LAKE LAND
COLLEGE

Facilities Master Plan

June 2023

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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. Additionally, modernized spaces with enhanced functionality to serve students are also necessary to ensure Lake Land College is prepared to address the educational and service needs of future students, as outlined in the Master Facility Plan Report attached as Appendix C.

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 new Effingham Technology 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, technologically advanced, and appropriately equipped buildings with ample space to carry out the intended function.
    - Campus grounds designed to engage the senses and stimulate learning.
    - 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 for the next half-century and beyond cannot be achieved through last minute provisions and little preparation. Major projects require time-periods of multiple years to complete and the projects in this plan are outlined and proposed through fiscal year 2033. The plan will remain fluid, allowing the College to continually update and adjust its capital plans and master plan as it seeks to anticipate the changing job market of the communities in our district.

The College's ten-year 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 shared requests for major deferred maintenance and renovation projects on campus, several of which are also highlighted in this plan.

Facilities Master Plan Initiatives

1. Unified Campus

Prospective students and their families tend to develop specific feelings about the colleges they visit, typically slanted by how well each college meets their expectations of what a college should be. Ensuring a unified campus environment enhances current and prospective students' beliefs that the institution can deliver on its educational commitments. Lake Land will emphasize the following elements of a unified campus.

Unity

The character of a campus, and whether it meets the expectation of look and feel, can be a critical differentiator in the final selection 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 college's primary marketing tools. It inspires confidence in parents, and a sense of well-being and motivation in prospective students.

All campus buildings should support a consistent feel to the campus infrastructure, 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 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 wayfinding and directional system to guide students, staff and visitors around campus buildings and grounds 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 ten-year Master Landscaping Plan calls for 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 allow individuals 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 that creates a pleasant and safe experience for users as they progress to their destination.

2. Appropriately Maintained and Energy Efficient Facilities

Lake Land College recently completed both a comprehensive Facility Condition Assessment and a Master Facility Plan Report in conjunction with Bailey Edward regarding the state of the College's current physical infrastructure and the needs for future new and renovated learning and service spaces.

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 a significant Deferred Maintenance Backlog (DMB) needed for the 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 ten-year timeframe of this plan.

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 with time.

3. Spaces and People Places

New facilities will 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.

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.

Modern, Well-equipped Buildings and Grounds

Updates to the newly purchased Effingham Technology Center, which will house the Effingham Regional Career Academy, and renovations to Neal Hall (CDB project) are in progress, as are the addition of two women's locker rooms in the Lake Land College Field House and a face-lift to the men's locker room.

Additional projects to enhance campus learning and service spaces have been identified, prioritized and tentatively scheduled based on information derived from the comprehensive Master Facility Plan Report completed by Bailey Edward.

Facilities Master Plan Outline

In consideration of all the items previously identified in this report, the College has developed an estimated $113 million comprehensive ten-year facility and landscaping master plan that prioritizes and addresses the most critical areas of need across the Lake Land College district. An outline of the project plan is presented in Table A below.

Table A: Project Plan Outline

Fiscal Year	Project	Project Type
2024	Updates to the Effingham Technology Center	Construction
	Parking Lot D beautification	Landscaping
	Parking Lot A refinish & beautification (CDB Project)	Construction
	Neal Hall Renovation (CDB Project)	Construction
	Parking Lot D - CDL Lot addition	Construction
	Softball Press Box construction	Construction
	Athletic Restrooms/Concession Stand	Construction
	Lab room updates as identified by academics	Construction
	Women's Locker Rooms - Volleyball	Construction
	Women's Locker Rooms - Basketball	Construction
	West Building 1 Roof replacement	Construction
	Furniture updates in NW & NE classrooms and commons. Flooring in commons and hallway areas. Paint as needed.	Maintenance
2025	Parking Lot B refinish & beautification	Construction
	Field House Roof (excluding Fitness Ctr)	Construction
	Parking Lot F refinish	Construction
	Podesta Drive entrance updates	Landscaping
	Campus Border improvements	Landscaping
	Parking Lot E beautification	Landscaping
	Parking Lot F beautification	Landscaping
	Vo-Tech Outer Lawn beautification	Landscaping
	Field House Outer Lawn beautification	Landscaping
	Webb Hall Outer Lawn beautification	Landscaping
	Northeast Outer Lawn beautification	Landscaping
	AgTech, Lensink Hall Outer Lawn beautification	Landscaping
	Lensink Hall HR & MPR space renovation	Construction
	Webb Hall Tutoring & Testing Space renovation	Construction
	Furniture updates in WH offices, classrooms and commons. Flooring in commons and hallway areas. Paint as needed.	Maintenance

Table A: Project Plan Outline (continued)

Fiscal Year	Project	Project Type
2026	Alumni Park plaza beautification	Landscaping
	FAC Building beautification	Landscaping
	Board and Administration Center Plaza beautification	Landscaping
	Luther Student Center North Plaza beautification	Landscaping
	Luther Student Center Façade beautification	Landscaping
	Northwest Outer Lawn beautification	Landscaping
	Judge Learning Resource Center ISS space optimization	Construction
	Furniture and flooring updates in LRC	Maintenance
2027	Sunken Plaza North beautification	Landscaping
	Sunken Plaza South beautification	Landscaping
	Field House Plaza beautification	Landscaping
	Northwest Façade beautification	Landscaping
	Northeast Façade beautification	Landscaping
	Neal Hall Façade & North Plaza beautification	Landscaping
	Judge Learning Resource Center Quads beautification	Landscaping
	Webb Hall Façade beautification	Landscaping
	Judge Learning Resource Center HVAC/Geothermal update	Construction
	Furniture and flooring updates in West Building	Maintenance
2028	East Lake Area improvements	Landscaping
	Native Landscape improvements	Landscaping
	Campus Park beautification	Landscaping
	Judge Learning Resource Center Roof replacement	Construction
	Fitness Center Roof replacement	Construction
	Northwest and Judge Learning Resource Center remodel	Construction
	Furniture and Carpet updates in Vo-Tech and others	Maintenance
2029	West Building Outer Lawn beautification	Landscaping
	West Building Façade beautification	Landscaping
	Workforce Development Center Outer Lawn beautification	Landscaping
	Parking Lot C beautification	Landscaping
	Physical Plant Outer Lawn beautification	Landscaping
	Luther Student Center HVAC/Geothermal update	Construction
	Furniture and Carpet updates in XXXX	Maintenance

