Exterior Scope of Work - Summary

The project proposes a comprehensive renewal of the building envelope and associated exterior elements to improve safety, performance, durability, and visual cohesion. The existing roofing system—including flashings and caps—has reached the end of its service life and will be fully replaced, with additional insulation incorporated to enhance thermal efficiency and long-term energy performance.

Existing balconies are severely deteriorated, with exposed structural reinforcement posing both safety and maintenance concerns. The approach eliminates the balconies entirely, allowing for the installation of high-performance, energy-efficient windows in place of the current glass wall systems. Aging concrete balcony canopies, also at the end of their life cycle, would be replaced with streamlined, modern bolt-on metal canopy units that reduce maintenance demands while providing a clean, contemporary aesthetic. Following balcony removal, exterior wall surfaces could be finished with complementary metal panel systems to align with the new canopies and better integrate the building with neighboring structures. Select masonry restoration will also be completed to preserve structural integrity and appearance.

Within the courtyard, failing concrete walls and planter boxes would be removed and replaced with modular planting systems and thoughtfully integrated wood accent features. These improvements are designed to create a more welcoming, warm, and engaging environment at the main entrance, enhancing both functionality and overall user experience.


Replace Entire Roof
Remove Concrete Balcony
Rework Greenhouse
Courtyard Walls
NRC
Center Building









Donnelly Natural Resources Center



Facility:	**Donnelly Natural Resources Center**
Use Type(s):	Classroom, Lab
Built:	1972
Area:	39,525 SF
Floors:	4 stories

Summary

Donnelly Natural Resources Center was built in 1972 with an interior science room remodel in 2006. Most of the building still has original exterior and interior materials. The façade of the building is in good condition, but an area of concern is the balcony and the eye brow roofs as they are deteriorating to the point of posing a safety hazard as pieces of these components are coming apart and falling off. Roofing, storefront, doors, restrooms, ceiling and flooring in need of replacement. Another area of concern is the original elevator with antiquated equipment which could potentially pose a safety hazard.

A large air handling unit in the mechanical penthouse has an old inefficient 40-hp motor and no cooling serves the primary HVAC for the building. This unit should be replaced with a new efficient variable volume unit with a cooling coil. All constant volume boxes serving the classrooms should be replaced with VAV reheat boxes.

The large Lecture Hall 101 is served by an AHU located in a 48" crawl space below. This unit, along with a DX cooling unit, is original, currently not operational, and very difficult to service or replace. This AHU should be replaced with a packaged rooftop unit. A smaller Trane air handling unit with a preheat coil, cooling coil and reheat coil suspended in the penthouse serves the fourth floor Board Room and is in good condition.

Three 800-MBH Lochinvar "Knight" boilers installed in 2015 supply the heating water for the building. Primary heating water distribution pumps are old and should be replaced along with the piping in the penthouse at the boilers.

Fume hood exhaust should be discharged with upblast fans on the roof located at the termination of the exhaust duct; and when combining exhaust ducts from multiple hoods, the exhaust fan needs to be a variable volume regulated by static pressure within the duct system or velocity controls at the face of each hood. Because the hood exhaust is new, and the exhaust chases terminate with the original louvered penthouses on the edge of each roof, no recommendations to change the hood exhaust is being recommended currently. Make up air for the exhaust hoods also will be required through the central ventilation system. Return air from the room would need an automatic modulating damper actuator to close as room differential pressure became more negative with respect to the corridor.

A greenhouse extends outside the main building exterior wall at the exterior of rooms 110 and 112. The greenhouse has infrared heaters, and a Wadsworth controller operates the openable skylight panels at the peak of the greenhouse. There are hot water fin-tube heaters that line the outside of the greenhouse.

Pneumatic controls still exist controlling cabinet heaters and convectors, and newer Talon Staefa building automation controls serve the reheat at the constant volume boxes. Pneumatic thermostats are old and in some areas like the women's toilet room on the first floor are leaking significant quantities of air.

Plumbing fixtures within the unisex barrier free bathroom on the first floor is in good condition. Plumbing fixtures in the women's private restroom at the south end of first through third floors are in fair working condition, but the room, and especially toilet stall is very small. Fixtures within the large toilet rooms are in good condition, however, flush valves and faucets are aged and should be replaced with touchless sensor operated. The electric water cooler on third floor does not have a bottle filling station. Lab epoxy sinks and turrets are in good condition.

No fire sprinkler system exists in this building.

Existing lighting fixtures throughout the building are a variety of types and mix of LED and fluorescent tubes with approximately 40 percent of the building lighting fixtures retrofitted to LED tubes/lamps. Minimal emergency egress lighting exists. A building wide replacement of the existing fixtures to LED with integral controls for daylight harvesting, dimming and occupancy sensing would result in energy savings and reduced maintenance costs. A new and more user friendly lighting control system would be installed in the lecture hall with the LED replacement.

The main power distribution panel of the building is in fair condition with limited capacity and replacement parts not readily available. The existing branch circuit breaker panels present on each floor that are old and no longer manufactured that should be replaced. Select areas have been renovated and both lighting switches and receptacles have been replaced, however most of these devices are original and should be replaced. The existing fire alarm system panel is no longer supported by Simplex and should be replaced with a new code-compliant voice annunciation style system.

Donnelly Natural Resource Center is served by parking Lot N which is accessed off the east side of the loop in front of Besser Technical Center or through Lots E and W. This facility is also served by parking Lot C on the west side of the building. Refer to the Newport Center Executive Summary for information on this parking lot.

Parking Lot N has concrete pavement which is in good condition. Runoff to conveyed through a concrete curb and gutter system.

Observation Highlights

- **Civil**
  - Concrete parking lot, sidewalk, and curbs & gutters are in good condition with minor cracking.
  - Campus wayfinding sign is faded and aged. New signage should be considered throughout the campus.

- **Structural**
  - Spalling/cracking of concrete waffle slab overhang and balcony floor at fourth floor boardroom, reinforcing exposed.
  - Settlement at first floor room 110, at building expansion joint. Floor and wall cracked and moved, appears to have stabilized. Engineer reports that no further movement anticipated.

- **Architectural**
  - Original elevator at end of useful life. Antiquated controls and equipment are a potential hazard. Recommend replacing.
  - Roof system has ponding issues, a hole in the membrane and past the end of its life. Recommend replacing roof membrane.
  - Original single pane storefront/windows past useful life and in need of replacement. Recommend replacing throughout building for energy savings.
  - Original exterior doors in single pane glazing, aluminum doors with corrosion, deteriorated wood doors or HM doors. Recommend removal and replacement.
  - Original 2x4 acoustical suspended ceiling tiles are in poor condition with many areas of staining. Recommend removal and replacement.
  - Original interior doors are in fair condition with mixed hardware. Recommend replacing all original doors and hardware.

- Suspect ACM floor tile throughout the building is asbestos and should be remediated and new flooring installed. Stair finish in poor condition causing potential trip hazards and needs to be replaced.
- Carpet at end of life in most areas of building.
- All original restrooms in need of updating.
- Original Auditorium in need of complete remodel including, flooring, ceiling, lighting, acoustical wall treatment and seating.

- **Mechanical**
  - Upgrade toilet room plumbing fixtures in the Women's private restroom at the south end of first through third floors.
  - Replace flush valves and faucets that are aged and worn in all toilet rooms.
  - Replace third floor water cooler with a filtered, bottle filling type.
  - No heating water isolation valves were originally installed to isolate coils or terminal heating units. Recommend installing ball type isolation valves at all coils and other branch circuits to terminal heaters.
  - Replace the existing base mounted primary heating water distribution pumps that are at the end of their useful life with variable speed pumps; and remove the three-way mixing valve and modify the heating water piping as necessary to allow the condensing boilers to "efficiently" operate at a reduced water temperature based on outdoor temperature reset. Asbestos abatement may be required to accomplish the hydronic piping work.
  - Insulate all uninsulated heating water piping and the air separator in the mechanical penthouse.
  - Replace the large constant volume 40-hp central station heating and ventilation air handling unit in the penthouse with a new variable volume air handling unit with heating, cooling and ventilation capabilities.
  - Install a heat pump chiller or an air-cooled condensing unit on the roof to serve the new AHU cooling coil.
  - Replace all constant volume boxes serving each room with Variable Air Volume (VAV) boxes and reheat coils to provide better control of the room's environment.
  - Install a dedicated packaged rooftop heating and cooling unit to serve Lecture Hall 101 and remove from the large central air handling unit. This will permit the College to schedule the lecture hall use on weekends or nights without conditioning the entire building.
  - Chemical storage cabinet vents into fume hood duct and therefore is only venting the cabinet when hood is operating. Consider venting the cabinet separately.
  - There is a residential Magic-Aire Furnace in Room 101 that is dedicated to Room 104, likely due to the fact the room uses formaldehyde. This furnace and outdoor air cooled condensing unit was installed in 1997, at the end of its useful life, and should be replaced.
  - Pneumatic controls still exist, are old, and the thermostat in Women's first floor toilet room is leaking significant air and causing the heating valve on the convector to fail open. Expand the existing building automation system (BAS) controls to replace all remaining pneumatic controls.

- **Electrical**
  - Replace existing main distribution panel.
  - Replace existing branch circuit panels. Some panels at or near capacity. No reported problems.
  - Emergency lighting was very minimal in main corridors, stairwells and not present in all required areas (toilet rooms, interior/window less rooms, lab type classrooms, etc.)
  - Existing fluorescent lighting and older/damaged fixtures should be replaced with LED fixtures with on-board controls for dimming, daylight harvesting and occupancy sensing.

- The original brown receptacle devices and light switches should be replaced with new to ensure proper and safe operation when used.
- A 100 KW back-up generator is recommended to be added to power emergency and exit lighting along with other critical loads in the event of normal utility power failure.
- Fire alarm original, not ADA complaint. Replace with new modern system.

Alpena Community College
Facility Condition Analysis



Prepared By

IDI integrated designs inc. ARCHITECTURE ENGINEERING CONSULTING

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Appendix

- Campus Map

Introduction and Purpose

Alpena Community College (ACC) consists of two campuses – the main Alpena campus and a satellite Oscoda facility. In response to a request for proposal for facility assessment services from January 2024, Integrated Designs, Inc. (IDI) was selected to provide a comprehensive study of the instructional, housing and maintenance facilities located throughout the campuses, as well as the building grounds and ancillary sites, to develop the following:

- Provide an inventory of the College's facilities in a database format to be easily updated and maintained by college personnel and allow for quick access to facilities information.
- Determine the general condition of the buildings and grounds of the college and provide the data in a concise format, allowing quick determination of the current replacement value and condition of each facility.
- Determine a Facilities Condition Index (FCI) for each building and the college as a whole. The FCI is a benchmark index that rates the condition of existing buildings and is used by facility managers to quantify and prioritize deferred maintenance projects for capital planning purposes.
- Assist the College in meeting the goals of its Mission Statement through timely maintenance of the physical backbone of the College – the campus buildings.
- Clearly define code deficiencies, functional effectiveness, while being mindful of energy consumption.

The facilities assessment and deferred maintenance capital planning study was developed through a combination of personnel interviews, facility walk-throughs and building system analysis and was performed the following members of IDI:

- Erik Coursey – Architectural Designer
- Phil Niemi – Structural Engineer
- Brian Kudej – Civil Engineer
- Steve Boettcher – Mechanical Engineer
- Adam Manty – Electrical Engineer

The report is grouped into three separate sections, starting with observation highlights and an executive summary of each facility. This section is then followed by a cost summary, accompanied by a breakdown of each deficiency with photo log of each individual facility.

Material And Labor Cost Factors and Additional Markups

The cost summaries and totals are illustrated by condition and priority class. R.S. Means (2023) cost estimating and historic cost data was used in developing the project cost information. No regional project cost adjustment factors for materials or labor were used for this report given the R.S. Means factor for Gaylord, Michigan was a cost reduction. Typical general contractor and professional fees would need to be added on a project-by-project basis, as applicable.

Markup Percentages		R.S. Means
Local Labor Index:	74.3%	of National Average (Not applied)
Local Materials Index:	94.0%	of National Average (Not applied)

General Contractor Markup:	10.0%	Contractor profit and overhead, bonds and insurance
Professional Fees:	15.0%	Architect, Engineering, Survey, Geotechnical, Governing Agencies fees

Project Classification

DM = Deferred Maintenance: Refers to expenditures for repairs which were not accomplished as part of normal maintenance or capital repair which have accumulated to the point that facility deterioration is evident and could impair the proper functioning of the facility. Cost estimated for deferred maintenance projects should include compliance with applicable codes. Deferred maintenance projects represent catch up expenses. Capital renewal costs, a subset of regular or normal facility maintenance which refers to major repairs or the replacement / rebuilding of major facility components (i.e. 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), was also included within this classification.

Condition

The analysis of facilities and their systems in clued a qualitative score. Qualitative scoring is based on a scale of 1 through 5 using the following definitions:

1 – Unsatisfactory, replacement required.
2 – Poor, many major repairs required.
3 – Fair, some major maintenance deficiencies.
4 – Excellent, routine maintenance deficiencies.
5 – New, system less than one year old.

Priority Class

PRIORITY 1 – Currently Critical (Immediate)

Projects in this category require immediate action to:

a. Return a facility to normal operation
b. Stop accelerated deterioration
c. Correct a cited safety hazard

PRIORITY 2 – Potentially Critical (Year One)

Projects in this category, if not corrected expeditiously, will become critical within a year. Situations in the category include:

a. Intermittent interruptions
b. Rapid deterioration
c. Potential safety hazards

PRIORITY 3 – Necessary – Not Yet Critical (Years Two to Five)

Projects in this category include conditions requiring appropriate attention to preclude predictable deterioration or potential downtime and the associated damage or higher costs if deferred further.

PRIORITY 4 – Recommended (Years Six to Ten)

Projects in this category include items that represent a sensible improvement to existing conditions. These items are not required for the most basic function of a facility; Priority 4 projects will either improve overall usability and / or reduce long-term maintenance.

PRIORITY 5 – Future (Years Ten to Twenty)

Projects in this category include items that represent potential future improvement to existing conditions. Priority 5 projects should be reviewed over time to improve overall usability and / or reduce long-term maintenance.

Facility Condition Index (FCI)

FCI = Facility Condition Index, Total Cost vs. Replacement Cost. The FCI provides a life cycle cost comparison. Current Replacement Value is based on replacement with current construction standards for the facility use type, and not original design parameters. The index gives the client a comparison within all buildings for identifying worst case / best case building conditions.

$$FCI = \frac{\text{Deferred Maintenance}}{\text{Current Replacement Value}}$$

FCI Range	Condition Description
0.01 – 0.05	Excellent condition, typically new construction
0.06 – 0.15	Good condition, renovations occur on schedule
0.16 – 0.30	Fair condition, in need of normal renovation
0.31 – 0.40	Below average condition, major renovation required
0.41 – 0.59	Poor condition, gut / renovation indicated
0.60 and above	Complete facility replacement indicated

Category Code (Uniformat II)

UNIFORMAT II is the elemental classification in this report because it was developed through industry/government consensus process and has been widely accepted as an ASTM standard. UNIFORMAT II is a classification that comprises four hierarchical levels for both building elements and related site work elements. This system was used as a guide for the basis of our report.

Life Cycle Cost Model Description and Definitions

Included in this report is a Life Cycle Cost Model. This model is a summary of all major systems and components in the facility. Each indicated component has the following associated information:

UNIFORMAT II CODE	This is the standard UNIFORMAT II that applies to the component
Life Expectancy	Average life expectancy for each individual component
Component Description	This line item describes the individual component
Action	Changes necessary to individual component
Quantity	The quantity of the listed component
Units	The unit of measure associated with the quantity
Unit Cost	The cost to replace each individual component unit
Total Cost	Unit cost multiplied by quantity. One-time renewal / replacement cost

Photo Number

A code shown on the photo log identifies the component number and letter for designation of architect, civil, structural, mechanical, and electrical.

Besser Technical Center



Facility:	**Besser Technical Center**
Use Type(s):	Votech, Classroom, Kitchen/Food Service, Administration
Built:	1962
Area:	76,140 SF
Floors:	2 stories

Summary

Besser Technical Center, built in 1962 with additions in 1996 and 2008, is primarily utilized as a general/vocational technology classroom building and overall is aging well. The structure of the building is mostly masonry construction including most of the roof structure. An area of concern is water infiltration through masonry in a few areas. Another area of concern is the building energy efficiency as the glazing is still mostly original single pane.

New high-efficient boilers and heating water pumps provide hot water as the primary source of heat. Classroom unit ventilators are the primary means of heating and ventilation within original building classrooms, while baseboard radiation and cabinet heaters supplement the heating in various common spaces and offices. No cooling exists in the original building classrooms. The Commons and Lumberjack Dining spaces are served by packaged heating and cooling rooftop units, and the classrooms in the two-story LaFarge addition have vertical classroom heating and cooling unit ventilators. Some offices have split system single zone fan coil units dedicated for cooling. HVAC controls are a mix of pneumatic and a variation of building automation system manufacturer components.

Welding lab has a very effective exhaust and make-up air system; while the Automotive Services vehicle exhaust capacity is minimal and lacking.

Many of the plumbing fixtures are original, still functional but the appearance is beginning to deteriorate. Two water cooler stations have bottle fillers and filtered water, while the remaining are older and do not. Roof drains are not properly spaced, nor is the roof properly sloped to drain off storm water. Storm water exits the roof through overflow scuppers and is causing damage to the Automotive area.

The building is not fire sprinkled, and because of the type of concrete planked ceiling construction, would be difficult to install fire sprinklers that does not have much of the fire protection piping fully exposed.

Existing lighting fixtures throughout the building are a variety of types and mix of LED and fluorescent tubes with approximately 50 percent of the building lighting fixtures retrofitted to LED tubes. Minimal emergency egress lighting exists, and most of the exit signs are original to the building's initial construction. A building wide replacement of the existing fixtures to LED with integral controls for daylight harvesting, dimming and occupancy sensing would result in energy savings and reduced maintenance costs.

The main power distribution panel of the building is in fair condition with limited spare capacity and should be replaced to allow for additional future loads. Select areas have been renovated and both lighting switches and receptacles have been replaced, however any the remaining devices that are original should be replaced. The existing fire alarm system panel is no longer supported by Simplex and should be replaced with a new code-compliant voice annunciation style system.

A drive west of Besser Technical Center accesses parking Lot B which serves as the main parking lot for the facility. A concrete loop drive in front of the building provides additional access to Lot B, barrier free parking at the front entrance, and provides access to a drive for the east enclosed lot between Besser Technical Center and the Newport Center. This drive, off the loop on the east side of the facility also serves as access to Lots F, N, W, and E.

The pavements for the west drive, Lot B, and the east enclosed lot are aged and should be replaced. They are still in serviceable condition for their age, but potholes and pavement cracks are present. These have been treated to

maintain longevity. However, the potholes and alligator cracking indicate a weakening of the base material and any new pavement treatments will be less effective. There are some curbs in poor condition on the south side of Lot B and they should be replaced when Lot B is reconstructed. When considering reconstruction for Lot B, a parking count study is advisable. Reconfiguring the lot size to meet current needs may reduce the amount of reconstruction required.

The concrete loop drive, as well as the east drive off the loop, are in good condition. Some curbs around the loop are damaged, most likely from plowing. They are still serviceable, and replacement is not necessary.

Runoff from these parking lots is captured in a storm water system with the exception being the area in front of the loading dock on the west side of the facility. There is a catch basin in this location that's not connected to the existing system. The structure acts as an infiltration basin and the capacity, at times, is inadequate and ponding will occur.
The stormwater system is original and installed over 50 years ago. The culverts between the catch basins should be scoped with a camera to note their condition and the basins should be cleaned out if needed. The infiltration basin should be connected into the stormwater system if possible.

Observation Highlights

- **Civil**
  - Some minor cracking in concrete sidewalks. Concrete at west entry heaved, chipped.
  - Some washout at roof drain outlets.
  - Asphalt pavements are serviceable but in need of replacement.
  - Campus wayfinding signs are faded and aged. New signage should be considered throughout the campus.

- **Structural**
  - Block wall sealant at exterior control joints at end of life, due for replacement.
  - "Dox" plank structural system sagging, cracked – never tested to address structural integrity issue. Vertical displacement observed at soffit. Spalling block in a few locations.

- **Architectural**
  - 1996 built-up roof with membrane past useful life. Newer 2008 roofing close to end of life. Recommend replacing all roofing.
  - Masonry above kitchen wall needs to be sealed as well as exterior wall at commons to prevent water from infiltrating through block.
  - Original single pane storefront/windows past useful life and in need of replacement. Recommend replacing throughout building for energy savings. HM windows at Computer Commons are in need of replacement due to water infiltration at heads.
  - Exterior doors are Aluminum single pane or HM in poor condition and/or rusting and in need of replacement. Recommend replacing throughout building for energy savings.
  - Original interior doors have scratched finish/veneer damage. Recommend replacing all original doors.

- Suspect ACM floor tile in some areas of the building is asbestos and should be remediated and new flooring installed.
- Carpet at end of life in most areas of building.
- Original gang restrooms in need of updating.
- Science classroom casework in poor condition. Recommend replacing.

- **Mechanical**
  - Many of the plumbing fixtures are original to the 162 building. While the function of the fixtures and flush valves appear to be working, appearances are deteriorating.
  - The five older unfiltered water coolers and porcelain drinking fountains need to be replaced.
  - Several stormwater roof drain sumps are not insulated or poorly insulated, that can lead to condensation and dripping. Sumps and drains should be insulated.
  - Unit ventilators in classrooms are original to the building, quite noisy and disturbing. Replace unit ventilators and add DX cooling coils (placed on roof if possible) so that rooms can be individually air conditioned.
  - Cabinet heaters within the common corridors are original. Heaters appear to be functioning, but cabinet housing is in poor condition.
  - Provide ventilation for Offices 126A and 126B.
  - Provide ventilation for the Computer Center second floor corridor/lounge area.
  - Automotive Services exhaust system capacity is lacking for the number of vehicle exhaust hoses attached.
  - Controls are a mix of original pneumatic, and a variation of building automation controllers, devices and trunk lines. Convert all original pneumatic and integrate current automation systems into an integrated controls system campus wide.

- **Electrical**
  - Existing Main Panel and branch circuit panels should be replaced. Panels are past their useful life expectancy and have limited space/spare capacity.
  - Emergency lighting was very minimal in main corridors stairwells and not present in all required areas (toilet rooms, interior/window less rooms, lab type classrooms, etc.)
  - Several of the original exit signs remain and should be replaced with LED source signs with built-in emergency battery back-up. Some areas also have missing exit signs.
  - Existing fluorescent lighting and older/damaged fixtures should be replaced with LED fixtures with on-board controls for dimming, daylight harvesting and occupancy sensing.
  - The original brown receptacle devices and light switches should be replaced with new to ensure proper and safe operation when used.
  - Existing data/communication wiring was observed to be functional and installed to serve workstations as needed. Wireless access points were observed and operational.
  - Fire alarm original, not ADA complaint. Replace with new modern voice annunciation style system.

Newport Center



Facility:	**Newport Center**
Use Type(s):	Athletic, Votech, Classroom, Library, Auditorium, Administration/IT
Built:	1996
Area:	70,790 SF
Floors:	1 story

Summary

Newport Center was built in 1996 with a remodel to machine shop in 2022. Exterior masonry construction is aging well. Mostly interior materials are original, and some are due for replacement including select doors, restroom sinks and partitions, and flooring.

The classrooms and Fletcher Library are served by a variable volume central heating and DX cooling air handling unit and a return/exhaust fan located in the mechanical room. Air distribution to each classroom is regulated with variable air volume boxes with reheat coils. Heating water is generated from the Besser Tech Center Boiler Room and separate distribution pumps serve the Newport Center. Air Cooled condensing unit is located outside at grade.

Auditorium/Lecture Hall has a dedicated air handling unit with hot water heat and DX cooling coil. Park Arena has two large, packaged gas-fired heating, ventilating and cooling rooftop units. The locker rooms have a separate exhaust air handling unit with heat recovery coil and a pumped glycol loop to preheat outside air in AHU-2 serving the locker rooms. The Marine Technology Room and CAD Lab has a dedicated packaged rooftop unit, and the Reznor gas-fired heating-only rooftop unit serving the toilet rooms in the Marine Center is in need of replacement.

Building automation controls within the building are a mix of older pneumatic (replace), and new "Staefa Talon" controls that operate on the campus wide web platform.

Plumbing fixtures in the main building are in good condition. Toilet room fixtures in the Marine Technology toilet rooms are old and in need of replacement. The 500-MBH Lochinvar domestic water heater and large hot water storage tank in the mechanical room should be replaced, as well as the 199-MBH 100-gallon capacity 78% efficient water heater serving the kitchen.

A wet-pipe fire sprinkler system exists throughout the building and has a 30-hp fire pump that should be replaced.

Existing lighting fixtures throughout the building are a variety of types and mix of LED and fluorescent tubes with approximately 50 percent of the building lighting fixtures retrofitted to LED tubes. Minimal emergency egress lighting exists, and most of the exit signs are original to the building's initial construction. A building wide replacement of the existing fixtures to LED with integral controls for daylight harvesting, dimming and occupancy sensing would result in energy savings and reduced maintenance costs.

The main power distribution panel of the building is in good condition with spare capacity and replacement parts readily available. Select areas have been renovated and both lighting switches and receptacles have been replaced, however any the remaining devices that are original should be replaced. The existing fire alarm system panel is no longer supported by Simplex and should be replaced with a new code-compliant voice annunciation style system.

Access to the Newport Center parking Lot C is from the drive on the west end of the campus and continues north past Lot B. The asphalt pavement is in serviceable condition for their age, but pavement cracks are present throughout and potholes are beginning to form. This indicates a weakening of the base material and deterioration of the pavement will accelerate. Crack sealing will slow the deterioration, however this treatment will need to be applied every 1-3 years and may ineffective on wider cracks.

Runoff is sheet flow across the parking lot to the north.

Observation Highlights

- **Civil**
  - Concrete sidewalks are in good condition with some minor cracking.
  - Asphalt pavement is serviceable but in need of replacement.
  - Campus wayfinding signs are faded and aged. New signage should be considered throughout the campus.

- **Structural**
  - Pressure bar attachment at transition from low roof to arena wall has no counter-flashing; just caulk bead along top edge. Caulk is cracked, potentially allowing water on wall or from cavity to run inside building at transition bar location.
  - Extensive patching dating to original installation, particularly at seams.
  - Water infiltration at split faced, single width masonry walls.
  - Control joints at gymnasium require tooling and caulk.
  - Extensive concrete floor cracking at east machine shop require tooling and epoxy crack fill.

- **Architectural**
  - Membrane roofing past its useful life and needs replacing as staff reports leaks at gym RTU.
  - Glazing at Gym high windows needs replacing.
  - Select exterior doors in poor condition including faded leafs and rusting frames at HM doors and corrosion at AL doors. Recommend removal and replacement with FRP doors and aluminum frame.
  - Select original interior doors have scratched finish/veneer damage. Recommend replacing these doors.
  - Original VCT floor tile throughout building with cracks at various areas should be replaced with LVP or LVT.
  - Carpet at end of life in most areas of building.
  - Original restrooms in fair condition. Recommend updating partitions, sinks and mirrors.

- **Mechanical**
  - Install filter on the water cooler outside of Lounge 118A.
  - Upgrade the plumbing fixtures in the Marine Technology wing.
  - Replace the 500-MBH domestic hot water boiler, storage tank, recirculation pump and piping with 199 MBH and 100-gallon capacity sealed combustion water heaters. Verify domestic water load before replacing with two and possibly combine kitchen hot water load with these heaters, eliminate the dedicated kitchen heater which is near the end of its useful life and install a dedicated 140 F hot water line to kitchen.
  - Replace the Reznor make-up air unit and exhaust fan serving the Marine Tech toilet rooms with a new Energy Recovery Unit and reheat hot water coil in supply duct.
  - Replace the air-cooled condensing unit located on grade north of the Marine Lab and East of the Lounge. New higher-pressure refrigerants will require that the ACCU, refrigerant piping and DX coil be replaced.

- There is no fresh air supplied to the toilet and locker rooms east of Park Arena. The rooms are significantly negative with respect to the corridor; so much so that the doors are held open and the air rushing past the door makes a loud wind noise. Recommend installing an ERV shared between these two restrooms.
- AHU-2 serving the locker rooms has an energy recovery water loop to capture energy from the exhaust air stream. When this AHU requires replacement, consider also eliminating the exhaust fan, glycol energy recovery loop, pump and hydronic specialties, and installing two energy recovery ventilators (one for each locker room) and duct reheat coils.
- Replace the Marine Tech/CADD Lab Rooftop Air Handling Unit.
- Properly distribute air and install zoned VAV boxes in Informational Office 108 where walls had been constructed to provide several enclosed offices in a previously large, open room.
- Service the rooftop unit RTU-6 on the Park Arena – believed to be not working due to relay failure; RTU-5 is handling the Arena load. The ventilation and heating load normally can be met with one of the two RTU's, with operation of units alternated via the BAS system. However, events with large crowd capacities likely require the use of both units to meet the ventilation load requirements. Add carbon dioxide space sensors in the arena and modify the control sequence for the RTU's to introduce only the ventilation air necessary to satisfy the occupant load.
- Upgrade controls to eliminate the pneumatic components that still exist and place all HVAC control onto the Building Automation System. Controls replacement will require variable air volume (VAV) boxes that regulates air to each zone to be replaced.
- Fire suppression riser leaking at valve, likely packing failure.
  The fire pump impeller was noted to be in poor condition. Recommend replacing the 30-hp fire pump.

- **Electrical**
  - Emergency lighting was very minimal in main corridors and not present in all required areas (toilet rooms, interior/window less rooms, lab type classrooms, etc.)
  - Existing fluorescent lighting and older/damaged fixtures should be replaced with LED fixtures with on-board controls for dimming, daylight harvesting and occupancy sensing.
  - The original brown receptacle devices and light switches should be replaced with new to ensure proper and safe operation when used.
  - Existing data/communication wiring was observed to be functional and installed to serve workstations as needed. Wireless access points were observed and operational.
  - Fire alarm original, not ADA complaint. Replace with new modern voice annunciation style system.

- **Equipment and Furnishings**
  - Consider replacing the six-burner stove with standing burner pilots with a new electronic spark type. All six stove pilots create a significant amount of heat.

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Donnelly Natural Resources Center



Facility:	**Donnelly Natural Resources Center**
Use Type(s):	Classroom, Lab
Built:	1972
Area:	39,525 SF
Floors:	4 stories

Summary

Donnelly Natural Resources Center was built in 1972 with an interior science room remodel in 2006. Most of the building still has original exterior and interior materials. The façade of the building is in good condition, but an area of concern is the balcony and the eye brow roofs as they are deteriorating to the point of posing a safety hazard as pieces of these components are coming apart and falling off. Roofing, storefront, doors, restrooms, ceiling and flooring in need of replacement. Another area of concern is the original elevator with antiquated equipment which could potentially pose a safety hazard.

A large air handling unit in the mechanical penthouse has an old inefficient 40-hp motor and no cooling serves the primary HVAC for the building. This unit should be replaced with a new efficient variable volume unit with a cooling coil. All constant volume boxes serving the classrooms should be replaced with VAV reheat boxes.

The large Lecture Hall 101 is served by an AHU located in a 48" crawl space below. This unit, along with a DX cooling unit, is original, currently not operational, and very difficult to service or replace. This AHU should be replaced with a packaged rooftop unit. A smaller Trane air handling unit with a preheat coil, cooling coil and reheat coil suspended in the penthouse serves the fourth floor Board Room and is in good condition.

Three 800-MBH Lochinvar "Knight" boilers installed in 2015 supply the heating water for the building. Primary heating water distribution pumps are old and should be replaced along with the piping in the penthouse at the boilers.

Fume hood exhaust should be discharged with upblast fans on the roof located at the termination of the exhaust duct; and when combining exhaust ducts from multiple hoods, the exhaust fan needs to be a variable volume regulated by static pressure within the duct system or velocity controls at the face of each hood. Because the hood exhaust is new, and the exhaust chases terminate with the original louvered penthouses on the edge of each roof, no recommendations to change the hood exhaust is being recommended currently. Make up air for the exhaust hoods also will be required through the central ventilation system. Return air from the room would need an automatic modulating damper actuator to close as room differential pressure became more negative with respect to the corridor.

A greenhouse extends outside the main building exterior wall at the exterior of rooms 110 and 112. The greenhouse has infrared heaters, and a Wadsworth controller operates the openable skylight panels at the peak of the greenhouse. There are hot water fin-tube heaters that line the outside of the greenhouse.

Pneumatic controls still exist controlling cabinet heaters and convectors, and newer Talon Staefa building automation controls serve the reheat at the constant volume boxes. Pneumatic thermostats are old and in some areas like the women's toilet room on the first floor are leaking significant quantities of air.

Plumbing fixtures within the unisex barrier free bathroom on the first floor is in good condition. Plumbing fixtures in the women's private restroom at the south end of first through third floors are in fair working condition, but the room, and especially toilet stall is very small. Fixtures within the large toilet rooms are in good condition, however, flush valves and faucets are aged and should be replaced with touchless sensor operated. The electric water cooler on third floor does not have a bottle filling station. Lab epoxy sinks and turrets are in good condition.

No fire sprinkler system exists in this building.

Existing lighting fixtures throughout the building are a variety of types and mix of LED and fluorescent tubes with approximately 40 percent of the building lighting fixtures retrofitted to LED tubes/lamps. Minimal emergency egress lighting exists. A building wide replacement of the existing fixtures to LED with integral controls for daylight harvesting, dimming and occupancy sensing would result in energy savings and reduced maintenance costs. A new and more user friendly lighting control system would be installed in the lecture hall with the LED replacement.

The main power distribution panel of the building is in fair condition with limited capacity and replacement parts not readily available. The existing branch circuit breaker panels present on each floor that are old and no longer manufactured that should be replaced. Select areas have been renovated and both lighting switches and receptacles have been replaced, however most of these devices are original and should be replaced. The existing fire alarm system panel is no longer supported by Simplex and should be replaced with a new code-compliant voice annunciation style system.

Donnelly Natural Resource Center is served by parking Lot N which is accessed off the east side of the loop in front of Besser Technical Center or through Lots E and W. This facility is also served by parking Lot C on the west side of the building. Refer to the Newport Center Executive Summary for information on this parking lot.

Parking Lot N has concrete pavement which is in good condition. Runoff to conveyed through a concrete curb and gutter system.

Observation Highlights

- **Civil**
  - Concrete parking lot, sidewalk, and curbs & gutters are in good condition with minor cracking.
  - Campus wayfinding sign is faded and aged. New signage should be considered throughout the campus.

- **Structural**
  - Spalling/cracking of concrete waffle slab overhang and balcony floor at fourth floor boardroom, reinforcing exposed.
  - Settlement at first floor room 110, at building expansion joint. Floor and wall cracked and moved, appears to have stabilized. Engineer reports that no further movement anticipated.

- **Architectural**
  - Original elevator at end of useful life. Antiquated controls and equipment are a potential hazard. Recommend replacing.
  - Roof system has ponding issues, a hole in the membrane and past the end of its life. Recommend replacing roof membrane.
  - Original single pane storefront/windows past useful life and in need of replacement. Recommend replacing throughout building for energy savings.
  - Original exterior doors in single pane glazing, aluminum doors with corrosion, deteriorated wood doors or HM doors. Recommend removal and replacement.
  - Original 2x4 acoustical suspended ceiling tiles are in poor condition with many areas of staining. Recommend removal and replacement.
  - Original interior doors are in fair condition with mixed hardware. Recommend replacing all original doors and hardware.

- Suspect ACM floor tile throughout the building is asbestos and should be remediated and new flooring installed. Stair finish in poor condition causing potential trip hazards and needs to be replaced.
- Carpet at end of life in most areas of building.
- All original restrooms in need of updating.
- Original Auditorium in need of complete remodel including, flooring, ceiling, lighting, acoustical wall treatment and seating.

- **Mechanical**
  - Upgrade toilet room plumbing fixtures in the Women's private restroom at the south end of first through third floors.
  - Replace flush valves and faucets that are aged and worn in all toilet rooms.
  - Replace third floor water cooler with a filtered, bottle filling type.
  - No heating water isolation valves were originally installed to isolate coils or terminal heating units. Recommend installing ball type isolation valves at all coils and other branch circuits to terminal heaters.
  - Replace the existing base mounted primary heating water distribution pumps that are at the end of their useful life with variable speed pumps; and remove the three-way mixing valve and modify the heating water piping as necessary to allow the condensing boilers to "efficiently" operate at a reduced water temperature based on outdoor temperature reset. Asbestos abatement may be required to accomplish the hydronic piping work.
  - Insulate all uninsulated heating water piping and the air separator in the mechanical penthouse.
  - Replace the large constant volume 40-hp central station heating and ventilation air handling unit in the penthouse with a new variable volume air handling unit with heating, cooling and ventilation capabilities.
  - Install a heat pump chiller or an air-cooled condensing unit on the roof to serve the new AHU cooling coil.
  - Replace all constant volume boxes serving each room with Variable Air Volume (VAV) boxes and reheat coils to provide better control of the room's environment.
  - Install a dedicated packaged rooftop heating and cooling unit to serve Lecture Hall 101 and remove from the large central air handling unit. This will permit the College to schedule the lecture hall use on weekends or nights without conditioning the entire building.
  - Chemical storage cabinet vents into fume hood duct and therefore is only venting the cabinet when hood is operating. Consider venting the cabinet separately.
  - There is a residential Magic-Aire Furnace in Room 101 that is dedicated to Room 104, likely due to the fact the room uses formaldehyde. This furnace and outdoor air cooled condensing unit was installed in 1997, at the end of its useful life, and should be replaced.
  - Pneumatic controls still exist, are old, and the thermostat in Women's first floor toilet room is leaking significant air and causing the heating valve on the convector to fail open. Expand the existing building automation system (BAS) controls to replace all remaining pneumatic controls.

- **Electrical**
  - Replace existing main distribution panel.
  - Replace existing branch circuit panels. Some panels at or near capacity. No reported problems.
  - Emergency lighting was very minimal in main corridors, stairwells and not present in all required areas (toilet rooms, interior/window less rooms, lab type classrooms, etc.)
  - Existing fluorescent lighting and older/damaged fixtures should be replaced with LED fixtures with on-board controls for dimming, daylight harvesting and occupancy sensing.

- The original brown receptacle devices and light switches should be replaced with new to ensure proper and safe operation when used.
- A 100 KW back-up generator is recommended to be added to power emergency and exit lighting along with other critical loads in the event of normal utility power failure.
- Fire alarm original, not ADA complaint. Replace with new modern system.

World Center for Concrete Technology



Facility:	**World Center for Concrete Technology**
Use Type(s):	Votech, Classroom, Lab
Built:	2000
Area:	42,180 SF
Floors:	1 story

Summary

World Center for Concrete Technology, built in 2000, is primarily utilized as a general/laboratory/vocational technology classroom building and is aging well. The masonry façade is in good condition as well as structure. The block plant metal roof panels are due for replacing as well as the membrane roof is past its useful life.

The heating requirements for this facility are served by two hot water heating boilers and two base mounted heating water distribution pumps. A large 25-hp variable speed drive central air handling unit with hot water and DX cooling coils condition air that serves the facilities classrooms (except classroom 105) and offices through a variable air volume air distribution system. A separate heating only 10-hp constant volume air handling unit serves the heating, and ventilation needs of the two large concrete lab spaces 107 and 109. An older Johnson Controls "Metasys" building automation system controls the HVAC systems and components.

Plumbing fixture and piping are in good condition. A wet pipe fire protection system with concealed heads serves the classrooms and office spaces within this building.

