

# **LAKE LAND** **C O L L E G E**

## **Facilities Master Plan**

**December 2022**

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**Community College District Number 517  
Mattoon, Illinois**

## **Lake Land College Contact for Further Information**

Community College District	Lake Land College 517
Submitted for Approval	
Master Plan Contact Person	Greg Nuxoll
Telephone Number	217.234.5224

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## Introduction

Well-designed, modern facilities that are equipped with the correct instructional tools are required to provide the best possible education to our customers. The facilities should enable the functions of both academics and the services that support students in their academic mission. New buildings shall be constructed or purchased, and existing buildings renovated to meet the College's needs and requirements.

The College currently has prioritized capital projects, which will be submitted for funding via the Resource Allocation Management Program (RAMP) document.

Lake Land College, built primarily in the late 1960s and early 1970s, was an aging campus with an aging infrastructure in need of large scale repairs, replacements and upgrades. Renovation and remodeling projects have been an ongoing process, and have resolved many of the original construction, mechanical, electrical and plumbing issues but much work remains as noted in the Facility Condition Assessment conducted by Bailey Edward and attached as Appendix A. Additionally, much of the campus landscaping is original to campus and is in desperate need of the planned refresh, as outlined in the Master Landscaping Plan developed by Planning Design Studios and attached as Appendix B.

Current plans call for continued improvements to wayfinding, a multi-year master landscaping plan, updates to existing parking lots and roadways, expansion and updating of educational facilities in Effingham (including the Rural Development Technology Center and Kluthe Center) and on campus (Field House), as well as substantial deferred maintenance, renovations and improvements to existing facilities. Through the analysis of existing conditions and discussions with College personnel and consultants, we have identified the following core concepts for the development of the Facilities Master Plan Initiatives:

1. Unified Campus;
  - Unity that makes the campus feel like a campus.

- Way Finding; Clear, understandable directional aids
  - Vehicular and Pedestrian Circulation; safe, accessible and efficient ways.
  - Sustainable, engaging and educational landscaping which creates a safe environment for moving throughout campus.
2. Spaces and People Places; for Learning and Services, which provide;
- Modern, well equipped buildings and grounds with ample space for the intended function.
  - Locations to meet new people, talk with friends, share ideas and collaborate
3. Appropriately Maintained and Energy Efficient Facilities:
- Facilities that are appropriately maintained, reliable, serviceable and energy efficient, with particular emphasis placed on creating a safe and accessible campus environment for students, staff and visitors.

The College makes requests for funding assistance from the state through the submission of the College's Resource Allocation Management Program (RAMP) document. The RAMP document contains requests for specific new or renovated facilities.

The RAMP document is submitted to the Illinois Community College Board, (ICCB) and upon approval of particular projects by ICCB, the project requests are submitted to the Illinois Board of Higher Education (IBHE) where they are blended with the requests from all state higher learning institutions. The projects are then submitted to the state for funding.

Planning for and providing facilities necessary to fulfill the educational requirements at Lake Land College is a major undertaking. The process required to develop space to serve the College through 2033 and beyond cannot be achieved through last minute provisions and little preparation. Major projects require time-periods of three to four years to complete. This is why the College must continually update and adjust its capital

plans and master plan as we seek to anticipate the changing job market of the communities in our district.

The College's program of development is both ambitious and dynamic and we are committed to developing new teaching spaces for the benefit of our students. Expectations regarding the quality, style and functionality of potential students and their families are ever rising. To continue to be the choice of our district's high school graduates, we must rise to those expectations.

The FY 2023 RAMP document will have requests for major deferred maintenance and renovation projects, several of which are also highlighted in this plan.

## Facilities Master Plan Initiatives

### 1. Unified Campus

Prospective students and their families tend to develop significant feelings about the colleges they visit, typically slanted by how well it meets their expectations of what a college should be.

#### Unity

The character of a campus, and whether it has that expectation of the ideal look and feel, can be a critical differentiator in the final decision.

Unity is the primary factor that makes a campus feel "like a campus." A harmonious interplay of buildings, open space, programming, security, and layout is essential to campus unity, and it becomes one of the school's primary marketing tools. It inspires confidence in parents, and a sense of well-being and motivation in prospective students.

All campus buildings and spaces should be connected by ample walkways or roadways to ensure easy transition from one building to another. Parking areas and roadways should remain at the perimeter of the campus so as to maintain the cohesiveness of the campus buildings. A student should not have to traverse a large, open parking area to get from one class to another without safe and marked pathways for pedestrian traffic.

A consistent site vocabulary also contributes to unifying a campus. Signage and graphics, hierarchical paving and pedestrian circulation systems, site furniture, bollards (short vertical posts), receptacles, fencing, and curbing lend legibility, orientation, and clear boundaries and perimeters. Campus gateways, signs, and other visual cues like plantings and lighting that assist visitors with finding their

way around are also critical contributors to identity, creating important initial impressions. Informational kiosks animate a campus and provide visitors with orientation and updates on events. Reliable lighting provides a sense of security.

### **Way-Finding**

The campus is in the process of finalizing a comprehensive directional system to get students, staff and visitors around and to their ultimate destinations. Work will continue into future fiscal years.

### **Vehicular and Pedestrian Circulation**

Emphasis will be placed on providing safe and efficient ingress and egress to campus via updated circulation roadways and pedestrian walkways within parking areas, as outlined in the Master Landscaping Plan developed by Planning Design Studios (Appendix B).

Additionally, replacement of unsafe parking lots beyond their useful life will be required to ensure safe vehicular and pedestrian movement on campus.

### **Sustainable, Engaging and Educational Landscaping**

The campus landscape itself gives the campus an inviting aesthetic and seasonal identity, while creating a learning environment that is safe for movement. The image of a campus is primarily identified by the overall development of the built environment, including the landscape and site elements. Much of the campus landscaping is original to the fifty-year-old campus and has become unsightly and overgrown, posing safety issues to students, staff and visitors on campus. The \$18.9 million, ten-year Master Landscaping Plan calls for the landscaping modernization to enhance sustainability and maintenance, while providing spaces for students to congregate and participate in educational opportunities.

As students, staff and visitors enter the campus they should have a sense of arrival, a feeling of being welcomed. Inviting thoroughfares and pedestrian ways should make certain people get to their destination quickly and with minimal confusion.

Existing and new buildings and plazas must contribute to a sense that they are parts of a whole. The integration of buildings, walkways, landscaping, roadways and parking should look like they belong as parts of a single organized unit.

Pathways as well as parking lots should be inviting and should be organized in a way which creates a pleasant and safe experience for users as they progress to their destination.

## **2. Spaces and People Places**

New facilities shall be constructed or purchased, and existing buildings are to be renovated and modernized to provide state of the art space for instruction and student support services, both within buildings and on external grounds. Reorganized facilities create convenient zones for programs and services.

### **Modern, Well-equipped Buildings and Grounds**

Updates to educational facilities in Effingham (including the Rural Development Technology Center and Kluthe Center) and on-campus (Neal Hall CDB project to begin May 2023) are in progress, as are updates to the Lake Land College Field House locker rooms and spaces. Construction of an additional storage building and a new CDL driving lot in the planning phase.

Additionally, refinishing of parking lots A, B and F are necessary as the lots are beyond their useful life and no longer able to be repaired and maintained.

Parking Lot A will be completed via Capital Development Board (CDB) funding in Summer 2023. The College will seek CDB funding to refinish both Lot B and Lot

F, but may need to expend College funds as the urgency to replace the lots increases.

### **Locations to Collaborate**

Internal facilities spaces and campus grounds will be designed to provide ample space for students, employees and visitors to meet new people, talk with friends, share ideas and collaborate.

As part of the Master Landscaping Plan, external campus areas are being designed to facilitate both the social and collaborative elements of a college environment. Renovations to the sunken plaza, additions of patio and gaming spaces, campus pond enhancements, updates to the disc golf course, and educational native landscape planting areas represent a few of the major external collaborative spaces on campus.

Currently, Bailey Edward is conducting a Master Facility Planning review and an addendum to this plan addressing new and renovated learning and service spaces will be provided in Spring 2023.

## **3. Appropriately Maintained and Energy Efficient Facilities**

Lake Land College recently completed a comprehensive Facility Condition Assessment in conjunction with Bailey Edward regarding the current state of the College's physical infrastructure.

### **Facilities that are Appropriately Maintained, Reliable, Serviceable and Energy Efficient.**

The College desires to address deferred maintenance and aging facility related issues, to ensure serviceable and energy efficient structures that are safe and accessible for students, staff and visitors.

In Fall 2022, the College contracted with Bailey Edward to conduct a Facility Condition Assessment, which can be found in Appendix A of this document. The Assessment identified \$48.3 million in Deferred Maintenance Backlog (DMB) needed for nineteen main campus buildings within the next five-year period. DMB is comprised of more immediate life safety, code requirements or failed systems, in addition to overdue maintenance, replacement of aging infrastructure and energy efficiency upgrades.

Although it is not feasible to address all DMB within the next five-year period, the College will focus its efforts on the areas of greatest need. As noted in the Facility Condition Assessment, three campus buildings account for forty-eight percent (48%) of the total DMB, including the West Building, the Virgil H. Judge Learning Resource Center and the Northwest Building. These three facilities will be a priority for overall updates and renovation to address the significant DMB identified in the assessment for each building.

The remaining DMB for the additional sixteen campus structures will be addressed as resources become available or as necessary for continued operation of the facility, and addressing these issues will likely extend beyond the five-year timeframe of this plan.

## Appendix A

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DECEMBER 2022  
LLC FACILITY CONDITION ASSESSMENT  
BAILEY EDWARD PROJ. NO. 022072

## LAKE LAND COLLEGE FACILITY CONDITION ASSESSMENT REPORT



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- Workforce Development Center .....276
- Recycling Center .....289
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- Agriculture Land Lab .....311
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## PURPOSE OF THE STUDY

As part of its mission to best serve its students, Lake Land College has contracted Bailey Edward to conduct a facilities assessment report for their facilities. Recent strategic planning by the board has identified repairing and enhancing the campus buildings as one of the top strategic objectives.

The objectives of the study are to:

- Perform a full assessment of the current condition of the buildings.
- Provide an inventory data of current and short-term maintenance, repair, and replacement needs.
- Identify the backlog of deferred maintenance needs.
- Determine a Facilities Condition Index (FCI) to quickly identify the relative condition of each building as compared to a national benchmark.
- Provide a basis of decision making regarding routine maintenance, capital renewal, and functional improvements for existing facilities.
- Determine the overall estimated annual cost needed to keep buildings maintained.

Using the information gathered in this study to develop a proactive response toward maintenance needs, will protect and extend the useful life of buildings, reduce disruptions to the students and staff for emergency maintenance and repair, and facilitate an efficient, effective learning environment.

