSI	Project Classification	Est. Resolution Cost	Resolved/ funded?	Year Resolved	Correction	Floor # Room #	Proposed Renewal	Assessment Cat.	% Used
4: Long Term (Year 6-10)	No reported problems			\$0							

End of Building Report for: NS-Nursing Building

GLOSSARY OF RATINGS TERMS

System Ratings

System Rating	Description	Notes
0	Missing and Needed / ADA-not compliant	System missing, but required in facility. For ADA compliance, DOES NOT comply.
1	Unreliable	System needs to be fixed.
2	Poor	System barely operating. Repair/replace in next renovation.
3	Adequate / ADA-compliant when built	System functioning, but review for repair/replacement in next renovation. For ADA accessibility, was compliant when constructed, review compliance for next renovation
4	Functional / ADA-currently compliant	System functioning well and maintained as intended, no major reported issues. For ADA compliance, item complies with current codes.
5	Excellent	System in excellent operating condition. No reported issues.
NA	Not Needed	System not required for this facility.

Assessment Priorities

Assessment Priority	Assessment Priority Description
1	Currently Critical (Current Year)
2	Potentially Critical (Year 1)
3	Not yet Critical (Year 2-5)
4	Long Term (Year 6-10)
5	Does not meet current codes (Grandfathered)

Project Classifications

Project Classification	Project Classification Description
Planned Maintenance (Facility Renewal or Capital Repair)	A subset of regular or normal facility maintenance which refers to major repairs or the replacement / rebuilding of major facility components (e.g., roof replacement at the end of its normal useful life is capital repair; roof replacement several years after its normal useful life is deferred maintenance).
Deferred Maintenance	Refers to expenditures for repairs which were not accomplished as a part of normal maintenance or capital repair which have accumulated to the point that facility deterioration is evident and could impair the proper function of the facility. Costs estimated for deferred maintenance projects should include compliance with applicable codes even if such compliance requires expenditures beyond those essential to effect the needed repairs. Deferred maintenance projects represent catch up expenses.
Facility Adaptation (Capital Renewal)	Expenditures required to adapt the physical plant to the evolving needs of the institution and to changing codes or standards. These are expenditures beyond normal maintenance. Examples include compliance with changing codes (e.g. accessibility), facility alterations required by changed teaching or research methods, and improvements occasioned by the adoption of modern technology.
Critical Deferred Maintenance	