Existing lighting fixtures throughout the building are a variety of types and mix of LED and fluorescent tubes with approximately 30 percent of the building lighting fixtures retrofitted to LED tubes. A building wide replacement of the existing fixtures to LED with integral controls for daylight harvesting, dimming and occupancy sensing would result in energy savings and reduced maintenance costs.

The main power distribution panel of the building is in good condition with spare capacity and replacement parts readily available. Select areas have been renovated and both lighting switches and receptacles have been replaced, the remainder of these devices are original and still in good condition. The existing fire alarm system panel is outdated and should be replaced with a new code-compliant voice annunciation style system.

The World Center for Concrete Technology is serviced by Lot W off Woodward Avenue. The pavement is constructed with concrete which is in good condition. A unit paver drive loop and sidewalk are shared with the Electrical Power Technology Center. The sidewalk is in survivable bur fair condition, replacement should be considered. The loop drive is in good condition with miscellaneous pavers requiring replacement or repairs.

North side of the building is gravel and serves as a staging and construction area, and service entrance. It is also shared with the Electrical Power Technology Center. Minor maintenance is required to upkeep the gravel lot.

Runoff on the south side of the facility is conveyed by a storm sewer system. Runoff on the north side is conveyed by sheet flow.

Observation Highlights

- **Civil**
  - Heaving problems at concrete pavers in front drives repaired in 2006.
  - Salt deterioration on bollard light fixtures at front, most lights replaced.

- Unit paver sidewalk is serviceable but could be replaced. Shared with the Electrical Power Technology Center
- Unit paver drive is in good condition with minor repairs needed. Shared with the Electrical Power Technology Center.
- Campus wayfinding signs are faded and aged. New signages should be considered throughout the campus.

- **Architectural**
  - Original roofing membrane roofing past its useful life and needs replacing. Evidence of water leaks at interior of building.
  - Original metal roofing at block plant is nearing end of its useful life. Recommend removal and replacement.
  - Water infiltration at main lobby continues to be an issue, especially at main window wall, flashing may be inadequate, and weeps may not be working.
  - Exposed steel lintels are rusting and need to be protective from further deterioration.
  - Evidence of water infiltration/efflorescence at multiple areas at exterior walls and should be repaired after roof replacement. Evidence of efflorescence at block wall in corridor next to kilns from condensation.
  - Exterior aluminum storefront doors are corroding at bottom of frame. Recommend replacing aluminum storefront system.
  - Exterior HM man and overhead doors are in poor condition and/or rusting and in need of replacement. Recommend replacing throughout the building.
  - Carpet at end of life in most areas of building.

- **Mechanical**
  - Classroom 105 has two ducted 5-ton Liebert process cooling units (PCU'S) above the lay-in ceiling for cooling and heating the room. The units utilize glycol from the glycol coolers outside the mechanical room for cooling the room and heating water for heating. One of the units did not appear to be working and the other unit was operational but very noisy for a classroom environment. It is recommended the PCU's, associated duct work, glycol piping, and glycol coolers be removed and a single packaged gas-fired heating and cooling rooftop unit be installed to serve the classroom.
  - AHU #2 for labs 107 & 109 return air grille in the sidewall appears to be way undersized causing noise levels of 70 dB. Install a larger louver and filter housing right after the return air grille in room 107 due to the dust created by the processes in that room. Access to filter would be completed with the schools lift for maintenance.
  - Replace Johnson Controls Metasys HVAC controls as software is outdated. Replace all controllers and outdated devices as necessary to integrate new controls into the campus wide system.
  - Replace the older style variable speed drive VSD-1 in the boiler room serving the large 25-HP motor on the air handling unit.
  - Replace the Burnham heating water boilers rated at 1,110 MBH with new high-efficient condensing boilers and re-pipe the system so boilers are in parallel not series. Replace Bell & Gossett 3-hp distribution pumps when boilers are replaced.
  - Supply fan SF-3 provides fresh air to the boiler room. Originally installed as a combustion air fan and currently operating continuously, can be controlled on boiler room temperature once boilers are replaced and not run continuously.
  - Exhaust air from return air fan serving 107 and 109 appears to be labeled wrong as outside air. It appears the outside air is introduced through the sidewall into the back of the AHU, while the

return/exhaust air is ducted over the top of the AHU mixing box. Exhaust air continues past the unit and exhausted out the roof (no significant cost impact).

- **Electrical**
  - Power: Voltage fluctuates – usually over. Investigating supply problem with Alpena Power.
  - Past frequent breaker tripping problem solved by redistributing loads on panels for certain areas.
  - Existing fluorescent lighting fixtures should be replaced with LED fixtures with on-board controls for dimming, daylight harvesting and occupancy sensing.
  - A 80 KW back-up generator is recommended to be added to power emergency and exit lighting along with other critical loads in the event of normal utility power failure (would also serve Electrical Power Technology Center).
  - Fire alarm original and should be replaced with new modern voice annunciation style system.

Electrical Power Technology Center



Facility:	**Electrical Power Technology Center**
Use Type(s):	Votech, Classroom, Lab
Built:	2014
Area:	12,455 SF
Floors:	1 story

Summary

The EPTC building built in 2014 is primarily utilized as a general/vocational technology classroom building and is in overall good condition. The building is typical commercial construction with masonry walls.

The classrooms and labs are served by a variable volume central air handling unit and a return/exhaust fan suspended in the mechanical room near the ceiling. Air distribution to each classroom is regulated with variable air volume boxes with reheat coils. Two Lochinvar high-efficient condensing boilers and two base mounted heating water pumps serve the heating requirements of the building. Building automation controls within the building are "Staefa Talon" controls that operate on the campus wide web platform. Mechanical equipment is in good condition.

The climbing room has gas-fired radiant tube heaters at the ceiling to keep this room tempered. The vehicle storage garage make-up air ventilation and exhaust systems are lacking volume and a balanced air flow.

Plumbing fixates and piping are in good condition. The building is fully fire protected with a wet-pipe fire sprinkler system.

Existing lighting fixtures throughout the building are a variety of types and mix of LED and fluorescent tubes with approximately 20 percent of the building lighting fixtures retrofitted to LED tubes. A building wide replacement of the existing fixtures to LED with integral controls for daylight harvesting, dimming and occupancy sensing would result in energy savings and reduced maintenance costs.

The main power distribution panel of the building is in good condition and fed from the World Center for Concrete Technology part of the shared building. Select areas have been renovated and both lighting switches and receptacles have been replaced, the remainder of these devices are original and still in good condition. The existing fire alarm system panel is outdated and should be replaced with a new code-compliant voice annunciation style system.

The Electrical Power Technology Center is serviced by Lot E off Woodward Avenue. The pavement is constructed with concrete which is in good condition. There is also a gravel parking lot adjacent to this Lot E for overflow parking. This could be paved. A unit paver drive loop and sidewalk are shared with the World Center for Concrete Technology. Refer to that executive summary for more information.

North side of the building is gravel and serves as a staging area and service entrance. It is also shared with the World Center for Concrete Technology. Refer to that executive summary for more information.

Runoff on the south side of the facility is conveyed by a storm sewer system. Runoff on the north side is conveyed by sheet flow.

Observation Highlights

- **Civil**
  - Sidewalks are in good condition with minor cracking.
  - Unit paver sidewalks are serviceable but in need of replacement. It's shared with the World Center For Concrete Technology (WCCT), refer to the WCCT Executive Summary.
  - Unit paver loop drive is in good condition with minor repairs required. It's shared with the World Center For Concrete Technology (WCCT), refer to the WCCT Executive Summary.
  - Campus wayfinding signs are faded and aged. New signages should be considered throughout the campus.
  - Gravel parking area should be paved if heavily used.

- **Architectural**
  - One exterior door HM door frame is rusting and in need of replacement. Recommend replacing with aluminum frame and FRP door.
  - A few ceiling tiles are stained. Suspect roof leak and should be investigated.

- **Mechanical**
  - Add filter option to existing water cooler at restrooms.
  - The vehicle garage has a make-up air handling unit with pumped hot water coil for introducing 100% tempered outside air. The AHU is significantly undersized for the exhaust required to remove vehicle exhaust fumes generated as vehicles warm-up and run within the garage for several minutes. Suggest replacing the AHU with one that provides more air flow, is controlled by carbon monoxide and nitrous dioxide sensors, and interlocked with exhaust fans with intakes near both floor and ceiling (Section 404 of the Michigan Mechanical Code).
  - Maintain the garage at a negative pressure with respect to the classroom area by installing an exhaust system interlocked with the make-up air and controlled by carbon monoxide and nitrous oxide sensors within the garage space.

- **Electrical**
  - Emergency and Exit lighting fixtures, several not working. Should have batteries tested/replaced.
  - Existing fluorescent lighting fixtures should be replaced with LED fixtures with on-board controls for dimming, daylight harvesting and occupancy sensing.
  - A 80 KW back-up generator is recommended to be added to power emergency and exit lighting along with other critical loads in the event of normal utility power failure (would also serve WCCT).
  - Fire alarm original and should be replaced with new modern voice annunciation style system.

Joynton Fine Arts Center



Facility:	**Joynton Fine Arts Center**
Use Type(s):	Votech, Classroom
Built:	2007
Area:	14,090 SF
Floors:	1 story

Summary

Joynton Fine Arts Center, built in 2007, is primarily utilized as a fine arts classroom building and is in overall good condition and is aging well.

There are four packaged gas-fired heating, electric cooling rooftop units that serve heating, cooling and ventilation requirements of the building. Units 1, 2 and 3 have a by-pass damper between the main supply and return ducts that is intended to modulate open or closed based on individual room variable volume zone damper positions. Unit 4 is a constant volume rooftop unit serving the main corridor and Gallery spaces. Rooftop units are in good condition, but the by-pass damper does not properly operate resulting in pressure issues between rooms and spaces within the building. New Variable volume Rooftop units should be considered.

No boilers exist in the building and the small quantity of external wall or vestibule heating that exists is electric. Building Automation control is a Staefa Talon system consistent with the campus wide web-based system being implemented.

Toilet room plumbing fixtures, water coolers and room sinks are in good condition. High-efficient domestic water heater has a 60-gallon, 125-MBH capacity and is in good condition. The building is fully fire protected by a wet-pipe fire sprinkler system.

Existing lighting fixtures throughout the building are a variety of types and mix of LED and fluorescent tubes/CFLs with approximately 50 percent of the building lighting fixtures retrofitted to LED tubes. Battery operated emergency egress lighting exists, is in good condition and provides adequate coverage necessary. A building wide replacement of the existing fixtures to LED with integral controls for daylight harvesting, dimming and occupancy sensing would result in energy savings and reduced maintenance costs.

The main power distribution panel of the building is in good condition with spare capacity and replacement parts readily available. Existing sub-panels are also in good condition with adequate spare capacity. Switches and receptacle devices are in good overall condition. The existing fire alarm system panel is no longer supported by Simplex and should be replaced with a new code-compliant voice annunciation style system.

The Fine Arts Center served by Lot F and is accessed off the east side of the loop drive in from of the Besser Technical Center or through Lots E and W. It is also served by Lot W. Refer to the World Center For Concrete Technology Executive Summary for more information.

Lot F has asphalt pavement in good condition. Runoff is conveyed by sheet flow to the surrounding sandy soil for infiltration.

Observation Highlights

- **Civil**
  - Concrete sidewalks are in good condition with minor cracking.
  - The parking lot is in good condition.
  - Campus wayfinding sign is faded and aged. New signage should be considered throughout the campus.

- **Architectural**
  - Exterior HM doors on north side of building in poor condition including rusting leafs and frames. Recommend removal and replacement with FRP doors and aluminum frame.
  - Membrane roofing is nearing end of its useful life and has ponding issues. Recommend remove and replace.
  - A few ceiling tiles are stained. Suspect roof leak and should be investigated.

- **Mechanical**
  - Replace the two sets of water coolers with filtered type coolers that have bottle filling stations.
  - Toilet room plumbing fixtures are in good condition, but the chrome finish of the flush valves is starting to deteriorate. This can be caused by chlorinated chemical cleaners that are not recommended on certain chrome and stainless-steel finishes.
  - Rooftop units (RTU-1, 2 and 3) have bypass duct and damper between the main supply and return ducts that are meant to modulate open or closed to maintain constant volume flow through the rooftop unit when the individual room zone dampers modulate. These systems are not very reliable and lead to negative or positive pressure issues within the building that can be intensified as dust collector in the Clay Room and other exhaust fans are started/stopped. Utilizing more extensive pressure sensing controls within the space and duct work to control the dampers may minimize the pressure issues experienced.
  - A dedicated make-up air unit interlocked with the roof exhaust fan that serves the Clay Room and Glaze Room may be needed to truly minimize the pressure issues within the building.
  - A dedicated make-up air unit should be installed to serve the rooms the collector exhausts. These include the Mud Room mixing bowl, Sculpting Room table, and Glaze Room wheel and work bench.

- **Electrical**
  - Replace existing lighting throughout building with LED
  - Replace existing fire alarm system.

College Park Apartments



Facility:	**College Park Apartments**
Use Type(s):	Residence, 16 Units Total (2 Buildings)
Built:	1997
Area:	18,065 SF – Total Area
Floors:	2 stories

Summary

The 2 residence halls were built in 1997 and are wood stick built. The buildings are aging well but are mostly original and in need of exterior and interior updating including roofing, siding, interior finishes, bathrooms and kitchens.

Each apartment has an older 80% efficient gas-fired heating-only furnace within the apartment that serves the heating requirements of the unit. Toilet room exhaust fans exist but are marginally sized. A 40-gallon, 40 MBH gas-fired domestic water heater installed in 2019 provides hot water for the two showers, bathroom lavatories, and kitchen sink. The capacity of the water heater to serve two showers is marginal. Plumbing fixtures are old.

No fire sprinkler system exists in the apartment units.

Existing apartment units are served with a separately metered 100A, 120/240V single phase, 3 Wire electrical panel located in the dining room area of the kitchen. The existing standard breakers should be replaced with arc fault interrupting type circuit breakers to meet current code and provide protection against slow arcing fire dangers. A surge protective device should also be added to the existing panel. Existing light fixtures should be replaced with LED source fixtures to minimize the maintenance of lamp replacement. The existing switches and receptacle devices should both be replaced due to their age and high frequency of use.

College Park Apartments are located on the main Alpena campus and accessed from Johnson Street. There is also a gravel drive from Lot E that accesses the north side of the parking lot. The asphalt parking lot is aged and should be replaced. It is still in serviceable condition for its age, but pavement cracking is present throughout the lot. These have been treated to maintain longevity. However, as the asphalt continues to age, treatments will become less effective, and the base material will weaken leading to potholes. There are some concrete curbs & gutters around the parking lot which are in good condition.

The gravel drive from Lot E could be widened to allow for two-traffic. Paving this drive would prevent further soil erosion issues.

The sidewalks in front of the apartments were constructed poorly with the steel reinforcement bar too close to the surface. Above the bar, the concrete has chipped off and the now rusty bar is exposed in places. Previous patching has covered the bar in multiple areas. Though unsightly, with maintenance they are serviceable.

Runoff is conveyed through sheet flow into the adjacent sandy soils for infiltration.

Observation Highlights

- **Civil**
  - Sidewalks were poorly constructed, and maintenance patching is required.
  - Asphalt pavements serviceable but in need of replacement.

- **Architectural**
    - Original asphalt shingles are past useful life. Remove and replace.
    - Multiple places where Novabrick needs repairs.
    - Original 25+ year old vinyl siding in poor condition and in need of being replaced. Recommend removing and replacing.
    - Original windows and entrance doors in fair condition. Recommend removing and replacing.
    - Original 25+ year old interior doors in poor condition including dents and scrapes. Recommend removing and replacing with wood door/frame or for longevity, replacing with commercial door with HM frame.
    - Laminate and Vct in poor condition. Recommend replacing it with LVT/LVP.
    - Carpet at end of life in some areas. Recommend replacing them with carpet squares for ease of repair.
    - Original baths in need of updating. Recommend replacing.
    - Original kitchen casework/counters in poor condition. Recommend replacing.

- **Mechanical**
    - Toilets are aged but still appear to be in working condition. Consider replacing, but as a minimum, replace the supply stop, supply tube and escutcheon plate serving the toilet.
    - Amana furnaces are approximately 80% efficient, age unknown. Consider replacing with high-efficient condensing type furnaces and replace the galvanized flue and combustion air piping with PVC vent piping up through the roof.
    - Consider installing air conditioning on new furnace by adding evaporative coil, refrigerant piping, outdoor air-cooled condensing unit and electrical.
    - Upgrade toilet room exhaust fan and duct work.

- **Electrical**
    - Replace existing breakers with AFCI type.
    - Add SPD to main apartment panels.
    - Replace existing light fixture with LED type.
    - Replace existing switches and receptacle devices.
    - Add site lighting fixtures to parking lot areas.

Van Lare Hall



Facility:	**Van Lare Hall**
Use Type(s):	Classroom, Administration
Built:	1957
Area:	41,227 SF
Floors:	1 story

Summary

Van Lare Hall main building was built in 1957 with additions in 1962, 2021 and 2022, with major renovations being done in 2021. The building is utilized for classroom and administrative purposes and is in overall good condition.

Eight packaged gas-fired heating and electric cooling rooftop units installed in 2016 serve the heating, cooling and ventilation requirements for this building. Rooftop units serving multiple spaces are variable air volume type that modulate supply air as required by the individual room variable air volume terminals. Two Lochinvar "Crest" boilers rated at 1,500 MBH, and Grundfos base-mounted heating water distribution pumps installed in 2020 are in good condition. Heating water is provided to the VAV box reheat coils, baseboard radiation along perimeter walls, convectors and cabinet heaters in entries, toilet rooms, etc.

Plumbing fixtures in this building are in good condition. There is a Grundfos packaged domestic water booster system serving this building. A 40-gallon, 4500-watt electric water heater provides domestic hot water. The building is protected by a wet pipe fire sprinkler system.

Existing lighting fixtures throughout the building are a variety of types and are primarily LED with some fluorescent fixtures remaining in the Administration office area. Battery operated emergency egress lighting exists, is in good condition and provides adequate coverage necessary. A building wide replacement of the remaining existing fluorescent fixtures to LED with integral controls for daylight harvesting, dimming and occupancy sensing would result in energy savings and reduced maintenance costs.

The main power distribution panel of the building is in good condition with spare capacity and replacement parts readily available. Existing Westinghouse sub-panels that original to the building should be replaced. Switches and receptacle devices in the renovated areas are in good overall condition. The existing fire alarm system panel is a new Edwards iO series code-compliant voice annunciation style system.

Van Lare Hall is located across Johnson Street from the main Alpena campus. It's serviced by Lot V off Johnson Street and a loop drive. The Lot V pavement is constructed with brick paving units. There are areas of minor damage and a tree root, or roots, are starting to heavy the pavement.

The asphalt drive loop is aged and should be replaced. It is still in serviceable condition for its age, but potholes and pavement cracks are present. These have been treated to maintain longevity. However, the potholes and alligator cracking indicate a weakening of the base material and any new pavement treatments will be less effective. The curb & gutter around the loop are in acceptable condition.

Runoff is conveyed by sheet flow to the adjacent lawn areas.

Observation Highlights

- **Civil**
  - Sidewalks are in good condition with minor cracking.
  - The front asphalt drive loop is serviceable but in need of replacement.

- The brick paver parking lot is in good condition, but a tree root is causing some uplift, monitor.
- Campus wayfinding signs are faded and aged. New signages should be considered throughout the campus.

- **Architectural**
  - Parapet flashing missing, damaged or needs to be repaired at 4 locations.
  - A few ceiling tiles are stained. Suspect roof leak and should be investigated.
  - A few original/older doors, ceiling and flooring remain in west wing. Recommend replacing them.

- **Mechanical**
  - Consider replacing the older 4" domestic water gate valves on both sides the water meter with quarter turn butterfly valves for isolation and positive shut-off of water when servicing the buildings domestic water system.
  - Service or replace the exhaust fan serving the toilet rooms in the Nursing Wing. It was not functioning during the day during this assessment. Check controls to make sure it is programmed on.
  - The piping return label at the Grundfos inline pump is incorrect. The piping is "supply" at both ends of the pump; the pump is simply boosting the zone pressure within the supply line.

- **Electrical**
  - Existing fluorescent lighting and older/damaged fixtures should be replaced with LED fixtures with on-board controls for dimming, daylight harvesting and occupancy sensing.
  - Existing Westinghouse branch circuits should be replaced. Many are full and do not have capacity for additional circuits.
  - The original remaining brown receptacle devices and light switches should be replaced with new to ensure proper and safe operation when used.
  - Existing data/communication wiring was observed to be functional and installed to serve workstations as needed. Wireless access points were observed and operational.

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Madeline Briggs University Center



Facility:	**Madeline Briggs University Center**
Use Type(s):	Administration, Classroom
Built:	1969
Area:	3,220 SF
Floors:	1 story

Summary

Originally a fisheries building, the Madeline Briggs University Center, built in 1969, is primarily utilized as a general classroom building. Overall, the building's face brick and structure is in fair condition but many of the original exterior and interior finishes are in need of replacing including storefront, doors, restrooms, ceiling and flooring.

A wall mounted high-efficient "Triangle Tube" gas-fired boiler and "Grundfos" inline circulation pump provides the heating water for the building. Classroom type unit ventilators serve the heating and ventilating requirements of large spaces. Convectors and baseboard radiation provide heat in corridors, toilet rooms, offices and vestibules. Window air conditioning units provide some cooling. All the equipment is old and in need of replacement.

Toilet room fixtures are aged, not ADA compliant and in need of replacement. Water cooler is not filtered, nor does it have a bottle filling station. Plumbing piping is mostly original and in poor condition.

No fire sprinkler system exists. To add fire protection, a new 4" water main to the building will be required.

Existing lighting fixtures throughout the building are primarily fluorescent tubes. Several fixtures have missing, damaged, and/or yellowed lenses; negatively affecting the quality of light output. Minimal emergency egress lighting exists, and most of the exit signs are original to the building's initial construction. A building wide replacement of the existing fixtures to LED with integral controls for daylight harvesting, dimming and occupancy sensing would result in energy savings and reduced maintenance costs.

The main power distribution panel of the building is in fair condition with minimal spare capacity. It is recommended that the main panel and sub-panels be replaced to add capacity for future loads. Most of the devices are original and should be replaced. The existing fire alarm system antiquated and should be replaced with a new code-compliant voice annunciation style system.

The University Center is served by parking Lot U off of the west side of the Van Lare Hall loop drive. The parking lot is aged and should be replaced. However, it is in serviceable condition for its age. There are no signs of potholes or allegator cracking which indicates a weakening of the base material. The pavements could be maintained by seal coating and crack fillers but they will continue to degrade.

Runoff is conveyed by sheet flow to the adjacent lawn areas.

Observation Highlights

- **Civil**
  - Exterior walks have settled at entry 3 +/-, trip hazard.
  - Asphalt pavements are serviceable but in need of replacement.
  - Campus wayfinding sign is faded and aged. New signage should be considered throughout the campus.
  - A fire hydrant does not appear to be nearby.

- **Architectural**
    - Durolast roof installed in 2008 and near end of useful life. Currently there is significant ponding on roof.
    - Cracking in face brick in some areas at lintels as well as sections of grouting missing.
    - Original single pane aluminum windows at end of life. Hopper windows with hardware in poor condition. Many units fastened shut.
    - Exterior doors are Aluminum single pane or HM in poor condition and/or rusting and in need of replacement.
    - Suspect ACM floor tile throughout building is asbestos and should be remediated and new flooring installed.
    - Carpet at end of life in most areas of building.
    - Original restrooms in need of updating.

- **Mechanical**
    - Plumbing fixtures are old, sink faucets are worn and manually operated flush valves are corroded.
    - Replace electric water cooler with filtered water cooler to comply with Michigan's "filter First" requirements and include bottle filling station.
    - Domestic water piping is a mix of copper and galvanized without dielectric unions isolating the dissimilar metals. Piping has also been modified several times, poorly sized and often uninsulated. Recommend replacing domestic water piping when renovating toilet rooms.
    - Replace the single Triangle-Tube boiler that is nearing the end of its useful life and single inline distribution pump with two new high-efficient modular wall-mount condensing boilers and pumps to have redundancy.
    - Currently the building lack air conditioning and the rooms that have cooling are served by window air conditioners. These window units do not introduce ventilation air. Recommend replacing the old unit ventilators with new units that have DX cooling coils and install outdoor condensing units for cooling so that the unit ventilators can provide ventilation air while satisfying the heating and cooling requirements of the space.
    - Exhaust fans in toilet rooms are undersized and not effective at exhausting air. Install new exhaust fans and duct work.
    - Pneumatic and stand-alone heating controls are old and the temperature difficult to control. Replace temperature controls with a new building automation system integrated with campus automation system.

- **Electrical**
    - Replace/upgrade existing main electrical panel and sub-panel, original to facility.
    - Add branch circuitry to office areas.
    - Replace existing receptacle devices.
    - Replace existing lighting and switches with LED fixtures and energy saving controls.
    - Fire alarm original, not ADA complaint, not monitored. Replace with new modern system.
    - Replace exterior lighting with LED.
    - Add parking lot lighting.

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Oscoda Campus Building



Facility:	**Oscoda Campus Building**
Use Type(s):	Classroom, Administration
Built:	1977
Area:	31,140 SF
Floors:	3 stories

Summary

Built in 1977 by the military, the three-story building is primarily utilized as a general classroom building. The structure and brick façade are in fair condition, but the building still has the original energy deficient single pane storefront/window system. Another area of concern is water infiltration damage around the parameter of the first-floor exterior walls below ground level. The interior of the building contains mostly original materials that need updating including restrooms, ceilings and flooring.

Newer high-efficient boilers provide the central heat source for the building, but the original "mono-flo" hydronic distribution piping still exists. Terminal heating units are a mix of fan coils, baseboard radiation, cabinet heaters and unit ventilators. Minimal cooling is provided through a few window air conditioning units and DX coils in some unit ventilators or ducted cabinet heaters. In general, the mechanical systems are old, often noisy, poorly applied to the classroom use of the building and lack the mechanical ventilation required by code. HVAC controls are original, pneumatic and in poor operating condition.

Domestic water, waste and vent piping is original to the building but appears to be in fair to good condition with no reported leaks, water pressure or drainage issues. No roof drains exist - just sidewall parapet discharge and some vertical downspouts on the outside of the building.

The building has a wet-pipe fire protection system.

Existing lighting fixtures throughout the building are a variety of types and mix of LED and fluorescent tubes with approximately 50 percent of the building lighting fixtures retrofitted to LED tubes. Minimal emergency egress lighting exists, and most of the exit signs are original to the building's initial construction. A building wide replacement of the existing fixtures to LED with integral controls for daylight harvesting, dimming and occupancy sensing would result in energy savings and reduced maintenance costs.

The main power distribution panel of the building is in good condition with spare capacity and replacement parts readily available. There are some Zinsco brand branch circuit breaker panels present on each floor that are old and no longer manufactured that should be replaced. Select areas have been renovated and both lighting switches and receptacles have been replaced, however most of these devices are original and should be replaced. The existing fire alarm system panel is no longer supported by Simplex and should be replaced with a new code-compliant voice annunciation style system.

Asphalt pavements are most likely original and should be replaced. They are still in serviceable condition for their age, but pavement cracks are present throughout the site. These have been treated to maintain longevity but have widened to the point where future treatments will be ineffective. As water can infiltrate into the base material, the base will weaken. This will lead to potholes and accelerated pavement failure.

Most runoff is sheet flow across the parking lots in the rear of the facility and sheet flow to a curb and gutter system in the front lot. There are some stormwater structures, but they are full of debris and outlet pipes, if any, could not be seen. The site is relatively flat, and native sandy soils control the stormwater runoff through infiltration after it leaves the pavement. However, the site is pitched towards the facility and there does not appear to be a conveyance for water collected by the roof drains.

Observation Highlights

- **Civil**
  - Front entry steps nosing's are missing or loose. They should be repaired.
  - Hot mix asphalt (HMA) parking lots should be replaced or at least maintained by seal coating and crack sealing.
  - A parking study should be conducted to determine the number of vehicles to accommodate on site. Future improvements may allow downsizing of the parking lots, which will lower construction costs.
  - Sidewalks around the west side of the facility are aged but in serviceable condition.
  - There are multiple drainage structures around the building. They should be cleaned of debris and determine if they are connected to a stormwater system.
  - Wayfinding signage should be replaced to match the signs on the Alpena campus for congruence.

- **Structural**
  - Existing masonry control joints need to be tooled and caulked.

- **Architectural**
  - Roofing last replaced in 2012. Staff reports some roof leaks at edges of NE & NW corners. Some ponding of water present. Recommend replacing roofing.
  - Downspout near boiler room is missing.
  - Exposed steel lintels are rusting and need to be protective from further deterioration.
  - Face brick has areas of mortar missing at elevator/stair addition and bricks spawling.
  - Evidence of water infiltration/efflorescence at multiple areas at exterior walls on bottom floor below ground level. Science room 111 is exhibiting signs of mold and should be remediated.
  - Original insulated glazing/sliding aluminum windows past useful life and in need of replacement.
  - Exterior doors are Aluminum single pane or HM in poor condition and/or rusting and in need of replacement. Recommend replacing throughout building for energy savings.
  - Original 2x4 acoustical suspended ceiling tiles are in poor condition with many areas of staining. Recommend removal and replacement.
  - Original interior doors have scratched finish/veneer damage. Recommend replacing all original doors.
  - Original VCT floor tile throughout building should be replaced with LVP or LVT.
  - Carpet at end of life in most areas of building.
  - Front entry stair has cracked floor tile and should be replaced for safety reasons.
  - Original gang restrooms in need of updating, single use bathrooms are in fair condition but could use updating as well. Recommend updating all restrooms.

- **Mechanical**
  - Restrooms are in poor condition and in need of upgrades that include plumbing fixtures.
  - Add a filter kit to each of the electric water coolers.
  - Water color and iron staining within the toilet bowls suggest the original galvanized domestic water piping is corroding on the interior of the pipe giving up iron oxide to the water. Copper piping should be tested for lead if it has not been previously. Domestic water piping should be

replaced in its entirety. Inadequate water pressure at drinking fountains may be due to the piping build-up of iron oxide.

- Currently no roof drains and central storm water discharge exists. Look at installing roof drains, storm drain piping and a retention basin on site.
- The relatively new Lochinvar Knight high-efficient boilers are installed in an old piping arrangement that requires 180 F heating water. These boilers are only 82% efficient at best at that temperature, but can perform at above 95% if piped so that the boilers can operate at return water temperatures below 135 F. The boiler room piping should be modified to remove the old three-way tempering valves and clean up the piping; including removing the Grundfos heating water return pump that had been required by the old boilers for continuous flow through the old boiler, and replacing the original gate valves that may not fully seat closed anymore.
- Remove the abandoned metal chimney flue piping in boiler room as well as up though the central core of the building.
- Install new dedicated split system air conditioning fan coil and rooftop condensing unit to cool the Server Closet on second floor.
- Above-ceiling unit ventilators such as in room 314 and cabinet heaters in many classrooms/offices provide some tempered outside air ventilation. These units are noisy; they often serve more than one room and do not appear to introduce adequate outside air and, in some cases, no outside air.
- Classroom 307 has a split system LG ceiling cassette for cooling; in addition to the above ceiling ducted cabinet heater that introduces outside air through a 6" diameter duct from a sidewall louver. Cabinet heaters are not capable of producing any significant suction pressure to pull air in, thus the outside air ventilation is minimal.
- Excessive humidity problems are evident from sagging ceiling tiles due to the fact the air conditioning that is available from some window units is not run consistently in the summer and most areas do not have air conditioning. A penthouse on the roof with a large central air handling unit, a duct chase down through the center of the building, and variable air volume boxes to serve each room is recommended for this building.
- Currently the hydronic baseboard radiation heat around the perimeter of the building has only three zones, each with a zone pump and self-contained control valves. The heat is not properly zoned or controlled resulting in overheating, uncomfortable learning environments and wasted energy costs. Recommend installing new, taller baseboard enclosure and re-piping the hydronic heat to allow a wall thermostat (same as the VAV thermostat in each space) to control a heating water valve in each classroom or office for individual room control.
- Install energy recovery units, or as a minimum exhaust fan and duct upgrades to serve restrooms for better ventilation
- Replace the original pneumatic controls and self-contained valves that are performing poorly with a new building automation system that can be integrated into the remaining Alpena campus building network. Controls upgrade should be completed at the same time the HVAC components are upgraded as recommended above and not before as issues with the HVAC described cannot be remedied with controls.

- **Electrical**
  - Existing Zinsco Panels should be a priority to replace. Panels are past their useful life expectancy and are not no longer produced.
  - Circuits/outlets should be added to lab tables in science labs. Splitters were observed being used to power the many pieces of equipment required for conducting experiments.
  - Emergency lighting was very minimal in main corridors stairwells and not present in all required areas (toilet rooms, interior/window less rooms, lab type classrooms, etc.)

- Several of the original exit signs remain and should be replaced with LED source signs with built-in emergency battery back-up. Some areas also have missing exit signs.
- Existing fluorescent lighting and older/damaged fixtures should be replaced with LED fixtures with on-board controls for dimming, daylight harvesting and occupancy sensing.
- The original brown receptacle devices and light switches should be replaced with new to ensure proper and safe operation when used.
- A 100 KW back-up generator is recommended to be added to power emergency and exit lighting along with other critical loads in the event of normal utility power failure. The current generator only serves Merit network equipment and should not have other loads added to it.
- Lighting should be upgraded in the rear stairwell.
- Lighting should be added/upgraded at front parking lot and at all building entrances/exits to improve safety and security.
- Existing data/communication wiring was observed to be functional and installed to serve workstations as needed. Wireless access points were observed and operational.
- Existing cameras were present, however more locations could be added to both interior and exterior of building to increase coverage.
- Fire alarm original, not ADA complaint. Replace with new modern system.

Miscellaneous Campus Buildings



Facility: **Maintenance Garage, Greenhouse, Sports Fields**
Use Type(s):
Built:
Area:
Floors:

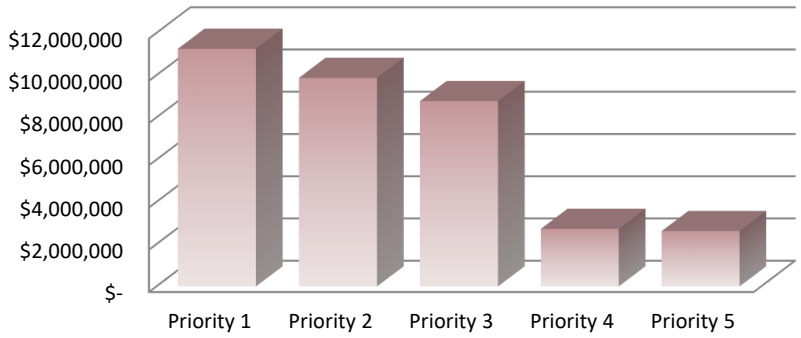
Summary and Observation Highlights

- **Civil**
  - ACC owns a total of approximately 700 acres of land.
  - Baseball is played off campus at a field owned by Alpena Public Schools. The field is located next to Sanborn Elementary School in Ossineke Township, approximately 14 miles south of campus.
  - Softball is played off campus at a field owned by Alpena Public Schools. The field is located next to Sanborn Elementary School in Ossineke Township, approximately 14 miles south of campus.
  - There are two other softball fields located northwest of the main Alpena campus at the north end of Wilson Street on ACC property.
  - Alpena Community College owns an irregularly shaped property, approximately 8 acres, in the City of Alpena, off West Miller Street. The property shares multiple soccer fields and a gravel drive and parking lot with adjacent landowners.
  - The Lumberjack Meadows Disc Golf Course is located off Woodward Avenue, north of the main campus. It's maintained by volunteers. The parking area is gravel. ACC is working on a grant to install solar panels near the course.
  - The greenhouse is located between College Apartments and WCCT. The chain link fence is in poor but serviceable condition.
  - The maintenance garage is located north of the World Center for Concrete Technology, accessed off Woodward Avenue.

- **Structural**
  - The maintenance garage has excessive building materials and trees growing directly adjacent to the building wall and foundation system along the north side of the building. This area should be cleaned to prevent deterioration of the wall and foundation system.
  - The maintenance garage floor slab is in jeopardy of losing backfill support along the west wall due to the deterioration of the rim boards and plywood retaining system. Structural fill should be placed to build the grade and reinforce the floor system.