## KEY CONCEPTS

Below are definitions and explanations of the key terms and values used throughout this report.

### **Current Replacement Value (CRV)**

The Association of Physical Plant Administrators (APPA) has defined the CRV as “the total expenditure in current dollars required to replace a facility to meet current acceptable standards of construction and comply with regulatory requirements.” Older facilities that do not meet current codes should be valued with replacement buildings that are compliant to current codes.

### **Deferred Maintenance Backlog (DMB)**

The DMB is a dollar amount totaling all the maintenance, repairs, upgrades, and component replacement deemed necessary from the facilities assessment. This value does not include projected facility improvements, additions, or new construction.

The DMB value is calculated for a set period of time. This report focuses on the 1-year (0-1 year) and 5-year (0-5 year) deferred maintenance needs. The 0-1 year DMB are the rough estimated cost of work that needs to be done within the next year. The 5-Year DMB includes all maintenance, repair, and replacement costs expected or recommended for the next 5 years.

## KEY CONCEPTS

### Deferred Maintenance Backlog Excess (DMB Excess)

The DMB Excess represents the amount that the DMB exceeds the 5% FCI threshold recommended by the APPA for buildings in “Good” condition (see explanation under “FCI” below). For buildings with an FCI below 5%, the DMB Excess is \$0.

For example, consider a building with a CRV of \$1,000,000. If the DMB is found to be \$75,000, the FCI is calculated to be 7.5% ( $75,000/1,000,000$ ). The DMB value at 5% FCI would be \$50,000. The DMB Excess would then be any expense over a 5% FCI, which in this case would be \$25,000 ( $75,000-50,000$ ). This additional \$25,000 is the added expense to bring the building back to “Good” condition.

### Annual Cost to Maintain DMB

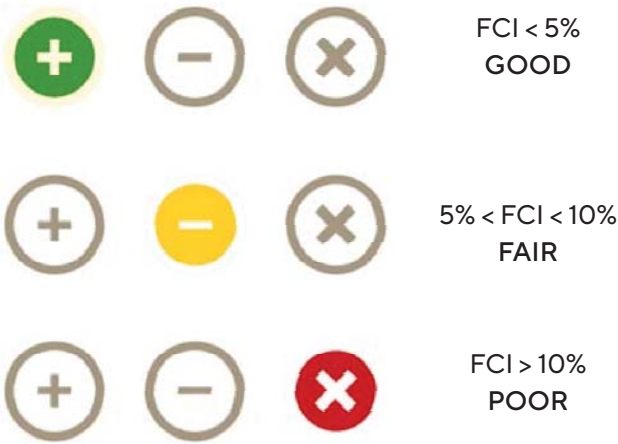
This is the dollar amount that must be invested each year into the facility in order for the FCI and DMB to stay level. This amount of expense will not do anything to improve the facilities condition index or reduce the deferred maintenance backlog, but is the minimum expense recommended to keep the building from declining.

This value is based on the industry standard of 3% of the CRV, based on straight line depreciation for a 50 year lifespan (3% per year for 50 years = 100% of CRV). However, many building components do not last 50 years before needing replacement, so this value is meant only as a quick rule of thumb.

### Facilities Condition Index (FCI)

The FCI is a systematic method of evaluating the current condition of buildings over a given time period. It is calculated as the deferred maintenance backlog divided by the current replacement value ( $DMB/CRV=FCI$ ).

The APPA has recommended the following guidelines for overall building condition:



Buildings in “Good” condition are typically newer facilities with few deficiencies and require little more than routine maintenance and system checks.

Buildings in “Fair” condition are typically slightly older buildings that require more substantial maintenance and replacement of aging components.

Buildings in “Poor” condition have either more significant deficiencies that require replacement or repair, or a larger quantity of components needing to be upgraded or repaired.

## KEY CONCEPTS

### Priority Issues vs. 0-5 Year Issues

The FCI can be calculated for different periods of time. This report highlights Priority Issues (0-1 Year Issues) and 0-5 Year Issues and calculates the DMB and FCI for each time period.

Priority Issues are typically life safety, code compliance, or failed systems or components that need immediate attention for the building to be safe and used for its intended purpose.

In addition to the priority issues, 0-5 Year Issues include less critical maintenance, replacement of aging building systems or components, and upgrades to finishes and fixtures. This value is often a better indicator of the building's overall condition and maintenance need than the 1-Year value.

## METHODOLOGY

In order to best understand the existing condition of the facilities, several steps were taken. We began by dividing our report by building address. We then conducted a site survey building assessment by walking through each of the buildings. In addition, we reviewed available construction and historical drawings. A meeting was held with staff responsible for maintenance of the buildings, the information gathered informed many of the recommendations within the study.

The information gathered through these processes was then organized and categorized using nationally accepted techniques as recommended by the Association of Physical Plant Administrators (APPA). For the purposes of assessment, the buildings were separated into a series of building components. Each component was assigned a percentage of the CRV, such that the sum of the components equaled the full building replacement value.

Component Name	Average % of CRV
Foundations	4
Roof	5
Glazing	5
Cladding	5
HVAC System	14
Plumbing / Fixtures	9
Primary / Secondary Electrical	6
Electrical Distribution	4
Lighting	4
Voice / Data	4
Ceilings	4
Walls	4
Interior Doors	3
Floors	3
Building Code, Fire, ADA, Elevators	3
Site Lighting	1
Steam Infrastructure	1
Ingress, Egress	1
Sanitary Storm	1
Basement Construction	4
Superstructure	10
Exterior Doors	2
Stairs	3

Each of these components were reviewed during interviews and site surveys and deficiencies were noted. Those deficiencies were identified as 1-year items, 5-year items, 10 year items, or 11+ year items. Using industry publication RS Means Online, values were determined and tallied for each building component.

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## METHODOLOGY

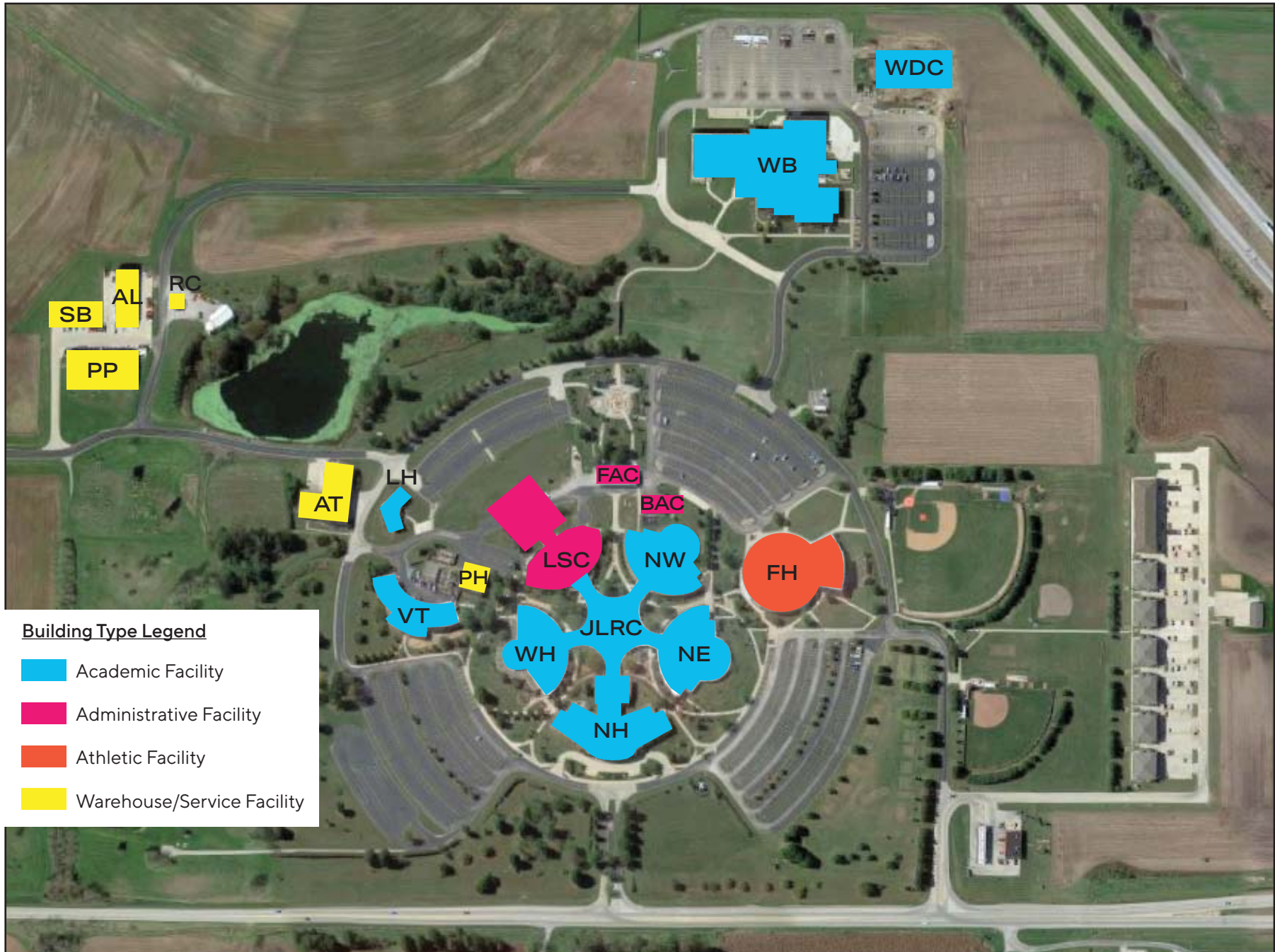
The Current Replacement Value for each building was first determined using per square foot values obtained from RS Means, an industry recognized reference on construction costs. These are regionally weighed.

Building Use Type	Cost / SF
Administration	\$360
Athletic	\$330
Classroom	\$340
Laboratory	\$471
Library	\$376
Student Union	\$327

\*-Please note that these numbers do not include permits, legal fees, logistics, temporary facilities, owner equipment, custom furniture, and other project overhead.

The following page is a campus map highlighting the buildings surveyed for this report.

# Campus Map



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## SUMMARY OF RESULTS

Founded in 1966 Lake Land College has a rich history of learning and innovating which remains tangible to today's students and faculty through the diverse array of buildings on campus.

This report currently focuses on nineteen buildings: nine academic buildings, three administrative buildings, one athletic facility, and six warehouse/service facilities. These account for nearly 90% of the campus total 557,357 square footage.

According to APPA Standards, the 1-year condition of the nineteen buildings overall is "good" at a 1-year FCI average value of 0%. This is due primarily to pro-active maintenance by staff. Several facilities are in good condition overall and are only in need of typical routine maintenance.

However, the 5-year outlook requires more attention. A substantial amount of deferred maintenance has accumulated and the 5-year FCI average value of 20.1% is considered "poor". The following are common and key findings that lead to this result:

- Several of the roofs are past their useful life and require either repair or full replacement.
- Seepage and water infiltration issues are seen in some facilities.
- Several buildings have HVAC equipment that is past its useful life and requires replacement.
- The primary service components of several building electrical systems requires replacement.
- Windows and glazed door entry systems are past their useful life and require replacement.

The report identifies \$977,703 of priority items that require immediate attention and an additional \$47,802,376 of deferred maintenance backlog that should be corrected over the next 5 years to bring the FCI into the "fair" range. This will bring the maintenance requirements of the buildings within a manageable level in relationship to the deferred maintenance budget.

The campus facilities are organized into four building types: academic, administrative, athletic, and warehouse/service. Each group of buildings has unique characteristics and deficiencies that are worth noting. See the following page for an overview of all assessed facilities, followed by individual buildings arranged in ascending order by the building inventory number.

## ACADEMIC FACILITIES

Building Name	CRV	Priority DMB	Priority FCI	0-5 Year FCI
Judge Learning Resource Center	\$16,304,112	\$48,912	GOOD	POOR
Neal Hall	\$15,735,880	\$407,279	GOOD	POOR
Northeast Hall	\$15,735,880	\$943,175	GOOD	POOR
Northwest Building	\$12,254,620	\$0	GOOD	POOR
Vocational Tech Building	\$7,204,138	\$36,021	GOOD	POOR
Webb Hall	\$12,330,100	\$197,281	GOOD	POOR
West Building	\$39,569,652	\$237,418	GOOD	POOR
Workforce Development Center	\$6,188,000	\$0	GOOD	GOOD
ZEB Hall (Lensink)	\$1,460,160	\$0	GOOD	FAIR

## ADMINISTRATIVE FACILITIES

Building Name	CRV	Priority DMB	Priority FCI	0-5 Year FCI
Board & Administration Center	\$1,933,560	\$0	GOOD	FAIR
Foundation & Alumni Center	\$2,063,520	\$0	GOOD	GOOD
Luther Student Center	\$17,331,000	\$277,296	GOOD	POOR

## ATHLETIC FACILITIES

Building Name	CRV	Priority DMB	Priority FCI	0-5 Year FCI
Field House	\$18,083,670	\$0	GOOD	POOR

## WAREHOUSE/SERVICE FACILITIES

Building Name	CRV	Priority DMB	Priority FCI	0-5 Year FCI
Agricultural Tech Building	\$4,601,520	\$69,023	GOOD	POOR
Agricultural Land Lab	\$1,536,000	\$0	GOOD	FAIR
Physical Plant	\$5,934,200	\$0	GOOD	POOR
Power House	\$3,602,105	\$9,005	GOOD	POOR
Recycling Center	\$51,540	\$0	GOOD	POOR
Storage Building 1	\$1,000,000	\$0	GOOD	GOOD

## OVERALL CRV

\$182,919,757

ANNUAL COST TO  
MAINTAIN DMB

\$5,487,592

## VITAL STATISTICS

Number of Buildings	19
Oldest Building	1968
Newest Building	2019
Average Year Built	1997
Average Cost/SF	\$352

## Priority Issues

FCI

0.0%

DMB

\$977,703

## 0-5 Year Issues

FCI

20.1%

DMB

\$47,802,376

## 1 Year Rating

GOOD FAIR POOR



## 5 Year Rating

GOOD FAIR POOR



JUDGE RESOURCE LEARNING CENTER



BLDG NO. LL01

CRV

\$16,304,112

ANNUAL COST TO  
MAINTAIN DMB

\$489,123

VITAL STATISTICS

Use Type  
Library

Name	Floors	Built	Area
Judge Resource Learning Center	3	1968	43,362sf

Priority Issues

FCI  
02%  
DMB  
\$32,608  
DMB Excess  
\$0

0-5 Year Issues

FCI  
28.8%  
DMB  
\$4,687,432  
DMB Excess  
\$3,872,227

1 Year Rating

GOOD FAIR POOR  
+ - X

5 Year Rating

GOOD FAIR POOR  
+ - X

## OBSERVATION HIGHLIGHTS

- Seepage at basement
- Roof warranty expired 2016
- Storefront past service life
- Access control upgrade needed
- Broadloom carpet past service life
- Leakage issues also in Offices 062, 063 and 064 at basement coming through the wall base and floor
- Stair handrails need to be replaced
- Exterior wall packs past service life
- Interior lighting is past service life
- Basement has multiple conduits due for repair or replacement



## PRIORITY ISSUES

Foundations	\$ 0.00
Roof	\$ 0.00
Glazing	\$ 0.00
Cladding	\$ 0.00
HVAC	\$ 0.00
Plumbing	\$ 0.00
Primary/Secondary	\$ 0.00
Distribution	\$ 0.00
Lighting	\$ 0.00
Voice/Data	\$ 0.00
Ceilings	\$ 0.00
Walls	\$ 0.00
Interior Doors	\$ 0.00
Floors	\$ 0.00
Bldg, Fire, ADA, Elevators	\$ 0.00
Site Lighting	\$ 0.00
Sanitary Storm	\$ 16,304.10
Basement Construction	\$ 0.00
Superstructure	\$ 0.00
Exterior Doors	\$ 0.00
Stairs	\$ 16,304.10

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**DMB**  
**\$32,608**

## 0-5 YEAR ISSUES

Foundations	\$ 65,216.40
Roof	\$ 407,602.75
Glazing	\$ 130,432.80
Cladding	\$ 81,520.50
HVAC	\$ 913,030.40
Plumbing	\$ 130,432.90
Primary/Secondary	\$ 244,561.80
Distribution	\$ 391,298.80
Lighting	\$ 554,339.40
Voice/Data	\$ 448,363.00
Ceilings	\$ 326,082.00
Walls	\$ 0.00
Interior Doors	\$ 0.00
Floors	\$ 244,561.50
Bldg, Fire, ADA, Elevators	\$ 24,456.15
Site Lighting	\$ 65,216.40
Sanitary Storm	\$ 32,608.20
Basement Construction	\$ 326,082.00
Superstructure	\$ 0.00
Exterior Doors	\$ 122,280.75
Stairs	\$ 146,736.90

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**DMB**  
**\$4,687,432**

## LUTHER STUDENT CENTER



BLDG NO. LL02

### CRV

\$17,331,000

### ANNUAL COST TO MAINTAIN DMB

\$519,930

### VITAL STATISTICS

Use Type  
Student Union

Name	Floors	Built	Area
Luther Student Center	1	1976/2019	53,000sf

#### Priority Issues

FCI

0.8%

DMB

\$138,648

DMB Excess

\$0

#### 0-5 Year Issues

FCI

16.6%

DMB

\$2,876,946

DMB Excess

\$2,010,396

#### 1 Year Rating

GOOD FAIR POOR



#### 5 Year Rating

GOOD FAIR POOR



## OBSERVATION HIGHLIGHTS

- Roof at connector and leading up to roof is in poor condition
- Roof above Theater must be replaced
- The building is newly renovated but the Auditorium was never updated. It is in dire need of a full renovation. The roof was not renovated so there is water infiltration. It needs a new ceiling. It needs new finishes. It smells of water and mold. The Auditorium was last updated in the 1990's.
- Ground fault meter was found in an electrical room and was detecting a ground fault. Ground fault study should be observed.
- Exterior local over current protection are past their service life.



## PRIORITY ISSUES

Foundations	\$ 0.00
Roof	\$ 0.00
Glazing	\$ 0.00
Cladding	\$ 0.00
HVAC	\$ 138,648.00
Plumbing	\$ 0.00
Primary/Secondary	\$ 0.00
Distribution	\$ 0.00
Lighting	\$ 0.00
Voice/Data	\$ 0.00
Ceilings	\$ 0.00
Walls	\$ 0.00
Interior Doors	\$ 0.00
Floors	\$ 0.00
Bldg, Fire, ADA, Elevators	\$ 0.00
Site Lighting	\$ 0.00
Sanitary Storm	\$ 0.00
Superstructure	\$ 0.00
Exterior Doors	\$ 0.00
Stairs	\$ 0.00

DMB

\$ 138,648

## 0-5 YEAR ISSUES

Foundations	\$ 0.00
Roof	\$ 216,637.50
Glazing	\$ 216,637.50
Cladding	\$ 86,655.00
HVAC	\$ 1,247,832.00
Plumbing	\$ 155,979.00
Primary/Secondary	\$ 259,965.00
Distribution	\$ 155,979.00
Lighting	\$ 34,662.00
Voice/Data	\$ 129,982.50
Ceilings	\$ 69,324.00
Walls	\$ 86,655.00
Interior Doors	\$ 0.00
Floors	\$ 103,986.00
Bldg, Fire, ADA, Elevators	\$ 181,975.50
Site Lighting	\$ 8,665.50
Sanitary Storm	\$ 0.00
Basement Construction	\$ 0.00
Superstructure	\$ 0.00
Exterior Doors	\$ 0.00
Stairs	\$ 0.00

DMB

\$ 2,876,946

NORTHWEST BUILDING



BLDG NO. LL03

CRV

\$12,254,620

ANNUAL COST TO MAINTAIN DMB

\$245,092

VITAL STATISTICS

Use Type

Classroom

Name	Floors	Built	Area
Northwest Building	1	1971	36,043sf

Priority Issues

FCI

0.0%

DMB

\$0

DMB Excess

\$0

0-5 Year Issues

FCI

374%

DMB

\$4,583,228

DMB Excess

\$3,970,497

1 Year Rating

GOOD

FAIR

POOR

+

-

X

5 Year Rating

GOOD

FAIR

POOR

+

-

X

## OBSERVATION HIGHLIGHTS

- Roof warranty expired 2001
- Water infiltration at light wells
- Water infiltration at clerestory windows
- Entry storefronts past their useful service life
- Access control upgrade needed
- Sealant at control joints clearly past its service life.
- Water stains at ceilings
- DEFERRED MAINTENANCE REQUEST ISSUED 11/04/2021
- Broadloom carpet past service life
- Mechanical equipment its past service life



## PRIORITY ISSUES

Foundations	\$ 0.00
Roof	\$ 0.00
Glazing	\$ 0.00
Cladding	\$ 0.00
HVAC	\$ 0.00
Plumbing	\$ 0.00
Primary/Secondary	\$ 0.00
Distribution	\$ 0.00
Lighting	\$ 0.00
Voice/Data	\$ 0.00
Ceilings	\$ 0.00
Walls	\$ 0.00
Interior Doors	\$ 0.00
Floors	\$ 0.00
Bldg, Fire, ADA, Elevators	\$ 0.00
Site Lighting	\$ 0.00
Sanitary Storm	\$ 0.00
Superstructure	\$ 0.00
Exterior Doors	\$ 0.00
Stairs	\$ 0.00