Alpena Community College
Priority Summary Sheet

Building	Priority 1 Amount	Priority 2 Amount	Priority 3 Amount	Priority 4 Amount	Priority 5 Amount	Total Building Amount
Besser Techanical Center	$ 2,339,960	$ 2,214,045	$ 3,186,040	$ 549,720	$ 342,630	$ 8,632,395
Newport Center	$ 853,940	$ 907,388	$ 1,279,105	$ 182,800	$ 1,187,120	$ 4,410,353
Donnelly Natural Resources	$ 3,220,035	$ 2,356,486	$ 732,969	$ 444,000	$ 125,000	$ 6,878,490
World Center for Concrete Technology	$ 1,092,850	$ 602,355	$ 670,450	$ 463,200	$ 253,080	$ 3,081,935
Electrical Power Technology Center	$ 71,700	$ 74,961	$ 147,823	$ -	$ 37,365	$ 331,849
Joynton Fine Arts Center	$ 209,600	$ 346,996	$ 269,815	$ 367,165	$ -	$ 1,193,576
College Park Apartments	$ 587,750	$ 947,000	$ 796,455	$ 164,260	$ -	$ 2,495,465
Van Lare Hall	$ 9,000	$ 161,090	$ 235,155	$ 40,000	$ 164,908	$ 610,153
Madeline Briggs University Center	$ 295,770	$ 347,869	$ 286,420	$ 56,400	$ 19,875	$ 1,006,334
Oscoda Campus Building	$ 2,565,045	$ 1,913,315	$ 1,011,267	$ 456,695	$ 488,560	$ 6,434,882
Miscellaneous	$ 5,000	$ 2,500	$ 159,400	$ 1,000	$ -	$ 167,900
Total Priority Amount	$ 11,250,650	$ 9,874,005	$ 8,774,899	$ 2,725,240	$ 2,618,538	$ 35,243,332



PROJECT COSTS BY PRIORITY

COST SUMMARY - BESSER TECHNICAL CENTER

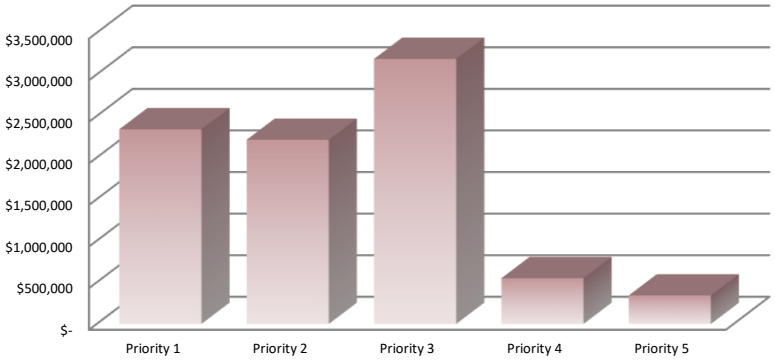
Besser Technical Center

Facility Size (Gross)	76,140		FCI =	Deferred Maintenance / Current Replacement Value	
Year Original Const.	1962				
Year of renovations	1996, 2008, 2022		Replacement Value =	$26,649,000	$350 /SF
Facility Type	Votech, Classroom, Kitchen/Food Service, Administration				
			DM =	$8,632,395	
Number of Floors	2 story		FCI =	0.32	(Fair condition / normal renovation)
Total	$ 8,632,395	Per Square Foot	$ 113.38		

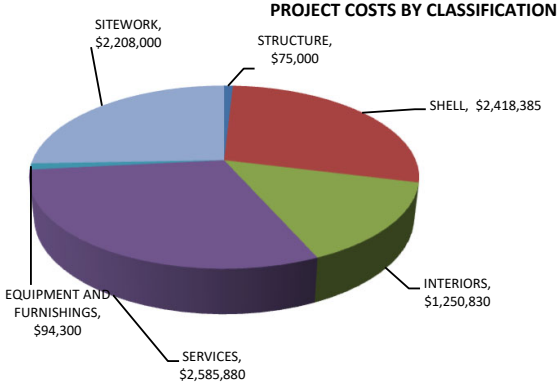
Project Costs by Classifications

	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
A. STRUCTURE	$ -	$ 75,000	$ -	$ -	$ -	$ 75,000
B. SHELL	$ 1,730,260	$ 648,450	$ 39,675	$ -	$ -	$ 2,418,385
C. INTERIORS	$ 20,300	$ 568,380	$ 152,500	$ 167,020	$ 342,630	$ 1,250,830
D. SERVICES	$ 585,500	$ 801,665	$ 1,198,715	$ -	$ -	$ 2,585,880
E. EQUIPMENT AND FURNISHINGS	$ -	$ 94,300	$ -	$ -	$ -	$ 94,300
F. SPECIAL CONSTRUCTION AND DEMO	$ -	$ -	$ -	$ -	$ -	$ -
G. SITEWORK	$ 3,900	$ 26,250	$ 1,795,150	$ 382,700	$ -	$ 2,208,000
	$ 2,339,960	$ 2,214,045	$ 3,186,040	$ 549,720	$ 342,630	

PROJECT COSTS BY PRIORITY



PROJECT COSTS BY CLASSIFICATION



Besser Technical Center

Facility Size (Gross)	76,140
Year Original Const.	1962
Year of renovations	1996, 2008, 2022
Facility Type	Votech, Classroom, Kitchen/Food Service, Administration
Number of Floors	2 story

Category	Photo / Dwg	Useful Life	Action Notes	Condition	Priority	Besser Technical Center			
						Qty	Unit	Unit Cost	Amount
A. SUBSTRUCTURE									
A10 Foundations									$ -
									$ -
A20 Subgrade Enclosures									$ -
									$ -
A40 Slabs on grade									$ -
A4020 Structural Slabs-on-Grade, Stairs	S01-S04	30	Repair settling "Dox" plank at building soffit, multiple areas.	2	2	1	ALLW	$ 75,000.00	$ 75,000.00
									$ -
A60 Water and gas migration									$ -
									$ -
A90 Substructure related activities									$ -
									$ -
B. SHELL									
B10 Superstructure									$ -
									$ -
B20 Exterior Vertical Enclosure									$ -
B2010 Exterior Walls									$ -
Exterior Wall Veneer - Masonry Repair	A01-A02	30	Repair exterior CMU wall above kitchen to stop water infiltration.	1	1	1	ALLW	$ 7,500.00	$ 7,500.00
Exterior Wall Veneer - Masonry Repair	A03-A04	30	Repair exterior CMU wall at Computer Commons and Auto Lab areas. Seal CMU at north, east, and south walls to prevent water infiltration through block. Sand and paint lintels.	1	1	8,500	SF	$ 10.00	$ 85,000.00
Exterior Wall Veneer - Masonry Repair	A05	20	Repair grout at exterior CMU decorative wall at Southwest Entrance.	2	2	1	ALLW	$ 1,200.00	$ 1,200.00
Exterior Wall Construction		20							$ -

Category	Photo / Dwg	Useful Life	Action Notes	Condition	Priority	Besser Technical Center			
						Qty	Unit	Unit Cost	Amount
Exterior Wall Interior Skin	A06-A10	20	Multiple areas of efflorescence at interior panted CMU where water has damaged paint. Includes areas: Kitchen Wall, north Computer Commons Classroom walls and Auto Lab north and east walls.	1	1	1	ALLW	$ 35,000.00	$ 35,000.00
									$ -
B2020 Exterior Windows									$ -
Exterior Windows	A11-A16	10	Original single pane storefront system and double pane window system and damaged hollow metal windows at Computer Commons area. Includes removal and replacement with aluminum storefront. Includes all storefront/window systems.	2	2	3,450	SF	$ 125.00	$ 431,250.00
									$ -
B2050 Exterior Doors and Grills									$ -
Exterior Entrance Doors	A17-A23	10	Original exterior single pane aluminum doors in fair condition considering age with some hardware rusting and some doors hard to open. HM door frames rusting. Includes removal and replacement with FRP doors and aluminum frame. Includes all exterior doors expect Welding Lab door.	2	2	27	EA	$ 8,000.00	$ 216,000.00
Exterior Overhead Door	A24	10	Overhead door frame rusting/trim coming apart at Auto Lab.	2	3	3	EA	$ 10,000.00	$ 30,000.00
									$ -
B30 Exterior Horizontal Enclosures									$ -
B3010 Roofing									$ -
Built-up Roof/Membrane	A25-A31	20	Built-up roof/membrane system past useful life. Replace all roofing with membrane roofing.	1	1	70,580	SF	$ 22.00	$ 1,552,760.00
Built-up Roof/Membrane	A32-A35	20	Rework roof slope at Auto Lab to eliminate scuppers as water overflow, including raising CMU parapet to accomadate new slope. See "Plumbing" for roof drain work.	1	1	1	ALLW	$ 50,000.00	$ 50,000.00
									$ -
B3080 Overhead Exterior Enclosures									$ -
Exterior Ceilings	A36-A37	20	Dox plank soffit in need of paint.	3	3	1,075	SF	$ 9.00	$ 9,675.00
									$ -
C. INTERIORS									

Category	Photo / Dwg	Useful Life	Action Notes	Condition	Priority	Besser Technical Center			
						Qty	Unit	Unit Cost	Amount
C10 Interior Construction									$ -
C1030 Interior Doors									$ -
Interior Wood/HM Doors	A38-A41	20	Doors 20+ years old and in fair condition with signs of wear including scratches and chipping. Mixture of door handle styles. Includes remove and replacement of all original doors (excludes Welding and Commons areas).	3	3	2	EA	$ 4,000.00	$ 8,000.00
									$ -
C1070 Suspended Ceiling Construction									$ -
Acoustical Suspended Ceilings	A42-A43	20	Replace acoustical tile ceiling at locations with stained ceiling tiles: Kitchen 107B and Dining 107.	1	1	1,880	SF	$ 10.00	$ 18,800.00
									$ -
C1090 Interior Specialties									$ -
Restroom Replacement	A44-A49	30	Original restrooms in need of replacement. Includes replacement of all fixtures, accessories and finishes.	2	2	1,110	SF	$ 400.00	$ 444,000.00
Toilet Partitions	A44-A48	20	Original metal toilet partion in poor condition with dents. See "Restroom Replacement."	2	2				$ -
Toilet and Bath Accessories	A44-A49	20	Grab bar, mirror, etc. See "Restroom Replacement."	2	2				$ -
									$ -
C20 Interior Finishes									$ -
C2010 Wall Finishes									$ -
Wall Painting	A50-A51		Wall paint is in good condition in corridors, fair condition in classrooms.	5	5	76,140	SF	$ 4.50	$ 342,630.00
									$ -
C2030 Flooring									$ -
Resilient Flooring	A52-A56	20	Original ACM vinyl tile and VCT in fair condition in most places. Remove and replace with luxury vinyl plank/tile. *Note- Does not include pricing for abatement if required.	3	3	8,500	SF	$ 17.00	$ 144,500.00
Carpeting	A57-A61	10	Carpet troughtout building is at end of life. Includes carpet square replacement.*Note- Does not include pricing for abatement if required.	2	2	10,365	SF	$ 12.00	$ 124,380.00

Category	Photo / Dwg	Useful Life	Action Notes	Condition	Priority	Besser Technical Center			
						Qty	Unit	Unit Cost	Amount
Carpeting	A62-A63	10	Carpet from Computer Commons 2008 remodel as well main office in fair condition. Includes carpet square replacement.*Note- Does not include pricing for abatement if required.	4	4	13,125	SF	$ 12.00	$ 157,500.00
Paint			Sand and repaint floor at receiving.	4	4	1,190	SF	$ 8.00	$ 9,520.00
									$ -
C2050 Ceiling Finishes									$ -
Gypsum Board Finish	A65	20	Repair water damage gypsum board at kitchen.	1	1	1	ALLW	$ 1,500.00	$ 1,500.00
									$ -
D. SERVICES									
									$ -
D10 Conveying Systems									$ -
D20 Plumbing									$ -
D2010 Plumbing Fixtures									$ -
Toilet Room Fixtures	P01 P02	50	Replace plumbing fixtures in 1962 bld'g toilet rooms - see arch renovation cost	2	2				$ -
Electric Water Coolers			Replace non-filtered water coolers with bottle filling type	1	1	5	LS	$ 4,500.00	$ 22,500.00
									$ -
D2040 Storm Water Drainage		40	Insulate roof drain sumps	1	1	1	LS	$ 5,000.00	$ 5,000.00
		40	Add roof drains and new storm drain piping to Automotive wing	1	1	1	LS	$ 24,000.00	$ 24,000.00
									$ -
D3050 Terminal and Packaged Units									$ -
Unit Ventilators		50	Replace horizontal unit ventilators with units that have DX coils and ACCU's on roof	1	1	14	EA	$ 35,000.00	$ 490,000.00
Cabinet Heaters		50	Replace cabinet heaters						$ -
									$ -
D3060 Ventilation									$ -
Office Ventilation			Provide fan coil and ventilation for Offices 126A and 126B	1	1	2	EA	$ 8,000.00	$ 16,000.00
Computer Center Ventilation			Provide RTU and ventilation for Computer center 2nd floor lounge	1	1	1	LS	$ 28,000.00	$ 28,000.00
Vehicle Exhaust		20	Upgrade Automotive vehicle exhaust system	3	3	1	LS	$ 30,000.00	$ 30,000.00
									$ -
D3090 HVAC Controls	H01	20	Replace all pneumatic controls and upgrade older DDC to campus wide system	2	2	1	LS	$ 290,000.00	$ 290,000.00

Category	Photo / Dwg	Useful Life	Action Notes	Condition	Priority	Besser Technical Center			
						Qty	Unit	Unit Cost	Amount
									$ -
D40 Fire Protection									$ -
									$ -
D50 Electrical									$ -
D5010 Facility Power Generation									$ -
Packaged Generator Assemblies		30	Add new 80kw generator to serve heating loads, emergency lighting and other critical loads	N/A	3	1	LS	$ 125,000.00	$ 125,000.00
Power Filtering and Conditioning		20	Install Surge Protective Device (SPD) on main panel	N/A	3	1	LS	$ 15,000.00	$ 15,000.00
									$ -
D5020 Electrical Service and Distribution									$ -
Electrical Service		50	Replace 800A, 208Y/120V, 3 phase, 4 wire Main Distribuiton Panel	2	2	1	LS	$ 150,000.00	$ 150,000.00
Power Distribution		40	Replace exisitng branch circuit panels	3	3	8	EA	$ 12,000.00	$ 96,000.00
									$ -
D5030 General Purpose Electrical Power									$ -
Branch Wiring System		40	Existing branch wiring is adequate						$ -
Wiring Devices		30	Replace existing receptacle devices	3	3	76,140	SF	$ 2.75	$ 209,385.00
									$ -
D5040 Lighting									$ -
Lighting Control		30	Replace existing switches	3	3	76,140	SF	$ 1.00	$ 76,140.00
Branch Wiring for Lighting		40	Existing branch wiring is adequate						$ -
Lighting Fixtures		30	Replace exisitng flourescent fixtures with LED source fixtures with integrated controls and required emergency lighting coverage	3	3	76,140	SF	$ 8.50	$ 647,190.00
									$ -
D70 Electronic Safety and Security									$ -
Fire Alarm System		30	Replace exisitng fire alarm system with a modern voice announciation type system.	2	2	76,140	SF	$ 4.75	$ 361,665.00
									$ -
E EQUIPMENT AND FURNISHINGS									
									$ -
E10 Equipment									$ -
									$ -
E20 Furnishings									$ -
E2010 Fixed Furnishings									$ -
Window Treatments	A15	10	Remove and replace roller shades.	2	2	1,725	SF	$ 8.00	$ 13,800.00

Category	Photo / Dwg	Useful Life	Action Notes	Condition	Priority	Besser Technical Center			
						Qty	Unit	Unit Cost	Amount
Casework	A66-A68	20	Physics classroom areas casework in poor condition. Remove and replace with laboratory base cabinetry and solid surface counter.	2	2	115	LF	$ 700.00	$ 80,500.00
									$ -
E2050 Movable Furnishings									$ -
									$ -
F SPECIAL CONSTRUCTION AND DEMOLITION									
									$ -
F10 Special Construction									$ -
									$ -
F20 Facility Remediation									$ -
									$ -
F30 Demolition									$ -
									$ -
G									
G2020 Parking Lots									
Flexible Parking Lot Pavement		20	Overall the asphalt parking lots are in fair but serviceable condition. Cracks have formed, allowing infiltration into the base material. Cracks should be sealed to reduce further deterioration.						
West LOT B	G01-G04		A parking assessment is recommended to determine the quantity of parking stalls need. Currently the lot appears to be oversized.	3	3	160,200	SF	$ 7.00	$ 1,121,400.00
West Drive			Accesses LOTs B & C	3	3	39,500	SF	$ 7.00	$ 276,500.00
East Lot	G05		Enclosed alcove area	3	3	25,100	SF	$ 7.00	$ 175,700.00
East Drive	G32,G33		Accesses LOTs F,N, W (See South Loop Drive)	3	3	13,500	SF	$ 7.00	$ 94,500.00
Rigid Parking Lot Pavement	G06-G08	30	Overall the concrete pavements are in good to fair condition, with miscellaneous cracking in slabs.						
West LOT B	G4,G22	30	6x6 Reinforced Pads at Each CB/MH	3	3	3	EA	$ 600.00	$ 1,800.00
South Loop Drive			Accesses Lots B, F, N, W	4	4	31,500	SF	$ 12.00	$ 378,000.00
Parking Lot Unit Pavement		20	None present				SF	$ 30.00	$ -
Parking Aggregate Surfacing		100	None present				SF	$ 4.50	$ -
Parking Lot Cubs & Gutters	G09-G11	30	Overall the concrete curbs and gutters are in good to poor condition, with miscellaneous damaged curbs.	3	3	500	LF	$ 25.00	$ 12,500.00

Category	Photo / Dwg	Useful Life	Action Notes	Condition	Priority	Besser Technical Center			
						Qty	Unit	Unit Cost	Amount
Parking Bumpers		20	N/A			0	EA	$ 65.00	$ -
Signs	G12-G14	15	Majority of the signs have started to fade.						$ -
Traffic				3	3	25	EA	$ 250.00	$ 6,250.00
Campus Signs			Replace existing campus sign with matching masonry ACC signs, each side of campus.	2	2	2	EA	$ 7,500.00	$ 15,000.00
Wayfinding			Starting to fade. This includes all (6) campus signs along Johnson Street, as well as signs around BTC. Should replace and match all campus signs at the same time.	3	3	18	EA	$ 2,000.00	$ 36,000.00
Parking Lot Pavement Markings	G01-G05	5	Line markings are fading and becoming difficult to see.	2	2	10,000	LF	$ 1.00	$ 10,000.00
Flexible Pedestrian Pavement		20	N/A			0	SF	$ 7.00	$ -
Rigid Pedestrian Pavement	G15-G17	30	Overall the concrete sidewalks are in good condition, with miscellaneous minor cracking in slabs.	4	4	400	SF	$ 10.00	$ 4,000.00
Pedestrian Unit Pavement	G18-G20	20	Misc. blocks should be replaced.	2	2	650	SF	$ 25.00	$ 16,250.00
Exterior Steps & Ramps	G21-G23	30	No ramps. Stairs are in good shape, with some repair needed at door B4.	4	4	1	LS	$ 500.00	$ 500.00
Pedestrian Pavement Markings	G24	5	Marking are in good shape	4	4	200	LF	$ 1.00	$ 200.00
Tactile Warning Surface	G24	20	Should be placed at drive crossings. Will need to replace concrete to set surface in	1	1	3	EA	$ 1,300.00	$ 3,900.00
									$ -
G2060 Site Development									$ -
Fences and Gates	G25-G26	10	No fencing. One decorative gate bent. Mechanical gate appears to be in good condition.	3	3	1	LS	$ 4,000.00	$ 4,000.00
Bicycle Racks	G15, G24	15	Bike racks are present and in good condition	4	4	0	EA	$ 1,500.00	$ -
Trash & Litter Receptors		10	None present.				EA	$ 750.00	$ -
Site Seating & Tables	G21, G23, G27, G28	10	Benches present and are in good to poor condition.	3	3	4	EA	$ 1,000.00	$ 4,000.00
Flagpoles		25	None present.	3	3	1	EA	$ 5,000.00	$ 5,000.00
Retaining Walls	G22	20	Lodging dock in good condition.	4	4	0	SF	$ 40.00	$ -
Turf and Grasses		100	Turf is in good condition.	4	4	0	SF	$ 1.00	$ -
									$ -
G30 Liquid and Gas Site Utilities									$ -
G3010 Water Utilities			Systems have aged into the end of useful life range.						$ -

Category	Photo / Dwg	Useful Life	Action Notes	Condition	Priority	Besser Technical Center			
						Qty	Unit	Unit Cost	Amount
Site Domestic Water Distribution		50-100	System appears to be functioning properly.	3	3	0	LF	$ 80.00	$ -
Site Fire Protection Water Distribution	G18, G29		System appears to be functioning properly. Hydrants located east & west side of facility, as well as south of the facility near Johnson Streeet . They should be flushed and inspected to verify proper working order.	4	4	0	LF	$ 80.00	$ -
Site Irrigation Water Distribution	G30		Gaps in irrigation	3	3	15,000	SF	$ 1.00	$ 15,000.00
									$ -
G3020 Sanitary Sewerage Utilities			Systems have aged nto the end of useful life range.						$ -
Sanitary Sewerage Piping		50-100	System appears to be functioning properly.	4	4	0	LF	$ 50.00	$ -
Sanitary Sewerage Structures		50-100	System appears to be functioning properly.	4	4	0	EA	$ 6,000.00	$ -
									$ -
G3030 Storm Drainage Utilities			Systems have aged nto the end of useful life range.						$ -
Storm Drainage Piping	G22	50-100	Connect existing catch basin near loading dock to storm sewer system.	3	3	550	LF	$ 50.00	$ 27,500.00
Storm Drainage Structures	G04, G22, G31	50-100	Catch basin near loading dock does not drain during larger rain events. See Storm Drainage Pipiing above.	3	3	0	EA	$ 6,000.00	$ -
									$ -
G3060 Site Fuel Distribution									$ -
Site Gas Distribution		50-100	Systems appear to be functioning properly.	4	4	0	LF	$ 40.00	$ -
									$ -
G40 Electrical Site Improvements									$ -
G4010 Site Electric Distribution Systems									$ -
Electrical Utility Services		50	Existing service from utility is adequate and functioning properly.						$ -
									$ -
G4050 Site Lighting									$ -
Area Lighting		20	Existing building mounted lighting is LED and appears to be adequate.						$ -
Flood Lighting		20	Existing parking lot lighting is LED and appears to be adequate.						$ -

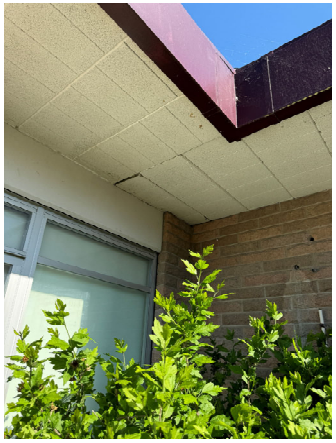
$ 8,632,395.00



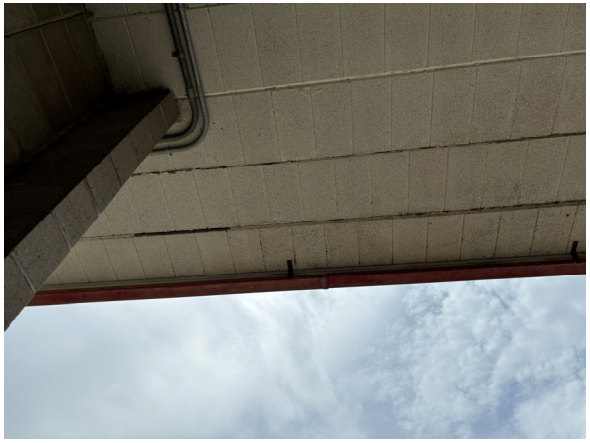
S01-Classroom 102 Soffit Crack



S02-Classroom 106 Soffit Crack



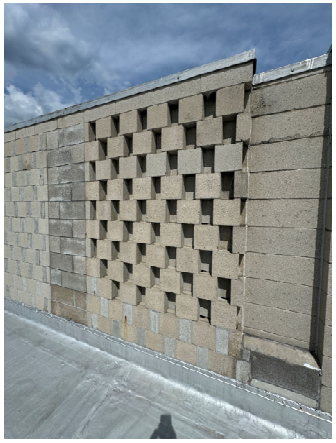
S03-Courtyard Soffit Crack



S04-Loading Dock Settling



A01-CMU Water Damage at Kitchen



A02-CMU Water Damage at Kitchen



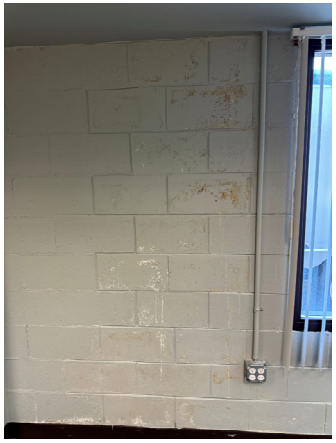
A03-Commons Area CMU Damage



A04-Commons Area CMU Damage



A05-Southwest Entrance CMU



A06-Classroom 113 Paint Damage



A07-Classroom 115 Paint Damage



A08-Auto Lab 119 Paint Damage



A09-Classroom 207 Paint Damage



A10-Auto Lab 119 Paint Damage



A11-Main Entrance Storefront



A12-Main Entrance Storefront



A13-Courtyard Storefront



A14-Classroom 122 Window



A15-Classroom 122 Window



A16-Classroom 117 Window Rust



A17-Southwest Entrance Storefront



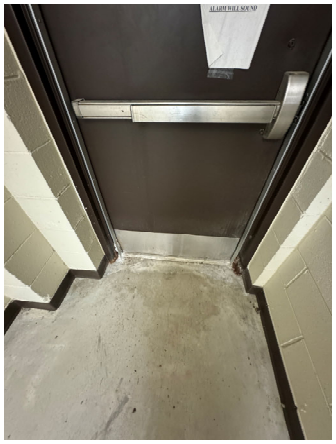
A18-West Entrance Storefront



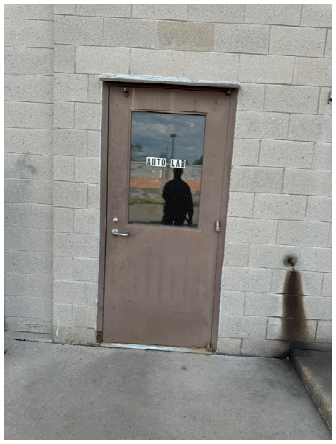
A19-West Entrance Storefront



A20-Corridor Exit at 109



A21-Corridor Exit at 109



A22-Auto Lab 119 Exterior Door



A23-Auto Lab 119 Exterior Door



A24-Auto Lab Overhead Door



A25-Roof at Receiving



A26-Roof at Commons



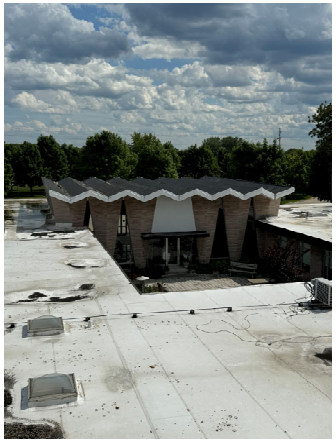
A27-Roof at Welding



A28-Roof at Southeast



A29-Roof at South



A30-Roof at South Entrance



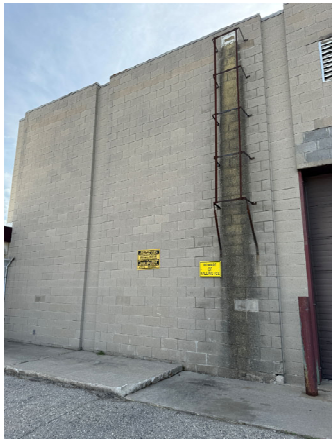
A31-Roof at Southwest



A32-Roof at Auto Lab



A33-Roof Cap at Auto Lab



A34-Auto Lab Scuppers



A35-Auto Lab Scuppers



A36-Courtyard Soffit Paint



A37-Southwest Entrance Soffit



A38-Classroom 122 Door



A39-Classroom 122 Door



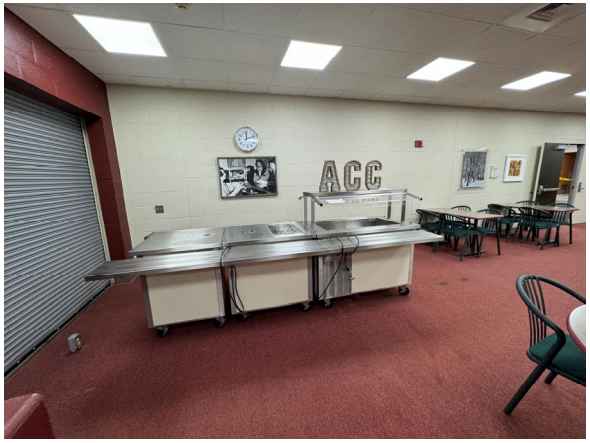
A40-Classrom 123 Door



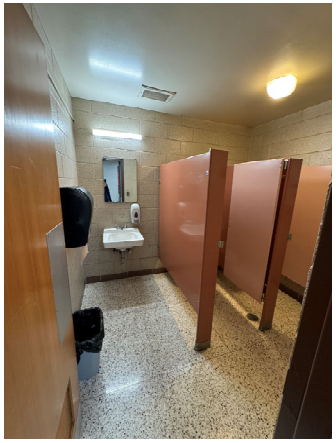
A41-Classroom 126 Doors



A42-Office 107E Ceiling



A43-Dining 107 Ceiling



A44-Staff Mens Partitions



A45-Mens East Restroom Partitions 1



A46-Mens South Restroom Partition



A47-Womens West Restroom Partition Urinal



A48-Welding 103 Locker Restroom



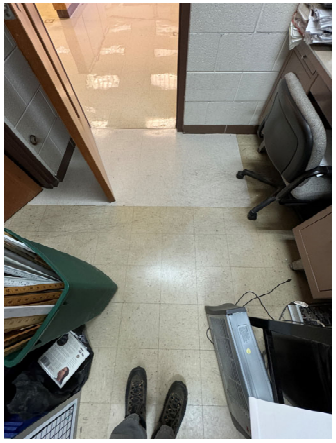
A49-Welding 103 Restroom



A50-South Corridor Wall Paint



A51-South Corridor Ceiling Paint



A52-Office 120E Floor



A53-Staff Womens Floor



A54-Welding 2nd Floor Corridor



A55-Welding 103E Floor



A56-Corridor Floor at Kitchen Exit



A57-Office 107E Carpet



A58-Dining 107 Carpet



A59-Campus Store 104 Carpet



A60-Storage Room 104C Carpet



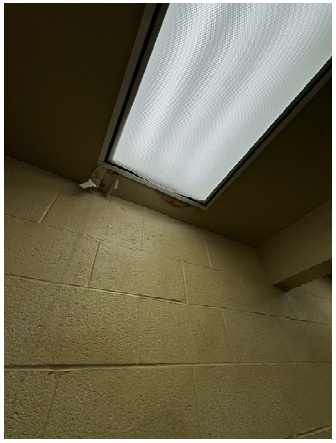
A61-Classroom 121 Carpet



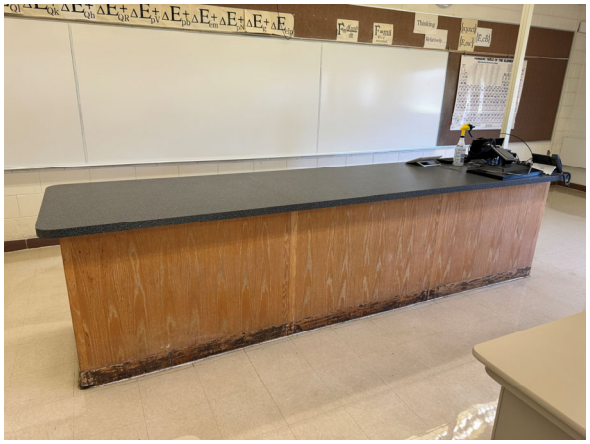
A62-Classroom 112 Carpet



A63-Commons 109 Carpet



A65-Kitchen 107B Ceiling



A66-Classroom 122 Casework



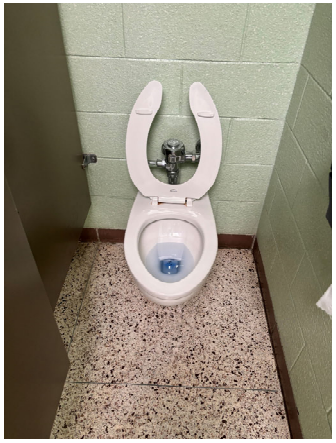
A67-Classroom 120 Casework



A68-Classroom 120 Casework



P01-Urinals



P02-Water Closets



H01-Pneumatic Controls



G01-Parking Lot and Markings



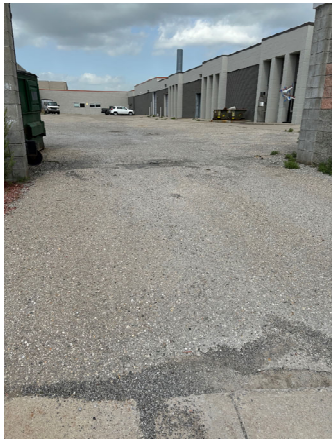
G02-Parking Lot and Markings



G03-Parking Lot and Markings



G04-Parking Lot and Markings



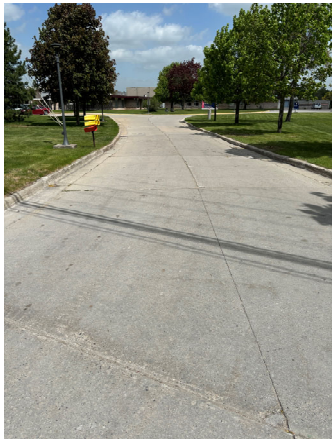
G05-Parking



G06-Parking-Drives



G07-Parking-Drives



G08-Parking-Drives



G09-Curb-Gutter



G10-Curb-Gutter



G11-Curb



G12-Sign



G13-Sign



G14-Sign



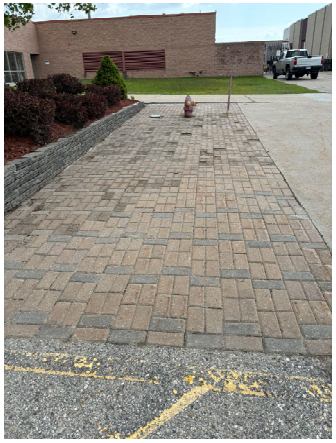
G15-Sidewalk



G16-Sidewalk



G17-Sidewalk



G18-Pavers



G19-Pavers



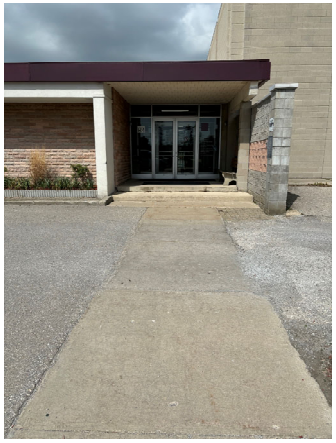
G20-Pavers



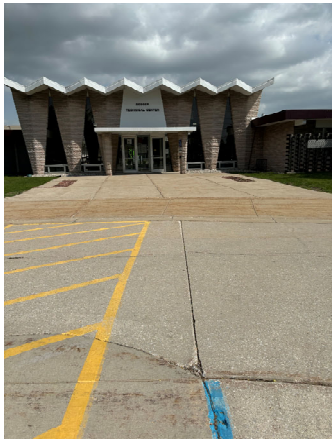
G21-Stairs



G22-Stairs



G23-Stairs



G24



G25-Gate



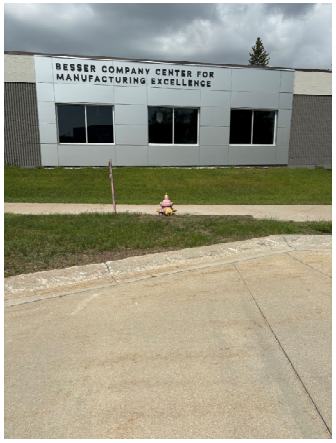
G26-Gate



G27-Bench



G28-Bench



G29-Hydrant



G30-Irrigation



G31-Sewer MH

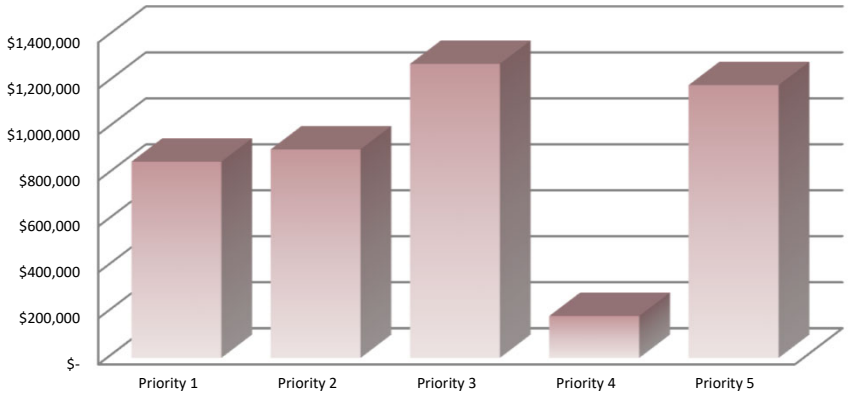
NEWPORT CENTER

Facility Size (Gross)	70,790	FCI =	Deferred Maintenance / Current Replacement Value
Year Original Const.	1996, 2022		
Year of renovations	0	Replacement Value =	$24,776,500 $350 /SF
Facility Type	Athletic, Votech, Administration, Classroom, Library, Auditorium	DM =	$4,410,353
Number of Floors	1 Story	FCI =	0.18 (Good condition / in need of normal renovation)
Total	$ 4,410,353 Per Square Foot	$ 62.30	

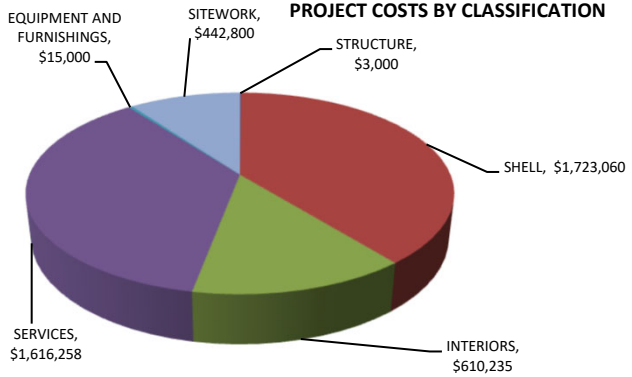
Project Costs by Classifications

	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
A. STRUCTURE	$ -	$ -	$ 3,000	$ -	$ -	$ 3,000
B. SHELL	$ 397,640	$ 78,500	$ 19,800	$ 40,000	$ 1,187,120	$ 1,723,060
C. INTERIORS	$ 10,800	$ 408,635	$ 48,000	$ 142,800	$ -	$ 610,235
D. SERVICES	$ 445,500	$ 403,253	$ 767,505	$ -	$ -	$ 1,616,258
E. EQUIPMENT AND FURNISHINGS	$ -	$ 15,000	$ -	$ -	$ -	$ 15,000
F. SPECIAL CONSTRUCTION AND DEMO	$ -	$ -	$ -	$ -	$ -	$ -
G. SITEWORK	$ -	$ 2,000	$ 440,800	$ -	$ -	$ 442,800
	$ 853,940	$ 907,388	$ 1,279,105	$ 182,800	$ 1,187,120	

PROJECT COSTS BY PRIORITY



PROJECT COSTS BY CLASSIFICATION



Newport Center

Facility Size (Gross)	70,790
Year Original Const.	1996, 2022
Year of renovations	
Facility Type	Athletic, Votech, Administration, Classroom, Library, Auditorium
Number of Floors	1 Story

Category	Photo / Dwg	Useful Life	Action Notes	Condition	Priority	Newport Center Qty	Unit	Unit Cost	Amount
A. SUBSTRUCTURE									
A10 Foundations									$ -
									$ -
A20 Subgrade Enclosures									$ -
									$ -
A40 Slabs on grade									$ -
A4010 Standard Slabs-on-Grade									$ -
Slab-on-grade		50	Grind, clean and caulk extensive floor cracks at machine shop	3	3	300	LF	$ 10.00	$ 3,000.00
									$ -
A60 Water and gas migration									$ -
									$ -
A90 Substructure related activities									$ -
									$ -
B. SHELL									
B10 Superstructure									$ -
									$ -
B20 Exterior Vertical Enclosure									$ -
B2010 Exterior Walls									$ -
Exterior Wall Veneer - Masonry	A01	30	Repair exterior masonry block near Manufacturing which has crack following coursing.	1	1	1	ALLW	$ 1,000.00	$ 1,000.00
Exterior Wall Construction		20	Tool and caulk gym control joints	2	2	300	LF	$ 15.00	$ 4,500.00
									$ -
B2020 Exterior Windows									$ -
Exterior Windows	A02	10	Glazing at Gym high windows is hazing. Replace with aluminum storefront.	3	3	120	SF	$ 125.00	$ 15,000.00
									$ -

Category	Photo / Dwg	Useful Life	Action Notes	Condition	Priority	Newport Center			
						Qty	Unit	Unit Cost	Amount
B2050 Exterior Doors and Grills									$ -
Exterior Entrance Doors	A03-A11	10	Select exterior doors in poor condition including faded leafs and rusting frames at HM doors and corrosion at AL doors. Includes removal and replacement with FRP doors and aluminum frame.	2	2	9	EA	$ 8,000.00	$ 72,000.00
Exterior Utility Doors	A12-A15	20	Overhead doors have faded frames, dents and rusted door bottoms.	4	4	4	EA	$ 10,000.00	$ 40,000.00
									$ -
B2070 Exterior Louvers and Vents									$ -
Exterior Louvers	A16	20	Exterior mechanical louver paint is flaking at mechanical room. Sand and repaint.	2	2	1	ALLW	$ 2,000.00	$ 2,000.00
									$ -
B2080 Exterior Wall Appurtenances									$ -
Gutter and Downspout	A03	20	Add gutter and downspout at exit door by Office 110E to keep masonry and door from deteriorating.	1	1	1	ALLW	$ 750.00	$ 750.00
									$ -
B30 Exterior Horizontal Enclosures									$ -
B3010 Roofing									$ -
EPDM Roofing	A17-A20	20	Roof fluid applied over EPDM in 2019. Replace with membrane roofing.	5	5	53,960	SF	$ 22.00	$ 1,187,120.00
Membrane Roofing	A21	20	Staff reports leaks at RTU on Gym roof. Replace Gym roofing with membrane roofing.	1	1	17,995	SF	$ 22.00	$ 395,890.00
									$ -
B3080 Overhead Exterior Enclosures									$ -
Exterior Ceilings	A22-A23	20	Paint soffits.	3	3	1,200	SF	$ 4.00	$ 4,800.00
									$ -
C. INTERIORS									
C10 Interior Construction									$ -
C1030 Interior Doors									$ -
Interior Swinging Doors	A24-A27	20	Select interior door in poor condition including chips and scratches in wood veneer leafs and rusting frames. Lever style hardware.	3	3	12	EA	$ 4,000.00	$ 48,000.00
									$ -
C1070 Suspended Ceiling Construction									$ -