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DMB  
\$0

## 0-5 YEAR ISSUES

Foundations	\$ 0.00
Roof	\$ 1,102,915.80
Glazing	\$ 122,546.00
Cladding	\$ 91,909.65
HVAC	\$ 1,568,591.20
Plumbing	\$ 110,291.60
Primary/Secondary	\$ 153,182.75
Distribution	\$ 36,763.85
Lighting	\$ 416,657.25
Voice/Data	\$ 24,509.25
Ceilings	\$ 245,092.50
Walls	\$ 0.00
Interior Doors	\$ 91,909.75
Floors	\$ 306,365.50
Bldg, Fire, ADA, Elevators	\$ 18,381.95
Site Lighting	\$ 49,018.40
Sanitary Storm	\$ 61,273.00
Superstructure	\$ 0.00
Exterior Doors	\$ 183,819.00
Stairs	\$ 0.00

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DMB  
\$4,583,228

FIELD HOUSE



BLDG NO. LL04

CRV

\$18,083,670

ANNUAL COST TO MAINTAIN DMB

\$542,510

VITAL STATISTICS

Use Type  
Athletic Complex

Name	Floors	Built	Area
Field House	1	1971	54,799sf

Priority Issues	0-5 Year Issues
FCI	FCI
0.0%	24.8%
DMB	DMB
\$0	\$4,475,708
DMB Excess	DMB Excess
\$0	\$3,571,525

1 Year Rating	5 Year Rating
GOOD FAIR POOR	GOOD FAIR POOR
<div>+</div> <div>-</div> <div>X</div>	<div>+</div> <div>-</div> <div>X</div>

## OBSERVATION HIGHLIGHTS

- Roof warranty expired 2005-06
- Storefront past service life
- Access control upgrade needed
- DEFERRED MAINTENANCE REQUEST ISSUED 11/04/2021
- 7500 square feet of ceiling replacement is scheduled for 2023
- Four locker rooms and their walls are scheduled to be renovated in 2023
- Many areas around the building are scheduled to have new flooring installed including Entry 040, Classrooms 104, 105, 108, 109, 110, 111, and the Fitness Center as well as several of the existing corridors. There is a new basketball floor installed. All together, this comprises roughly 70% of the building's floors.
- Storefront and glazing on original building are past their useful service life
- Interior and exterior lighting is past it's service life.
- Panel boards located around the gym floor are past their service life.
- Panel board relays in mezzanine are not functions.



## PRIORITY ISSUES

Foundations	\$ 0.00
Roof	\$ 0.00
Glazing	\$ 0.00
Cladding	\$ 0.00
HVAC	\$ 0.00
Plumbing	\$ 0.00
Primary/Secondary	\$ 0.00
Distribution	\$ 0.00
Lighting	\$ 0.00
Voice/Data	\$ 0.00
Ceilings	\$ 0.00
Walls	\$ 0.00
Interior Doors	\$ 0.00
Floors	\$ 0.00
Bldg, Fire, ADA, Elevators	\$ 0.00
Site Lighting	\$ 0.00
Sanitary Storm	\$ 0.00
Superstructure	\$ 0.00
Exterior Doors	\$ 0.00
Stairs	\$ 0.00

DMB

\$0

## 0-5 YEAR ISSUES

Foundations	\$ 0.00
Roof	\$ 904,183.50
Glazing	\$ 542,510.00
Cladding	\$ 0.00
HVAC	\$ 678,137.75
Plumbing	\$ 90,418.40
Primary/Secondary	\$ 90,418.40
Distribution	\$ 54,251.00
Lighting	\$ 768,556.40
Voice/Data	\$ 144,669.40
Ceilings	\$ 361,673.50
Walls	\$ 189,878.50
Interior Doors	\$ 0.00
Floors	\$ 271,255.00
Bldg, Fire, ADA, Elevators	\$ 162,753.00
Site Lighting	\$ 361,673.00
Sanitary Storm	\$ 0.00
Superstructure	\$ 0.00
Exterior Doors	\$ 180,836.50
Stairs	\$ 0.00

DMB

\$4,475,708

NORTHEAST HALL



BLDG NO. LL05

CRV

\$15,735,880

ANNUAL COST TO MAINTAIN DMB

\$472,076

VITAL STATISTICS

Use Type

Classroom

Name	Floors	Built	Area
Northeast Hall	1	1968	36,262sf

Priority Issues	0-5 Year Issues
FCI	FCI
27%	34.9%
DMB	DMB
\$326,721	\$4,302,849
DMB Excess	DMB Excess
\$0	\$3,686,395

1 Year Rating	5 Year Rating
<div>GOOD</div> <div>FAIR</div> <div>POOR</div> <div>+</div> <div>-</div> <div>X</div>	<div>GOOD</div> <div>FAIR</div> <div>POOR</div> <div>+</div> <div>-</div> <div>X</div>

## OBSERVATION HIGHLIGHTS

- Water infiltration at MEP Penthouse
- Water infiltration at clerestory windows at interior circular corridor
- Storefront past service life
- Access control upgrade needed
- Roof warranty good till 2032
- Sealant at control joints clearly past its service life.
- DEFERRED MAINTENANCE REQUEST ISSUED June 13, 2022
- Exterior doors and storefront past useful service life
- Interior and exterior luminaires past service life
- VFD's and Solid State drives associated with HVAC equipment appears to be past useful service life
- Solar inverters may be undersized or equipment is not properly grounded



## PRIORITY ISSUES

Foundations	\$ 0.00
Roof	\$ 0.00
Glazing	\$ 24,658.20
Cladding	\$ 0.00
HVAC	\$ 0.00
Plumbing	\$ 0.00
Primary/Secondary	\$ 92,468.10
Distribution	\$ 0.00
Lighting	\$ 0.00
Voice/Data	\$ 0.00
Ceilings	\$ 49,316.30
Walls	\$ 49,316.30
Interior Doors	\$ 0.00
Floors	\$ 49,316.30
Bldg, Fire, ADA, Elevators	\$ 36,987.20
Site Lighting	\$ 0.00
Sanitary Storm	\$ 0.00
Superstructure	\$ 0.00
Exterior Doors	\$ 24,658.20
Stairs	\$ 0.00

DMB

\$ 326,721

## 0-5 YEAR ISSUES

Foundations	\$ 0.00
Roof	\$ 308,227.00
Glazing	\$ 160,278.30
Cladding	\$ 123,290.80
HVAC	\$ 1,109,617.00
Plumbing	\$ 98,632.60
Primary/Secondary	\$ 123,290.80
Distribution	\$ 129,455.40
Lighting	\$ 419,188.55
Voice/Data	\$ 24,658.15
Ceilings	\$ 443,846.70
Walls	\$ 49,316.30
Interior Doors	\$ 0.00
Floors	\$ 443,846.70
Bldg, Fire, ADA, Elevators	\$ 332,884.80
Site Lighting	\$ 49,316.40
Sanitary Storm	\$ 0.00
Superstructure	\$ 0.00
Exterior Doors	\$ 160,278.30
Stairs	\$ 0.00

DMB

\$ 4,302,849

NEAL HALL



BLDG NO. LL06

CRV

\$15,735,880

ANNUAL COST TO MAINTAIN DMB

\$472,076

VITAL STATISTICS

Use Type  
Classroom

	Floors	Built	Area
Neal Hall	1	2000	46,282sf

Priority Issues	0-5 Year Issues
FCI	FCI
0.0%	28.9%
DMB	DMB
\$0	\$4,544,522
DMB Excess	DMB Excess
\$0	\$3,757,328

1 Year Rating	5 Year Rating
GOOD FAIR POOR	GOOD FAIR POOR
<div>+</div> <div>-</div> <div>X</div>	<div>+</div> <div>-</div> <div>X</div>

## OBSERVATION HIGHLIGHTS

- Roof warranty expires in 2040
- Windows scheduled to be repaired
- Sealant at cladding past service life
- Most ceilings and floor finishes scheduled to be replaced in 2023
- Most walls scheduled to be refinished and painted in 2023
- Metal ladder to roof is in need of repair
- Interior lighting is past service life and scheduled to be replaced
- Data infrastructure is outdated and being updated soon
- Mechanical equipment over current protection devices are due for replacement



## PRIORITY ISSUES

Foundations	\$ 0.00
Roof	\$ 0.00
Glazing	\$ 0.00
Cladding	\$ 0.00
HVAC	\$ 0.00
Plumbing	\$ 0.00
Primary/Secondary	\$ 0.00
Distribution	\$ 0.00
Lighting	\$ 0.00
Voice/Data	\$ 0.00
Ceilings	\$ 0.00
Walls	\$ 0.00
Interior Doors	\$ 0.00
Floors	\$ 0.00
Bldg, Fire, ADA, Elevators	\$ 0.00
Site Lighting	\$ 0.00
Sanitary Storm	\$ 0.00
Superstructure	\$ 0.00
Exterior Doors	\$ 0.00
Stairs	\$ 0.00

DMB

\$0

## 0-5 YEAR ISSUES

Foundations	\$ 0.00
Roof	\$ 0.00
Glazing	\$ 110,151.30
Cladding	\$ 786,79.40
HVAC	\$ 2,014,192.80
Plumbing	\$ 173,094.70
Primary/Secondary	\$ 236,038.20
Distribution	\$ 55,075.60
Lighting	\$ 472,076.25
Voice/Data	\$ 220,302.25
Ceilings	\$ 330,453.55
Walls	\$ 94,415.25
Interior Doors	\$ 118,019.00
Floors	\$ 259,641.80
Bldg, Fire, ADA, Elevators	\$ 23,603.80
Site Lighting	\$ 118,019.25
Sanitary Storm	\$ 51,928.47
Superstructure	\$ 0.00
Exterior Doors	\$ 110,151.30
Stairs	\$ 78,679.50

DMB

\$4,544,522

WEBB HALL



BLDG NO. LL07

CRV

\$12,330,100

ANNUAL COST TO  
MAINTAIN DMB

\$369,903

VITAL STATISTICS

Use Type  
Classroom

Name	Floors	Built	Area
Webb Hall	1	1968	36,265sf

Priority Issues	0-5 Year Issues
FCI	FCI
1.6%	28.7%
DMB	DMB
\$197,281	\$3,532,574
DMB Excess	DMB Excess
\$0	\$2916,069

1 Year Rating5 Year Rating

GOOD	FAIR	POOR	GOOD	FAIR	POOR

## OBSERVATION HIGHLIGHTS

- Step crack at south corner suggests foundation settlement or heave
- Roof warranty expired 2018 for roughly 70 squares
- Roof warranty good till early 2030's
- Efflorescence at clerestory windows
- Storefront past service life
- Access control upgrade needed
- Sealant past service life
- Ceiling over 20 years old
- Interior and exterior luminaires past service life
- VFD's and Solid State drives associated with HVAC equipment appears to be past useful service life.
- Solar inverters may be undersized or equipment is not properly grounded.



## PRIORITY ISSUES

Foundations	\$ 0.00
Roof	\$ 0.00
Glazing	\$ 0.00
Cladding	\$ 0.00
HVAC	\$ 197,281.60
Plumbing	\$ 0.00
Primary/Secondary	\$ 0.00
Distribution	\$ 0.00
Lighting	\$ 0.00
Voice/Data	\$ 0.00
Ceilings	\$ 0.00
Walls	\$ 0.00
Interior Doors	\$ 0.00
Floors	\$ 0.00
Bldg, Fire, ADA, Elevators	\$ 0.00
Site Lighting	\$ 0.00
Sanitary Storm	\$ 0.00
Superstructure	\$ 0.00
Exterior Doors	\$ 0.00
Stairs	\$ 0.00

DMB

\$ 197,281

## 0-5 YEAR ISSUES

Foundations	\$ 123,301.00
Roof	\$ 616,505.00
Glazing	\$ 61,650.50
Cladding	\$ 154,126.25
HVAC	\$ 591,844.80
Plumbing	\$ 98,640.80
Primary/Secondary	\$ 154,126.25
Distribution	\$ 129,466.05
Lighting	\$ 419,223.40
Voice/Data	\$ 24,660.20
Ceilings	\$ 123,301.00
Walls	\$ 154,126.25
Interior Doors	\$ 184,951.50
Floors	\$ 308,252.50
Bldg, Fire, ADA, Elevators	\$ 18,495.15
Site Lighting	\$ 49,320.40
Sanitary Storm	\$ 0.00
Superstructure	\$ 0.00
Exterior Doors	\$ 123,301.00
Stairs	\$ 0.00

DMB

\$ 3,335,292

VOCATIONAL TECH BUILDING



BLDG NO. LL08

**CRV**  
\$7,204,138

**ANNUAL COST TO MAINTAIN DMB**  
\$216,124

**VITAL STATISTICS**  
Use Type  
Classroom, Garage/Service

Name	Floors	Built	Area
Vocational Tech Building	1	1971	18,859sf

Priority Issues	0-5 Year Issues
FCI	FCI
0.5%	16.8%
DMB	DMB
\$36,021	\$1,210,295
DMB Excess	DMB Excess
\$0	\$850,088

1 Year Rating			5 Year Rating		
GOOD	FAIR	POOR	GOOD	FAIR	POOR
<div>+</div>	<div>-</div>	<div>X</div>	<div>+</div>	<div>-</div>	<div>X</div>

## OBSERVATION HIGHLIGHTS

- Grass growing on roof. Roof drains clogged. Roof scuttle is dangerous
- Programmatic constraints with teachers sharing an office.
- Epoxy floors were a DIY fix and are at the end of their service life.
- Noise issue in the building between the shop and the classrooms.
- Metal roof ladder and scuttle are a safety concern
- A few vehicle exhaust fan were noted to not be functioning and are due for replacement and will need a new electrical circuit and means of disconnect.
- Parking lot lighting should be considered for replacement.



## PRIORITY ISSUES

Foundations	\$ 0.00
Roof	\$ 0.00
Glazing	\$ 0.00
Cladding	\$ 0.00
HVAC	\$ 0.00
Plumbing	\$ 0.00
Primary/Secondary	\$ 0.00
Distribution	\$ 0.00
Lighting	\$ 0.00
Voice/Data	\$ 0.00
Ceilings	\$ 0.00
Walls	\$ 0.00
Interior Doors	\$ 0.00
Floors	\$ 0.00
Bldg, Fire, ADA, Elevators	\$ 0.00
Site Lighting	\$ 0.00
Sanitary Storm	\$ 0.00
Superstructure	\$ 0.00
Exterior Doors	\$ 0.00
Stairs	\$ 36,020.50

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**DMB**  
\$36,021

## 0-5 YEAR ISSUES

Foundations	\$ 0.00
Roof	\$ 129,674.55
Glazing	\$ 0.00
Cladding	\$ 108,062.00
HVAC	\$ 288,165.50
Plumbing	\$ 43,224.80
Primary/Secondary	\$ 86,449.60
Distribution	\$ 25,214.50
Lighting	\$ 14,408.30
Voice/Data	\$ 14,408.30
Ceilings	\$ 0.00
Walls	\$ 72,041.50
Interior Doors	\$ 108,062.00
Floors	\$ 90,051.75
Bldg, Fire, ADA, Elevators	\$ 10,806.20
Site Lighting	\$ 3,602.05
Sanitary Storm	\$ 0.00
Superstructure	\$ 0.00
Exterior Doors	\$ 180,103.50
Stairs	\$ 0.00

---

**DMB**  
\$1,210,295

## AGRICULTURAL TECH BUILDING



BLDG NO. LL09

## CRV

\$4,601,520

ANNUAL COST TO  
MAINTAIN DMB

\$138,046

## VITAL STATISTICS

Use Type  
Technology, Garage

Name	Floors	Built	Area
Agricultural Tech Building	1	1994	16,434sf

## Priority Issues

FCI

1.5%

DMB

\$69,023

DMB Excess

\$0

## 0-5 Year Issues

FCI

19.0%

DMB

\$871,988

DMB Excess

\$641,912

## 1 Year Rating

GOOD FAIR POOR



## 5 Year Rating

GOOD FAIR POOR



## OBSERVATION HIGHLIGHTS

- Seepage present in NE corner of Room 106.
- Restrooms need to be refreshed–new partitions, specialties, and finishes.
- Offices need to be refreshed–new casework and finishes.
- Original Doors to the building. They should be studied in detail in conjunction with a campus-wide access/access control project
- Interior and exterior lighting is past it's service life.
- Data racks are not in a dedicated closet.
- Exiting lighting and exterior pedestrian lighting appears to not be present.



## PRIORITY ISSUES

Foundations	\$ 0.00
Roof	\$ 0.00
Glazing	\$ 0.00
Cladding	\$ 0.00
HVAC	\$ 0.00
Plumbing	\$ 0.00
Primary/Secondary	\$ 0.00
Distribution	\$ 0.00
Lighting	\$ 0.00
Voice/Data	\$ 0.00
Ceilings	\$ 0.00
Walls	\$ 0.00
Interior Doors	\$ 0.00
Floors	\$ 0.00
Bldg, Fire, ADA, Elevators	\$ 0.00
Site Lighting	\$ 0.00
Sanitary Storm	\$ 0.00
Superstructure	\$ 0.00
Exterior Doors	\$ 0.00
Stairs	\$ 0.00

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DMB  
\$0

## 0-5 YEAR ISSUES

Foundations	\$ 0.00
Roof	\$ 0.00
Glazing	\$ 0.00
Cladding	\$ 0.00
HVAC	\$ 64,421.30
Plumbing	\$ 41,413.70
Primary/Secondary	\$ 57,519.00
Distribution	\$ 41,413.65
Lighting	\$ 161,053.20
Voice/Data	\$ 27,609.15
Ceilings	\$ 0.00
Walls	\$ 27,609.15
Interior Doors	\$ 92,030.50
Floors	\$ 46,015.25
Bldg, Fire, ADA, Elevators	\$ 103,534.50
Site Lighting	\$ 36,812.00
Sanitary Storm	\$ 11503.75
Superstructure	\$ 0.00
Exterior Doors	\$ 115,038.00
Stairs	\$ 0.00

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DMB  
\$825,973

WEST BUILDING



BLDG NO. LL10

CRV

\$39,569,652

ANNUAL COST TO MAINTAIN DMB

\$1,187,089

VITAL STATISTICS

Use Type

Laboratory

Name	Floors	Built	Area
West Building	1	2000	84,012sf

Priority Issues

FCI

0.6%

DMB

\$237,418

DMB Excess

\$0

0-5 Year Issues

FCI

34.7%

DMB

\$13,710,884

DMB Excess

\$11,732,402

1 Year Rating

GOOD

FAIR

POOR

+

-

X

5 Year Rating

GOOD

FAIR

POOR

+

-

X

## OBSERVATION HIGHLIGHTS

- Roof warranty expired or near expiration
- Water infiltration at the windows
- Masonry wavy and moving differentially to the structure
- The scuppers on the building do not have drip edges. Masonry in these areas is damaged and water stained.
- Water damage in several areas of ceiling tiles
- Several areas of wall are water-damaged, effloresced, or discolored from thermal and moisture intrusion
- Full building expansion joints and control joints cracking in several areas throughout the building.
- Broadloom carpet past service life
- DEFERRED MAINTENANCE REQUEST ISSUED June 13, 2022
- Trip hazard at top of stairs leading to Mechanical Basement.
- This building had a transformer short circuit and the grounding associated with the main electrical equipment should be investigated.
- Interior and exterior luminaires past service life
- VFD's and local over current protection associated with HVAC equipment needs updated



## PRIORITY ISSUES

Foundations	\$ 0.00
Roof	\$ 0.00
Glazing	\$ 0.00
Cladding	\$ 0.00
HVAC	\$ 0.00
Plumbing	\$ 0.00
Primary/Secondary	\$ 98,924.15
Distribution	\$ 0.00
Lighting	\$ 0.00
Voice/Data	\$ 0.00
Ceilings	\$ 0.00
Walls	\$ 0.00
Interior Doors	\$ 0.00
Floors	\$ 0.00
Bldg, Fire, ADA, Elevators	\$ 118,709.00
Site Lighting	\$ 0.00
Sanitary Storm	\$ 0.00
Basement Construction	\$ 0.00
Superstructure	\$ 0.00
Exterior Doors	\$ 0.00
Stairs	\$19,784.85

DMB

\$ 237,418

## 0-5 YEAR ISSUES

Foundations	\$ 0.00
Roof	\$ 2,670,951.75
Glazing	\$ 395,696.50
Cladding	\$ 989,241.50
HVAC	\$ 3,877,825.70
Plumbing	\$ 494,620.75
Primary/Secondary	\$ 593,544.90
Distribution	\$ 415,481.40
Lighting	\$ 1,345,368.10
Voice/Data	\$ 237,417.90
Ceilings	\$ 791,393.00
Walls	\$ 494,620.75
Interior Doors	\$ 0.00
Floors	\$ 395,696.50
Bldg, Fire, ADA, Elevators	\$ 59,354.50
Site Lighting	\$ 316,557.20
Sanitary Storm	\$ 0.00
Basement Construction	\$ 0.00
Superstructure	\$ 0.00
Exterior Doors	\$ 395,696.50
Stairs	\$ 0.00