Category	Photo / Dwg	Useful Life	Action Notes	Condition	Priority	Newport Center			
						Qty	Unit	Unit Cost	Amount
Acoustical Suspended Ceilings	A28-A30	20	Areas with stained accoustical ceiling tiles. Price includes replacing tiles only, grid to remain.	1	1	1,000	SF	$ 5.00	$ 5,000.00
									$ -
C1090 Interior Specialties									$ -
Toilet, Bath, and Laundry Accessories	A31-A40	20	Update gang restroom sinks, mirrors and partitions.	4	4	6	LS	$ 12,000.00	$ 72,000.00
									$ -
C20 Interior Finishes									$ -
C2010 Wall Finishes									$ -
Tile Wall Finish	A41-A43	30	Tile sections missing or cracked in locker rooms. Repair/replace broken tiles. Repair tile at Womens restroom.	1	1	1	ALLW	$ 3,000.00	$ 3,000.00
Wall Painting	A44		Wall paint is in fair condition. Limited to 25% of building square footage.	4	4	17,700	SF	$ 4.00	$ 70,800.00
									$ -
C2030 Flooring									$ -
Resilient Flooring	A45-A54	20	VCT in poor condition in most places including cracks throughout building. Remove and replace with luxury vinyl plank/tile.	2	2	18,535	SF	$ 17.00	$ 315,095.00
Carpeting	A55-58	10	Carpet troughtout building is at end of life. Includes carpet square replacement.	2	2	7,795	SF	$ 12.00	$ 93,540.00
Wood Flooring	A59	20	Sand and refinish wood flooring at stage.	1	1	200	SF	$ 4.00	$ 800.00
									$ -
C2050 Ceiling Finishes									$ -
Gypsum Board Finish	A60	20	Repair crack at gyp. bd. ceiling. Paint affected ceiling area.	1	1	500	SF	$ 4.00	$ 2,000.00
									$ -
D. SERVICES									
D10 Conveying Systems									$ -
D20 Plumbing									$ -
D2010 Plumbing Fixtures									$ -
Water coolers		15	Install filter on the water cooler outside of Lounge 118A	1	1	1	EA	$ 1,500.00	$ 1,500.00
Upgrade Fixtures	P01 P02 P03	25	Upgrade the plumbing fixtures in Marine Technology wing	2	2	14	EA	$ 2,500.00	$ 35,000.00
									$ -
D2050 Domestic Hot Water Generation									$ -

Category	Photo / Dwg	Useful Life	Action Notes	Condition	Priority	Newport Center			
						Qty	Unit	Unit Cost	Amount
Replace Domestic Boiler	P04 P05	25	Replace 500-MBH domestic hot water boiler and storage tanks with two 199 MBH heaters	1	1	2	EA	$ 30,000.00	$ 60,000.00
									$ -
D30 Heating, Ventilation and Air Conditioning									$ -
D3030 Cooling Systems									$ -
Central Cooling		30	Replace air cooled condensing unit serving central AHU	1	1	1	LS	$ 45,000.00	$ 45,000.00
D3060 Ventilation									$ -
Exhaust Ventilation	H02	25	Replace toilet room make-up air with Energy Recovery Ventilator and duct heat coil	1	1	2	EA	$ 28,000.00	$ 56,000.00
Replace AHU-2 with ERV's	H03	25	Replace AHU-2 with two ERV's and duct heating coils (one for each locker room)	3	3	2	EA	$ 40,000.00	$ 80,000.00
Replace RTU	H04	25	Replace Marine Tech Lab RTU	2	2	1	EA	$ 32,000.00	$ 32,000.00
Air Distribution		25	Properly distribute air and zone indivdual offices in 108	1	1	1	LS	$ 30,000.00	$ 30,000.00
Rooftop unit		15	Service RTU-6 on Park Arena and add demand ventilation control	1	1	1	EA	$ 21,000.00	$ 21,000.00
D3090 HVAC Controls									$ -
Controls and VAV Box Upgrades	H05 H06 H07	25	Replace pneumatic VAV boxes, remaining pneumatic controls, and Metasys BAS components	1	1	1	LS	$ 180,000.00	$ 180,000.00
D40 Fire Protection									$ -
D4010 Fire Suppression									$ -
Water-Based Fire-Suppression		50	Replace fire riser valve that is leaking and include tamper alarms	1	1	1	EA	$ 7,000.00	$ 7,000.00
D4030 Fire Pumps	F01	40	Replace the existing 30-hp fire pump	1	1	1	LS	$ 45,000.00	$ 45,000.00
									$ -
D50 Electrical									$ -
D5010 Facility Power Generation									$ -
Packaged Generator Assemblies		30	Existing generator in good overall condition.						$ -
Power Filtering and Conditioning		20	Install Surge Protective Device (SPD) on main panel	N/A	3	1	LS	$ 15,000.00	$ 15,000.00
									$ -
D5020 Electrical Service and Distribution									$ -

Category	Photo / Dwg	Useful Life	Action Notes	Condition	Priority	Newport Center			
						Qty	Unit	Unit Cost	Amount
Electrical Service		50	Existing Main Distribution panel is in good condition with adequate spare capacity.	4	4				$ -
Power Distribution		40	Existing branch circuit panels in good condition with adequate spare capacity.	4	4				$ -
									$ -
D5030 General Purpose Electrical Power									$ -
Branch Wiring System		40	Existing branch wiring is adequate						$ -
Wiring Devices		30	Existing devices are well placed and in good overall condition.						$ -
									$ -
D5040 Lighting									$ -
Lighting Control		30	Replace existing switches	3	3	70,790	SF	$ 1.00	$ 70,790.00
Branch Wiring for Lighting		40	Existing branch wiring is adequate						$ -
Lighting Fixtures		30	Replace exisitng flourescent fixtures with LED source fixtures with integrated controls and required emergency lighting coverage	3	3	70,790	SF	$ 8.50	$ 601,715.00
									$ -
D70 Electronic Safety and Security									$ -
Fire Alarm System		30	Replace exisitng fire alarm system with a modern voice announciation type system.	2	2	70,790	SF	$ 4.75	$ 336,252.50
									$ -
E EQUIPMENT AND FURNISHINGS									
E10 Equipment									$ -
E1030 Commercial Equipment									$ -
Commercial Laundry		10							$ -
Foodservice Equipment	E01	25	Consider replacing the 6-burner standing pilot gas stovewith electronic spark ignition	2	2	1	LS	$ 15,000.00	$ 15,000.00
									$ -
E20 Furnishings									$ -
									$ -
F SPECIAL CONSTRUCTION AND DEMOLITION									
F10 Special Construction									$ -
									$ -
F20 Facility Remediation									$ -
									$ -
F30 Demolition									$ -
									$ -
G									

Category	Photo / Dwg	Useful Life	Action Notes	Condition	Priority	Newport Center			
						Qty	Unit	Unit Cost	Amount
G20 Site Improvements									
G2020 Parking Lots									
Flexible Parking Lot Pavement - Lot C	G01-G03	20	Overall the asphalt parking lots are in fair but serviceable condition. Cracks have formed and should be sealed to pervent further deterioration	3	3	62,400	SF	$ 7.00	$ 436,800.00
Rigid Parking Lot Pavement		30	None present.				SF	$ 12.00	$ -
Parking Lot Unit Pavement		20	None present.				SF	$ 30.00	$ -
Parking Aggregate Surfacing		100	None present.				SF	$ 4.50	$ -
Parking Lot Cubs & Gutters		30	None present.				LF	$ 25.00	$ -
Parking Bumpers		20	None present.				EA	$ 65.00	$ -
Signs, Wayfinding		15	Signs starting to fade. Should replace and match all campus signs at the same time.	3	3	2	EA	$ 2,000.00	$ 4,000.00
Parking Lot Pavement Markings		5	Line markings are fading and becoming difficult to see.	2	2	2,000	LF	$ 1.00	$ 2,000.00
Site Specialties									$ -
Flexible Pedestrian Pavement		20	None present.				SF	$ 7.00	$ -
Rigid Pedestrian Pavement	G04-G06	30	Overall the concrete sidewalks are in good condition with minimla craking in the slabs.	4			SF	$ 10.00	$ -
Pedestrian Unit Pavement		20	None present.				SF	$ 25.00	$ -
Exterior Steps & Ramps		30	None present.				LS	$ 500.00	$ -
Pavement Markings		5	None present.				LF	$ 0.30	$ -
Tactile Warning Surface		20	None present.				EA	$ 500.00	
G2060 Site Development									
Fences and Gates		10	None present.				LS	$ 3,500.00	$ -
Bicycle Racks		15	None present.				EA	$ 1,500.00	$ -
Trash & Litter Receptors		10	None present.				EA	$ 750.00	$ -
Site Seating & Tables		10	None present.				EA	$ 1,000.00	$ -
Flagpoles		25	None present.				EA	$ 5,000.00	$ -
Retaining Walls		20	None present.				SF	$ 40.00	$ -
Planting Irrigation									$ -
Turf and Grasses		100	Turf is in good condition	4			SF	$ 1.00	$ -
G30 Liquid and Gas Site Utilities									
G3010 Water Utilities									

Category	Photo / Dwg	Useful Life	Action Notes	Condition	Priority	Newport Center			
						Qty	Unit	Unit Cost	Amount
Site Domestic Water Distribution									$ -
Site Fire Protection Water Distribution			Hydrants located on the southwest side of the building and southeast of facility. They should be flushed and inspected to verify proper working order.	4			LF		$ -
Site Irrigation Water Distribution			Irrigation does not seem to be an issue	4			SF	$ 1.00	$ -
G3020 Sanitary Sewerage Utilities									
Sanitary Sewerage Piping		50-100	System appears to be functioning properly.	4			LF	$ 50.00	$ -
Sanitary Sewerage Structures		50-100	System appears to be functioning properly.	4			EA	$ 5,500.00	$ -
G3030 Storm Drainage Utilities			Sheet Flow						
Storm Drainage Piping		50-100	None present.	3			LF	$ 75.00	$ -
Storm Drainage Structures		50-100	None present.	3			EA	$ 5,500.00	$ -
G3060 Site Fuel Distribution									$ -
Site Gas Distribution		50-100	Systems appear to be functioning properly.	4			LF	$ 40.00	$ -
G40 Electrical Site Improvements									$ -
G4010 Site Electric Distribution Systems									$ -
Electrical Utility Services		50	Existing service from utility is adequate and functioning properly.						$ -
									$ -
G4050 Site Lighting									$ -
Area Lighting		20	Existing building mounted lighting is LED and appears to be adequate.						$ -
Flood Lighting		20	Existing parking lot lighting is LED and appears to be adequate.						$ -

$ 4,410,352.50



S01-Slab Crack



A01-Corridor by Classroom 122
Block Damage



A02-Gym High Windows



A03-Exit Door By Office 110E 1



A04-Exit Door by Office 110E



A05-Storage 106 Door



A06-Storage 106 Door



A07-Storage 106 Door



A08-Storage 107C Door



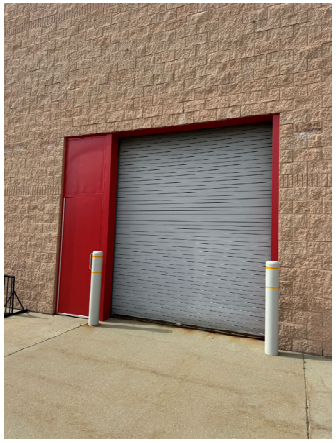
A09-Gym Exterior Door



A10-Door by Classroom 122



A11-Classroom 124D Door



A12-Gym Overhead Door



A13-Gym Overhead Door



A14-Gym Overhead Door



A15-Manufacturing Overhead Door



A16-Mechanical Room 102C Grille



A17-Roof Manufacturing



A18-Roof Center



A19-Roof West



A20-Roof Auditorium Library



A21-Roof Gym



A22-Library Entrance Soffit



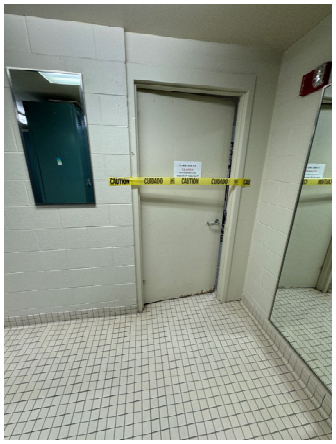
A23-Library Soffit



A24-Gym Vestibule Door



A25-West Vestibule Door



A26-Mens Locker Door



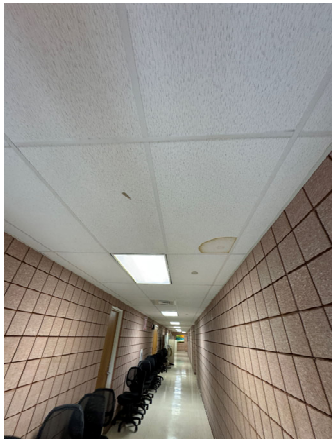
A27-Mens Locker Door



A28-Storage 105B Ceiling



A29-Workroom Near 108 Ceiling



A30-North Corridor Ceiling



A31-Mens Locker Restroom Partitions



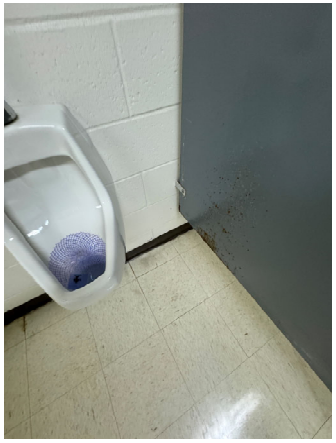
A32-Womens Locker Restroom Partitions



A33-East Womens Restroom Partition



A34-South Mens Restroom Partition



A35-Mens Restroom Manufacturing Partition



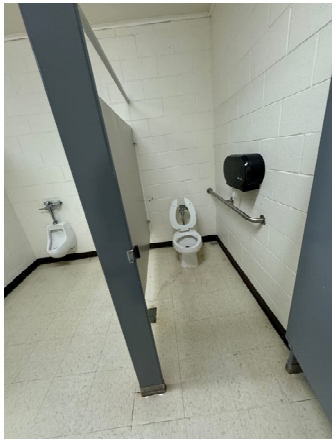
A36-Mens Locker Restroom Sinks



A37-North Mens Restroom Sink



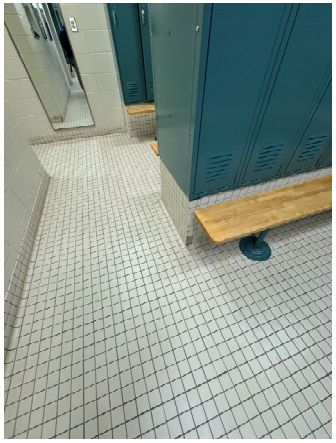
A38-South Mens Restroom Sinks



A39-Mens Restroom Manufacturing



A40-Womens Restroom Manufacturing



A41-Mens Locker Restroom Tile



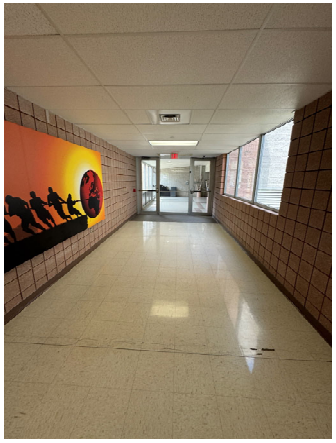
A42-Womens Locker Restroom Tile



A43-East Womens Restroom Tile



A44-Kitchen 102 Paint



A45-East Corridor Floor



A46-South Main Corridor Floor



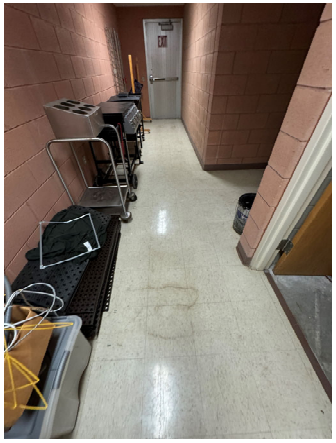
A47-South Main Corridor Floor



A48-South Main Corridor Floor



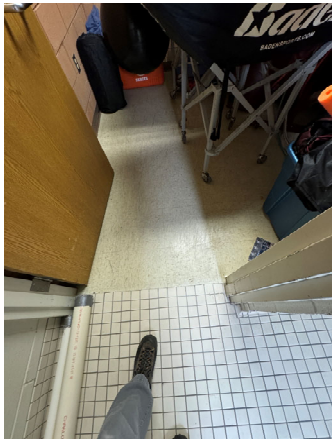
A49-West Corridor Floor



A50-Corridor 102 Floor



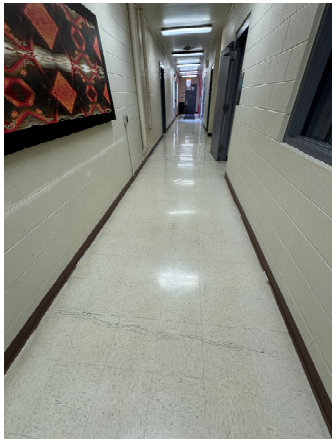
A51-Classroom 122 Floor



A52-Storage 105B Floor



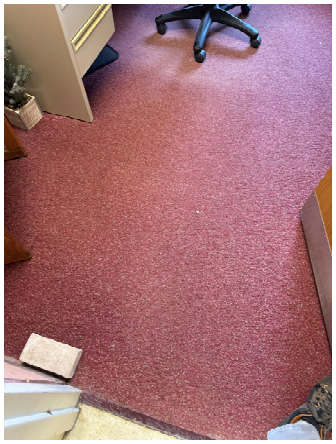
A53-Workroom Near Office 108 Floor



A54-Corridor by Classroom 122 Floor



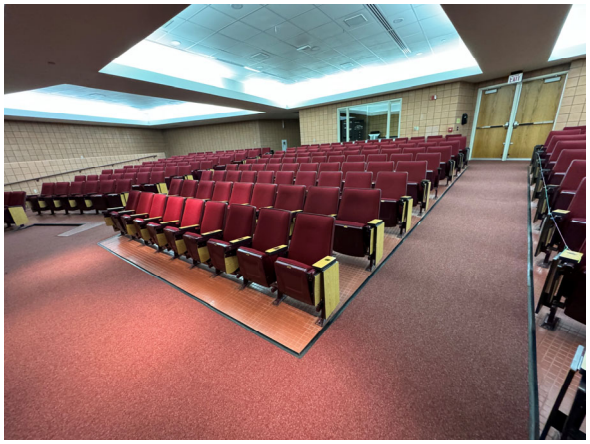
A55-Office 108 Carpet



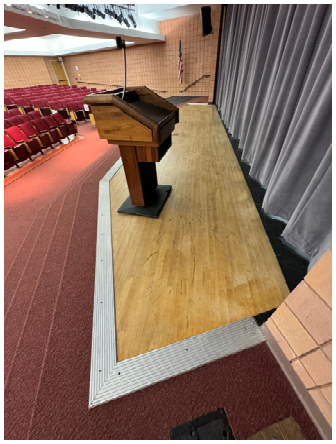
A56-Office 110E Carpet



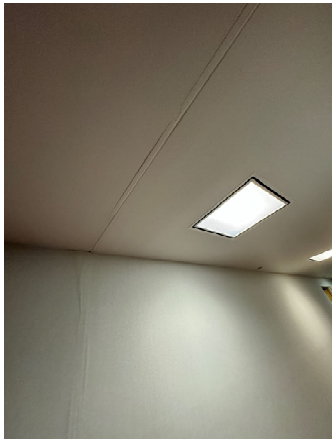
A57-Student Lounge 118 Carpet



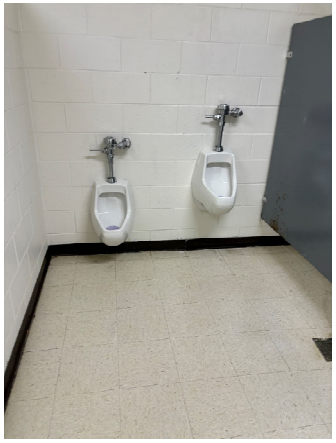
A58-Auditorium Carpet



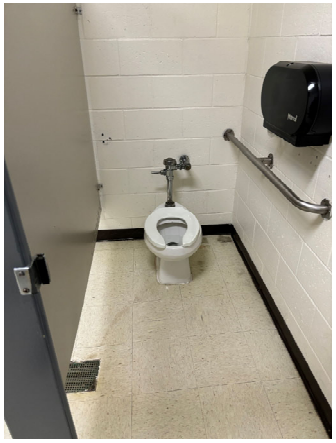
A59- Auditorium Stage Wood Floor



A60-Classroom 106 Ceiling Wall



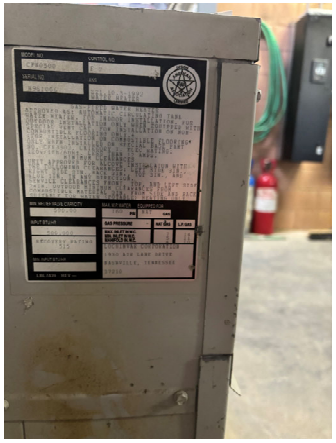
P01-Upgrade Toilet Room



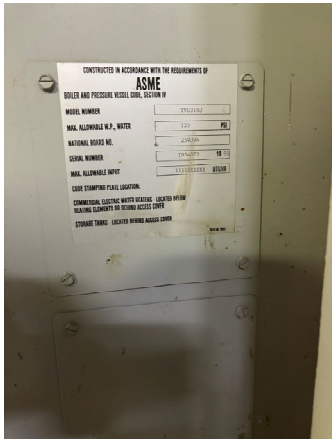
P02-Upgrade Toilet Room



P03-Upgrade Toilet Room
Lavatories



P04-Domestic Water Boiler



P05-Domestic Water Storage



H02-Reznor Toilet MUA Unit



H03-Locker room AHU-2



H04-Marine Tech RTU



H05-Pneumatic Air Compressor



H06-Metasys Thermostats



H07-Metasys Control Panel



F01-Electric Fire Pump



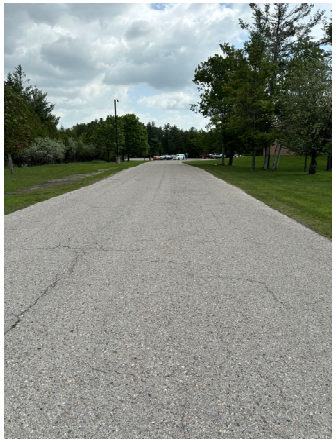
E01-Burner Stove



G01-Flexible Pavement



G02-Flexible Pavement



G03-Flexible Pavement



G04-Rigid Sidewalks



G05-Rigid Sidewalks



G06-Rigid Sidewalks

COST SUMMARY - DONNELLY NATURAL RESOURCES CENTER

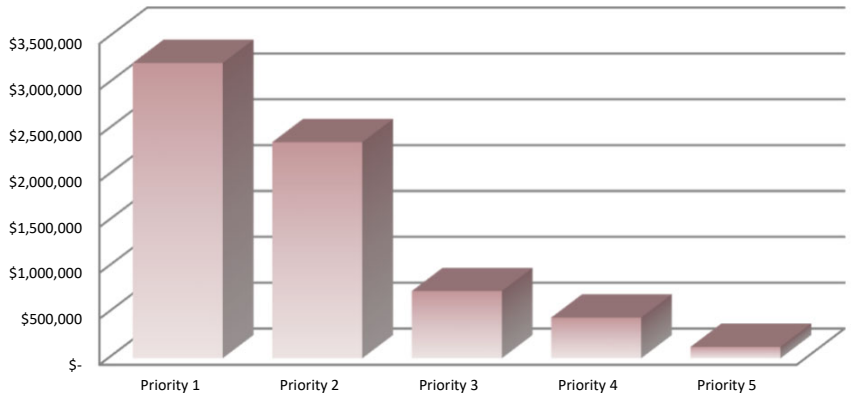
Donnelly Natural Resources Center

Facility Size (Gross)	39,525		FCI =	Deferred Maintenance / Current Replacement Value	
Year Original Const.	1972				
Year of renovations	2006		Replacement Value =	$13,833,750	$350 /SF
Facility Type	Classroom, Lab		DM =	$6,878,490	
Number of Floors	4 Story		FCI =	0.50	(Below average condition / marjor renovation required)
Total	$ 6,878,490	Per Square Foot	$ 174.03		

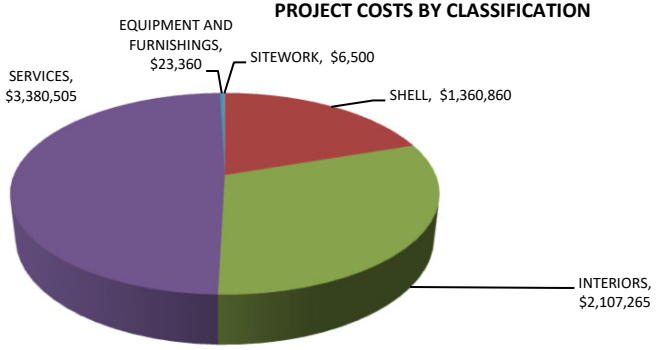
Project Costs by Classifications

	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
A. STRUCTURE	$ -	$ -	$ -	$ -	$ -	$ -
B. SHELL	$ 673,660	$ 562,200	$ -	$ -	$ 125,000	$ 1,360,860
C. INTERIORS	$ 960,750	$ 587,565	$ 114,950	$ 444,000	$ -	$ 2,107,265
D. SERVICES	$ 1,585,625	$ 1,176,861	$ 618,019	$ -	$ -	$ 3,380,505
E. EQUIPMENT AND FURNISHINGS	$ -	$ 23,360	$ -	$ -	$ -	$ 23,360
F. SPECIAL CONSTRUCTION AND DEMO	$ -	$ -	$ -	$ -	$ -	$ -
G. SITEWORK	$ -	$ 6,500	$ -	$ -	$ -	$ 6,500
	$ 3,220,035	$ 2,356,486	$ 732,969	$ 444,000	$ 125,000	

PROJECT COSTS BY PRIORITY



PROJECT COSTS BY CLASSIFICATION



Donnelly Natural Resources Center

Facility Size (Gross)	39,525
Year Original Const.	1972
Year of renovations	2006
Facility Type	Classroom, Lab
Number of Floors	4 Story

Category	Photo / Dwg	Useful Life	Action Notes	Condition	Priority	Donnelly Natural Resources Center			
						Qty	Unit	Unit Cost	Amount
A. SUBSTRUCTURE									
A10 Foundations									$ -
									$ -
A20 Subgrade Enclosures									$ -
									$ -
A40 Slabs on grade									$ -
									$ -
A60 Water and gas migration									$ -
									$ -
A90 Substructure related activities									$ -
									$ -
B. SHELL									
B10 Superstructure									$ -
									$ -
B1020 Roof Construction									$ -
Roof Decks, Slabs, and Sheathing		50							$ -
Exterior Balcony Walls and Railings	S01-S07	30	Demolition existing balcony and eyebrow roofs at 4th floor and replace area with prefinished metal wall panels.	1	1	1	LS	$ 250,000.00	$ 250,000.00
									$ -
B20 Exterior Vertical Enclosure									$ -
B2010 Exterior Walls									$ -
Exterior Wall Veneer - Masonry Repair	A01	30	Areas of grout missing in face brick and in need of tuckpointing.	1	1	1	ALLW	$ 15,000.00	$ 15,000.00
Exterior Wall Veneer - Masonry Cleaning	A02	30	Clean masonry at Entrance N2.	1	1	1	ALLW	$ 1,500.00	$ 1,500.00
Exterior Wall Veneer - Metal Panels	A21	30	20+ year old metal panels at existing overhead door at receiving. Includes removal and replacement of metal panels.	2	2	80	SF	$ 65.00	$ 5,200.00

Category	Photo / Dwg	Useful Life	Action Notes	Condition	Priority	Donnelly Natural Resources Center			
						Qty	Unit	Unit Cost	Amount
Exterior Wall Interior Skin	A03-A06	20	Caulk/repair multiple areas of cracks in masonry at extrior and interior walls.	1	1	1	ALLW	$ 8,000.00	$ 8,000.00
									$ -
B2020 Exterior Windows									$ -
Exterior Windows	A07-A16	10	Original single pane storefront system in fair condition at most of building and double pane storefront system at entrance N1. Includes removal and replacement.	2	2	2,920	SF	$ 125.00	$ 365,000.00
Greenhouse	A17-A19		Original greenhouse with hazing glazing. Remove and replace.	5	5	1,000	SF	$ 125.00	$ 125,000.00
									$ -
B2050 Exterior Doors and Grills									$ -
Exterior Entrance Doors	A20-A25	10	Original exterior doors in single pane glazing, aluminum doors with corrosion, deteriorated wood doors or HM doors. Includes removal and replacement with FRP doors and aluminum frame. Includes doors at top of mechanical towers.	2	2	24	EA	$ 8,000.00	$ 192,000.00
									$ -
B30 Exterior Horizontal Enclosures									$ -
B3010 Roofing									$ -
Membrane Roofing	A26-A29	20	Roof system has ponding issues, a hole in the membrane and past the end of its life. Includes removal and replacement.	1	1	18,030	SF	$ 22.00	$ 396,660.00
									$ -
B3080 Overhead Exterior Enclosures									$ -
Exterior Ceilings	A30-A32	20	Exposed steel beams have rust present and need rust removal and protective painting. Paint and caulk concrete soffits to mininmize water infiltration.	1	1	1	ALLW	$ 2,500.00	$ 2,500.00
									$ -
C. INTERIORS									
C10 Interior Construction									$ -
C1030 Interior Doors									$ -
Interior Swinging Doors	A33-A37	20	Original interior doors in fair condition with a mix of door lever styles. Remove and replace doors and frames.	4	4	111	EA	$ 4,000.00	$ 444,000.00
									$ -
C1070 Suspended Ceiling Construction									$ -

Category	Photo / Dwg	Useful Life	Action Notes	Condition	Priority	Donnelly Natural Resources Center			
						Qty	Unit	Unit Cost	Amount
Acoustical Suspended Ceilings	A38-A41	20	2x4 accoustical suspended ceiling tiles are in poor condition with many areas of staining. Includes replacing all accoustical suspended ceiling.	2	3	11,495	SF	$ 10.00	$ 114,950.00
									$ -
1090 Interior Specialties									$ -
Auditorium	A42-A46	20	Complete remodel of Auditorium including flooring, ceiling, lighting, acoustical wall treatment and seating.	1	1	1	LS	$ 370,000.00	$ 370,000.00
Restroom Replacement	A47-A62	30	Original restrooms in need of replacement. Includes replacement of all fixtures, accessories and finishes.	1	1	1,475	SF	$ 400.00	$ 590,000.00
Toilet Partitions	A56-A60	20	Original metal toilet partion in poor condition with dents. See "Restroom Replacement."	1	1				
Toilet and Bath Accessories	A47-A62	20	Grab bar, mirror, etc. See "Restroom Replacement."	1	1				$ -
									$ -
C20 Interior Finishes									$ -
C2010 Wall Finishes									$ -
Tile Wall Finish	A60-A62	30	30+ year old orginal restroom ceramic wall tile. See "Restroom Replacement."	1	1				$ -
Wall and Ceiling Painting	A63-A70		Wall paint in fair condition. Multiple areas where ceiling paint is flaking.	2	2	39,525	SF	$ 4.00	$ 158,100.00
									$ -
C2030 Flooring									$ -
Tile Flooring	A47-A62	30	30+ year old original restroom ceramic floor tile. See "Restroom Replacement."	1	1				$ -
ACM Tile Flooring	A71-A75	20	ACM vinyl tile in fair condition and needs to be removed and replaced with luxury vinyl plank/tile. Does not include Auditorium flooring. *Note- Does not include pricing for abatement if required.	2	2	20,255	SF	$ 17.00	$ 344,335.00
Carpeting	A76-A78	10	Most carpets in poor condition. Includes carpet square replacement at all areas of carpet including all offices.*Note- Does not include pricing for abatement if required.	2	2	4,830	SF	$ 12.00	$ 57,960.00
									$ -
C2040 Stair Finishes									$ -
Stair Finish	A79-A82	30	Remove existing stair finish and replace with rubber treads. *Note- Does not include pricing for abatement if required.	2	2	1,235	SF	$ 22.00	$ 27,170.00
									$ -

Category	Photo / Dwg	Useful Life	Action Notes	Condition	Priority	Donnelly Natural Resources Center			
						Qty	Unit	Unit Cost	Amount
C2050 Ceiling Finishes									$ -
Plaster and Gypsum Board Finish	A83	20	Repair area of ceiling damage at Entrance N1.	1	1	1	ALLW	$ 750.00	$ 750.00
									$ -
D. SERVICES									
									$ -
D10 Conveying Systems									$ -
D1010 Vertical Conveying Systems									$ -
Elevator - Freight		50							$ -
Elevator - Passenger and equipment relocation.	A84-A86	50	Original elevator at end of useful life but in working condition. Antiquated controls and equipment are a potential hazard. Recommend replacing.	1	1	1	LS	$ 350,000.00	$ 350,000.00
									$ -
D20 Plumbing									$ -
D2010 Plumbing Fixtures									$ -
Plumbing Fixtures		40	Upgrade Women's private toilet room plumbing fixtures - See "Restroom Replacement"	2	3				$ -
Water Cooler	P01	30	Replace 3rd Floor water cooler with filtered bottle filler type	1	1	1	LS	$ 5,500.00	$ 5,500.00
Flush Valves and Faucets	P02	25	Replace flush valves and faucets that are aged and worn in all public toilet rooms	3	3	36	EA	$ 800.00	$ 28,800.00
									$ -
D30 Heating, Ventilation and Air Conditioning									$ -
									$ -
D3020 Heat Generation Systems									$ -
Isolation valves	H01	50	Install isolation valves in heating water piping	2	1	1	LS	$ 25,000.00	$ 25,000.00
Distribution Pumps	H02	30	Replace heating water distribution pumps with VFD pumps and repipe between boilers and pumps	1	1	1	LS	$ 60,000.00	$ 60,000.00
Hydronic Piping		50	Install a heating water piping/valves for all VAV box reheat coils	1	1	1	LS	$ 180,000.00	$ 180,000.00
Insulation	H03 H04	50	Insulate heating water piping and air separator	1	1	1	LS	$ 40,000.00	$ 40,000.00
D3030 Cooling Systems									$ -
Central Cooling		30	Install a heat pump chiller, pumps and piping to serve AHU cooling coil	1	1	1	LS	$ 200,000.00	$ 200,000.00
Greenhouse		25	Upgrade Greenhouse ventilation system	1	1	1	LS	$ 28,000.00	$ 28,000.00
D3050 Terminal & Packaged Units									$ -

Category	Photo / Dwg	Useful Life	Action Notes	Condition	Priority	Donnelly Natural Resources Center			
						Qty	Unit	Unit Cost	Amount
Lecture Hall 101 RTU		25	Remove existing AHU in crawl space and exterior ACCU. Install a new Lecture Hall 101 ducted packaged rooftop unit, incl. new ducting and gas piping	2	1	1	LS	$ 185,000.00	$ 185,000.00
Replace Rm 104 Furnace	H05	25	Replace the 1997 Magic Aire furnace and condensing unit serving Room 104	1	1	1	LS	$ 15,000.00	$ 15,000.00
D3060 Ventilation									$ -
Replace Air Handling Unit	H06	50	Replace central station 40-HP AHU with VFD heating, cooling and ventilation unit	1	1	1	LS	$ 145,000.00	$ 145,000.00
Variable Air Volume Boxes	H07	40	Replace the constant volume air distribution boxes with VAV boxes and reheat coils	1	1	30	EA	$ 4,500.00	$ 135,000.00
Test and Balancing		50	Test and Balancing of air and hydronic systems	1	1	1	LS	$ 12,000.00	$ 12,000.00
Chemical Storage Cab Vent		30	Vent the chemical storage cabinet directly out wall away from windows and above grade	1	1	1	LS	$ 4,000.00	$ 4,000.00
D3090 HVAC Controls									$ -
New BAS controls	H08 H09	20	Replace all pneumatic and old BAS controls with new BAS consistent with campus controls	1	1	39,525	SF	$ 5.00	$ 197,625.00
									$ -
D40 Fire Protection									$ -
D4010 Fire Suppression									$ -
Water-Based Fire-Suppression		50	Add a wet-pipe fire suppression system to the facility	2	2	39,525	SF	$ 10.00	$ 395,250.00
									$ -
									$ -
D50 Electrical									$ -
D5010 Facility Power Generation									$ -
Packaged Generator Assemblies		30	Add new 100kw generator to serve heating loads, emergency lighting and other critical loads (not elevator)	3	3	1	LS	$ 185,000.00	$ 185,000.00
Power Filtering and Conditioning			Install Surge Protective Device (SPD) on main panel	N/A	3	1	LS	$ 15,000.00	$ 15,000.00
									$ -
D5020 Electrical Service and Distribution									$ -
Electrical Service		50	Replace existing Westinghouse 1600A, 208Y/120V, 3 phase, 4 wire Main Distribuiton Panel	2	2	1	LS	$ 250,000.00	$ 250,000.00
Power Distribution		40	Replace exisitng Westinghouse branch circuit panels	3	3	13	EA	$ 12,000.00	$ 156,000.00
Power Distribution		40	Replace exisitng Westinghouse sub-distribution panel in penthouse	3	3	1	EA	$ 20,000.00	$ 20,000.00
									$ -

Category	Photo / Dwg	Useful Life	Action Notes	Condition	Priority	Donnelly Natural Resources Center			
						Qty	Unit	Unit Cost	Amount
D5030 General Purpose Electrical Power									$ -
Branch Wiring System		40	Add additional branch circuits to select areas (science lab tables, offices, etc)	3	3	1	LS	$ 35,000.00	$ 35,000.00
Wiring Devices		30	Replace existing receptacles	3	3	39,525	SF	$ 2.75	$ 108,693.75
									$ -
D5040 Lighting									$ -
Lighting Control		30	Replace existing switches	3	3	39,525	SF	$ 1.00	$ 39,525.00
Branch Wiring for Lighting		40	Existing branch wiring is adequate						$ -
Lighting Fixtures		30	Replace exisitng flourescent fixtures with LED source fixtures with integrated controls and required emergency lighting coverage	2	2	39,525	SF	$ 8.50	$ 335,962.50
Lighting Fixtures - Egress		20	Replace exisitng exit signs that do not have battery back-up	1	1	1	LS	$ 3,500.00	$ 3,500.00
									$ -
D60 Communications									$ -
D6060 Distributed Communications and Monitoring									$ -
Distributed Systems		20	Add security cameras to interior/exterior of building	3	3	24	EA	$ 1,250.00	$ 30,000.00
									$ -
D70 Electronic Safety and Security									$ -
Fire Alarm System		30	Replace exisitng fire alarm system with a modern voice announciation type system.	2	2	39,525	SF	$ 4.95	$ 195,648.75
									$ -
E EQUIPMENT AND FURNISHINGS									
E10 Equipment									$ -
									$ -
E20 Furnishings									$ -
E2010 Fixed Furnishings									$ -
Window Treatments	A13	10	Replace vertical blinds with roller shades.	2	2	2,920	SF	$ 8.00	$ 23,360.00
									$ -
E2050 Movable Furnishings									$ -
									$ -
F SPECIAL CONSTRUCTION AND DEMOLITION									
F10 Special Construction									$ -
									$ -
F20 Facility Remediation									$ -
									$ -
F30 Demolition									$ -
									$ -
G									