DMB

\$ 13,710,884

BOARD AND ADMINISTRATION CENTER



BLDG NO. LL11

CRV

\$1,933,560

ANNUAL COST TO MAINTAIN DMB

\$58,006

VITAL STATISTICS

Use Type

Office

Name	Floors	Built	Area
Board and Administration Center	1	2018	5,371sf

Priority Issues	0-5 Year Issues
FCI	FCI
0.0%	8.4%
DMB	DMB
\$0	\$162,419
DMB Excess	DMB Excess
\$0	\$65,741

1 Year Rating	5 Year Rating
GOOD FAIR POOR	GOOD FAIR POOR
<div>+</div> <div>-</div> <div>X</div>	<div>+</div> <div>-</div> <div>X</div>

## OBSERVATION HIGHLIGHTS

- The roof is too heavy for the structure it is sitting on.
- The ceilings are deflecting because a standing seam metal roof was put on the original 1988 trusses. You can see the ceiling drywall sagging/flexing every sixteen inches where it is fastened to the joist side of the trusses.
- The users report high sound transfer between offices. Sound batts or white-noise machine are recommended
- General electrical maintenance throughout the building



## PRIORITY ISSUES

Foundations	\$ 0.00
Roof	\$ 0.00
Glazing	\$ 0.00
Cladding	\$ 0.00
HVAC	\$ 0.00
Plumbing	\$ 0.00
Primary/Secondary	\$ 0.00
Distribution	\$ 0.00
Lighting	\$ 0.00
Voice/Data	\$ 0.00
Ceilings	\$ 0.00
Walls	\$ 0.00
Interior Doors	\$ 0.00
Floors	\$ 0.00
Bldg, Fire, ADA, Elevators	\$ 0.00
Site Lighting	\$ 0.00
Sanitary Storm	\$ 0.00
Superstructure	\$ 0.00
Exterior Doors	\$ 0.00
Stairs	\$ 0.00

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**DMB**  
\$ 0

## 0-5 YEAR ISSUES

Foundations	\$ 0.00
Roof	\$ 38,671.25
Glazing	\$ 0.00
Cladding	\$ 0.00
HVAC	\$ 32,870.50
Plumbing	\$ 17,402.00
Primary/Secondary	\$ 4,833.90
Distribution	\$ 5,800.70
Lighting	\$ 4,833.90
Voice/Data	\$ 4,833.90
Ceilings	\$ 19,335.50
Walls	\$ 29,003.50
Interior Doors	\$ 0.00
Floors	\$ 0.00
Bldg, Fire, ADA, Elevators	\$ 2900.35
Site Lighting	\$ 1933.55
Sanitary Storm	\$ 0.00
Superstructure	\$ 0.00
Exterior Doors	\$ 0.00
Stairs	\$ 0.00

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**DMB**  
\$ 162,419

ZEB HALL (LENSINK)



BLDG NO. LL12

CRV

\$1,460,160

ANNUAL COST TO  
MAINTAIN DMB

\$43,805

VITAL STATISTICS

Use Type  
Office, Classroom

Name	Floors	Built	Area
ZEB Hall (Lensink)	1	2011	4,056sf

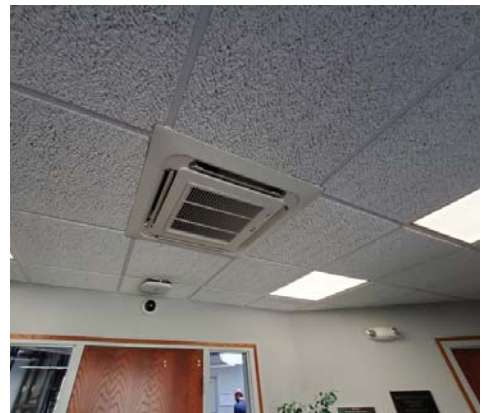
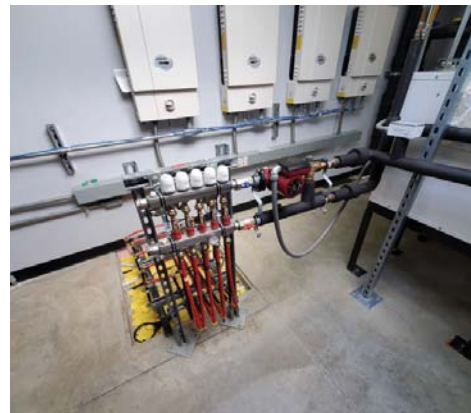
Priority Issues	0-5 Year Issues
FCI	FCI
0.0%	73%
DMB	DMB
\$0	\$105,862
DMB Excess	DMB Excess
\$0	\$0

1 Year Rating5 Year Rating

GOOD	FAIR	POOR	GOOD	FAIR	POOR

## OBSERVATION HIGHLIGHTS

- Thin brick may not be a fifty-year system
- Small issue at stone veneer cladding
- Parking lot lighting should be considered for replacement.
- Lighting controls are not modern energy saving lighting controls



## PRIORITY ISSUES

Foundations	\$ 0.00
Roof	\$ 0.00
Glazing	\$ 0.00
Cladding	\$ 0.00
HVAC	\$ 0.00
Plumbing	\$ 0.00
Primary/Secondary	\$ 0.00
Distribution	\$ 0.00
Lighting	\$ 0.00
Voice/Data	\$ 0.00
Ceilings	\$ 0.00
Walls	\$ 0.00
Interior Doors	\$ 0.00
Floors	\$ 0.00
Bldg, Fire, ADA, Elevators	\$ 0.00
Site Lighting	\$ 0.00
Sanitary Storm	\$ 0.00
Superstructure	\$ 0.00
Exterior Doors	\$ 0.00
Stairs	\$ 0.00

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DMB  
\$0

## 0-5 YEAR ISSUES

Foundations	\$ 0.00
Roof	\$ 0.00
Glazing	\$ 0.00
Cladding	\$ 0.00
HVAC	\$ 52,565.80
Plumbing	\$ 10,221.10
Primary/Secondary	\$ 3,650.40
Distribution	\$ 21,902.40
Lighting	\$ 2,920.30
Voice/Data	\$ 2,920.30
Ceilings	\$ 0.00
Walls	\$ 0.00
Interior Doors	\$ 0.00
Floors	\$ 0.00
Bldg, Fire, ADA, Elevators	\$ 2,190.25
Site Lighting	\$ 730.10
Sanitary Storm	\$ 0.00
Superstructure	\$ 0.00
Exterior Doors	\$ 0.00
Stairs	\$ 0.00

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DMB  
\$ 105,862

FOUNDATION AND ALUMNI CENTER



BLDG NO. LL13

CRV

\$2,063,520

ANNUAL COST TO  
MAINTAIN DMB

\$61,905

VITAL STATISTICS

Use Type  
Office

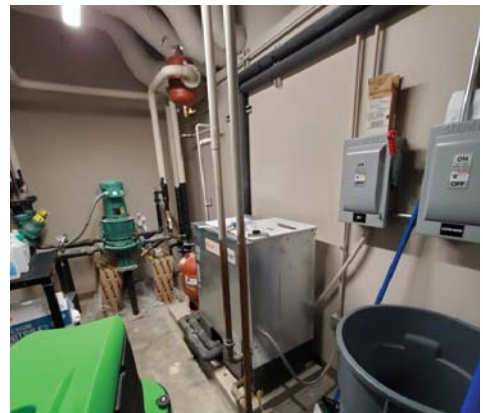
Name	Floors	Built	Area
Foundation and Alumni Center	1	2019	5,732sf

Priority Issues	0-5 Year Issues
FCI	FCI
0.0%	3.6%
DMB	DMB
\$0	\$74,287
DMB Excess	DMB Excess
\$0	\$0

1 Year Rating			5 Year Rating		
GOOD	FAIR	POOR	GOOD	FAIR	POOR
<div>+</div>	<div>-</div>	<div>x</div>	<div>+</div>	<div>-</div>	<div>x</div>

## OBSERVATION HIGHLIGHTS

- Building in overall good condition
- Typical routine and maintenance are needed
- Typical electrical maintenance throughout the building needed



## PRIORITY ISSUES

Foundations	\$ 0.00
Roof	\$ 0.00
Glazing	\$ 0.00
Cladding	\$ 0.00
HVAC	\$ 0.00
Plumbing	\$ 0.00
Primary/Secondary	\$ 0.00
Distribution	\$ 0.00
Lighting	\$ 0.00
Voice/Data	\$ 0.00
Ceilings	\$ 0.00
Walls	\$ 0.00
Interior Doors	\$ 0.00
Floors	\$ 0.00
Bldg, Fire, ADA, Elevators	\$ 0.00
Site Lighting	\$ 0.00
Sanitary Storm	\$ 0.00
Superstructure	\$ 0.00
Exterior Doors	\$ 0.00
Stairs	\$ 0.00

---

**DMB**  
\$0

## 0-5 YEAR ISSUES

Foundations	\$ 0.00
Roof	\$ 0.00
Glazing	\$ 0.00
Cladding	\$ 0.00
HVAC	\$ 33,016.30
Plumbing	\$16,508.20
Primary/Secondary	\$ 5,158.80
Distribution	\$ 7,222.30
Lighting	\$ 4,127.05
Voice/Data	\$ 4,127.05
Ceilings	\$ 0.00
Walls	\$ 0.00
Interior Doors	\$ 0.00
Floors	\$ 0.00
Bldg, Fire, ADA, Elevators	\$ 3,095.30
Site Lighting	\$ 1,031.75
Sanitary Storm	\$ 0.00
Superstructure	\$ 0.00
Exterior Doors	\$ 0.00
Stairs	\$ 0.00

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**DMB**  
\$74,287

WORKFORCE DEVELOPMENT CENTER



BLDG NO. LL14

CRV

\$6,188,000

ANNUAL COST TO  
MAINTAIN DMB

\$185,640

VITAL STATISTICS

Use Type  
Classroom

Name	Floors	Built	Area
Workforce Development Center	1	2018	18,200sf

Priority Issues

FCI

0.0%

DMB

\$0

DMB Excess

\$0

0-5 Year Issues

FCI

3.6%

DMB

\$219,674

DMB Excess

\$0

1 Year Rating

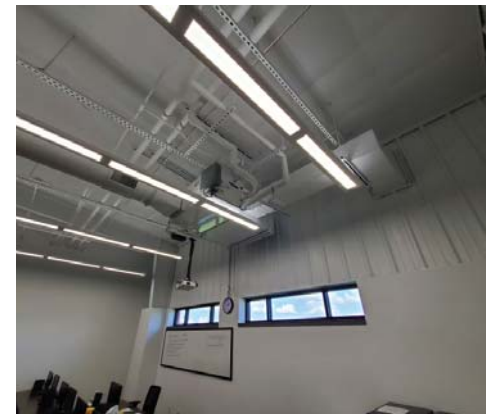
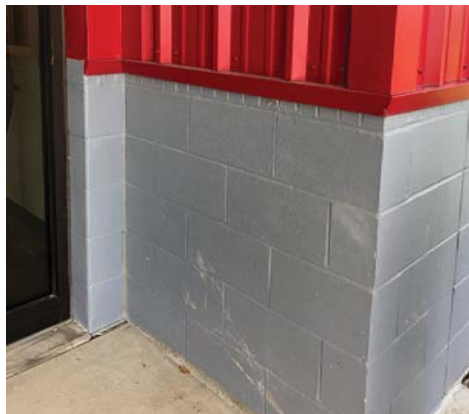
GOOD FAIR POOR  
+ - X

5 Year Rating

GOOD FAIR POOR  
+ - X

## OBSERVATION HIGHLIGHTS

- Some concern about birds nesting at entry
- Some concern about the color of concrete in the building
- Parking lot lighting should be considered for replacement



## PRIORITY ISSUES

Foundations	\$ 0.00
Roof	\$ 0.00
Glazing	\$ 0.00
Cladding	\$ 0.00
HVAC	\$ 0.00
Plumbing	\$ 0.00
Primary/Secondary	\$ 0.00
Distribution	\$ 0.00
Lighting	\$ 0.00
Voice/Data	\$ 0.00
Ceilings	\$ 0.00
Walls	\$ 0.00
Interior Doors	\$ 0.00
Floors	\$ 0.00
Bldg, Fire, ADA, Elevators	\$ 0.00
Site Lighting	\$ 0.00
Sanitary Storm	\$ 0.00
Superstructure	\$ 0.00
Exterior Doors	\$ 0.00
Stairs	\$ 0.00

---

DMB  
\$0

## 0-5 YEAR ISSUES

Foundations	\$ 0.00
Roof	\$ 0.00
Glazing	\$ 0.00
Cladding	\$ 0.00
HVAC	\$ 105,196.00
Plumbing	\$ 37,128.00
Primary/Secondary	\$ 30,940.00
Distribution	\$ 21,658.00
Lighting	\$ 15,470.00
Voice/Data	\$ 12,376.00
Ceilings	\$ 0.00
Walls	\$ 0.00
Interior Doors	\$ 0.00
Floors	\$ 0.00
Bldg, Fire, ADA, Elevators	\$ 9,282.00
Site Lighting	\$ 3,094.00
Sanitary Storm	\$ 0.00
Superstructure	\$ 0.00
Exterior Doors	\$ 0.00
Stairs	\$ 0.00

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DMB  
\$219,674

RECYCLING CENTER



BLDG NO. LL82

CRV

\$51,540

ANNUAL COST TO  
MAINTAIN DMB

\$1,546

VITAL STATISTICS

Use Type  
Mechanical

Name	Floors	Built	Area
Recycling Center	1	2012	2,577sf

Priority Issues	0-5 Year Issues
FCI	FCI
0.0%	27.4%
DMB	DMB
\$0	\$14,096
DMB Excess	DMB Excess
\$0	\$11,519

1 Year Rating

GOOD	FAIR	POOR
+	-	X

5 Year Rating

GOOD	FAIR	POOR
+	-	X

## OBSERVATION HIGHLIGHTS

- Building is in overall good condition
- Typical routine and maintenance are needed
- Interior lighting fixtures are in need of upgrades or replacement
- Exterior lighting wall packs are in need of replacement



## PRIORITY ISSUES

Foundations	\$ 0.00
Roof	\$ 0.00
Glazing	\$ 0.00
Cladding	\$ 0.00
HVAC	\$ 0.00
Plumbing	\$ 0.00
Primary/Secondary	\$ 0.00
Distribution	\$ 0.00
Lighting	\$ 0.00
Voice/Data	\$ 0.00
Ceilings	\$ 0.00
Walls	\$ 0.00
Interior Doors	\$ 0.00
Floors	\$ 0.00
Bldg, Fire, ADA, Elevators	\$ 0.00
Site Lighting	\$ 0.00
Sanitary Storm	\$ 0.00
Superstructure	\$ 0.00
Exterior Doors	\$ 0.00
Stairs	\$ 0.00

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DMB  
\$ 0

## 0-5 YEAR ISSUES

Foundations	\$ 0.00
Roof	\$ 0.00
Glazing	\$ 0.00
Cladding	\$ 0.00
HVAC	\$ 0.00
Plumbing	\$ 0.00
Primary/Secondary	\$ 257.70
Distribution	\$ 257.70
Lighting	\$ 8,761.80
Voice/Data	\$ 0.00
Ceilings	\$ 0.00
Walls	\$ 0.00
Interior Doors	\$ 0.00
Floors	\$ 0.00
Bldg, Fire, ADA, Elevators	\$ 0.00
Site Lighting	\$ 4,818.65
Sanitary Storm	\$ 0.00
Superstructure	\$ 0.00
Exterior Doors	\$ 0.00
Stairs	\$ 0.00

---

DMB  
\$ 14,096

PHYSICAL PLANT



BLDG NO. LL83

CRV

\$5,934,200

ANNUAL COST TO  
MAINTAIN DMB

\$178,026

VITAL STATISTICS

Use Type  
Warehouse, Office

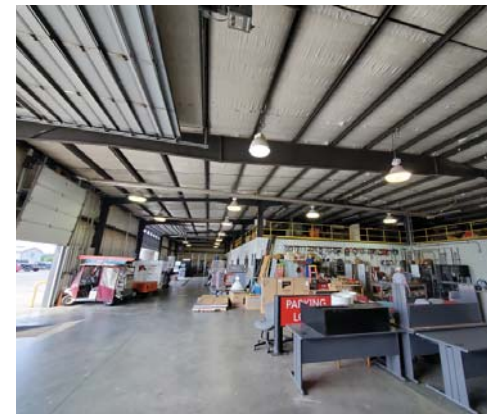
Name	Floors	Built	Area
Physical Plant	1	2001	29,671sf

Priority Issues	0-5 Year Issues
FCI	FCI
0.0%	21.3%
DMB	DMB
\$0	\$1,263,985
DMB Excess	DMB Excess
\$0	\$967,275

1 Year Rating			5 Year Rating		
GOOD	FAIR	POOR	GOOD	FAIR	POOR

## OBSERVATION HIGHLIGHTS

- There is a roof truss that is below 6'-8" at the mezzanine. It needs to be marked for safety.
- Vinyl ceiling is tearing at several areas
- Interior and exterior lighting is past it's service life.
- Exterior local over current protection for HVAC equipment is passed it's intended service life.



## PRIORITY ISSUES

Foundations	\$ 0.00
Roof	\$ 0.00
Glazing	\$ 0.00
Cladding	\$ 0.00
HVAC	\$ 0.00
Plumbing	\$ 0.00
Primary/Secondary	\$ 0.00
Distribution	\$ 0.00
Lighting	\$ 0.00
Voice/Data	\$ 0.00
Ceilings	\$ 0.00
Walls	\$ 0.00
Interior Doors	\$ 0.00
Floors	\$ 0.00
Bldg, Fire, ADA, Elevators	\$ 0.00
Site Lighting	\$ 0.00
Sanitary Storm	\$ 0.00
Superstructure	\$ 0.00
Exterior Doors	\$ 0.00
Stairs	\$ 0.00

---

DMB  
\$0

## 0-5 YEAR ISSUES

Foundations	\$ 0.00
Roof	\$ 0.00
Glazing	\$ 0.00
Cladding	\$ 0.00
HVAC	\$ 581,551.60
Plumbing	\$ 320,446.80
Primary/Secondary	\$ 59,342.00
Distribution	\$ 35,605.20
Lighting	\$ 252,203.50
Voice/Data	\$ 11,868.40
Ceilings	\$ 0.00
Walls	\$ 0.00
Interior Doors	\$ 0.00
Floors	\$ 0.00
Bldg, Fire, ADA, Elevators	\$ 8,901.30
Site Lighting	\$ 23,736.80
Sanitary Storm	\$ 0.00
Superstructure	\$ 0.00
Exterior Doors	\$ 0.00
Stairs	\$ 0.00

---

DMB  
\$ 1,293,985

## AGRICULTURAL LAND LAB



BLDG NO. LL84

## CRV

\$1,536,000

ANNUAL COST TO  
MAINTAIN DMB

\$46,080

## VITAL STATISTICS

Use Type  
Warehouse

Name	Floors	Built	Area
Agricultural Land Lab	1	2002	9,600sf

## Priority Issues

FCI

0.0%

DMB

\$0

DMB Excess

\$0

## 0-5 Year Issues

FCI

72%

DMB

\$109,824

DMB Excess

\$33,024

## 1 Year Rating

GOOD FAIR POOR



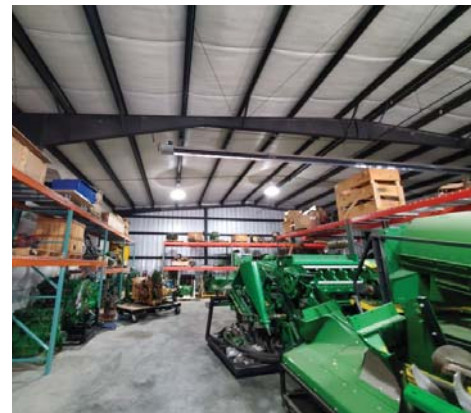
## 5 Year Rating

GOOD FAIR POOR



## OBSERVATION HIGHLIGHTS

- Some cladding damaged at base
- Interior and exterior lighting is past it's service life
- Building in overall good condition
- Typical routine and maintenance are needed



## PRIORITY ISSUES

Foundations	\$ 0.00
Roof	\$ 0.00
Glazing	\$ 0.00
Cladding	\$ 0.00
HVAC	\$ 0.00
Plumbing	\$ 0.00
Primary/Secondary	\$ 0.00
Distribution	\$ 0.00
Lighting	\$ 0.00
Voice/Data	\$ 0.00
Ceilings	\$ 0.00
Walls	\$ 0.00
Interior Doors	\$ 0.00
Floors	\$ 0.00
Bldg, Fire, ADA, Elevators	\$ 0.00
Site Lighting	\$ 0.00
Sanitary Storm	\$ 0.00
Superstructure	\$ 0.00
Exterior Doors	\$ 0.00
Stairs	\$ 0.00

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DMB  
\$0

## 0-5 YEAR ISSUES

Foundations	\$ 0.00
Roof	\$ 0.00
Glazing	\$ 0.00
Cladding	\$ 24,576.00
HVAC	\$ 55,296.00
Primary/Secondary	\$ 7,680.00
Distribution	\$ 4,608.00
Lighting	\$ 13,824.00
Voice/Data	\$ 0.00
Ceilings	\$ 0.00
Walls	\$ 0.00
Interior Doors	\$ 0.00
Floors	\$ 0.00
Bldg, Fire, ADA, Elevators	\$ 2,304.00
Site Lighting	\$ 1,536.00
Sanitary Storm	\$ 0.00
Superstructure	\$ 0.00
Exterior Doors	\$ 0.00
Stairs	\$ 0.00