Category	Photo / Dwg	Useful Life	Action Notes	Condition	Priority	Donnelly Natural Resources Center			
						Qty	Unit	Unit Cost	Amount
G20 Site Improvements									
G2020 Parking Lots									
Flexible Parking Lot Pavement		20	None present.				SF	$ 7.00	$ -
Rigid Parking Lot Pavement - Lot N	G01, G02	30	Overall the parking lot is in good condition.	4			SF	$ 12.00	$ -
Parking Lot Unit Pavement		20	None present.				SF	$ 30.00	$ -
Parking Aggregate Surfacing		100	None present.				SF	$ 4.50	$ -
Parking Lot Cubs & Gutters	G01, G02	30	Overall the curbs & gutters are in good to poor condition.	3			LF	$ 25.00	$ -
Parking Bumpers		20	None present.				EA	$ 65.00	$ -
Signs, Wayfinding		15	Signs have started to fade. Should replace and match all campus signs at the same time.	2	2	2	EA	$ 2,000.00	$ 4,000.00
Parking Lot Pavement Markings	G01, G02	5	Line markings are fading and becoming difficult to see.	2	2	2,500	LF	$ 1.00	$ 2,500.00
Flexible Pedestrian Pavement		20	None present.				SF	$ 7.00	$ -
Rigid Pedestrian Pavement	G03-G06	30	Overall the concrete sidewalks are in good condition with minimal cracking in slabs.	4			SF	$ 10.00	$ -
Pedestrian Unit Pavement		20	None present.				SF	$ 25.00	$ -
Exterior Steps & Ramps	G07	30	No ramps. Stairs are in acceptable condition.	3			LS	$ 500.00	$ -
Pedestrian Pavement Markings		5	None present.				LF	$ 0.30	$ -
Tactile Warning Surface		20	None present.				EA	$ 500.00	
G2060 Site Development									
Fences and Gates		10	None present.				LS	$ 3,500.00	$ -
Bicycle Racks		15	None present.				EA	$ 1,500.00	$ -
Trash & Litter Receptors		10	None present.				EA	$ 750.00	$ -
Site Seating & Tables		10	None present.				EA	$ 1,000.00	$ -
Flagpoles		25	None present.				EA	$ 5,000.00	$ -
Retaining Walls		20	None present.				SF	$ 40.00	$ -
Turf and Grasses		100	Turf is in good condition.				SF	$ 1.00	$ -
G30 Liquid and Gas Site Utilities									
G3010 Water Utilities			Systems have aged into the end of useful life range.						
Site Domestic Water Distribution			System appears to be functioning properly.						$ -

Category	Photo / Dwg	Useful Life	Action Notes	Condition	Priority	Donnelly Natural Resources Center			
						Qty	Unit	Unit Cost	Amount
Site Fire Protection Water Distribution	G02		Hydrant located southeast of facility. It should be flushed and inspected to verify proper working order.	4			LF		$ -
Site Irrigation Water Distribution			Irrigation does not seem to be an issue.	4			SF	$ 1.00	$ -
G3020 Sanitary Sewerage Utilities			Systems have aged into the end of useful life range.						
Sanitary Sewerage Piping		50-100	System appears to be functioning properly.	4			LF	$ 50.00	$ -
Sanitary Sewerage Structures		50-100	System appears to be functioning properly.	4			EA	$ 5,500.00	$ -
G3030 Storm Drainage Utilities			Appears to be sheet flow to the south.						
Storm Drainage Piping		50-100	None present.				LF	$ 75.00	$ -
Storm Drainage Structures		50-100	None present.				EA	$ 5,500.00	$ -
G3060 Site Fuel Distribution									$ -
Site Gas Distribution		50-100	Systems appear to be functioning properly.	4			LF	$ 40.00	$ -
G40 Electrical Site Improvements									$ -
G4010 Site Electric Distribution Systems									$ -
Electrical Utility Services		50	Existing service from utility is adequate and functioning properly.						$ -
									$ -
G4050 Site Lighting									$ -
Area Lighting		20	Existing building mounted lighting is LED and appears to be adequate.						$ -
Flood Lighting		20	Existing parking lot lighting is LED and appears to be adequate.						$ -

$ 6,878,490.00



S01-4th Floor Eyebrow Roof 1



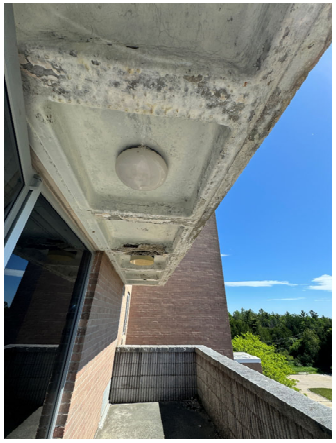
S02-4th Floor Eyebrow Roof



S03-4th Floor Balcony



S04-4th Floor Balcony



S05-4th Floor Balcony Eyebrow Roof



S06-4th Floor Balcony Eyebrow Roof



S07-4th Floor Balcony Underside



A01-East Masonry



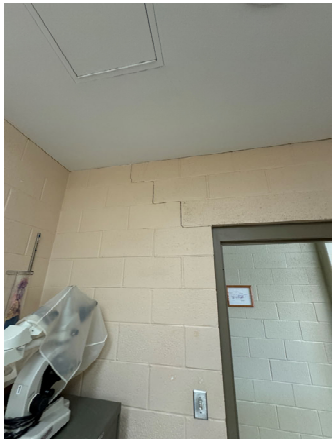
A02-Entrance N2 Masonry



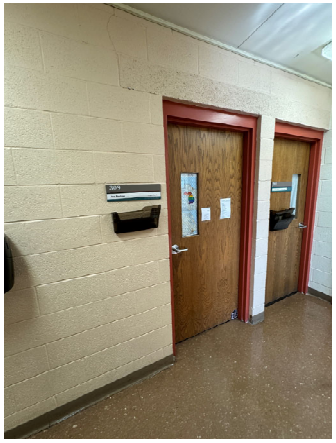
A03-Classroom 215 CMU Damage



A04-Classroom 217 CMU Damage



A05-Room 108A CMU



A06-3rd Floor Corridor CMU Damage



A07-Entrance N1 Storefront



A08-Entrance N1 Door



A09-Entrance N1 Door



A10-Entrance N2 Exterior Storefront



A11-Entrance N2 Exterior Storefront



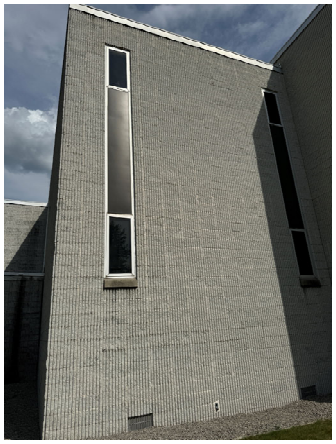
A12-Classroom 105 Window



A13-Classroom 105 Window



A14-Classroom 105 Window



A15-1st 2nd Floor Restroom Windows



A16-Office 311 Window



A17-Greenhouse



A18-Greenhouse Door



A19-Greenhouse



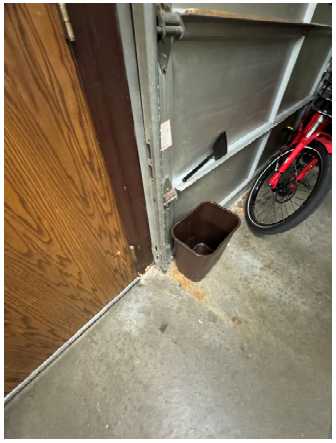
A20-Auditorium Exit Door



A21-Auditorium Exit Door



A22-Receiving Door



A23-Receiving Door



A24-312A Door



A25-Classroom 105 Door



A26-Roof 2rd Floor



A27-Roof 2rd Floor 1



A28-Roof Mechanical Room



A29-Roof Mechanical Room



A30-Receiving Lintel



A31-N2-Canopy soffit



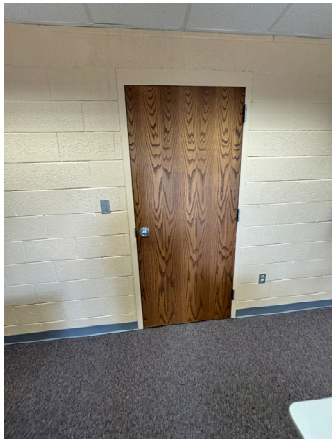
A32-N3-Canopy Soffit



A33-Entrance N1 Corridor Door



A34-Entrance N2 Interior Storefront



A35-Classroom 204 Door Handle



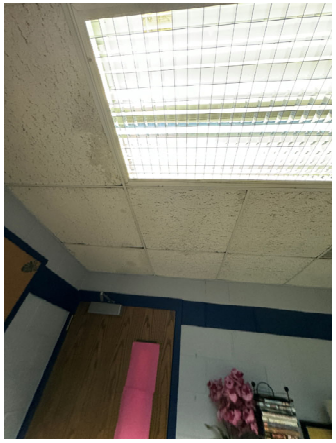
A36-2nd Floor Doors



A37-Classroom 105 Door



A38-Storage 106 Ceiling



A39-Office 210A Ceiling



A40-Office 306 Ceiling



A41-4th Floor Ceiling



A42-Auditorium



A43-Auditorium



A44-Auditorium Walls



A45-Auditorium Floor



A46-Auditorium Ceiling



A47-1st Floor Unisex Restroom Single



A48-1st Floor Womens Sink



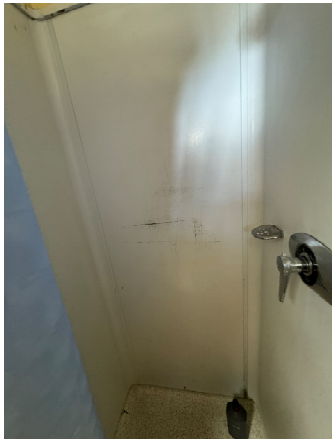
A49-2nd Floor Mens Restroom Sinks



A50-2nd Floor Staff Mens Restroom



A51-2nd Floor Staff Womens Restroom



A52-3rd Floor Mens Restroom Shower



A53-3rd Floor Mens Restroom



A54-4th Floor Womens Restroom



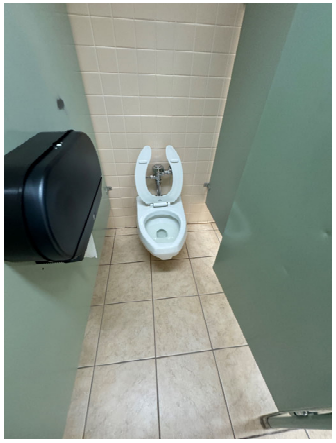
A55-4th Floor Mens Restroom Ceiling



A56-1st Floor Mens Restroom Partition



A57-1st Floor Womens Restroom Single Partition



A58-2nd Floor Mens Restroom Partition



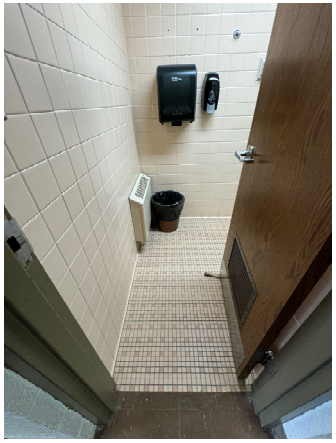
A59-3rd Floor Womens Restroom Partition



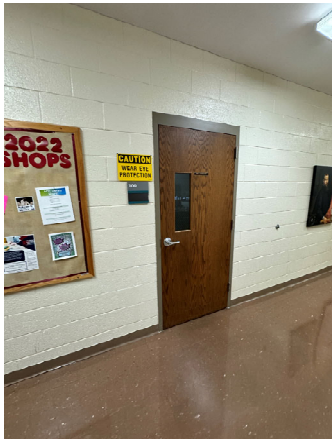
A60-1st Floor Womens Restroom Tile



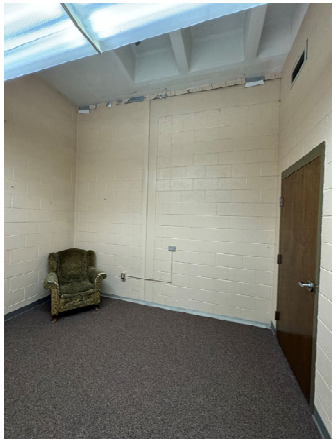
A61-4th Floor Mens Restroom Partition



A62-1st Floor Womens
Restroom Single Tile



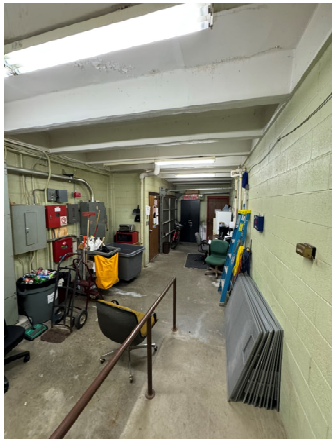
A63-1st Floor Corridor Paint



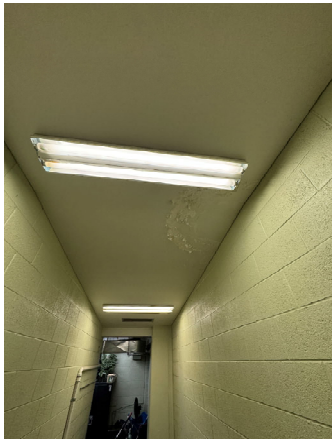
A64-Room 210C Paint



A65-4th Floor Paint



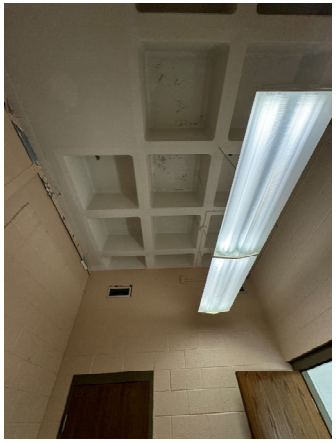
A67-Receiving Ceiling



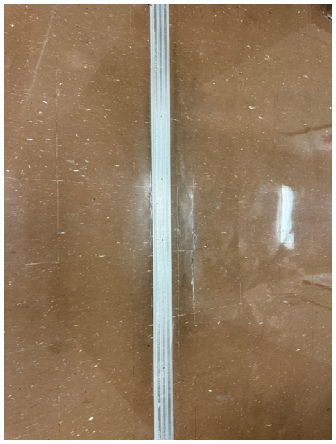
A68-Corridor 102 GB Ceiling



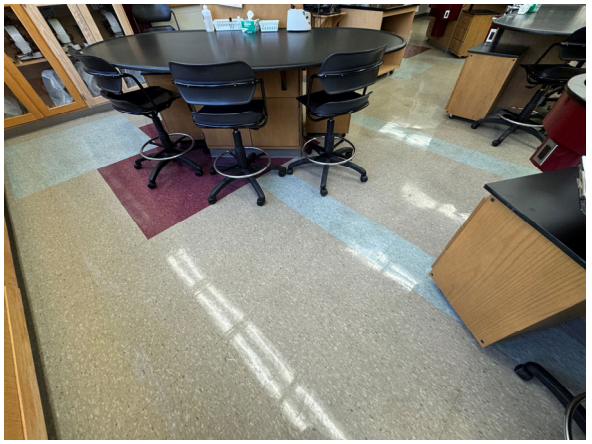
A69-Entrance N2 Ceiling



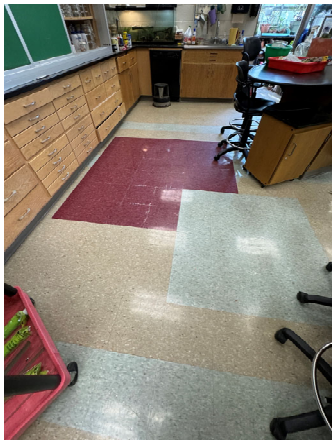
A70-Room 210B Ceiling



A71-1st Floor Corridor Floor



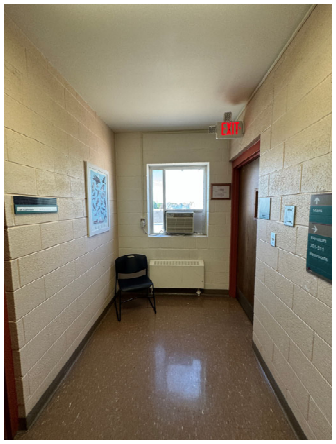
A72-Classroom 105 Floor



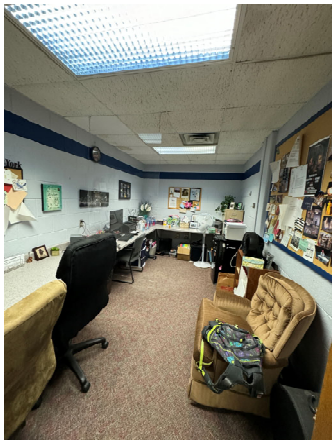
A73-Classroom 110 Floor



A74-2nd Floor Corridor Floor



A75-3rd Floor Corridor Flooring



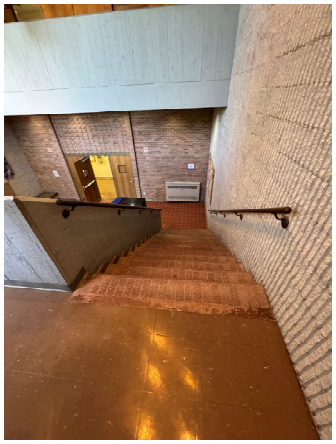
A76-Office 210A Carpet



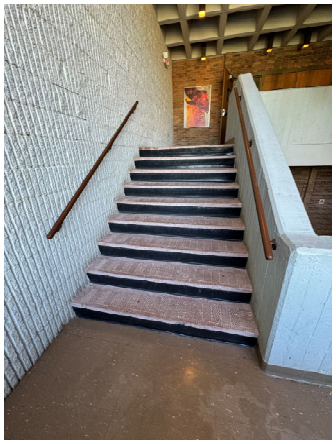
A77-Office 309 Carpet



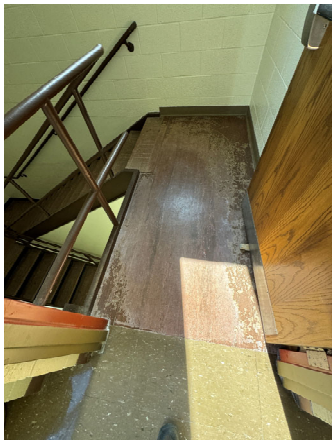
A78-4th Floor Carpet



A79-Stair at 103



A80-Stair at 103



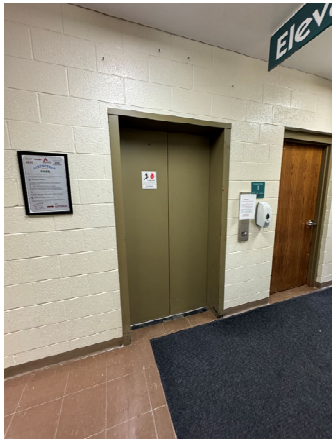
A81-North 2nd Floor Stair Landing Floor



A82-South 3rd Floor Stairs



A83-Entrance N1 Ceiling



A84-1st Floor Elevator



A85-1st Floor Elevator



A86-1st Floor Elevator



P01-Water Cooler



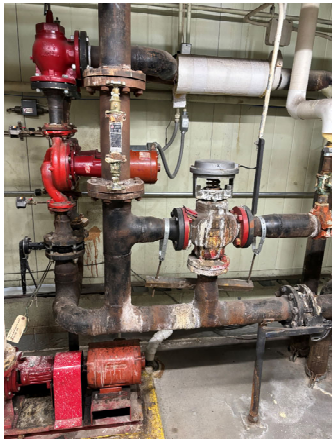
P02-Flush Valve



H01-No Isolation Valves



H02-Heating Water Pumps



H03-Piping at Pumps



H04-Air Separator



H05-Room 104 Furnace



H06-Central Station AHU



H07-Constant Volume Boxes



H08-Pneumatic Thermostat



H09-Pneumatic Compressor



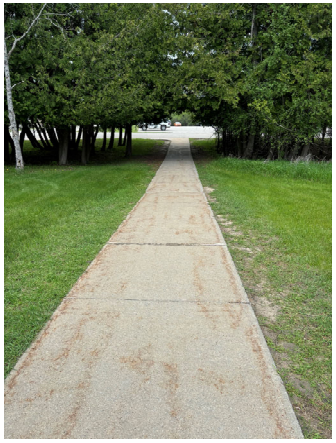
G01-Rigid Pavement



G02-Rigid Pavement



G03-Sidewalk



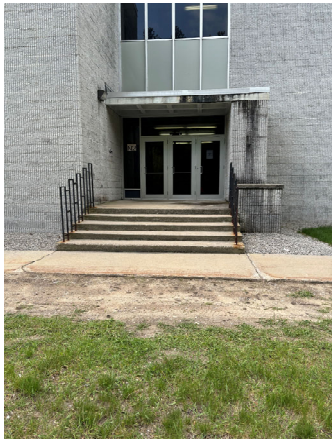
G04-Sidewalk



G05-Sidewalk



G06-Sidewalk



G07

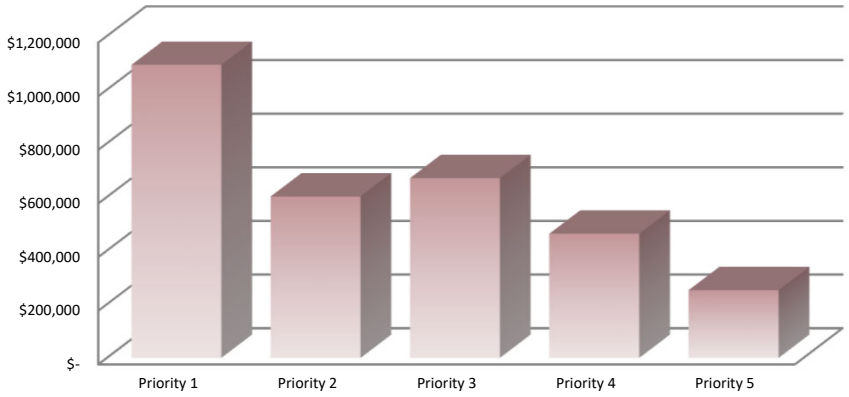
WORLD CENTER FOR CONCRETE TECHNOLOGY

Facility Size (Gross)	42,180	FCI =	Deferred Maintenance / Current Replacement Value
Year Original Const.	2000		
Year of renovations	0	Replacement Value =	$12,654,000 $300 /SF
Facility Type	Votech, Classrom, Lab	DM =	$3,081,935
Number of Floors	1 story	FCI =	0.24 (Poor condition / renovation indicated)
Total	$ 3,081,935 Per Square Foot		$ 73.07

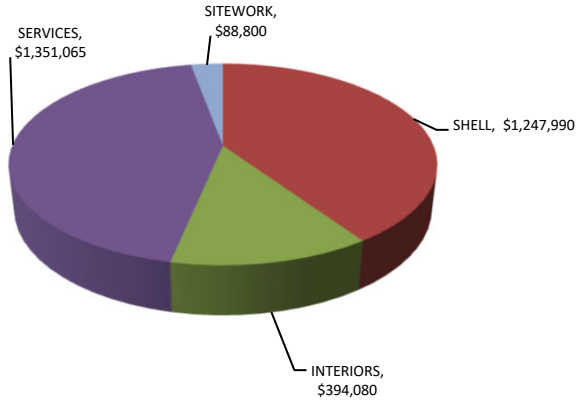
Project Costs by Classifications

	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
A. STRUCTURE	$ -	$ -	$ -	$ -	$ -	$ -
B. SHELL	$ 670,850	$ 56,000	$ 58,840	$ 462,300	$ -	$ 1,247,990
C. INTERIORS	$ -	$ 141,000	$ -	$ -	$ 253,080	$ 394,080
D. SERVICES	$ 422,000	$ 328,355	$ 600,710	$ -	$ -	$ 1,351,065
E. EQUIPMENT AND FURNISHINGS	$ -	$ -	$ -	$ -	$ -	$ -
F. SPECIAL CONSTRUCTION AND DEMO	$ -	$ -	$ -	$ -	$ -	$ -
G. SITEWORK	$ -	$ 77,000	$ 10,900	$ 900	$ -	$ 88,800
	$ 1,092,850	$ 602,355	$ 670,450	$ 463,200	$ 253,080	

PROJECT COSTS BY PRIORITY



PROJECT COSTS BY CLASSIFICATION



World Center for Concrete Technology

Facility Size (Gross)	42,180
Year Original Const.	2000
Year of renovations	
Facility Type	Votech, Classrom, Lab
Number of Floors	1 story

Category	Photo / Dwg	Useful Life	Action Notes	Condition	Priority	World Center for Concrete Technology			
						Qty	Unit	Unit Cost	Amount
A. SUBSTRUCTURE									
A10 Foundations									$ -
									$ -
A20 Subgrade Enclosures									$ -
									$ -
A40 Slabs on grade									$ -
									$ -
A60 Water and gas migration									$ -
									$ -
A90 Substructure related activities									$ -
									$ -
B. SHELL									
B10 Superstructure									$ -
B1020 Roof Construction									$ -
Canopy/Window Construction	A01-A03	30	Exposed steel beams/storefont lintels exterior as well as interior have rust present and need rust removal, protective painting and caulk.	1	1	320	HR	$ 75.00	$ 24,000.00
									$ -
B20 Exterior Vertical Enclosure									$ -
Exterior Wall Interior Skin	A04-A05	20	Storage 106C and corridor next Block Plant has areas of efflorescence at interior panted CMU where water has damaged paint.	1	1	1	LSUM	$ 4,000.00	$ 4,000.00
									$ -
B2020 Exterior Windows									$ -
Exterior Storefront Repair	A06-A07	10	Owner reports water leaks at head. Allowance for repairs.	1	1	1	ALLW	$ 12,000.00	$ 12,000.00
									$ -
B2050 Exterior Doors and Grills									$ -

Category	Photo / Dwg	Useful Life	Action Notes	Condition	Priority	World Center for Concrete Technology			
						Qty	Unit	Unit Cost	Amount
Exterior Entrance Alum Storefront Doors	A08-A11	10	Main entrance and west entrance bottom of doors/frame are corroding and have dents in panels. Remove and replace.	3	3	185	SF	$ 125.00	$ 23,125.00
Exterior Entrance HM Doors	A12-A13	30	HM door frames are rusting. Remove and replace with AL frame and FRP doors.	2	2	7	EA	$ 8,000.00	$ 56,000.00
Exterior Overhead Doors	A14-A15	20	Overhead doors are faded and have rusted frames and door bottoms.	3	3	3	EA	$ 10,000.00	$ 30,000.00
									$ -
B30 Exterior Horizontal Enclosures									$ -
B3010 Roofing									$ -
Membrane Roofing	A16-A17	20	Original membrane roofing past its end of life.	1	1	28,675	SF	$ 22.00	$ 630,850.00
Metal Panel Roofing	A16	30	Metal panel roofing nearing end of life.	4	4	15,410	SF	$ 30.00	$ 462,300.00
									$ -
B3080 Overhead Exterior Enclosures									$ -
Exterior Ceilings	A18-A19	20	Main entrance and west entrance soffit needs crack repair and painted.	3	3	1,905	SF	$ 3.00	$ 5,715.00
									$ -
C. INTERIORS									
C10 Interior Construction									$ -
C1070 Suspended Ceiling Construction									$ -
Acoustical Suspended Ceilings	A20-A23	20	Many areas with stained accoustical ceiling tiles. Price includes replacing tiles only, grid to remain.	2	2	10,800	SF	$ 5.00	$ 54,000.00
Acoustical Suspended Ceilings	A20-A23		Allowance to isolate water leaks and make repairs in ceiling above accoustical tiles.	2	2	1	ALLW	$ 15,000.00	$ 15,000.00
									$ -
C20 Interior Finishes									$ -
C2010 Wall Finishes									$ -
Wall/Ceiling Painting	A24		Paint in fair condition.	4	5	42,180	SF	$ 6.00	$ 253,080.00
									$ -
C2030 Flooring									$ -
Carpeting	A25-A26	10	Carpet troughtout building is at end of life. Includes carpet square replacement.	2	2	6,000	SF	$ 12.00	$ 72,000.00
									$ -
D. SERVICES									
D10 Conveying Systems									$ -
									$ -
D20 Plumbing									$ -

Category	Photo / Dwg	Useful Life	Action Notes	Condition	Priority	World Center for Concrete Technology			
						Qty	Unit	Unit Cost	Amount
									$ -
D30 Heating, Ventilation and Air Conditioning									$ -
									$ -
D3020 Heat Generation									$ -
New Heating Boilers	H01	25	Replace Burnham heating water boilers, pumps and Hydronic specialties	1	1	1	LS	$ 350,000.00	$ 350,000.00
									$ -
D3060 Ventilation									$ -
Classroom 105	H02	25	Install new RTU for Classroom and remove Glycol coolers, piping and above ceiling AHU's	1	1	1	LS	$ 50,000.00	$ 50,000.00
AHU-2 Return Air	H03	25	Enlarge return air grille and install filter housing in return air duct	1	1	1	LS	$ 22,000.00	$ 22,000.00
Replace VSD	H04	20	Replace older 25-hp variable speed drive serving AHU in boiler room	2	2	1	LS	$ 5,000.00	$ 5,000.00
Modify Boiler room EF	H05	20	Modify supply fan SF-3 control to run on boiler room temp	2	2	1	LS	$ 3,000.00	$ 3,000.00
									$ -
D3090 HVAC Controls									$ -
Replace JCI Metasys	H06	20	Replace the JCI Metasys controls software, controllers and outdated devices	2	2	1	LS	$ 120,000.00	$ 120,000.00
D40 Fire Protection									$ -
									$ -
D50 Electrical									$ -
D5010 Facility Power Generation									$ -
Packaged Generator Assemblies		30	Add new 100kw generator to serve heating loads, emergency lighting and other critical loads	N/A	3	1	LS	$ 185,000.00	$ 185,000.00
Power Filtering and Conditioning		20	Install Surge Protective Device (SPD) on main panel	N/A	3	1	LS	$ 15,000.00	$ 15,000.00
									$ -
D5020 Electrical Service and Distribution									$ -
Electrical Service		50	Existing Main Distribution panel is in good condition with adequate spare capacity.	4	4				$ -
Power Distribution		40	Existing branch circuit panels in good condition with adequate spare capacity.	4	4				$ -
									$ -
D5030 General Purpose Electrical Power									$ -
Branch Wiring System		40	Existing branch wiring is adequate	4	4				$ -

Category	Photo / Dwg	Useful Life	Action Notes	Condition	Priority	World Center for Concrete Technology			
						Qty	Unit	Unit Cost	Amount
Wiring Devices		30	Existing devices are well placed and in good overall condition.	4	4				$ -
									$ -
D5040 Lighting									$ -
Lighting Control		30	Replace existing switches	3	3	42,180	SF	$ 1.00	$ 42,180.00
Branch Wiring for Lighting		40	Existing branch wiring is adequate						$ -
Lighting Fixtures		30	Replace exisitng flourescent fixtures with LED source fixtures with integrated controls and required emergency lighting coverage	3	3	42,180	SF	$ 8.50	$ 358,530.00
									$ -
D70 Electronic Safety and Security									$ -
Fire Alarm System		30	Replace exisitng fire alarm system with a modern voice announciation type system.	2	2	42,180	SF	$ 4.75	$ 200,355.00
									$ -
E EQUIPMENT AND FURNISHINGS									
E10 Equipment									$ -
									$ -
E20 Furnishings									$ -
									$ -
F SPECIAL CONSTRUCTION AND DEMOLITION									
F10 Special Construction									$ -
									$ -
F20 Facility Remediation									$ -
									$ -
F30 Demolition									$ -
									$ -
G									
G20 Site Improvements									
G2020 Parking Lots									
Flexible Parking Lot Pavement		20	None present.				SF	$ 7.00	$ -
Rigid Parking Lot Pavement									
LOT W	G01-G04	30	Overall the concrete pavement is in good condition.	4			SF	$ 12.00	$ -
North Side	G14	30	Overall the concrete pavement is in good condition.	4			SF	$ 12.00	$ -
Parking Lot Unit Pavement	G05-G09	20	Overall the unit pavement drive is in good shape which some pavers needing to be replaced	3	3	150	SF	$ 30.00	$ 4,500.00

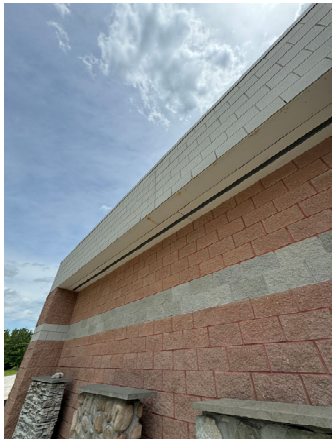
Category	Photo / Dwg	Useful Life	Action Notes	Condition	Priority	World Center for Concrete Technology			
						Qty	Unit	Unit Cost	Amount
Parking Aggregate Surfacing	G10-G13	100	The north side of the facilty has a large gravel work lot. There are a varies small potholes that should be filled.	4	4	200	SF	$ 4.50	$ 900.00
Parking Lot Cubs & Gutters	G05, G06, G09	30	Overall the concrete curbs and gutters are in fair condition.	3	3	200	LF	$ 25.00	$ 5,000.00
Parking Bumpers		20	None present.				EA	$ 65.00	$ -
Signs, Wayfinding		15	Signs have started to fade. Should replace and match all campus signs at the same time.	2	2	1	EA	$ 2,000.00	$ 2,000.00
Parking Lot Pavement Markings	G02-G04	5	Line markings are fading.	3	3	1,400	LF	$ 1.00	$ 1,400.00
Flexible Pedestrian Pavement		20	None present.				SF	$ 7.00	$ -
Rigid Pedestrian Pavement	G16-G19	30	Overall the concrete sidewalks are in good condition, with miscellaneous cracking in slabs.	4			SF	$ 10.00	$ -
Pedestrian Unit Pavement	G05-G06, G09	20	The unit pavers are in good to poor condition. Because of the overall quanity of unit pavers in poor conditions, all the pavers should be replaced.	2	2	3,000	SF	$ 25.00	$ 75,000.00
Exterior Steps & Ramps		30	None present.	4			LS	$ 500.00	$ -
Pedestrian Pavement Markings		5	None present.				LF	$ 0.30	$ -
Tactile Warning Surface		20	None present.			2	EA	$ 500.00	
G2060 Site Development									
Fences and Gates		10	None present.				LS	$ 3,500.00	$ -
Bicycle Racks		15	None present.				EA	$ 1,500.00	$ -
Trash & Litter Receptors		10	None present.				EA	$ 750.00	$ -
Site Seating & Tables	G20	10	Benches present and in good condition	4			EA	$ 1,000.00	$ -
Flagpoles		25	None present.				EA	$ 5,000.00	$ -
Retaining Walls		20	None present.	4			SF	$ 40.00	$ -
Turf and Grasses		100	Turf is in good condition.	4			SF	$ 1.00	$ -
G30 Liquid and Gas Site Utilities									
G3010 Water Utilities									
Site Domestic Water Distribution		50-100	System appears to be functioning properly.	4					$ -
Site Fire Protection Water Distribution		50-100	Hydrants located west & southeast of facility.	4			LF		$ -
Site Irrigation Water Distribution		50-100	Irrigation does not appear to be an issue.	4			SF	$ 1.00	$ -

Category	Photo / Dwg	Useful Life	Action Notes	Condition	Priority	World Center for Concrete Technology			
						Qty	Unit	Unit Cost	Amount
G3020 Sanitary Sewerage Utilities									
Sanitary Sewerage Piping		50-100	System appears to be functioning properly.	4			LF	$ 50.00	$ -
Sanitary Sewerage Structures		50-100	System appears to be functioning properly.	4			EA	$ 5,500.00	$ -
G3030 Storm Drainage Utilities									
Storm Drainage Piping		50-100	System appears to be functioning properly.	4			LF	$ 75.00	$ -
Storm Drainage Structures	G01	50-100	System appears to be functioning properly.	4			EA	$ 5,500.00	$ -
G3060 Site Fuel Distribution									$ -
Site Gas Distribution		50-100	Systems appear to be functioning properly.	4			LF	$ 40.00	$ -
G40 Electrical Site Improvements									$ -
G4010 Site Electric Distribution Systems									$ -
Electrical Utility Services		50	Existing service from utility is adequate and functioning properly.						$ -
									$ -
G4050 Site Lighting									$ -
Area Lighting		20	Existing building mounted lighting is LED and appears to be adequate.						$ -
Flood Lighting		20	Existing parking lot lighting is LED and appears to be adequate.						$ -

$ 3,081,935.00



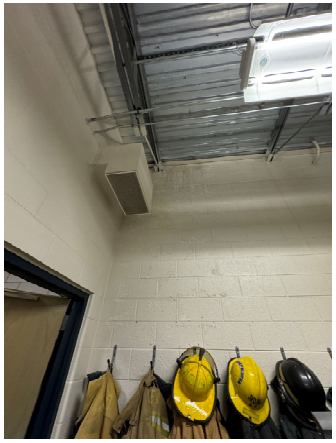
A01-Main Entrance Lintel



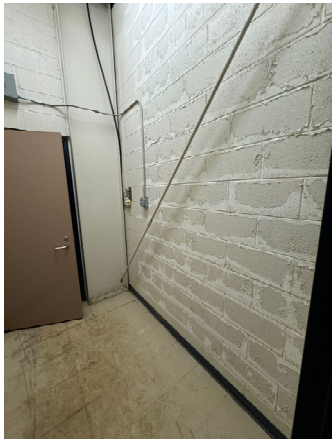
A02-West Lintel



A03-Lintel at Classroom 104



A04-Room 106C Paint Damage



A05-Corridor by Block Plant



A06-East Storefront



A07-East Storefront Lintel



A08-Main Entrance Storefront



A09-Main Entrance Storefront



A10-West Entrance Storefront



A11-West Entrance Storefront



A12-Room 104 Exit



A13-Room 109 Exit



A14-Room 107 Overhead Door



A15-Room 109 Overhead Door



A16-Roof



A17-Roof



A18-Main Entrance Soffit



A19-West Entrance Soffit



A20-Main Lobby Ceiling



A21-Classroom 102 Ceiling



A22-Room 108B Ceiling



A23-Room 110C Ceiling



A24-Classroom 104 Paint



A25-Main Lobby Carpet



A26-Classroom 104 Carpet



H01-Heating Water Boilers



H02-Classroom 105 Glycol Coolers



H03-Enlarge Return Air Grille



H04-VSD for AHU



H05-Supply Fan SF-3



H06-Metasys Controls Panel



G01-Rigid Pavement



G02-Rigid Pavement



G03-Rigid Pavement



G04-Rigid Pavement



G05 Unit Pavers



G06 Unit Pavers



G07 Unit Pavers



G08 unit Pavers



G09-Unit Pavers



G10-Aggregate Surface



G11-Aggregate Surface



G12-Aggregate Surface



G13-Aggregate Surface



G14-Rigid Pavement



G15-Sign



G16-Sidewalk



G17-Sidewalk



G18-Sidewalk



G19-Sidewalk



G20-Benchs

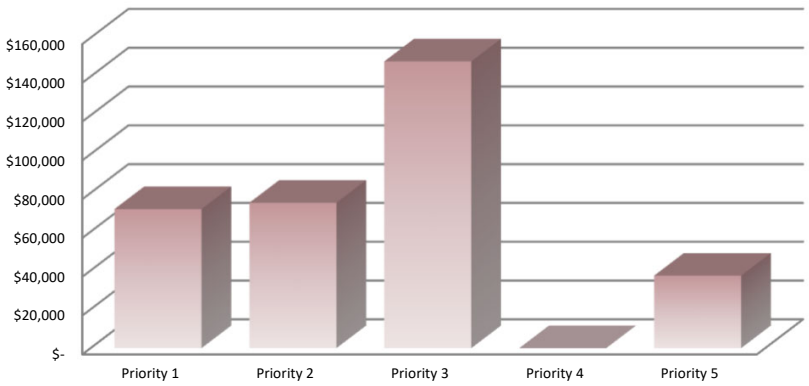
ELECTRICAL POWER TECHNOLOGY CENTER

Facility Size (Gross)	12,455		FCI =	Deferred Maintenance / Current Replacement Value	
Year Original Const.	2014				
Year of renovations	0		Replacement Value =	$4,359,250	$350 /SF
Facility Type	Votech, Classroom, Lab		DM =	$331,849	
Number of Floors	1 story		FCI =	0.08	(Excellent condition / typically new construction)
Total	$ 331,849	Per Square Foot	$ 26.64		

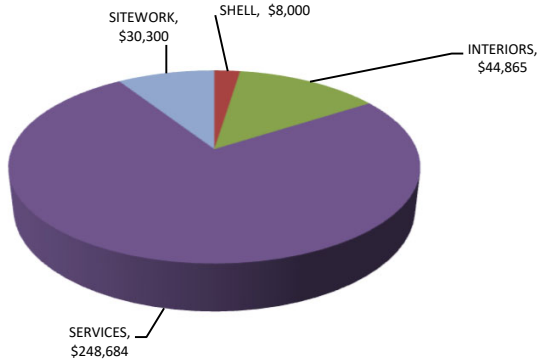
Project Costs by Classifications

	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
A. STRUCTURE	$ -	$ -	$ -	$ -	$ -	$ -
B. SHELL	$ -	$ 8,000	$ -	$ -	$ -	$ 8,000
C. INTERIORS	$ 500	$ 7,000	$ -	$ -	$ 37,365	$ 44,865
D. SERVICES	$ 71,200	$ 59,161	$ 118,323	$ -	$ -	$ 248,684
E. EQUIPMENT AND FURNISHINGS	$ -	$ -	$ -	$ -	$ -	$ -
F. SPECIAL CONSTRUCTION AND DEMO	$ -	$ -	$ -	$ -	$ -	$ -
G. SITEWORK	$ -	$ 800	$ 29,500	$ -	$ -	$ 30,300
	$ 71,700	$ 74,961	$ 147,823	$ -	$ 37,365	

PROJECT COSTS BY PRIORITY



PROJECT COSTS BY CLASSIFICATION



Electrical Power Technology Center

Facility Size (Gross)	12,455
Year Original Const.	2014
Year of renovations	
Facility Type	Votech, Classroom, Lab
Number of Floors	1 story

Category	Photo / Dwg	Useful Life	Action Notes	Condition	Priority	Electrical Power Technology Center			
						Qty	Unit	Unit Cost	Amount
A. SUBSTRUCTURE									
A10 Foundations									$ -
									$ -
A20 Subgrade Enclosures									$ -
									$ -
A40 Slabs on grade									$ -
									$ -
A60 Water and gas migration									$ -
									$ -
A90 Substructure related activities									$ -
									$ -
B. SHELL									
B10 Superstructure									$ -
									$ -
B20 Exterior Vertical Enclosure									$ -
B2050 Exterior Doors and Grills									$ -
Exterior Entrance HM Doors	A01-A02	30	HM door frame is rusting at west garage door. Remove and replace with AL frame and FRP doors.	2	2	1	EA	$ 8,000.00	$ 8,000.00
									$ -
B30 Exterior Horizontal Enclosures									$ -
									$ -
C. INTERIORS									
C10 Interior Construction									$ -
C1070 Suspended Ceiling Construction									$ -
Acoustical Suspended Ceilings	A03-A05	20	Many areas with stained accoustical ceiling tiles. Price includes replacing tiles only, grid to remain.	2	2	1	LSUM	$ 2,000.00	$ 2,000.00

Category	Photo / Dwg	Useful Life	Action Notes	Condition	Priority	Electrical Power Technology Center			
						Qty	Unit	Unit Cost	Amount
Acoustical Suspended Ceilings	A03-A05		Allowance to isolate water leaks and make repairs in ceiling above accoustical tiles.	2	2	1	ALLW	$ 5,000.00	$ 5,000.00
									$ -
									$ -
C20 Interior Finishes									$ -
C2010 Wall Finishes									$ -
Tile Wall Finish	A06	30	Tile base cracked at restroom.	1	1	1	LSUM	$ 500.00	$ 500.00
Wall/Ceiling Painting	A07		Paint in good condition.	5	5	12,455	SF	$ 3.00	$ 37,365.00
									$ -
									$ -
D. SERVICES									
D10 Conveying Systems									$ -
									$ -
D20 Plumbing									$ -
D2010 Plumbing Fixtures									$ -
Electric Watr Cooler		20	Install filter on existing water cooler at restrooms	1	1	1	LS	$ 1,200.00	$ 1,200.00
									$ -
D30 Heating, Ventilation and Air Conditioning									$ -
D3060 Ventilation									$ -
Exhaust Air		25	Modify the garage exhaust to exhaust 50% of the air near the ceiling and 50% near the floor	2	1	2	EA	$ 15,000.00	$ 30,000.00
Garage Ventilation	H01	25	Install new gas fired make-up air unit with more air volume and controls to operate based on air qaulity sensors	3	1	1	LS	$ 40,000.00	$ 40,000.00
									$ -
D40 Fire Protection									$ -
									$ -
D50 Electrical									$ -
D5020 Electrical Service and Distribution									$ -
Electrical Service		50	Existing Main Distribution panel is in good condition with adequate spare capacity. Fed from MDP in WCCT building.	4	4				$ -
Power Distribution		40	Existing branch circuit panels in good condition with adequate spare capacity.	4	4				$ -
									$ -
D5030 General Purpose Electrical Power									$ -
Branch Wiring System		40	Existing branch wiring is adequate	4	4				$ -

Category	Photo / Dwg	Useful Life	Action Notes	Condition	Priority	Electrical Power Technology Center			
						Qty	Unit	Unit Cost	Amount
Wiring Devices		30	Existing devices are well placed and in good overall condition.	4	4				$ -
									$ -
D5040 Lighting									$ -
Lighting Control		30	Replace existing switches	3	3	12,455	SF	$ 1.00	$ 12,455.00
Branch Wiring for Lighting		40	Existing branch wiring is adequate						$ -
Lighting Fixtures		30	Replace exisitng flourescent fixtures with LED source fixtures with integrated controls and required emergency lighting coverage	3	3	12,455	SF	$ 8.50	$ 105,867.50
									$ -
D70 Electronic Safety and Security									$ -
Fire Alarm System		30	Replace exisitng fire alarm system with a modern voice announciation type system.	2	2	12,455	SF	$ 4.75	$ 59,161.25
									$ -
E EQUIPMENT AND FURNISHINGS									
E10 Equipment									$ -
									$ -
E20 Furnishings									$ -
									$ -
F SPECIAL CONSTRUCTION AND DEMOLITION									
F10 Special Construction									$ -
									$ -
F20 Facility Remediation									$ -
									$ -
F30 Demolition									$ -
									$ -
G									
G20 Site Improvements									
G2020 Parking Lots									
Flexible Parking Lot Pavement		20	None present.				SF	$ 7.00	$ -
Rigid Parking Lot Pavement - LOT E	G01-G04	30	Overall the concrete pavements are in good condition.				SF	$ 10.00	$ -
Parking Lot Unit Pavement		20	Refer to Word Center for Concrete Technology Faciliy Report.				SF	$ 30.00	$ -
Parking Aggregate Surfacing - LOT E	G02, G5	100	The aggregate parking area, east of LOT E is in fair condition. If heavily used it could be paved.	3	3	5,000	SF	$ 4.50	$ 22,500.00

Category	Photo / Dwg	Useful Life	Action Notes	Condition	Priority	Electrical Power Technology Center			
						Qty	Unit	Unit Cost	Amount
Parking Lot Cubs & Gutters		30	Refer to Word Center for Concrete Technology Facility Report.	3	3	200	LF	$ 25.00	$ 5,000.00
Parking Bumpers		20	None present.				EA	$ 65.00	$ -
Signs, Wayfinding	G02	15	The wayfinding sign at this site is in better condition than the matching wayfinding signs at other buildings/locations. The sign here should be replaced and matched when replacing the other wayfinding signs.	3	3	1	EA	$ 2,000.00	$ 2,000.00
Parking Lot Pavement Markings	G01	5	Line markings are fading.	2	2	800	LF	$ 1.00	$ 800.00
Flexible Pedestrian Pavement		20	None present.				SF	$ 7.00	$ -
Rigid Pedestrian Pavement	G06, G07	30	Overall the concrete sidewalks are in good condition.	4			SF	$ 10.00	$ -
Pedestrian Unit Pavement		20	None present.				SF	$ 25.00	$ -
Exterior Steps & Ramps		30	None present.				LS	$ 500.00	$ -
Pedestrian Pavement Markings		5	None present.				LF	$ 1.00	$ -
Tactile Warning Surface		20	None present.				EA	$ 500.00	
G2060 Site Development									
Fences and Gates		10	None present.				LS	$ 3,500.00	$ -
Bicycle Racks		15	None present.				EA	$ 1,500.00	$ -
Trash & Litter Receptors		10	None present.				EA	$ 750.00	$ -
Site Seating & Tables		10	Benches present.				EA	$ 1,000.00	$ -
Flagpoles		25	None present.				EA	$ 5,000.00	$ -
Retaining Walls		20	None present.				SF	$ 40.00	$ -
Turf and Grasses		100	Turf is in good condition.	4			SF	$ 1.00	$ -
G30 Liquid and Gas Site Utilities									
G3010 Water Utilities									
Site Domestic Water Distribution		50-100	System appears to be functioning properly.						$ -
Site Fire Protection Water	G08	50-100	Hydrants located southwest of facility.	4			LF		$ -
Site Irrigation Water Distribution		50-100	Irrigation does not seem to be an issue.	4			SF	$ 1.00	$ -
G3020 Sanitary Sewerage Utilities									
Sanitary Sewerage Piping		50-100	System appears to be functioning properly.	4			LF	$ 50.00	$ -

Category	Photo / Dwg	Useful Life	Action Notes	Condition	Priority	Electrical Power Technology Center			
						Qty	Unit	Unit Cost	Amount
Sanitary Sewerage Structures		50-100	System appears to be functioning properly.	4			EA	$ 5,500.00	$ -
G3030 Storm Drainage Utilities									
Storm Drainage Piping		50-100	System appears to be functioning properly.	4			LF	$ 75.00	$ -
Storm Drainage Structures		50-100	System appears to be functioning properly.	4			EA	$ 5,500.00	$ -
G3060 Site Fuel Distribution									$ -
Site Gas Distribution		50-100	Systems appear to be functioning properly.	4			LF	$ 40.00	$ -
G40 Electrical Site Improvements									$ -
G4010 Site Electric Distribution Systems									$ -
Electrical Utility Services									$ -
									$ -
G4050 Site Lighting									$ -
Area Lighting									$ -
Flood Lighting									$ -

$ 331,848.75



A01-West Garage Door



A02-West Garage Door



A03-Corridor Ceiling



A04-Womens Restroom Ceiling



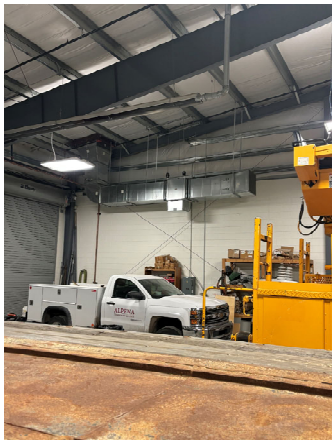
A05-Office 160 Ceiling



A06-Restroom Entrance Tile



A07-Classroom 163 Paint



H01-Garage Exhaust Fan



G01-Lot E Rigid Pavement



G02-LOT E Rigid Pavement



G03-LOT E Rigid Pavement



G04-LOT E Rigid Pavement



G05-Gravel Lot



G06-Sidewalk



G07-Sidewalks



G08-Hydraunt

COST SUMMARY - JOYNTON FINE ARTS CENTER

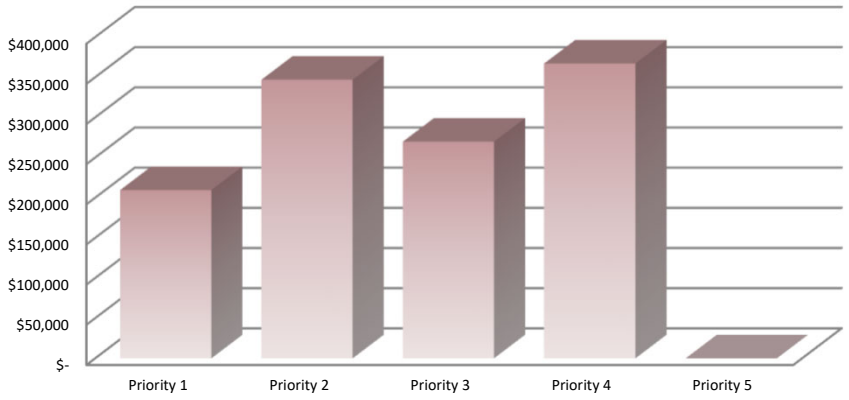
JOYNTON FINE ARTS CENTER

Facility Size (Gross)	14,090		FCI =	Deferred Maintenance / Current Replacement Value	
Year Original Const.	2007				
Year of renovations	0		Replacement Value =	$4,931,500	$350 /SF
Facility Type	Votech, Classroom		DM =	$1,193,576	
Number of Floors	1 Story		FCI =	0.24	(Good condition / renovations occur on schedule)
Total	$ 1,193,576	Per Square Foot	$ 84.71		

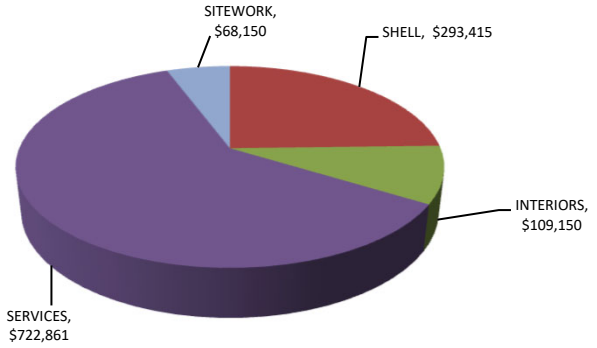
Project Costs by Classifications

	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
A. STRUCTURE	$ -	$ -	$ -	$ -	$ -	$ -
B. SHELL	$ 51,250	$ -	$ -	$ 242,165	$ -	$ 293,415
C. INTERIORS	$ 5,000	$ 31,500	$ 72,650	$ -	$ -	$ 109,150
D. SERVICES	$ 153,350	$ 309,746	$ 134,765	$ 125,000	$ -	$ 722,861
E. EQUIPMENT AND FURNISHINGS	$ -	$ -	$ -	$ -	$ -	$ -
F. SPECIAL CONSTRUCTION AND DEMO	$ -	$ -	$ -	$ -	$ -	$ -
G. SITEWORK	$ -	$ 5,750	$ 62,400	$ -	$ -	$ 68,150
	$ 209,600	$ 346,996	$ 269,815	$ 367,165	$ -	

PROJECT COSTS BY PRIORITY



PROJECT COSTS BY CLASSIFICATION



Joynton Fine Arts Center

Facility Size (Gross)	14,090
Year Original Const.	2007
Year of renovations	
Facility Type	Votech, Classroom
Number of Floors	1 Story

Category	Photo / Dwg	Useful Life	Action Notes	Condition	Priority	Joynton Fine Arts Center Qty	Unit	Unit Cost	Amount
A. SUBSTRUCTURE									
A10 Foundations									$ -
									$ -
A20 Subgrade Enclosures									$ -
									$ -
A40 Slabs on grade									$ -
									$ -
A60 Water and gas migration									$ -
									$ -
A90 Substructure related activities									$ -
									$ -
B. SHELL									
B10 Superstructure									$ -
									$ -
B20 Exterior Vertical Enclosure									$ -
B2010 Exterior Walls									$ -
Exterior Wall Veneer - Metal Panels	A01	20	A couple of sections of prefinished metal panel joint is coming apart at east canopy.	1	1	50	SF	$ 65.00	$ 3,250.00
									$ -
B2050 Exterior Doors and Grills									$ -
Exterior Doors	A02-A04	10	Exterior HM doors on north side of building in poor condition including rusting leafs and frames. Includes removal and replacement with FRP doors and aluminum frame.	1	1	6	EA	$ 8,000.00	$ 48,000.00
									$ -
B30 Exterior Horizontal Enclosures									$ -
B3010 Roofing									$ -

Category	Photo / Dwg	Useful Life	Action Notes	Condition	Priority	Joynton Fine Arts Center			
						Qty	Unit	Unit Cost	Amount
Membrane Roofing	A05-A08	20	Roof system nearing end of its life. Includes removal and replacement. *Please note, roof system has ponding issue at south edge of roof, most likely roof drains need to be cleaned.	4	4	14,245	SF	$ 17.00	$ 242,165.00
									$ -
C. INTERIORS									
C10 Interior Construction									$ -
C1070 Suspended Ceiling Construction									$ -
Acoustical Suspended Ceilings	A09-A10	20	Stained accoustical ceiling tile. Owner indicated leak in 3 offices. Allowance to investigate leak and make repairs, and replace accoustical ceiling tiles.	1	1	1	LS	$ 5,000.00	$ 5,000.00
									$ -
C20 Interior Finishes									$ -
C2010 Wall Finishes									$ -
Wall Painting and Coating	A11-A12		Wall paint is in fair condition. Some areas in need of paint. Cost is for painting all previously painted walls.	3	3	1	LS	$ 72,650.00	$ 72,650.00
									$ -
C2050 Ceiling Finishes									$ -
Ceiling Painting and Coating	A13-A16	10	Multiple areas where ceiling paint on roof deck/structure or ductwork is peeling. Cost is for painting 50% of ceilings.	2	2	1	LS	$ 31,500.00	$ 31,500.00
									$ -
D. SERVICES									
D10 Conveying Systems									$ -
									$ -
D20 Plumbing									$ -
D2010 Plumbing Fixtures									$ -
Water Coolers		50	Replace water coolers with filtered bottle filling type	3	1	2	EA	$ 6,000.00	$ 12,000.00
									$ -
D30 Heating, Ventilation and Air Conditioning									$ -
D3050 Terminal and Packaged Units									$ -
Rooftop Units		50	Install new Varable volume rooftop units	2	2	3	EA	$ 80,000.00	$ 240,000.00
									$ -
D3060 Ventilation									$ -

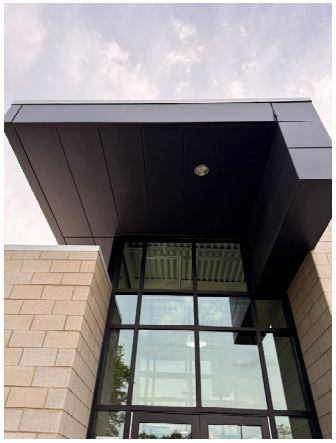
Category	Photo / Dwg	Useful Life	Action Notes	Condition	Priority	Joynton Fine Arts Center			
						Qty	Unit	Unit Cost	Amount
Make-up Air	H01 H02	20	Install dedicated gas-fired make-up air unit (no AC) interlocked with dust collector and ducted to rooms collector serves	1	1	1	LS	$ 60,000.00	$ 60,000.00
Make-up Air	H03 H04		Install a dedicated make-up air unit (no AC) interlocked with the Clay Room and Glaze Room Exhaust fan.	1	1	1	LS	$ 40,000.00	$ 40,000.00
D3090 HVAC Controls		20							$ -
Space Pressure Controls			Utilize better space differential pressure controls to balance air flow	1	1	1	LS	$ 40,000.00	$ 40,000.00
D40 Fire Protection									$ -
									$ -
D50 Electrical									$ -
D5010 Facility Power Generation									$ -
Packaged Generator Assemblies		30	Add new 80kw generator to serve heating loads, emergency lighting and other critical loads	N/A	4	1	LS	$ 125,000.00	$ 125,000.00
Power Filtering and Conditioning		20	Install Surge Protective Device (SPD) on main panel	N/A	3	1	LS	$ 15,000.00	$ 15,000.00
									$ -
D5020 Electrical Service and Distribution									$ -
Electrical Service		50	Existing Square 'D' I-Line Panelboard in good overall condition rated at 800A, 208Y/120V, 3 phase, 4 wire						$ -
Power Distribution		40	Existing branch circuit panels in good condition with adequate spare capacity.						$ -
									$ -
D5030 General Purpose Electrical Power									$ -
Branch Wiring System		40	Existing branch wiring is adequate						$ -
Wiring Devices		30	Existing devices are well placed and in good overall condition.						$ -
									$ -
D5040 Lighting									$ -
Lighting Control		30	Most areas currently have occupancy sensors to control lighting fixtures along with multi-zone wall switches.						$ -
Branch Wiring for Lighting		40	Existing branch wiring is adequate						$ -

Category	Photo / Dwg	Useful Life	Action Notes	Condition	Priority	Joynton Fine Arts Center			
						Qty	Unit	Unit Cost	Amount
Lighting Fixtures		30	Replace exisitng flourescent fixtures with LED source fixtures with integrated controls and required emergency lighting coverage	3	3	14,090	SF	$ 8.50	$ 119,765.00
Lighting Fixtures - Egress		20	Install exit signs at Sculputure and Ceramics Studios and common storage room.	1	1	3	EA	$ 450.00	$ 1,350.00
									$ -
D70 Electronic Safety and Security									$ -
Fire Alarm System		30	Replace exisitng fire alarm system with a modern voice announciation type system	2	2	14,090	SF	$ 4.95	$ 69,745.50
									$ -
E EQUIPMENT AND FURNISHINGS									
E10 Equipment									$ -
									$ -
E20 Furnishings									$ -
									$ -
F SPECIAL CONSTRUCTION AND DEMOLITION									
F10 Special Construction									$ -
									$ -
F20 Facility Remediation									$ -
									$ -
F30 Demolition									$ -
									$ -
G									
G20 Site Improvements									
G2020 Parking Lots									
Flexible Parking Lot Pavement, LOT F	G01-G03	20	Overall the asphalt parking lot is in fair but serviceable condition. Cracks have formed, allowing infiltration into the base material. Cracks should be sealed to reduce further deterioration.	3	3	10,400	SF	$ 6.00	$ 62,400.00
Rigid Parking Lot Pavement	G03	30	A concrete dumpster pad should be added to prolong the life of the flexible pavement.	2	2	250	SF	$ 12.00	$ 3,000.00
Parking Lot Unit Pavement		20	None present.				SF	$ 30.00	$ -
Parking Aggregate Surfacing		100	None present.				SF	$ 4.50	$ -
Parking Lot Cubs & Gutters		30	None present.				LF	$ 25.00	$ -
Parking Bumpers		20	None present.				EA	$ 65.00	$ -
Signs, Wayfinding		15	Starting to fade. Should replace and match all campus signs at the same time.	2	2	1	EA	$ 2,000.00	$ 2,000.00

Category	Photo / Dwg	Useful Life	Action Notes	Condition	Priority	Joynton Fine Arts Center			
						Qty	Unit	Unit Cost	Amount
Parking Lot Pavement Markings	G02, G03	5	Line markings are fading.	2	2	750	LF	$ 1.00	$ 750.00
Flexible Pedestrian Pavement		20	None present.				SF	$ 7.00	$ -
Rigid Pedestrian Pavement	G04, G05	30	Overall the concrete sidewalks are in good condition.	4			SF	$ 10.00	$ -
Pedestrian Unit Pavement		20	None present.				SF	$ 25.00	$ -
Exterior Steps & Ramps		30	None present.				LS	$ 500.00	$ -
Pedestrian Pavement Markings		5	None present.				LF	$ 0.30	$ -
Tactile Warning Surface		20	None present.				EA	$ 500.00	
G2060 Site Development									
Fences and Gates		10	None present.				LS	$ 3,500.00	$ -
Bicycle Racks		15	None present.				EA	$ 1,500.00	$ -
Trash & Litter Receptors		10	None present.				EA	$ 750.00	$ -
Site Seating & Tables		10	None present.				EA	$ 1,000.00	$ -
Flagpoles		25	None present.				EA	$ 5,000.00	$ -
Retaining Walls		20	None present.				SF	$ 40.00	$ -
Turf and Grasses		100	Turf is in good condition.	4			SF	$ 1.00	$ -
G30 Liquid and Gas Site Utilities									
G3010 Water Utilities									
Site Domestic Water Distribution									$ -
Site Fire Protection Water Distribution			Hydrants located north-north west & northwest of facility. They should be flushed and inspected to verify proper working order.				LF		$ -
Site Irrigation Water Distribution			Irrigation does not seem to be an issue.				SF	$ 1.00	$ -
G3020 Sanitary Sewerage Utilities									
Sanitary Sewerage Piping		50-100	System appears to be functioning properly.				LF	$ 50.00	$ -
Sanitary Sewerage Structures		50-100	System appears to be functioning properly.				EA	$ 5,500.00	$ -
G3030 Storm Drainage Utilities			Appears to be sheet flow.						
Storm Drainage Piping		50-100	None present.				LF	$ 75.00	$ -
Storm Drainage Structures		50-100	None present.				EA	$ 5,500.00	$ -

Category	Photo / Dwg	Useful Life	Action Notes	Condition	Priority	Joynton Fine Arts Center			
						Qty	Unit	Unit Cost	Amount
G3060 Site Fuel Distribution									$ -
Site Gas Distribution		50-100	Systems appear to be functioning properly.				LF	$ 40.00	$ -
G40 Electrical Site Improvements									$ -
G4010 Site Electric Distribution Systems									$ -
Electrical Utility Services		50	Existing service from utility is adequate and functioning properly.						$ -
									$ -
G4050 Site Lighting									$ -
Area Lighting		20	Existing building mounted LED fixtures provide adequate lighting.						$ -
Flood Lighting		20	Existing parking lot LED fixtures provide adequate lighting.						$ -

$ 1,193,575.50



A01-West Entrance Canopy



A02-Classroom 105 Exterior Door



A03-Classroom 105 Exterior Door



A04-Classroom 109 Exterior Door



A05-Roof



A06-Roof



A07-South Roof



A08-South Roof



A09-Office 111A



A10-Office 111B



A11-Classroom 105



A12-Classroom 109



A13-Main Entry Vestibule



A14-Mechanical 106



A15-Glaze Room 109C



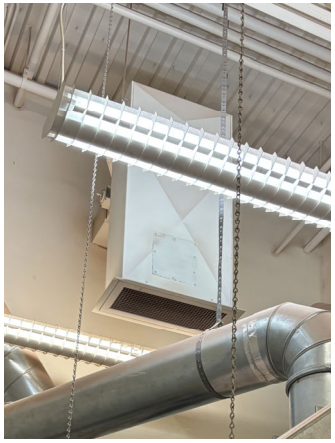
A16-Storage 114B



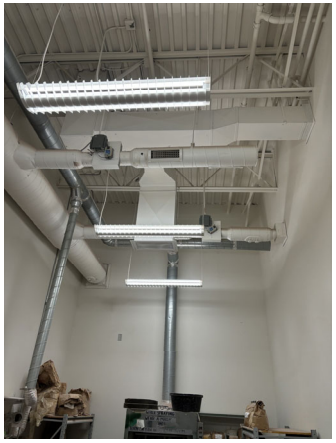
H01-Mud Bowl Exhaust



H02-Glaze Room Bench Exhaust



H03-Clay Room Exhaust



H04-Glaze Room Exhaust



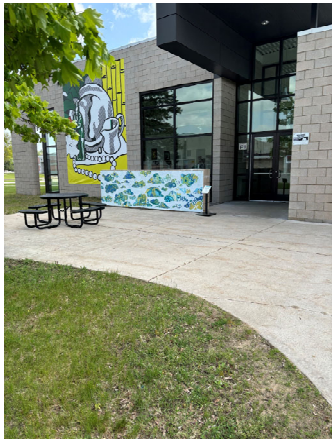
G01-Flexible Pavement



G02-Flexible Pavement



G03-Flexible Pavement



G04-Sidewalks



G05-Sidewalks

COST SUMMARY - COLLEGE PARK APARTMENTS

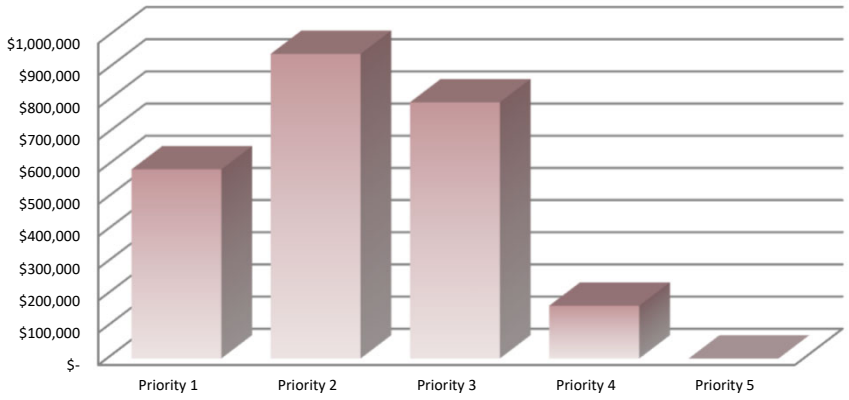
College Park Apartments

Facility Size (Gross)	18,065	FCI =	Deferred Maintenance / Current Replacement Value
Year Original Const.	1997		
Year of renovations	0	Replacement Value =	$5,419,500 $300 /SF
Facility Type	Residence, 16 Units	DM =	$2,495,465
Number of Floors	2 Story	FCI =	0.46 (Below average condition / marjor renovation required)
Total	$ 2,495,465	Per Square Foot	$ 138.14

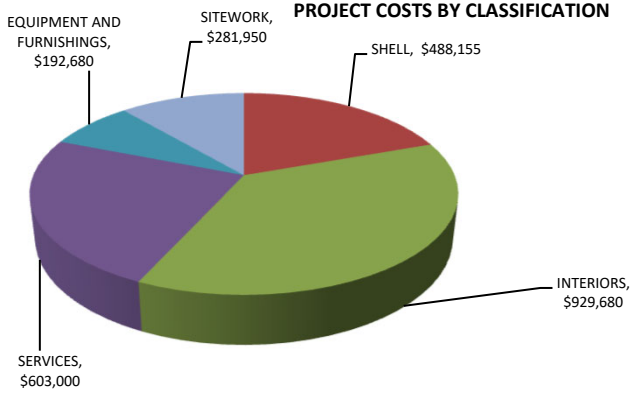
Project Costs by Classifications

	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
A. STRUCTURE	$ -	$ -	$ -	$ -	$ -	$ -
B. SHELL	$ 179,000	$ 86,080	$ 160,075	$ 63,000	$ -	$ 488,155
C. INTERIORS	$ 407,500	$ 428,920	$ -	$ 93,260	$ -	$ 929,680
D. SERVICES	$ -	$ 432,000	$ 163,000	$ 8,000	$ -	$ 603,000
E. EQUIPMENT AND FURNISHINGS	$ -	$ -	$ 192,680	$ -	$ -	$ 192,680
F. SPECIAL CONSTRUCTION AND DEMO	$ -	$ -	$ -	$ -	$ -	$ -
G. SITEWORK	$ 1,250	$ -	$ 280,700	$ -	$ -	$ 281,950
	$ 587,750	$ 947,000	$ 796,455	$ 164,260	$ -	

PROJECT COSTS BY PRIORITY



PROJECT COSTS BY CLASSIFICATION



College Park Apartments

Facility Size (Gross)	18,065
Year Original Const.	1997
Year of renovations	
Facility Type	Residence, 16 Units
Number of Floors	2 Story

Category	Photo / Dwg	Useful Life	Action Notes	Condition	Priority	College Park Apartments Qty	Unit	Unit Cost	Amount
A. SUBSTRUCTURE									
A10 Foundations									$ -
									$ -
A20 Subgrade Enclosures									$ -
									$ -
A40 Slabs on grade									$ -
									$ -
A60 Water and gas migration									$ -
									$ -
A90 Substructure related activities									$ -
									$ -
B. SHELL									
B10 Superstructure									$ -
B1080 Stairs									$ -
Stair Construction	A01-A03	30	Concrete porches are in poor condition including multiple cracks and staining. Recommend remove and replace.	2	2	400	SF	$ 15.00	$ 6,000.00
									$ -
B20 Exterior Vertical Enclosure									$ -
B2010 Exterior Walls									$ -
Exterior Wall Veneer - Masonry	A04-A07	30	Novabrick- Multiple places in need of repairs including cracks and loose/missing bricks.	1	1	1	LSUM	$ 8,000.00	$ 8,000.00
Exterior Wall Veneer - Vinyl Siding	A08-A10	20	Original 25+ year old vinyl siding in poor condition and in need of being replaced. Remove and replace with similar.	2	2	5,060	SF	$ 8.00	$ 40,480.00
									$ -
B2020 Exterior Windows									$ -

Category	Photo / Dwg	Useful Life	Action Notes	Condition	Priority	College Park Apartments			
						Qty	Unit	Unit Cost	Amount
Exterior Windows	A11-A14	10	Original 25+ year old aluminum windows fair condition. Remove and replace with aluminum windows.	3	3	1,685	SF	$ 95.00	$ 160,075.00
									$ -
B2050 Exterior Doors and Grills									$ -
Exterior Entrance Doors	A15	10	Original 25+ year old doors in fair condition. Remove and replace with hollow metal insulated door.	3	4	18	EA	$ 3,500.00	$ 63,000.00
									$ -
									$ -
B30 Exterior Horizontal Enclosures									$ -
B3010 Roofing									$ -
Asphalt Shingles	A16-A17	20	Original 25+ year old asphalt shingles are past useful life. Remove and replace.	1	1	11,400	SF	$ 15.00	$ 171,000.00
									$ -
B3080 Overhead Exterior Enclosures									$ -
Exterior Ceilings	A18-A20	20	Original 25+ year old alum. vented soffit/fascia in poor condition. Remove and replace with alum. vented soffit/fascia.	2	2	1,320	LF	$ 30.00	$ 39,600.00
									$ -
C. INTERIORS									
C10 Interior Construction									$ -
C1030 Interior Doors									$ -
Interior Swinging Doors	A21-A23	20	Original 25+ year old doors in poor condition including dents and scrapes. Remove and replace with wood door/frame.	1	1	163	EA	$ 2,500.00	$ 407,500.00
									$ -
C1090 Interior Specialties									$ -
Toilet, Bath, and Laundry Accessories	A24-A26	20	Original 25+ year bathroom fixtures and vanity. Complete bathroom remodel including new sink and shower, vanity and toilet room accessories.	2	2	32	EA	$ 8,000.00	$ 256,000.00
									$ -
C20 Interior Finishes									$ -
C2010 Wall Finishes									$ -
Wall Painting and Coating	A27		Paint in fair condition.	4	4	18,065	SF	$ 4.00	$ 72,260.00

Category	Photo / Dwg	Useful Life	Action Notes	Condition	Priority	College Park Apartments			
						Qty	Unit	Unit Cost	Amount
Wall Repair	A28-A30		Multiple places where gyp. bd. walls/ceiling needs repair and includes removing bifold door track at closets. Includes paint for surface repaired only.	2	2	1	LS	$ 6,000.00	$ 6,000.00
									$ -
C2030 Flooring									$ -
Resilient Flooring	A31-A32	20	Laminate and vct in poor condition. Includes replacement with LVT or LVP throughout 1st floor.	2	2	8,400	SF	$ 17.00	$ 142,800.00
Carpeting	A33	10	Carpet in poor condition. Includes replacement with carpet squares throughout 2nd floor. (12 units removed from calculations as they have carpet squares currently in good condition.)	2	2	2,010	SF	$ 12.00	$ 24,120.00
									$ -
C2050 Ceiling Finishes									$ -
Ceiling Painting		20		4	4	8,400	SF	$ 2.50	$ 21,000.00
									$ -
D. SERVICES									
D10 Conveying Systems									$ -
D20 Plumbing									$ -
D2010 Plumbing Fixtures									$ -
Toilets and Supplies	P01 P02	30	Replace the toilets, supply tube, stop valve and wall escutcheon plate - see arch toilet remodel for price	2	2	32	EA	$ 2,000.00	$ 64,000.00
									$ -
D30 Heating, Ventilation and Air Conditioning									$ -
D3020 Heat Generating Systems									$ -
Replace furnaces	H01 H02	25	Replace gas furnace and venting up through roof	2	2	16	EA	$ 7,500.00	$ 120,000.00
									$ -
D3030 Cooling Systems									$ -
Add Air Conditioning		25	Install air cooled condensing unit, evap. coil and refrigerant piping; incl. electrical	2	2	16	EA	$ 6,000.00	$ 96,000.00
									$ -
D3060 Ventilation									$ -
Exhaust Air	H03	20	Upgrade toilet room exhaust fan and duct work	2	2	16	EA	$ 1,500.00	$ 24,000.00
									$ -
D40 Fire Protection									$ -

Category	Photo / Dwg	Useful Life	Action Notes	Condition	Priority	College Park Apartments			
						Qty	Unit	Unit Cost	Amount
									$ -
D50 Electrical									$ -
Power Filtering and Conditioning			Install Surge Protective Device (SPD) on each apartment panel	4	4	16	EA	$ 500.00	$ 8,000.00
									$ -
D5020 Electrical Service and Distribution									$ -
Electrical Service		50	Exisitng metering and distribuition equipment in good overall condtion.						$ -
Power Distribution		40	Replace existing panels and/or upgrade breakers to Arc Fault Interrupting type	2	2	16	EA	$ 4,500.00	$ 72,000.00
									$ -
D5030 General Purpose Electrical Power									$ -
Branch Wiring System		40	Existing branch wiring is adequate						$ -
Wiring Devices		30	Replace existing receptacles with Tamper Resistant type	2	2	16	EA	$ 3,500.00	$ 56,000.00
									$ -
D5040 Lighting									$ -
Lighting Control		30	Replace existing switches	3	3	16	LS	$ 1,750.00	$ 28,000.00
Branch Wiring for Lighting		40	Existing branch wiring is adequate						$ -
Lighting Fixtures		30	Replace existing lighting fixtures with LED	3	3	16	LS	$ 7,500.00	$ 120,000.00
									$ -
D60 Communications									$ -
D6060 Distributed Communications and Monitoring									$ -
Distributed Audio-Video		20	Exisitng CATV is wired to each bedroom and living room area.						$ -
Distributed Systems		20	Add additional security cameras to exterior of building.	3	3	12	EA	$ 1,250.00	$ 15,000.00
									$ -
D70 Electronic Safety and Security									$ -
Fire Alarm System		30	Existing hard wired, with battery back-up combination smoke and CO detectors are operational and located where required in units.						$ -
									$ -
E EQUIPMENT AND FURNISHINGS									
E10 Equipment									$ -
									$ -
E20 Furnishings									$ -