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DMB  
\$ 109,824

POWER HOUSE



BLDG NO. LL85

CRV

\$3,602,105

ANNUAL COST TO MAINTAIN DMB

\$108,063

VITAL STATISTICS

Use Type  
Mechanical

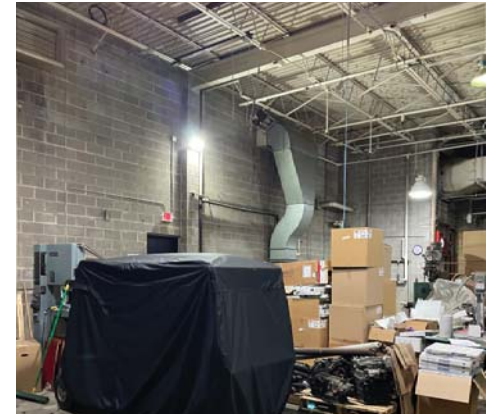
Name	Floors	Built	Area
Power House	1	1968	4,771sf

Priority Issues	0-5 Year Issues
FCI	FCI
0.3%	29.4%
DMB	DMB
\$9,005	\$1,057,218
DMB Excess	DMB Excess
\$0	\$877,113

1 Year Rating			5 Year Rating		
GOOD	FAIR	POOR	GOOD	FAIR	POOR

## OBSERVATION HIGHLIGHTS

- Leaks at NW and at existing pipe penetrations that are abandoned.
- Trip Hazard at the top of the stairs at the exit door.
- Efflorescence at walls
- Interior and exterior lighting is past it's service life.
- Switchgear is reaching it's expected service life.
- Capacitor bank is not functioning.



## PRIORITY ISSUES

Foundations	\$ 0.00
Roof	\$ 0.00
Glazing	\$ 0.00
Cladding	\$ 0.00
HVAC	\$ 0.00
Plumbing	\$ 0.00
Primary/Secondary	\$ 0.00
Distribution	\$ 0.00
Lighting	\$ 0.00
Voice/Data	\$ 0.00
Ceilings	\$ 0.00
Walls	\$ 0.00
Interior Doors	\$ 0.00
Floors	\$ 0.00
Bldg, Fire, ADA, Elevators	\$ 0.00
Site Lighting	\$ 0.00
Sanitary Storm	\$ 0.00
Superstructure	\$ 0.00
Exterior Doors	\$ 0.00
Stairs	\$ 9,005.25

---

DMB  
\$9,005

## 0-5 YEAR ISSUES

Foundations	\$ 0.00
Roof	\$ 0.00
Glazing	\$ 0.00
Cladding	\$ 0.00
HVAC	\$ 781,657.10
Plumbing	\$ 43,225.20
Primary/Secondary	\$ 28,816.80
Distribution	\$ 108,063.20
Lighting	\$ 64,837.80
Voice/Data	\$ 7,204.20
Ceilings	\$ 0.00
Walls	\$ 0.00
Interior Doors	\$ 0.00
Floors	\$ 0.00
Bldg, Fire, ADA, Elevators	\$ 0.00
Site Lighting	\$ 14,408.40
Sanitary Storm	\$ 0.00
Superstructure	\$ 0.00
Exterior Doors	\$ 0.00
Stairs	\$ 0.00

---

DMB  
\$1,057,218

STORAGE BUILDING NO. 1



BLDG NO. LLXX

CRV

\$1,000,000

ANNUAL COST TO  
MAINTAIN DMB

\$30,000

VITAL STATISTICS

Use Type  
Warehouse

Name	Floors	Built	Area
Storage Building 1	1	2019	5,000sf

Priority Issues	0-5 Year Issues
FCI	FCI
0.0%	4.5%
DMB	DMB
\$0	\$44,500
DMB Excess	DMB Excess
\$0	\$0

1 Year Rating

GOOD	FAIR	POOR
+	-	x

5 Year Rating

GOOD	FAIR	POOR
+	-	x

## OBSERVATION HIGHLIGHTS

- Building in overall good condition
- Typical routine and maintenance are needed
- General electrical routine maintenance and repair needed



## PRIORITY ISSUES

Foundations	\$ 0.00
Roof	\$ 0.00
Glazing	\$ 0.00
Cladding	\$ 0.00
HVAC	\$ 0.00
Plumbing	\$ 0.00
Primary/Secondary	\$ 0.00
Distribution	\$ 0.00
Lighting	\$ 0.00
Voice/Data	\$ 0.00
Ceilings	\$ 0.00
Walls	\$ 0.00
Interior Doors	\$ 0.00
Floors	\$ 0.00
Bldg, Fire, ADA, Elevators	\$ 0.00
Site Lighting	\$ 0.00
Sanitary Storm	\$ 0.00
Superstructure	\$ 0.00
Exterior Doors	\$ 0.00
Stairs	\$ 0.00

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DMB  
\$0

## 0-5 YEAR ISSUES

Foundations	\$ 0.00
Roof	\$ 0.00
Glazing	\$ 0.00
Cladding	\$ 0.00
HVAC	\$16,000.00
Primary/Secondary	\$2,500.00
Distribution	\$3,000.00
Lighting	\$3,500.00
Voice/Data	\$2,000.00
Walls	\$ 0.00
Interior Doors	\$ 0.00
Floors	\$ 0.00
Bldg, Fire, ADA, Elevators	\$1,500.00
Site Lighting	\$1,000.00
Sanitary Storm	\$ 0.00
Superstructure	\$15,000.00
Exterior Doors	\$ 0
Stairs	\$ 0.00

---

DMB  
\$44,500

## Appendix B

KEY

- A. West Lake**
1. Clean and Dredge
  2. Beautify Edges
  3. Patios at Shore
- B. East Lake**
1. Clean and Dredge
  2. Beautify Edge
- C. Campus Border**
1. Main College Sign
  2. Entry Sign
  3. 'Photo-op' Sign & Plaza
  4. Billboard Sign
- D. Campus Park**
1. Loop Trail
  2. Open-air Pavilion
  3. Disc Golf Course
- E. Cemetery**
1. Border Fence
  2. Parking Lot
- F. Athletic Fields**
1. Gathering Plaza
  2. Fabric Shade Structure
- G. Podesta Drive**
1. Relocated North Entry
  2. New South Entry
- H. Recreational Loop Trail**
1. 1.5 Miles Paved Path
  2. Seating Area
- I. Native Landscape**
1. Illinois Wildflowers & Prairie
  2. Mowed Paths for Cross-Country
- J. Parking Lots**
1. Landscaped Islands
- K. Building Outer Lawns**
1. Renovated Landscaping
  2. Pathway Updates
- L. Alumni Plaza**
1. Update Landscaping
  2. New Planting Areas
- M. Patio Seating Space**
- N. Student Center Plaza**
- O. Field House Plaza**
- P. Sunken Plazas**
1. Replace Pavement
  2. Updated Landscape
  3. New Furnishings
  4. ADA Accommodations
- Q. JRLC Quads**
1. Refresh Planting Beds
  2. New Wayfinding Signs



August 2022

CAMPUS MASTER PLAN



0 150' 300' 450'

PLANNING  
DESIGN  
STUDIO

LAKE LAND  
COLLEGE

Lake Land College Landscape Master Plan		Planning Design Studio	
<b>Projected Cost Summary</b>		Prepared By: LAF/SBT	
Prepared for: Lake Land College		8-Aug-22	
Rough Order of Magnitude Costs			
<b>LAKE AREAS</b>		<b>\$</b>	<b>4,894,560</b>
West Lake Area		\$	3,433,320
East Lake Area		\$	1,461,240
<b>CAMPUS BORDER</b>		<b>\$</b>	<b>1,145,520</b>
<b>CAMPUS PARK</b>		<b>\$</b>	<b>863,520</b>
<b>CEMETERY</b>		<b>\$</b>	<b>254,060</b>
<b>ATHLETIC FIELDS</b>		<b>\$</b>	<b>878,970</b>
<b>PODESTA DRIVE</b>		<b>\$</b>	<b>1,899,830</b>
<b>LOOP TRAIL</b>		<b>\$</b>	<b>1,180,860</b>
<b>NATIVE LANDSCAPE (WITH 3 YR. ESTABLISHMENT)</b>		<b>\$</b>	<b>462,420</b>
<b>PARKING AREAS</b>		<b>\$</b>	<b>1,221,470</b>
Parking Lot A		\$	192,950
Parking Lot B		\$	466,810
Parking Lot C		\$	129,650
Parking Lot D		\$	112,190
Parking Lot E		\$	166,340
Parking Lot F		\$	153,530
<b>OUTER LAWN AREAS</b>		<b>\$</b>	<b>839,700</b>
FH Outer Lawn		\$	138,570
NW Outer Lawn		\$	65,620
NE Outer Lawn		\$	78,780
NH Outer Lawn		\$	83,190
WH Outer Lawn		\$	78,630
VT Outer Lawn		\$	123,580
WB Outer Lawn		\$	87,280
WDC Outer Lawn		\$	48,560
Misc. Buildings (LH, AT, PP) Outer Lawns		\$	135,490

<b>CORE CAMPUS AREAS</b>	<b>\$ 3,073,460</b>
Alumni Plaza	\$ 208,590
FAC Building	\$ 228,320
BAC Plaza	\$ 131,090
LSC North Plaza	\$ 404,270
LSC Façade	\$ 138,490
FH Plaza	\$ 292,060
NW Façade	\$ 113,750
NE Façade	\$ 113,750
NH Façade & North Plaza	\$ 152,080
WH Façade	\$ 120,350
Sunken Plaza - North	\$ 426,700
Sunken Plaza - South	\$ 429,990
JLRC Quads	\$ 57,090
WB Façade	\$ 256,930
<b>Total Estimated Construction Cost</b>	<b>\$ 16,714,370</b>
<b>Estimated Design Budget</b>	<b>\$ 2,172,868</b>
Design Fee (9%)	\$ 1,504,293
Construction Period Services (4%)	\$ 668,575
<b>Total Project Cost</b>	<b>\$ 18,887,238</b>
Notes: <ol style="list-style-type: none"> <li>1) Construction Contingency of 20% and Contractor General Conditions of 10% is included in numbers above.</li> <li>2) Refer to individual project area estimates for detailed breakdown of costs.</li> <li>3) In providing rough order of magnitude cost, the Client understands that Landscape Architect has no control over costs or the price of labor, equipment, materials, or over the Contractor's method of pricing, and that the order of magnitude pricing provided herein are to be made on the basis of the Landscape Architect's qualifications and experience. The Landscape Architect makes no warranty, expressed or implied, as to the accuracy of such opinions as compared to bid or actual costs.</li> </ol>	