Category	Photo / Dwg	Useful Life	Action Notes	Condition	Priority	College Park Apartments			
						Qty	Unit	Unit Cost	Amount
E2010 Fixed Furnishings									$ -
Window Treatments	A11-A14	10	Replace vertical blinds with roller shades.	3	3	1,685	SF	$ 8.00	$ 13,480.00
Casework - Kitchen	A35-A37	20	Original 25+ year old lower and upper casework and counter in poor condition including dents, scrapes, wear marks and uneven doors. Remove and replace.	3	3	256	LF	$ 700.00	$ 179,200.00
									$ -
F SPECIAL CONSTRUCTION AND DEMOLITION									
									$ -
F10 Special Construction									$ -
									$ -
F20 Facility Remediation									$ -
									$ -
F30 Demolition									$ -
									$ -
G SITEWORK									
G2020 Parking Lots									
Flexible Parking Lot Pavement	G01, G02	20	Overall the asphalt parking lots are in fair but serviceable condition. Cracks have formed but covered with a sealant.	3	3	27,500	SF	$ 7.00	$ 192,500.00
Rigid Parking Lot Pavement	G03	30	Dumpster pad could be expanded to prolong life of flexible pavement.	3	3	200	SF	$ 12.00	$ 2,400.00
Parking Lot Unit Pavement		20	N/A				SF	$ 30.00	$ -
Parking Aggregate Surfacing	G04	100	Appears a heavy use area has created a drive. Gravel could be added to further improve.	3	3	2,400	SF	$ 4.50	$ 10,800.00
Parking Lot Cubs & Gutters	G05	30	Overall the concrete curbs and gutters are in good condition.	4	4		LF	$ 25.00	$ -
Parking Bumpers		20	N/A				EA	$ 65.00	$ -
Signs, Traffic		15	Barrier free parking stall signs needed.	1	1	3	EA	$ 250.00	$ 750.00
Parking Lot Pavement Markings		5	Two additional barrier free parking stalls are needed.	1	1	500	LF	$ 1.00	$ 500.00
Rigid Pedestrian Pavement	G06-G08	30	The steel reinforcement in the sidewalks appear to have been set too close to the top of the concrete. This has caused pre-mature cracking which will continue to get worse.	3	3	5,000	SF	$ 10.00	$ 50,000.00
Pedestrian Unit Pavement		20	None present				SF	$ 25.00	$ -
Exterior Steps & Ramps		30	None present				LS	$ 500.00	$ -

Category	Photo / Dwg	Useful Life	Action Notes	Condition	Priority	College Park Apartments			
						Qty	Unit	Unit Cost	Amount
Pedestrian Pavement Markings		5	None present				LF	$ 0.30	$ -
Tactile Warning Surface		20	None present				EA	$ 500.00	$ -
									$ -
G2060 Site Development									$ -
Fences and Gates		10					LS	$ 3,500.00	$ -
Bicycle Racks	G09	15	Bike rack is present and in good shape.	4	4		EA	$ 1,500.00	$ -
Trash & Litter Receptors		10	None present				EA	$ 750.00	$ -
Site Seating & Tables	G09	10	Picnic tables are present	4	4		EA	$ 1,000.00	$ -
Flagpoles		25	None present				EA	$ 5,000.00	$ -
Retaining Walls		20	N/A				SF	$ 40.00	$ -
Turf and Grasses		100	Turf is in good shape	4	4		SF	$ 1.00	$ -
G30 Liquid and Gas Site Utilities									
G3010 Water Utilities									
Site Domestic Water Distribution									
Site Fire Protection Water Distribution	G03		System apperars to be functioning properly. Hydrant located near north dumpster. It should be flushed and inspected to verify proper working order.	4	4		LF		$ -
Site Irrigation Water Distribution			Irrigation does not seem to be an issue	4	4		SF	$ 1.00	$ -
G3020 Sanitary Sewerage Utilities									
Sanitary Sewerage Piping		50-100	System appears to be functioning properly.	4	4		LF	$ 50.00	$ -
Sanitary Sewerage Structures		50-100	System appears to be functioning properly.	4	4		EA	$ 5,500.00	$ -
G3030 Storm Drainage Utilities									
Storm Drainage Piping		50-100	None present				LF	$ 75.00	$ -
Storm Drainage Structures		50-100	None present				EA	$ 5,500.00	$ -
G3060 Site Fuel Distribution									$ -
Site Gas Distribution		50-100	Systems appear to be functioning properly.	4	4		LF	$ 40.00	$ -
G40 Electrical Site Improvements									$ -
G4010 Site Electric Distribution Systems									$ -

Category	Photo / Dwg	Useful Life	Action Notes	Condition	Priority	College Park Apartments			
						Qty	Unit	Unit Cost	Amount
Electrical Utility Services		50	Existing service from utility is adequate and functioning properly.						$ -
									$ -
G4050 Site Lighting									$ -
Area Lighting		20	Exisitng recessed LED can lights above doorways are in good condition.						$ -
Flood Lighting		20	Exisitng site lighting fixtures provide a low level of illumination. Additional fixtures could be added to provide better illumination around the parking lot and sidewalk areas.	3	3	1	LS	$ 25,000.00	$ 25,000.00

$ 2,495,465.00



A01-Conc at Unit 1



A02-Conc at Unit 15



A03-Conc at Unit 15



A04-Brick at Unit 1



A05-Brick at Unit 9



A06-Brick at Unit 10



A07-Brick at Unit 15



A08-Siding at Unit 8



A09-Siding at Unit 9



A10-Siding at Unit 16



A11-Window at Unit 1



A12-Window at Unit 1



A13-Window at Unit 12



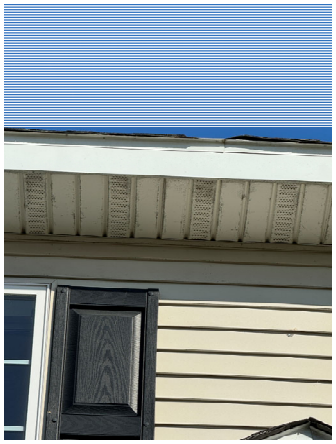
A14-Window at Unit 12



A15-Doors at Unit 9



A16-Roof at Unit 3



A17-Roof at Unit 3-4



A18-Soffit at Unit 9



A19-Trim at Unit 7



A20-Soffit at Unit14



A21-Int Door Unit 12



A22-Int Door Unit 12



A23-Int Door Unit 12



A24-Bath Unit 12



A25-Bath Unit 12



A26-Bath Unit 16



A27-Paint Unit 12



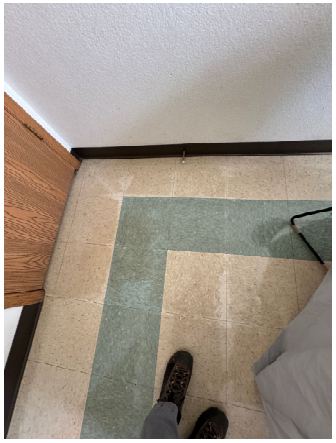
A28-Repair Paint Unit 6



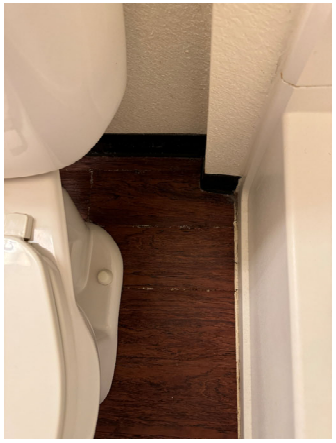
A29-Repair Paint Unit 12



A30-Repair Paint Unit 12



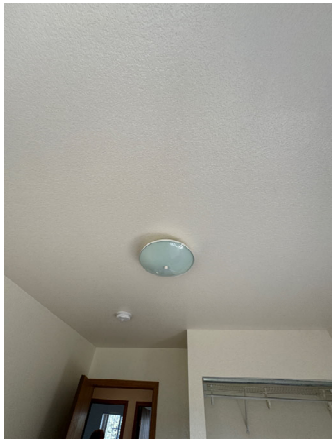
A31-Floor Unit 16



A32-Floor Unit 12



A33-Stair Unit 16



A34-Paint Unit 12



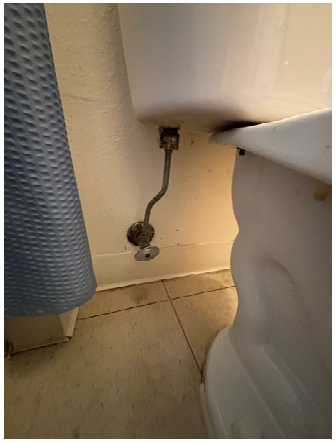
A35-Casework Unit 12



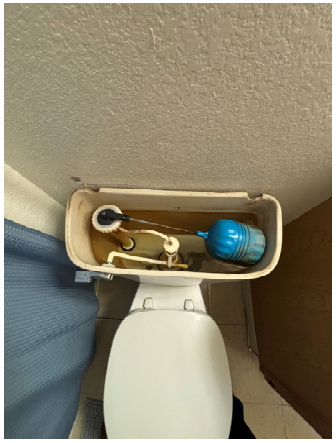
A36-Casework Unit 12



A37-Casework Unit 12



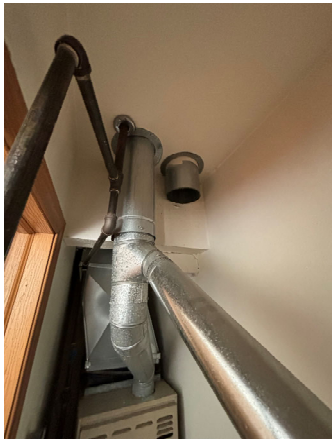
P01-Toilet Supplies



P02-Toilet



H01-Gas Furnace



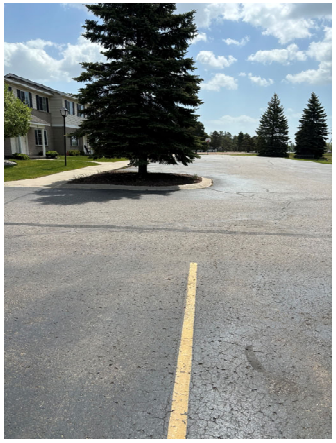
H02-Furnace Vent Piping



H03-Toilet Exhaust Fan



G01-Flex Pavement



G02-Flex Pavement



G03-Dumpster Pad & Hydrant



G04-Gravel Drive



G05-Curb & Gutter



G06-Sidewalk



G07-Sidewalk



G08-Sidewalk



G09-Bike Rack and Picnic Bench

COST SUMMARY - VAN LARE HALL

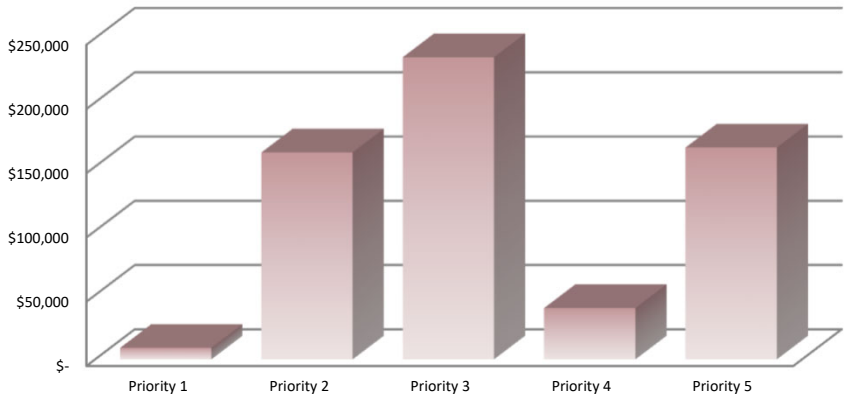
VAN LARE HALL

Facility Size (Gross)	41,227		FCI =	Deferred Maintenance / Current Replacement Value	
Year Original Const.	1957				
Year of renovations	1962, 2022		Replacement Value =	$14,429,450	$350 /SF
Facility Type	Administration, Classroom		DM =	$610,153	
Number of Floors	1 story		FCI =	0.04	(Excellent condition / typically new construction)
Total	$ 610,153	Per Square Foot	$ 14.80		

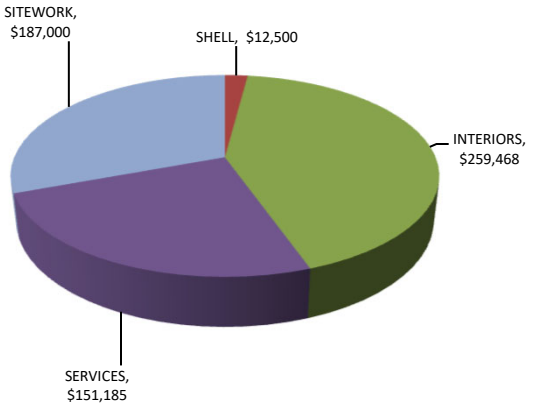
Project Costs by Classifications

	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
A. STRUCTURE	$ -	$ -	$ -	$ -	$ -	$ -
B. SHELL	$ 4,000	$ 8,500	$ -	$ -	$ -	$ 12,500
C. INTERIORS	$ -	$ 20,760	$ 33,800	$ 40,000	$ 164,908	$ 259,468
D. SERVICES	$ 4,000	$ 125,830	$ 21,355	$ -	$ -	$ 151,185
E. EQUIPMENT AND FURNISHINGS	$ -	$ -	$ -	$ -	$ -	$ -
F. SPECIAL CONSTRUCTION AND DEMO	$ -	$ -	$ -	$ -	$ -	$ -
G. SITEWORK	$ 1,000	$ 6,000	$ 180,000	$ -	$ -	$ 187,000
	$ 9,000	$ 161,090	$ 235,155	$ 40,000	$ 164,908	

PROJECT COSTS BY PRIORITY



PROJECT COSTS BY CLASSIFICATION



Van Lare Hall

Facility Size (Gross)	41,227
Year Original Const.	1957
Year of renovations	1962, 2022
Facility Type	Administration, Classroom
Number of Floors	1 story

Category	Photo / Dwg	Useful Life	Action Notes	Condition	Priority	Van Lare Hall Qty	Unit	Unit Cost	Amount
A. SUBSTRUCTURE									
A10 Foundations									$ -
									$ -
A20 Subgrade Enclosures									$ -
									$ -
A40 Slabs on grade									$ -
									$ -
A60 Water and gas migration									$ -
									$ -
A90 Substructure related activities									$ -
									$ -
B. SHELL									
B10 Superstructure									$ -
B1020 Roof Construction									$ -
Canopy Construction	A01	30	Caulk/grout at area of canopy removal near VLH 101 to prevent water infiltration.						$ -
									$ -
B20 Exterior Vertical Enclosure									$ -
B2010 Exterior Walls									$ -
Exterior Wall Veneer - Masonry	A02-A03	30	At east wing areas of masonry staining from parapet cap. Repair cap and clean masonry.	2	2	1	ALLW	$ 3,000.00	$ 3,000.00
									$ -
B30 Exterior Horizontal Enclosures									$ -
B3010 Roofing									$ -
Parapet Flashing	A04-A07		Parapet flashing missing, damaged or needs to be repaired at 4 locations.	1	1	4	LS	$ 1,000.00	$ 4,000.00
									$ -
B3080 Overhead Exterior Enclosures									$ -

Category	Photo / Dwg	Useful Life	Action Notes	Condition	Priority	Van Lare Hall Qty	Unit	Unit Cost	Amount
Exterior Ceilings	A08-A09	20	Metal soffit at 2 canopies are in poor condition. Add new pre-finished vented metal soffit.	2	2	100	SF	$ 55.00	$ 5,500.00
									$ -
C. INTERIORS									
C10 Interior Construction									$ -
C1030 Interior Doors									$ -
Interior Swinging Doors	A10-A15	20	Select doors in west wing have doors that are 20+ years old and in fair condition, but have some chiping of wood veneer at door leafs. Current door handle is lever style.	3	4	10	EA	$ 4,000.00	$ 40,000.00
									$ -
C1070 Suspended Ceiling Construction									$ -
Acoustical Suspended Ceilings	A16-A17	20	Older 2x2 acoustical suspended ceiling tiles are in fair condition. Rooms VLH 102,104,108,110	3	3	2,980	SF	$ 10.00	$ 29,800.00
Acoustical Suspended Ceilings	A18-A19	20	2x2 acoustical suspended ceiling tile system is in good condition except for a couple areas with stained tiles from water infiltration from roof. Investigate leaks and repair roofing. Replace ceiling tiles only.	3	3	2	LS	$ 2,000.00	$ 4,000.00
									$ -
C20 Interior Finishes									$ -
C2010 Wall Finishes									$ -
Wall Painting and Coating	A20-A21		Paint in good condition.	5	5	41,227	SF	$ 4.00	$ 164,908.00
									$ -
C2030 Flooring									$ -
Resilient Flooring		20							$ -
Carpeting	A22	10	Carpet at select rooms at end of life. Includes carpet square replacement.Rooms VLH 102,104,110.	2	2	1,730	SF	$ 12.00	$ 20,760.00
									$ -
D. SERVICES									
D10 Conveying Systems									$ -
									$ -
D20 Plumbing									$ -
D2020 Domestic Water Distribution									$ -
Isolation Valves	P01	50	Replace old 4" gate valves at water meter with butterfly valves	2	2	2	EA	$ 2,250.00	$ 4,500.00

Category	Photo / Dwg	Useful Life	Action Notes	Condition	Priority	Van Lare Hall Qty	Unit	Unit Cost	Amount
D2040 Storm Water Drainage System		40							$ -
									$ -
D30 Heating, Ventilation and Air Conditioning									$ -
D3020 Heat Generating Systems									$ -
Pipe labeling	H01	30	Correct the pipe labeling at inline pump	1	3	1	LS	$ 400.00	$ 400.00
									$ -
D3060 Ventilation									$ -
Exhaust Air		20	Replace the exhaust fan serving the Nurses wing toilet rooms	1	1	1	LS	$ 4,000.00	$ 4,000.00
									$ -
D40 Fire Protection									$ -
									$ -
D50 Electrical									$ -
D5010 Facility Power Generation									$ -
Packaged Generator Assemblies		30	Existing Generac Generator is in overall good condition.	5	5				$ -
									$ -
D5020 Electrical Service and Distribution									$ -
Electrical Service		50	Existing main distribuition panel in good overall condition with spare capacity available.	5	5				$ -
Power Distribution		40	Replace exisitng Westinghouse branch circuit panels	2	2	8	EA	$ 12,000.00	$ 96,000.00
									$ -
D5030 General Purpose Electrical Power									$ -
Branch Wiring System		40	Add additional branch circuits to select areas	3	3	1	LS	$ 10,000.00	$ 10,000.00
Wiring Devices		30	Replace existing receptacles	3	3	2,900	SF	$ 2.75	$ 7,975.00
									$ -
D5040 Lighting									$ -
Lighting Control		30	Replace existing switches	3	3	2,980	SF	$ 1.00	$ 2,980.00
Branch Wiring for Lighting		40	Existing branch wiring is adequate						$ -
Lighting Fixtures		30	Replace remaining fluorescent fixtures in Administration office area with LED	2	2	2,980	SF	$ 8.50	$ 25,330.00
									$ -
									$ -
D70 Electronic Safety and Security									$ -
Fire Alarm System		30	Existing voice announciation type system is adequate.	5	5				$ -
									$ -

Category	Photo / Dwg	Useful Life	Action Notes	Condition	Priority	Van Lare Hall Qty	Unit	Unit Cost	Amount
E EQUIPMENT AND FURNISHINGS									
E10 Equipment									$ -
									$ -
E20 Furnishings									$ -
									$ -
F SPECIAL CONSTRUCTION AND DEMOLITION									
F10 Special Construction									$ -
									$ -
F20 Facility Remediation									$ -
									$ -
F30 Demolition									$ -
									$ -
G									
G20 Site Improvements									
G2020 Parking Lots									
Flexible Parking Lot Pavement, Front Drive Loop	G01-G06	20	Overall the asphalt drive is in fair but serviceable condition.Cracks have formed, allowing infiltration into the base material. Cracks should be sealed to reduce further deterioration. There is an area that requires an asphalt patch.	3	3	19,500	SF	$ 6.00	$ 117,000.00
Rigid Parking Lot Pavement		30	None present.	4			SF	$ 12.00	$ -
Parking Lot Unit Pavement, LOT V	G07-G10	20	Overall the pavers are in good condition. Some units are damaged/missing and need replacing. A tree root is causing some uplift and this area should be monitored.	3	3	150	SF	$ 30.00	$ 4,500.00
Parking Aggregate Surfacing		100		3			SF	$ 4.50	$ -
Parking Lot Cubs & Gutters	G01-G05	30	Overall the concrete curbs and gutters are in good to poor condition, with miscellaneous damaged curbs. Curbs can be patched.	3	3	1	LS	$ 5,000.00	$ 5,000.00
Parking Bumpers		20	None present.				EA	$ 65.00	$ -
Signs, Wayfinding	G03, G10	15	Wayfinding signs at this site are in better conditions than the matching wayfinding signs at other buildings/locations. Signs should be replaced when replacing other campus signs.	2	2	3	EA	$ 2,000.00	$ 6,000.00
Parking Lot Pavement Markings	G07-G10	5	Line markings are beginning to fade.	3	3	3,500	LF	$ 1.00	$ 3,500.00

Category	Photo / Dwg	Useful Life	Action Notes	Condition	Priority	Van Lare Hall			
						Qty	Unit	Unit Cost	Amount
Flexible Pedestrian Pavement		20	None present.				SF	$ 7.00	$ -
Rigid Pedestrian Pavement	G03, G05, G06, G11	30	Overall the concrete sidewalks are in good condition, with miscellaneous cracking in slabs.	3			SF	$ 10.00	$ -
Pedestrian Unit Pavement	G12	20	Paving units are in good condition. Weeds between them should be removed.	4			SF	$ 25.00	$ -
Exterior Steps & Ramps	G11	30	No ramps. Stairs are in good condition.	4			LS	$ 500.00	$ -
Pedestrian Pavement Markings		5	Marking are in good shape				LF	$ 0.30	$ -
Tactile Warning Surface	G03	20	These should be placed at the drive crossing	1	1	2	EA	$ 500.00	$ 1,000.00
G2060 Site Development									
Fences and Gates		10	None present.				LS	$ 3,500.00	$ -
Bicycle Racks	G13	15	Bike racks are present and in good shape	4			EA	$ 1,500.00	$ -
Trash & Litter Receptors		10	No receptors present.				EA	$ 750.00	$ -
Site Seating & Tables	G14	10	Some seating. More could be installed.	4			EA	$ 1,000.00	$ -
Flagpoles		25	Present.	4			EA	$ 5,000.00	$ -
Retaining Walls		20	No Present.				SF	$ 40.00	$ -
Turf and Grasses		100	Turf is in good shape	4			SF	$ 1.00	$ -
G30 Liquid and Gas Site Utilities									
G3010 Water Utilities			Systems have aged nto the end of useful life range.	3					
Site Domestic Water Distribution			System appears to be functioning properly.	3					$ -
Site Fire Protection Water Distribution			The closest hydrant appear to be across Johnson Street. Most of the buildng is within 500 ft of the hydrant but a new hyrant could be installed. Refer to the Univerity Center report.	2			LF		$ -
Site Irrigation Water Distribution			There's an existing irrigation on site. It could be expanded east of LOT V.	3	3	50,000	SF	$ 1.00	$ 50,000.00
G3020 Sanitary Sewerage Utilities			Systems have aged nto the end of useful life range.						
Sanitary Sewerage Piping		50-100	System appears to be functioning properly.	3			LF	$ 50.00	$ -
Sanitary Sewerage Structures		50-100	System appears to be functioning properly.	3			EA	$ 5,500.00	$ -

Category	Photo / Dwg	Useful Life	Action Notes	Condition	Priority	Van Lare Hall			
						Qty	Unit	Unit Cost	Amount
G3030 Storm Drainage Utilities			Appears to be sheetflow.						
Storm Drainage Piping		50-100	N/A				LF	$ 75.00	$ -
Storm Drainage Structures		50-100	N/A				EA	$ 5,500.00	$ -
G3060 Site Fuel Distribution									$ -
Site Gas Distribution		50-100	Systems appear to be functioning properly.	4			LF	$ 40.00	$ -
G40 Electrical Site Improvements									$ -
G4010 Site Electric Distribution Systems									$ -
Electrical Utility Services		50	Existing service from utility is adequate and functioning properly.						$ -
									$ -
G4050 Site Lighting									$ -
Area Lighting		20	Existing building mounted lighting is LED and appears to be adequate.						$ -
Flood Lighting		20	Existing parking lot lighting is LED and appears to be adequate.						$ -
									$ -

$ 610,153.00



A01-Missing Canopy at VLH 101



A02-Masonry at VLH 129



A03-Masonry at VLH 129



A04-Roof Near VLH 101



A05-Roof Near VLH 101



A06-Roof Near VLH 123



A07-Roof Near VLH 122



A08-Soffit at Exit V4



A09-Soffit at Exit V3



A10-Door into VLH101



A11-Door into VLH101



A12-West Corridor Doors



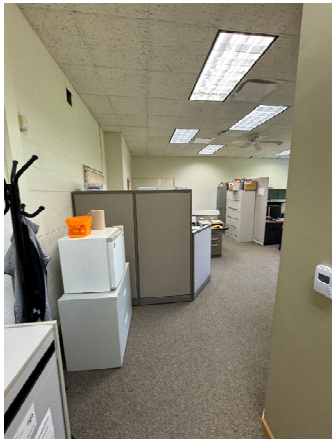
A13-West Corridor Doors



A14-Door into VLH105



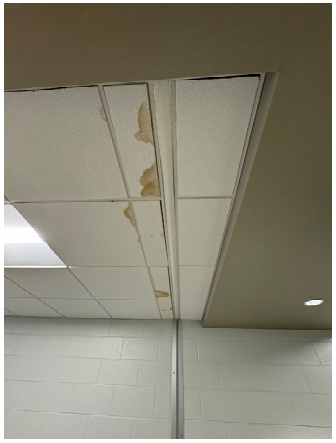
A15-Door into VLH105



A16-Carpet Ceiling at VLH 110



A17-Ceiling at VLH 108



A18-Ceiling at East Corridor



A19-Ceiling at Exit V4



A20-VLH 103 Paint



A21-Paint at East Corridor



A22-Carpet at VLH 110



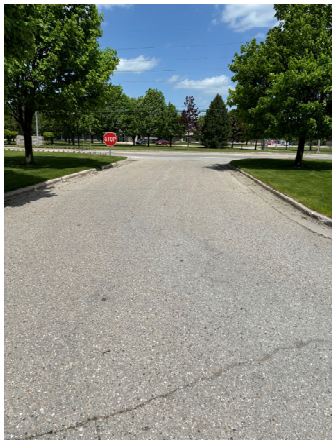
P01-Main Gate Valves



H01-Pipe Labeling



G01-Flexible Pavement



G02-Flexible Pavement



G03-Flexible Pavement



G04-Flexible Pavement



G05-Flexible Pavement



G06-Flexible Pavement



G07-Paving Units



G08-Paving Units



G09-Paving Units



G10-Sign



G11-Sidewalk



G12-Paver Sidewalk



G13-Bike Rack



G14-Seating

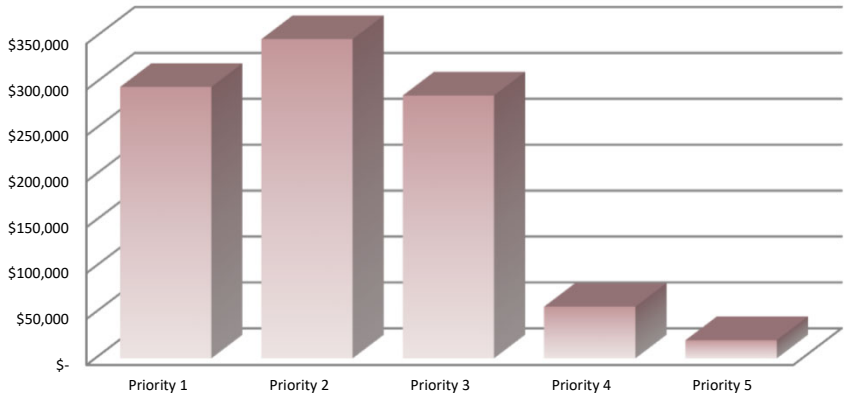
MADELINE BRIGGS UNIVERSITY CENTER

Facility Size (Gross)	3,220		FCI =	Deferred Maintenance / Current Replacement Value	
Year Original Const.	1969				
Year of renovations	0		Replacement Value =	$1,127,000	$350 /SF
Facility Type	Administration, Classroom		DM =	$1,006,334	
Number of Floors	1 story		FCI =	0.89	(Complete facility replacement indicated)
Total	$ 1,006,334	Per Square Foot	$ 312.53		

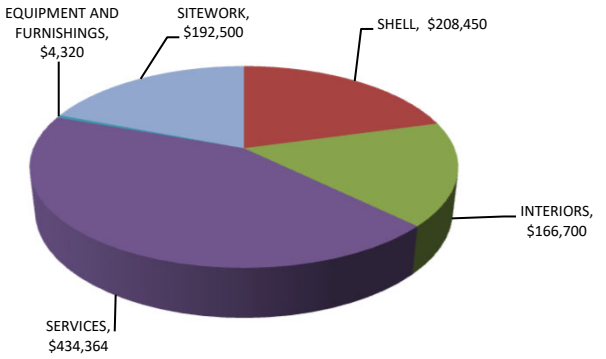
Project Costs by Classifications

	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
A. STRUCTURE	$ -	$ -	$ -	$ -	$ -	$ -
B. SHELL	$ 115,750	$ 90,300	$ 2,400	$ -	$ -	$ 208,450
C. INTERIORS	$ -	$ 73,260	$ 17,165	$ 56,400	$ 19,875	$ 166,700
D. SERVICES	$ 132,700	$ 177,809	$ 123,855	$ -	$ -	$ 434,364
E. EQUIPMENT AND FURNISHINGS	$ 4,320	$ -	$ -	$ -	$ -	$ 4,320
F. SPECIAL CONSTRUCTION AND DEMO	$ -	$ -	$ -	$ -	$ -	$ -
G. SITEWORK	$ 43,000	$ 6,500	$ 143,000	$ -	$ -	$ 192,500
	$ 295,770	$ 347,869	$ 286,420	$ 56,400	$ 19,875	

PROJECT COSTS BY PRIORITY



PROJECT COSTS BY CLASSIFICATION



Madeline Briggs University Center

Facility Size (Gross)	3,220
Year Original Const.	1969
Year of renovations	
Facility Type	Administration, Classroom
Number of Floors	1 story

Category	Photo / Dwg	Useful Life	Action Notes	Condition	Priority	Madeline Briggs University Center			
						Qty	Unit	Unit Cost	Amount
A. SUBSTRUCTURE									
A10 Foundations									$ -
									$ -
A20 Subgrade Enclosures									$ -
									$ -
A40 Slabs on grade									$ -
									$ -
A60 Water and gas migration									$ -
									$ -
A90 Substructure related activities									$ -
									$ -
B. SHELL									
B10 Superstructure									$ -
B1020 Roof Construction									$ -
Canopy Construction	A01	30	Exposed steel beams/storefont lintels have rust present and need rust removal and protective painting.	3	2	80	HR	$ 75.00	$ 6,000.00
									$ -
B20 Exterior Vertical Enclosure									$ -
B2010 Exterior Walls									$ -
Exterior Wall Veneer - Masonry	A02-A04	30	Minor cracks extending multiple courses at a few areas.	3	3	1	LS	$ 2,400.00	$ 2,400.00
Exterior Wall Veneer - Metal Panels	A05	20	20+ year old metal panels in poor condition, including damaged sections. Includes removal and replacement.	1	1	250	SF	$ 65.00	$ 16,250.00
									$ -
B2020 Exterior Windows									$ -

Category	Photo / Dwg	Useful Life	Action Notes	Condition	Priority	Madeline Briggs University Center			
						Qty	Unit	Unit Cost	Amount
Exterior Windows	A06-A09	10	Original single pane storefront system with some areas of hazing in glazing. Includes removal and replacement.	2	1	540	SF	$ 125.00	$ 67,500.00
									$ -
B2050 Exterior Doors and Grills									$ -
Exterior Entrance Doors	A10	10	Exterior doors in poor condition including rusting leafs and frames or single pane glazing. Includes removal and replacement with FRP doors and aluminum frame.	1	1	4	EA	$ 8,000.00	$ 32,000.00
									$ -
B30 Exterior Horizontal Enclosures									$ -
B3010 Roofing									$ -
Membrane Roofing	A11-A12	20	Roof system has ponding issues and nearing end of its life. Includes removal and replacement.	3	2	3,625	SF	$ 22.00	$ 79,750.00
									$ -
B3080 Overhead Exterior Enclosures									$ -
Exterior Ceilings	A13	20	Wood soffit in need of replacement.	2	2	70	SF	$ 65.00	$ 4,550.00
									$ -
C. INTERIORS									
C10 Interior Construction									$ -
C1020 Interior Windows									$ -
Interior Window/Storefront	A14		HM storefront in fair condition, some signs of slight rust at bottom of frame.	3	4	70	SF	$ 120.00	$ 8,400.00
									$ -
C1030 Interior Doors									$ -
Interior Wood/HM Doors	A15-A16	20	Doors 20+ years old and in fair condition, some signs of slight rust at bottom of frame. Current door handle is lever style.	3	4	12	EA	$ 4,000.00	$ 48,000.00
									$ -
C1090 Interior Specialties									$ -
Restroom Replacement	A17-A18, A22-A23	30	Original restrooms in need of replacement. Includes replacement of all fixtures, accessories and finishes.	2	2	150	SF	$ 400.00	$ 60,000.00
Toilet Partitions	A17-A18	20	Original metal toilet partion in poor condition with dents. See "Restroom Replacement."	2	2				$ -
Toilet and Bath Accessories	A17-A18	20	Grab bar, mirror, etc. See "Restroom Replacement."	2	2				$ -

Category	Photo / Dwg	Useful Life	Action Notes	Condition	Priority	Madeline Briggs University Center			
						Qty	Unit	Unit Cost	Amount
									$ -
C20 Interior Finishes									$ -
C2010 Wall Finishes									$ -
Wall Painting and Coating			Wall paint is in good condition.	5	5	7,950	SF	$ 2.50	$ 19,875.00
									$ -
C2030 Flooring									$ -
ACM Tile Flooring	A19	20	ACM vinyl tile in fair condition and needs to be removed and replaced with walk-off carpet. *Note- Does not include pricing for abatement if required.	2	3	45	SF	$ 15.00	$ 675.00
ACM Tile Flooring	A20-A21	20	ACM vinyl tile in fair condition and needs to be removed and replaced with luxury vinyl plank/tile. *Note- Does not include pricing for abatement if required.	2	3	970	SF	$ 17.00	$ 16,490.00
Tile Flooring	A22-A23	30	30+ year old orginal restroom ceramic wall tile. See "Restroom Replacement."	3	3				$ -
Resilient Flooring		20							$ -
Carpeting	A24	10	Carpet at offices at end of life. Includes carpet square replacement.*Note- Does not include pricing for abatement if required.	2	2	1,105	SF	$ 12.00	$ 13,260.00
									$ -
D. SERVICES									
D20 Plumbing									$ -
D2010 Plumbing Fixtures									$ -
Toilet Fixtures	P01 P02	50	Replace faucets and flush valves on fixtures	1	1	8	EA	$ 800.00	$ 6,400.00
Electric Water Cooler	P03	30	Replace electric water cooler with filtered bottle filling unit	1	1	1	EA	$ 4,500.00	$ 4,500.00
D2020 Domestic Water Distribution									$ -
Domestic water piping	P04	50	Install new domestic water piping to toilets and fixtures	3	3	1	LS	$ 40,000.00	$ 40,000.00
									$ -
D30 Heating, Ventilation and Air Conditioning									$ -
D3020 Heat Generating Systems	H01	25	Replace heating boiler with two smaller boilers for redundancy	3	2	1	LS	$ 52,000.00	$ 52,000.00
									$ -
D3050 Terminal & Packaged Units									$ -
Public Space Cooling	H02	30	Replace unit ventilators and add DX cooling coil and ACCU	3	2	3	EA	$ 25,000.00	$ 75,000.00

Category	Photo / Dwg	Useful Life	Action Notes	Condition	Priority	Madeline Briggs University Center			
						Qty	Unit	Unit Cost	Amount
Office Cooling		20	Install split system fan coil	2	2	1	EA	$ 7,500.00	$ 7,500.00
									$ -
D3060 Ventilation									$ -
Exhaust Air		20	Install exhaust fans and duct in toilet rooms	1	1	1	LS	$ 8,000.00	$ 8,000.00
									$ -
D3090 HVAC Controls		20	Install Building Automation Controls	2	3	1	LS	$ 25,000.00	$ 25,000.00
									$ -
D40 Fire Protection									$ -
D4010 Fire Suppression									$ -
Water-Based Fire-Suppression		50	Install fire sprinkler system and new water main	1	1	7,950	SF	$ 14.00	$ 111,300.00
									$ -
D50 Electrical									$ -
D5010 Facility Power Generation									$ -
Packaged Generator Assemblies		30	None existing, not recommended for facility size and/or use.						$ -
Power Filtering and Conditioning		20	Install Surge Protective Device (SPD) on main panel	N/A	3	1	LS	$ 1,500.00	$ 1,500.00
Transfer Switches		30	None existing, not recommended for facility size and/or use.						$ -
									$ -
D5020 Electrical Service and Distribution									$ -
Electrical Service	E01	50	Replace/upgrade Exisitng 200A, 208Y/120V, 3 phase, 4 wire Main Distribuition Panel	3	3	1	LS	$ 12,000.00	$ 12,000.00
Power Distribution		40	Replace exisitng sub-panel	3	3	1	EA	$ 9,500.00	$ 9,500.00
									$ -
D5030 General Purpose Electrical Power									$ -
Branch Wiring System		40	Add additional branch circuits to office areas	3	3	1	LS	$ 8,500.00	$ 8,500.00
Wiring Devices		30	Replace existing receptacles	3	3	3,220	SF	$ 2.75	$ 8,855.00
									$ -
D5040 Lighting									$ -
Lighting Control		30	Replace existing switches	3	3	1	LS	$ 3,500.00	$ 3,500.00
Branch Wiring for Lighting		40	Existing branch wiring is adequate						$ -
Lighting Fixtures	E02	30	Replace exisitng flourescent fixtures with LED source fixtures with integrated controls and required emergency lighting coverage	2	2	3,220	SF	$ 8.50	$ 27,370.00
Lighting Fixtures - Egress	E03	20	Replace exisitng exit signs that do not have battery back-up	1	1	1	LS	$ 2,500.00	$ 2,500.00

Category	Photo / Dwg	Useful Life	Action Notes	Condition	Priority	Madeline Briggs University Center			
						Qty	Unit	Unit Cost	Amount
									$ -
D60 Communications									$ -
D6060 Distributed Communications and Monitoring									$ -
Distributed Systems		20	Add security cameras to interior/exterior of building	3	3	12	EA	$ 1,250.00	$ 15,000.00
									$ -
D70 Electronic Safety and Security									$ -
Fire Alarm System	E04	30	Replace exisitng fire alarm system with a modern voice announciation type system	2	2	3,220	SF	$ 4.95	$ 15,939.00
									$ -
E EQUIPMENT AND FURNISHINGS									
E10 Equipment									$ -
									$ -
E20 Furnishings									$ -
E2010 Fixed Furnishings									$ -
Window Treatments	A13	10	Replace mini-blinds with roller shades.	2	1	540	SF	$ 8.00	$ 4,320.00
									$ -
F SPECIAL CONSTRUCTION AND DEMOLITION									
F10 Special Construction									$ -
									$ -
F20 Facility Remediation									$ -
									$ -
F30 Demolition									$ -
									$ -
G									
G20 Site Improvements									
G2020 Parking Lots									
Flexible Parking Lot Pavement, LOT U	G01-G03, G07	20	Overall the asphalt parking lots are in fair but serviceable condition. Cracks have formed, allowing infiltration into the base material, accelerating decline will continue if in addressed.	3	3	18,000	SF	$ 7.00	$ 126,000.00
Rigid Parking Lot Pavement		30	None present.				SF	$ 12.00	$ -
Parking Lot Unit Pavement		20	None present.				SF	$ 30.00	$ -
Parking Aggregate Surfacing		100	None present.				SF	$ 4.50	$ -
Parking Lot Cubs & Gutters	G01	30	The concrete curbs and gutters are in fair condition but still servicable.	2	2	20	LF	$ 25.00	$ 500.00
Parking Bumpers		20	None present.				EA	$ 65.00	$ -

Category	Photo / Dwg	Useful Life	Action Notes	Condition	Priority	Madeline Briggs University Center			
						Qty	Unit	Unit Cost	Amount
Signs, Wayfinding	G04	15	Signs starting to fade. Should replace and match all campus signs at the same time.	2	2	1	EA	$ 2,000.00	$ 2,000.00
Parking Lot Pavement Markings	G07	5	Line markings are fading and becoming difficult to see.	2	2	1	LS	$ 4,000.00	$ 4,000.00
Flexible Pedestrian Pavement		20	None present.				SF	$ 7.00	$ -
Rigid Pedestrian Pavement	G05-G07	30	Overall the concrete sidewalks are in good condition, with miscellaneous mininal minor cracking.	4			SF	$ 10.00	$ -
Pedestrian Unit Pavement		20	None present.				SF	$ 25.00	$ -
Exterior Steps & Ramps		30	None present.				LS	$ 500.00	$ -
Pedestrian Pavement Markings		5	None present.				LF	$ 0.30	$ -
Tactile Warning Surface		20	None present.			2	EA	$ 500.00	
G2060 Site Development									
Fences and Gates		10	None present.				LS	$ 3,500.00	$ -
Bicycle Racks	G08	15	Bike racks is present and in good condition.	4			EA	$ 1,500.00	$ -
Trash & Litter Receptors	G08	10	Receptor present and in good condition.	4			EA	$ 750.00	$ -
Site Seating & Tables		10	None present.				EA	$ 1,000.00	$ -
Flagpoles		25	None present.				EA	$ 5,000.00	$ -
Retaining Walls		20	None present.				SF	$ 40.00	$ -
Turf and Grasses		100	Turf is in good condition	4			SF	$ 1.00	$ -
G30 Liquid and Gas Site Utilities									
G3010 Water Utilities									
Site Domestic Water Distribution			System appears to be functioning properly.	4					$ -
Site Fire Protection Water Distribution			None observed. Contact local fire department verify fire protection requirements. Price show is to install a new line to a new hydrant. It would cover both the University Center and Van Lare Hall.	1	1	1	LS	$ 40,000.00	$ 40,000.00
Site Irrigation Water Distribution			Irrigation does not appear to be an issue.	4			SF	$ 1.00	$ -
G3020 Sanitary Sewerage Utilities									
Sanitary Sewerage Piping		50-100	System appears to be functioning properly.	4			LF	$ 50.00	$ -

Category	Photo / Dwg	Useful Life	Action Notes	Condition	Priority	Madeline Briggs University Center			
						Qty	Unit	Unit Cost	Amount
Sanitary Sewerage Structures		50-100	System appears to be functioning properly.	4			EA	$ 5,500.00	$ -
G3030 Storm Drainage Utilities			Appears to be sheetflow.						
Storm Drainage Piping		50-100	None present.	N/A			LF	$ 75.00	$ -
Storm Drainage Structures		50-100	None present.	N/A			EA	$ 5,500.00	$ -
G3060 Site Fuel Distribution									$ -
Site Gas Distribution		50-100	Systems appear to be functioning properly.	4			LF	$ 40.00	$ -
G40 Electrical Site Improvements									$ -
G4010 Site Electric Distribution Systems									$ -
Electrical Utility Services		50	Existing service from utility is adequate and functioning properly	4					$ -
G4050 Site Lighting									$ -
Area Lighting		20	Upgrade existing building mounted lighitng to LED	1	1	6	EA	$ 500.00	$ 3,000.00
Flood Lighting		20	Add parking lot lighting		3	2	EA	$ 8,500.00	$ 17,000.00

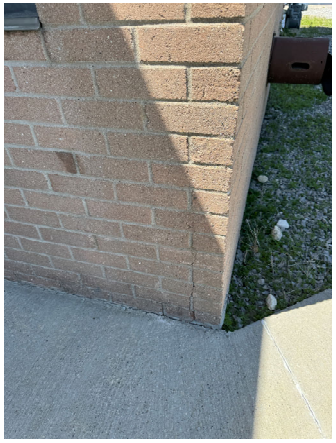
$ 1,006,334.00



A01-West Canopy



A02-East Main Entrance



A03-East Main Entrance



A04-West Canopy



A05-South Facade



A06-East Main Entrance



A07-South Facade



A08-West Facade



A09-Northeast Facade



A10-West Entrance



A11-Roof



A12-Roof



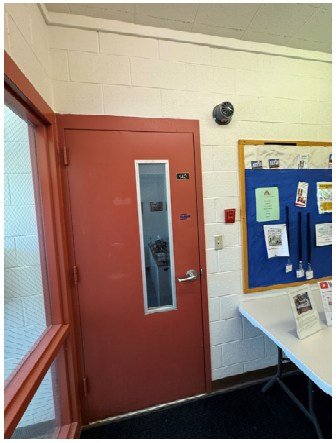
A13-East Main Entrance



A14-Main Entrance Vestibule



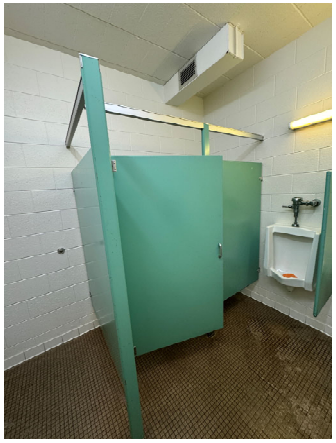
A15- Mens Room Door



A16-Office 142



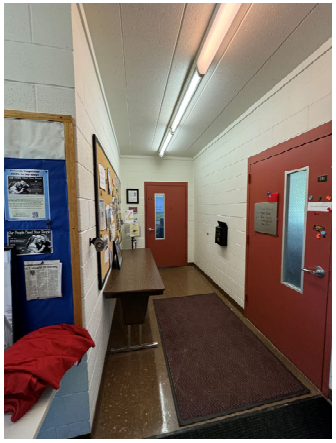
A17-Womens



A18-Mens



A19-Main Entrance Vestibule



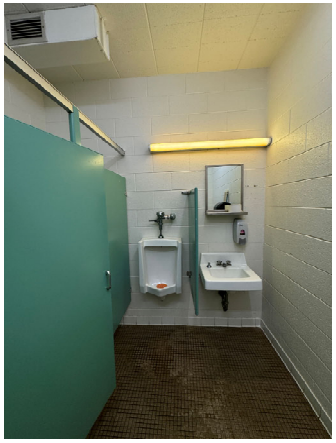
A20-Corridor



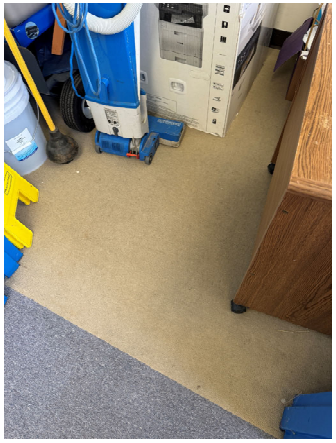
A21-Classroom



A22-Womens



A23-Mens



A24-Office



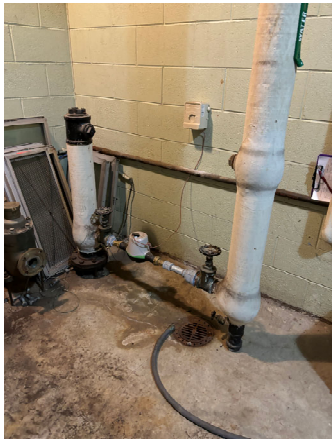
P01-Sink faucets



P02-Flush Valves



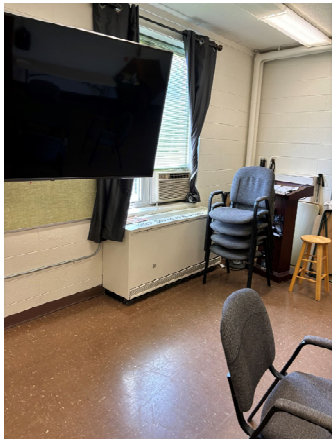
P03-Water Cooler



P04-Domestic Water Piping



H01-Heating Boiler



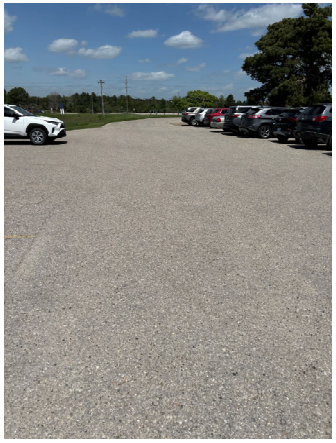
H02-Air conditioning



G01-Flexible Pavement



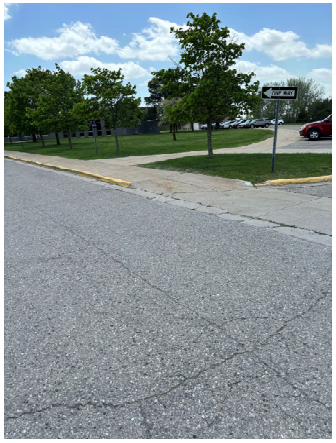
G02-Flexible Pavement



G03-Flexible Pavement



G04-Sign



G05-Sidewalk



G06-Sidewalk



G07-Pavement Markings



G08-Bike Rack and Receptor

COST SUMMARY - OSCODA CAMPUS BUILDING

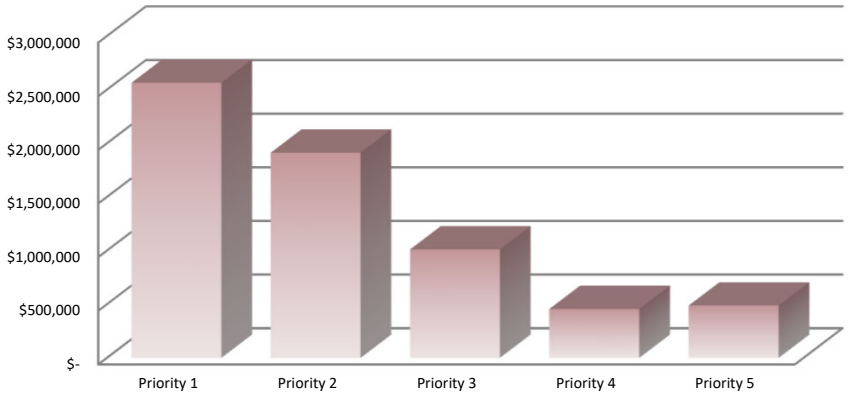
OSCODA CAMPUS BUILDING

Facility Size (Gross)	31,140	FCI =	Deferred Maintenance / Current Replacement Value
Year Original Const.	1977		
Year of renovations	1994 Addition	Replacement Value =	$10,899,000 $350 /SF
Facility Type	Classroom, Administration	DM =	$6,434,882
Number of Floors	3 Story	FCI =	0.59 (Poor condition / renovation indicated)
Total	$ 6,434,882 Per Square Foot		$ 206.64

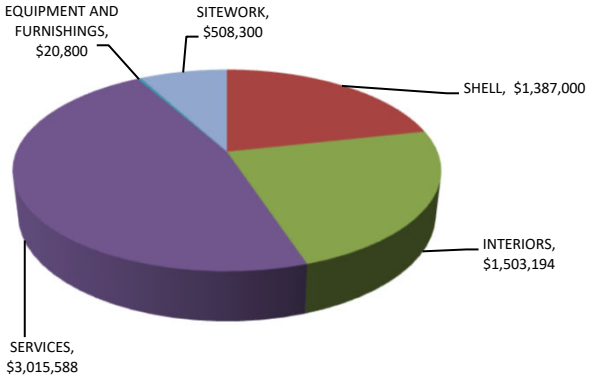
Project Costs by Classifications

	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
A. STRUCTURE	$ -	$ -	$ -	$ -	$ -	$ -
B. SHELL	$ 1,050,325	$ 320,700	$ 3,600	$ 12,375	$ -	$ 1,387,000
C. INTERIORS	$ -	$ 622,822	$ 147,492	$ 244,320	$ 488,560	$ 1,503,194
D. SERVICES	$ 1,493,920	$ 929,793	$ 391,875	$ 200,000	$ -	$ 3,015,588
E. EQUIPMENT AND FURNISHINGS	$ 20,800	$ -	$ -	$ -	$ -	$ 20,800
F. SPECIAL CONSTRUCTION AND DEMO	$ -	$ -	$ -	$ -	$ -	$ -
G. SITEWORK	$ -	$ 40,000	$ 468,300	$ -	$ -	$ 508,300
	$ 2,565,045	$ 1,913,315	$ 1,011,267	$ 456,695	$ 488,560	

PROJECT COSTS BY PRIORITY



PROJECT COSTS BY CLASSIFICATION



Oscoda Campus Building

Facility Size (Gross)	31,140
Year Original Const.	1977
Year of renovations	1994 Addition
Facility Type	Classroom, Administration
Number of Floors	3 Story

Category	Photo / Dwg	Useful Life	Action Notes	Condition	Priority	Oscoda Campus Building Qty	Unit	Unit Cost	Amount
A. SUBSTRUCTURE									
A10 Foundations									$ -
									$ -
A20 Subgrade Enclosures									$ -
									$ -
A40 Slabs on grade									$ -
									$ -
A60 Water and gas migration									$ -
									$ -
A90 Substructure related activities									$ -
									$ -
B. SHELL									
B10 Superstructure									$ -
B1020 Roof Construction									$ -
Canopy Construction	A01-A05	30	Exposed steel beams/storefont lintels exterior as well as interior have rust present and need rust removal, protective painting and caulk.	2	1	400	HR	$ 75.00	$ 30,000.00
Canopy Construction	A06	10	Aluminum awning signage/lettering is peeling.	2	2	1	LS	$ 5,000.00	$ 5,000.00
									$ -
B1080 Stairs									$ -
Stair Construction	A07	30	Bottom of stairs rusted at transition to carpet. Needs rust removal and protective painting.	3	3	6	EA	$ 600.00	$ 3,600.00
									$ -
B20 Exterior Vertical Enclosure									$ -
B2010 Exterior Walls									$ -
Exterior Wall Veneer - Masonry	A08-A10	30	Areas of mortar missing at elevator and stair addition as well as bricks spawling at a few areas.	1	1	1	LS	$ 16,000.00	$ 16,000.00

Category	Photo / Dwg	Useful Life	Action Notes	Condition	Priority	Oscoda Campus Building			
						Qty	Unit	Unit Cost	Amount
Exterior Wall Construction		20	Build 40'x30' penthouse to house new mechanical equipment for central air system. Penthouse construction steel construction with metal studs, exterior metal panel finish and membrane roof. Build mechanical chase in center of building for ductwork. See Mechanical work.	1	1	1,200	SF	$ 500.00	$ 600,000.00
Exterior Wall Construction	A11-A12	20	Crack in interior CMU of exterior wall at Classroom 302.	1	1	1	LS	$ 1,200.00	$ 1,200.00
Exterior Wall Interior Skin	A13-A20	20	Multiple areas of efflorescence at interior panted CMU where water has damaged paint. Classroom 111 has evidence of mold and damage to gyp. bd. also present at areas of interior wall from water intrusion.	1	1	1	LS	$ 30,000.00	$ 30,000.00
									$ -
B2020 Exterior Windows									$ -
Exterior Windows	A21-A23	10	Original single pane storefront system at front doors and original double pane storefront everywhere else. Some windows with hazing. Includes removal and replacement.	2	1	2,785	SF	$ 125.00	$ 348,125.00
									$ -
B2050 Exterior Doors and Grills									$ -
Exterior Entrance Doors	A24-A28	10	Exterior doors in poor condition including rusting leafs and frames or single pane glazing. Includes removal and replacement of all doors with FRP doors and aluminum frame.	2	2	11	EA	$ 8,000.00	$ 88,000.00
									$ -
B2080 Exterior Wall Appurtenances									$ -
Exterior Downspout	A29-A30	30	Downpout missing by boiler room. Recommend installing new downspots and extend all downspouts further away from building to mitigate water damage.	1	1	1	ALLW	$ 25,000.00	$ 25,000.00
									$ -
B30 Exterior Horizontal Enclosures									$ -
B3010 Roofing									$ -
Membrane Roofing	A31-A34	20	Membrane roofing replaced approximetly 12 years ago (~2012). History of leaks at various spots. Some ponding of water present.	3	2	10,350	SF	$ 22.00	$ 227,700.00

Category	Photo / Dwg	Useful Life	Action Notes	Condition	Priority	Oscoda Campus Building			
						Qty	Unit	Unit Cost	Amount
									$ -
B3080 Overhead Exterior Enclosures									$ -
Exterior Ceilings	A35-A36	20	Vented aluminum soffit in fair condition.	3	4	225	SF	$ 55.00	$ 12,375.00
									$ -
C. INTERIORS									
C10 Interior Construction									$ -
C1030 Interior Doors									$ -
Interior Swinging Doors	A37-A39	20	Doors 20+ years old and in fair condition, some chiping of wood veneer at door leafs. Current door handle is lever style.	4	5	91	EA	$ 4,000.00	$ 364,000.00
									$ -
C1070 Suspended Ceiling Construction									$ -
Acoustical Suspended Ceilings	A40-A42	20	Original 2x4 acoustical suspended ceiling tiles are in poor condition with many areas of staining.	2	4	24,432	SF	$ 10.00	$ 244,320.00
									$ -
C1090 Interior Specialties									$ -
Restroom Replacement	A43-A46	30	Original restrooms in need of replacement. Includes replacement of all fixtures, accessories and finishes.	2	2	990	SF	$ 400.00	$ 396,000.00
Toilet Partitions	A43-A44	20	Original metal toilet partion in poor condition with dents. See "Restroom Replacement."	2	2				$ -
Toilet and Bath Accessories	A45-A46	20	Grab bar, mirror, etc. See "Restroom Replacement."	2	2				$ -
									$ -
C20 Interior Finishes									$ -
C2010 Wall Finishes									$ -
Tile Wall Finish	A45-A46	30	30+ year old orginal restroom ceramic wall tile. See "Restroom Replacement."	2	2				$ -
Wall Painting and Coating	A47		Paint in fair condition.	4	5	31,140	SF	$ 4.00	$ 124,560.00
									$ -
C2030 Flooring									$ -
Tile Flooring	A43-A46	30	30+ year old original restroom ceramic floor tile. See "Restroom Replacement."	2	2				$ -
Resilient Flooring	A47	20	Original VCT floor tile troughtout building.*Note- Does not include pricing for abatement if required.	3	3	8,676		$ 17.00	$ 147,492.00

Category	Photo / Dwg	Useful Life	Action Notes	Condition	Priority	Oscoda Campus Building			
						Qty	Unit	Unit Cost	Amount
Carpeting	A48-A49	10	Carpet troughtout building is at end of life. Includes carpet square replacement.*Note- Does not include pricing for abatement if required.	2	2	17,756	SF	$ 12.00	$ 213,072.00
									$ -
C2040 Stair Finishes									$ -
Tile Stair Finish	A50	30	Main stair tile chipped and cracked.	3	2	250	SF	$ 55.00	$ 13,750.00
									$ -
D. SERVICES									
D10 Conveying Systems									$ -
									$ -
D20 Plumbing									$ -
D2010 Plumbing Fixtures									$ -
Toilet Room Fixtures	P01 P02	40	Upgrade toilet room plumbing fixtures - see arch renovation cost	2	2				$ -
Water Coolers	P03	30	Install filter kits on electric water coolers	1	3	3	EA	$ 700.00	$ 2,100.00
D2020 Domestic Water Distribution									$ -
Domestic Water Piping	P04 P05	50	Replace domestic water piping	2	1	1	LS	$ 85,000.00	$ 85,000.00
									$ -
D30 Heating, Ventilation and Air Conditioning									$ -
D3020 Heat Generating Systems									
Reconfigure Boiler Piping	H01	50	Remove three way valve, install boiler manifold, install new primary secondary pumps	1	1	1	LS	$ 165,000.00	$ 165,000.00
Remove abandoned metal chimney up through building	H02	N/A	Remove the abandoned metal boiler chimney up through building floors - use as partial duct chase?	1	3	1	LS	$ 8,000.00	$ 8,000.00
D3030 Cooling Systems									$ -
Central Cooling		30	Install 70 ton ACCU and piping for new AHU	2	2	1	LS	$ 75,000.00	$ 75,000.00
Server Room Cooliing		20	Install new split system air conditioning for Server Rm	1	1	1	LS	$ 12,000.00	$ 12,000.00
D3050 Facility HVAC Distribution Systems									$ -
Heating Water Distribution	H03	50	Install new zoned hydronic baseboard radiation and heating water piping	1	2	31,140	SF	$ 14.00	$ 435,960.00
									$ -
D3060 Ventilation									$ -
Exhaust Air	H04	20	Install new toilet room exhaust duct work and fans	1	1	1	LS	$ 34,000.00	$ 34,000.00

Category	Photo / Dwg	Useful Life	Action Notes	Condition	Priority	Oscoda Campus Building			
						Qty	Unit	Unit Cost	Amount
Central AHU		30	Install penthouse AHU, duct work and VAV with reheat zoning	2	1	27,890	SF	$ 35.00	$ 976,150.00
D3090 HVAC Controls	H05	20	Install new building automation controls	1	1	31,140	SF	$ 5.50	$ 171,270.00
									$ -
D40 Fire Protection									$ -
									$ -
D50 Electrical									$ -
D5010 Facility Power Generation									$ -
Packaged Generator Assemblies		30	Existing Generac serves Merit internet system only. Generator is in overall good condition. Add new 100kw generator to serve heating loads, emergency lighting and other critical loads (not elevator)	3	3	1	LS	$ 185,000.00	$ 185,000.00
Transfer Switches		30	Good condition, see above for loads served.						$ -
Power Filtering and Conditioning		20	Install Surge Protective Device (SPD) on main panel	N/A	3	1	LS	$ 15,000.00	$ 15,000.00
									$ -
D5020 Electrical Service and Distribution									$ -
Electrical Service	E01,E02	50	Replace 1200A, 208Y/120V, 3 phase, 4 wire Main Distribuiton Panel	4	4	1	LS	$ 200,000.00	$ 200,000.00
Power Distribution	E03,E04	40	Replace exisitng Zinsco branch circuit panels	1	1	4	EA	$ 12,000.00	$ 48,000.00
									$ -
D5030 General Purpose Electrical Power									$ -
Branch Wiring System	E05, E06	40	Add additional branch circuits to select areas (science lab tables, offices, etc)	3	3	1	LS	$ 35,000.00	$ 35,000.00
Wiring Devices	E07, E08	30	Replace existing receptacles	3	3	31,140	SF	$ 2.75	$ 85,635.00
									$ -
D5040 Lighting									$ -
Lighting Control		30	Replace existing switches	3	3	31,140	SF	$ 1.00	$ 31,140.00
Branch Wiring for Lighting		40	Existing branch wiring is adequate						$ -
Lighting Fixtures	E09	30	Replace exisitng flourescent fixtures with LED source fixtures with integrated controls and required emergency lighting coverage	2	2	31,140	SF	$ 8.50	$ 264,690.00
Lighting Fixtures - Egress	E10,E11	20	Replace exisitng exit signs that do not have battery back-up	1	1	1	LS	$ 2,500.00	$ 2,500.00
D60 Communications									$ -
D6060 Distributed Communications and Monitoring									$ -

Category	Photo / Dwg	Useful Life	Action Notes	Condition	Priority	Oscoda Campus Building			
						Qty	Unit	Unit Cost	Amount
Distributed Systems		20	Add security cameras to interior/exterior of building	3	3	24	EA	$ 1,250.00	$ 30,000.00
									$ -
D70 Electronic Safety and Security									$ -
Fire Alarm System	E12, E13	30	Replace exisitng fire alarm system with a modern voice announciation type system.	2	2	31,140	SF	$ 4.95	$ 154,143.00
									$ -
E EQUIPMENT AND FURNISHINGS									
E10 Equipment									$ -
									$ -
E20 Furnishings									$ -
E2010 Fixed Furnishings									$ -
Window Treatments	A51	10	Mini-blinds in fair condition, some windows missing shades.	2	1	2,600	SF	$ 8.00	$ 20,800.00
									$ -
F SPECIAL CONSTRUCTION AND DEMOLITION									
F10 Special Construction									$ -
									$ -
F20 Facility Remediation									$ -
									$ -
F30 Demolition									$ -
									$ -
G									
G20 Site Improvements									
G2020 Parking Lots									
Flexible Parking Lot Pavement	G01-G07	20	Overall the asphalt parking lots are in fair but serviceable condition. Cracks have formed, allowing infiltration into the base material, accelerating decline will continue if in addressed. A parking assessment is recommended to determine the quantity of parking stalls need. Currently the lot appears to be oversized.				SF	$ 6.00	$ -
NE LOT				3	3	41,000	SF	$ 6.00	$ 246,000.00
SW LOT				3	3	28,000	SF	$ 6.00	$ 168,000.00
Rigid Parking Lot Pavement	G04	30	A concrete dumpster pad should be added to prolong the life of the flexible pavement.	2	2	250	SF	$ 12.00	$ 3,000.00
Parking Lot Unit Pavement		20	None present.				SF	$ 30.00	$ -

Category	Photo / Dwg	Useful Life	Action Notes	Condition	Priority	Oscoda Campus Building			
						Qty	Unit	Unit Cost	Amount
Parking Aggregate Surfacing		100	None present.				SF	$ 4.50	$ -
Parking Lot Cubs & Gutters	G08	30	Curbs & gutter are in good to poor condition.	3	3	800	LF	$ 25.00	$ 20,000.00
Parking Bumpers		20	None present.				EA	$ 65.00	$ -
Parking Lot Traffic Signs									$ -
Wayfinding	G09	15	Match north campus signs.	2	2	1	EA	$ 2,000.00	$ 2,000.00
Parking Lot Pavement Markings	G01-G07	5	Line markings are fading.	3	3	3,800	LF	$ 1.00	$ 3,800.00
Flexible Pedestrian Pavement		20	None present.				SF	$ 7.00	$ -
Rigid Pedestrian Pavement	G10	30	The sidewalk on the northwest side of the building, between the two parking lots is in fair condition. Remaining sidewalk is in good condition	3	3	1,500	SF	$ 10.00	$ 15,000.00
Pedestrian Unit Pavement		20	None present.				SF	$ 25.00	$ -
Exterior Steps & Ramps	G11, G12	30	No ramps. Stairs are in good condition, with some repair needed at the center and east side of the bottom step. Per current code, the handrails should extend 12 inches beyond the bottom of the stairs. Currently they are less than that.	3	3	1	LS	$ 1,000.00	$ 1,000.00
Pedestrian Pavement Markings		5	None present.				LF	$ 0.30	$ -
Tactile Warning Surface		20	None present.				EA	$ 500.00	
G2060 Site Development									
Fences and Gates		10	None present.				LS	$ 3,500.00	$ -
Bicycle Racks		15	None present.				EA	$ 1,500.00	$ -
Trash & Litter Receptors		10	None present.				EA	$ 750.00	$ -
Site Seating & Tables		10	One picnic table near basketball court.	4			EA	$ 1,000.00	$ -
Flagpoles		25	None present.				EA	$ 5,000.00	$ -
Retaining Walls		20	None present.				SF	$ 40.00	$ -
Turf and Grasses		100	Turf is in good condition.	4			SF	$ 1.00	$ -
Basketball court		50	Recently installed.	5			LS	$ -	$ -
G30 Liquid and Gas Site Utilities									
G3010 Water Utilities									
Site Domestic Water Distribution		50-100	System appears to be functioning properly.						$ -

Category	Photo / Dwg	Useful Life	Action Notes	Condition	Priority	Oscoda Campus Building			
						Qty	Unit	Unit Cost	Amount
Site Fire Protection Water Distribution	G03, G08	50-100	Hydrants located North and west of facility. They should be flushed and inspected to verify proper working order.	3			LF		$ -
Site Irrigation Water Distribution		50-100	Irrigation does not seem to be an issue.	3			SF	$ 1.00	$ -
G3020 Sanitary Sewerage Utilities									
Sanitary Sewerage Piping		50-100	System appears to be functioning properly.	3			LF	$ 50.00	$ -
Utility Septic Tanks									$ -
Sanitary Sewerage Structures		50-100	System appears to be functioning properly.	3			EA	$ 5,500.00	$ -
G3030 Storm Drainage Utilities									
Storm Drainage Piping		50-100	Roof drainage not properly conveyed away from the building. A new system should be installed and routed away from the facility	3	3	100	LF	$ 75.00	$ 7,500.00
Storm Drainage Structures		50-100	Strucutes should be cleaned of debris.	3	3	2	EA	$ 500.00	$ 1,000.00
Stormwater Retention		50-100	To remove drainage away from the facility a retention basin should be constructed if no stormsewer is available.	3	3	150	CYD	$ 40.00	$ 6,000.00
G3060 Site Fuel Distribution									$ -
Site Gas Distribution		50-100	Systems appear to be functioning properly.	3			LF	$ 40.00	$ -
G40 Electrical Site Improvements									$ -
G4010 Site Electric Distribution Systems									$ -
Electrical Utility Services		50	Existing service from utility is adequate and functioning properly.						$ -
									$ -
G4050 Site Lighting									$ -
Area Lighting		20	Existing rear parking lot lighting is LED and appears to be adequate.						$ -
Flood Lighting	E14	20	Existing front parking lot area and buiding entrance should have additional fixtures added to improve lighting for safety and security. Add power/lighting to building sign.	2	2	1	LS	$ 35,000.00	$ 35,000.00

$ 6,434,882.00



S01-Maintenance Garage Debris



S02-Maintenance Garage Slab



G01-Disc Golf Drive



G02-Disc Golf Parking Lot



G03-Disc Golf Parking Lot



G04-Disc Golf Message Board



G05-Soccer Parking Lot



G06-Soccer Parking Lot



G07-Soccer Parking Lot



G08-Soccer Fields



G09-Maintenance Garage Lot



G10-Maintenance Garage Lot

MISCELLAENOUS CAMPUS BUILDINGS

Facility Size (Gross)	N/A
Year Original Const.	N/A
Year of renovations	N/A
Facility Type	Storage Facility, Greenhouse & Miscellaneous Sports Fields
Number of Floors	N/A
Total	$ 167,500

FCI = Deferred Maintenance / Current Replacement Value

Replacement Value = N/A

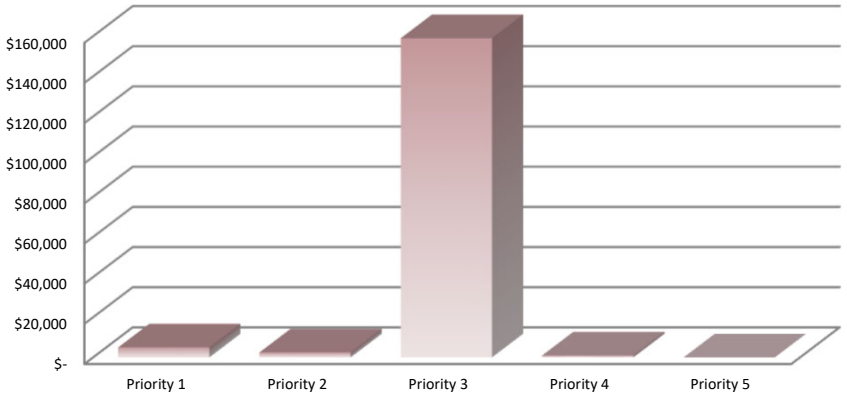
DM = N/A

FCI = N/A

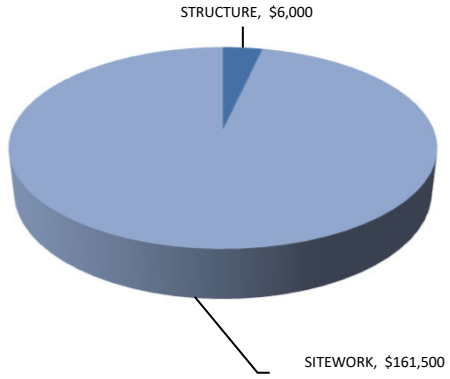
Project Costs by Classifications

	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	
A. STRUCTURE	$ 5,000	$ 1,000	$ -	$ -	$ -	$ 6,000
B. SHELL	$ -	$ -	$ -	$ -	$ -	$ -
C. INTERIORS	$ -	$ -	$ -	$ -	$ -	$ -
D. SERVICES	$ -	$ -	$ -	$ -	$ -	$ -
E. EQUIPMENT AND FURNISHINGS	$ -	$ -	$ -	$ -	$ -	$ -
F. SPECIAL CONSTRUCTION AND DEMO	$ -	$ -	$ -	$ -	$ -	$ -
G. SITEWORK	$ -	$ 1,500	$ 159,000	$ 1,000	$ -	$ 161,500
	$ 5,000	$ 2,500	$ 159,000	$ 1,000	$ -	

PROJECT COSTS BY PRIORITY



PROJECT COSTS BY CLASSIFICATION



Miscellaneous

Facility Size (Gross)	N/A
Year Original Const.	N/A
Year of renovations	N/A
Facility Type	Storage Facility, Greenhouse & Miscellaneous Sports Fields
Number of Floors	N/A

Category	Photo / Dwg	Useful Life	Action Notes	Condition	Priority	Miscellaneous Qty	Unit	Unit Cost	Amount
A. SUBSTRUCTURE									
A10 Foundations									$ -
A1010 Standard Foundations									$ -
Wall Foundations	S01	50	Remove debris & tress from north side of building.	2	2	1	LS	$ 1,000.00	$ 1,000.00
									$ -
A20 Subgrade Enclosures									$ -
									$ -
A40 Slabs on grade									$ -
A4010 Standard Slabs-on-Grade	S02	50	Provide backfill along west side of building to reinforce slab support.	1	1	1	LS	$ 5,000.00	$ 5,000.00
									$ -
A60 Water and gas migration									$ -
									$ -
A90 Substructure related activities									$ -
									$ -
B. SHELL									
B10 Superstructure									$ -
									$ -
B20 Exterior Vertical Enclosure									$ -
									$ -
B30 Exterior Horizontal Enclosures									$ -
									$ -
C. INTERIORS									
C10 Interior Construction									$ -
									$ -
C20 Interior Finishes									$ -
									$ -

Category	Photo / Dwg	Useful Life	Action Notes	Condition	Priority	Miscellaneous			
						Qty	Unit	Unit Cost	Amount
D. SERVICES									
D10 Conveying Systems									$ -
									$ -
D20 Plumbing									$ -
									$ -
D30 Heating, Ventilation and Air Conditioning									$ -
									$ -
D40 Fire Protection									$ -
									$ -
D50 Electrical									$ -
									$ -
D60 Communications									$ -
									$ -
D70 Electronic Safety and Security									$ -
									$ -
E EQUIPMENT AND FURNISHINGS									
E10 Equipment									$ -
									$ -
E20 Furnishings									$ -
									$ -
F SPECIAL CONSTRUCTION AND DEMOLITION									
F10 Special Construction									$ -
									$ -
F20 Facility Remediation									$ -
									$ -
F30 Demolition									$ -
									$ -
G									
G20 Site Improvements									
G2020 Parking Lots									
Flexible Parking Lot Pavement		20	None present. Below are costs to pave existing gravel parking areas.						
Soccer Field	G05 - G07		Currently gravel, could be paved.	3	3	22,000	SF	$ 4.50	$ 99,000.00
Disc Golf Course	G01 - G03		Currently gravel, could be paved.	3	3	6,500	SF	$ 5.00	$ 32,500.00
Rigid Parking Lot Pavement		30	None present.				SF	$ 12.00	$ -
Parking Lot Unit Pavement		20	None present.				SF	$ 30.00	$ -
Parking Aggregate Surfacing		100	Prices shown are for deliverly and spreading of a load of gravel.						

Category	Photo / Dwg	Useful Life	Action Notes	Condition	Priority	Miscellaneous			
						Qty	Unit	Unit Cost	Amount
Disc Golf Course	G01 - G03		In poor condition	2	2	1	LS	$ 1,500.00	$ 1,500.00
Soccer Facility	G05 - G07		In good condition. Maintenance should be shared with adjacent landowers and user group(s).	3	3	1	LS	$ 1,000.00	$ 1,000.00
Bus Garage	G09 - G10		In good condtion.	4	4	1	LS	$ 1,000.00	$ 1,000.00
Softball Fields			In good condtion.	3	3	1	LS	$ 1,000.00	$ 1,000.00
Parking Lot Cubs & Gutters		30	None present.				LS	$ 5,000.00	$ -
Parking Bumpers		20	None present.				EA	$ 65.00	$ -
Parking Lot Traffic Signs		15	None present.				EA	$ 2,500.00	$ -
Parking Lot Pavement Markings		5	None present.				LF	$ 1.00	$ -
Flexible Pedestrian Pavement		20	None present.				SF	$ 7.00	$ -
Rigid Pedestrian Pavement		30	None present.				SF	$ 10.00	$ -
Pedestrian Unit Pavement		20	None present.				SF	$ 25.00	$ -
Exterior Steps & Ramps		30	None present.				LS	$ 500.00	$ -
Pedestrian Pavement Markings		5	None present.				LF	$ 0.30	$ -
Tactile Warning Surface		20	None present.				EA	$ 500.00	$ -
G2060 Site Development									
Fences and Gates, Greenhouse		10	Older fencing, damaged in places	3	3	400	FT	$ 60.00	$ 24,000.00
Bicycle Racks		15	Bike racks could be installed at soccer fields and disc golf course.	3	3	2	EA	$ 750.00	$ 1,500.00
Trash & Litter Receptors		10	None present.				EA	$ 750.00	$ -
Site Seating & Tables		10	None present.				EA	$ 1,000.00	$ -
Flagpoles		25	None present.				EA	$ 5,000.00	$ -
Retaining Walls		20	None present.				SF	$ 40.00	$ -
Turf and Grasses		100	Turf is in good shape				SF	$ 1.00	$ -
G30 Liquid and Gas Site Utilities									
G3010 Water Utilities			None present.						
Site Domestic Water Distribution			None present.						$ -

Category	Photo / Dwg	Useful Life	Action Notes	Condition	Priority	Miscellaneous			
						Qty	Unit	Unit Cost	Amount
Site Fire Protection Water Distribution			None present.				LF		$ -
Site Irrigation Water Distribution			None present.				SF	$ 1.00	$ -
G3020 Sanitary Sewerage Utilities			None present.						
Sanitary Sewerage Piping		50-100	None present.				LF	$ 50.00	$ -
Sanitary Sewerage Structures		50-100	None present.				EA	$ 5,500.00	$ -
G3030 Storm Drainage Utilities			Appears to be sheetflow.						
Storm Drainage Piping		50-100	None present.				LF	$ 75.00	$ -
Storm Drainage Structures		50-100	None present.				EA	$ 5,500.00	$ -
G3060 Site Fuel Distribution									$ -
Site Gas Distribution		50-100	None present.				LF	$ 40.00	$ -
G40 Electrical Site Improvements									$ -
G50 Site Communications									$ -

$ 167,500.00



S01-Maintenance Garage Debris



S02-Maintenance Garage Slab



G01-Disc Golf Drive



G02-Disc Golf Parking Lot



G03-Disc Golf Parking Lot



G04-Disc Golf Message Board



G05-Soccer Parking Lot



G06-Soccer Parking Lot



G07-Soccer Parking Lot



G08-Soccer Fields



G09-Maintenance Garage Lot



G10-Maintenance Garage Lot


ALPENA COMMUNITY COLLEGE
CAMPUS MAP
N
OSCODA CAMPUS
MAINTENANCE BUILDING
LOT C
NATURAL RESOURCES CENTER
NEWPORT CENTER
LOT N
WORLD CENTER FOR CONCRTE TECHNOLOGY
ELECTRICAL POWER TECHNOLOGY CENTER
LOT W
BESSER TECHNICAL CENTER
LOT B
LOT E
FINE ARTS
LOT F
GREENHOUSE
JOHNSON STREET
COLLEGE PARK APARTMENTS
LOT V
VAN LARE HALL
LOT U
MADELINE BRIGGS UNIVERSITY CENTER
WOODWARD AVENUE