Table A: Project Plan Outline (continued)

Fiscal Year	Project	Project Type
2030	West Building 2 roof replacement	Construction
	Athletic Fields beautification	Landscaping
	Furniture and Carpet updates as needed across campus	Maintenance
2031	West Lake Area improvements	Landscaping
	Loop Trail installation	Landscaping
	Furniture and Carpet updates as needed across campus	Maintenance
2032	Cemetery beautification	Landscaping
	Geothermal, roof replacement and repairs to Power House, Lensink Hall, and Webb Hall.	Construction
	Northeast remodel and improvements	Construction
	Furniture and Carpet updates as needed across campus	Maintenance
2033	Geothermal, roof replacement and repairs to Luther Student Center and Vo-Tech.	Construction
	Furniture and Carpet updates as needed across campus	Maintenance

Funding the Future

Funding for the $113.0 million in construction, maintenance and landscaping projects outlined in this plan is anticipated to derive from a variety of sources, including grants; protection, health and safety funds; the Capital Development Board; capital bonding; building and construction fund balance; and annual operating funds. Estimated expenditures are presented in 2023 dollars, and inflationary cost increases should be anticipated over the ten-year period of the plan.

Bonds

The College maintains a borrowing and bonding scheduled to facilitate implementation of necessary capital construction projects. Capital bonding will provide funds necessary to renovate the Effingham Technology Center, construct women's locker rooms and renovate the men's locker room, construct a new softball press box, athletic restrooms/concession stand and implement a portion of the landscaping projects as outlined in the plan. Additionally, bonding will provide funds necessary to upgrade HVAC/geothermal systems and install new

roofing systems for the Luther Student Center, Power House, Lensink Hall, Vot-Tech Building, and Webb Hall. Additional miscellaneous repairs, renovations and upgrades will be considered for bonded funds as well. The College estimates it will utilize $48.4 million in bonded funds over the ten-year period.

Grants

The College will be seeking funds through local, state, federal or private donor grants to assist specifically with the refurbishment of the east and west lake areas, and renewal of the cemetery. These three areas of focus are tertiary to the operation of the College and present themselves as strong candidates for grant funding due to their unique nature. The College estimates it will seek $5.8 million in grant funds over the ten-year period.

Protection, Health and Safety (PHS)

The College annually levies funding for protection, health and safety projects, as outlined in the Illinois Community College Act. The College plans to use PHS funds to update the aging Luther Student Center HVAC/Geothermal system. Additionally, PHS funds will be used to replace the roof on several buildings, including the Luther Student Center, the Field House and Fitness Center, and the West Building. If not able to secure CDB funding, PHS funds will be used to replace the aging parking lot F. The College estimates it will utilize $11.2 million in PHS funds over the ten-year period.

The Capital Development Board (CDB)

Capital Development Board projects are currently in progress to renovate Neal Hall and to refinish and beautify parking lot A. Both projects are anticipated to be complete in early fiscal year 2024. Additionally, the College will seek CDB funding to refinish and beautify parking lot B. As part of the College's RAMP project submission, CDB funds will be sought to improve and remodel the Northwest Building, the Northeast Building and the Learning Resource Center.

The College will request an estimated $24 million in CDB funding over the ten-year period.

Building and Construction Fund Balance and Unrestricted Fund Balance

Lake Land College maintains a segregated fund in its investment pool designated for building and construction projects. This fund was established by the Board of Trustees, who annually resolve to transfer interest from the Working Cash Fund to the designated fund. The Building and Construction Fund, will be coupled with unrestricted fund balance, to fund a portion of the campus landscape projects, in addition to funding the parking lot D refinish and the CDL lot. Additionally, fund balance will be used for the campus lab room renovations, Podesta Drive entrance updates and entrance 3 addition, Lensink Hall Human Resources and MPR space renovations, Webb Hall tutoring and testing space renovations, the Judge Learning Resource Center ISS renovations and space optimization. The College estimates it will utilize $21.3 million from the building and construction fund, and unrestricted fund balance, over the ten-year period.

Annual Operating Funds

Funds are budgeted through annual operating budgets to update furniture, flooring and paint across campus as needed to update warn and outdated spaces. The College estimates it will spend $2.25 million in annual operating funds over the ten-year period to update furniture, flooring and paint across campus.

Conclusion

Lake Land College's campus and physical infrastructure has experienced substantial growth and improvement over the past fifty years since construction on the main campus began. It is the Board of Trustees desire to ensure the College and campus infrastructure is positioned to provide value to the community for the next fifty years. Over the course of the ten years outlined in this plan the College will embrace and implement projects to address the core concepts serving as a foundation for the Facilities Master Plan, including creating a unified campus; developing spaces and people places for Learning and Services; and ensure appropriately maintained and energy efficient facilities.

DECEMBER 2022

LLC FACILITY CONDITION ASSESSMENT

BAILEY EDWARD PROJ. NO. 022072

LAKE LAND COLLEGE FACILITY CONDITION ASSESSMENT REPORT

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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.

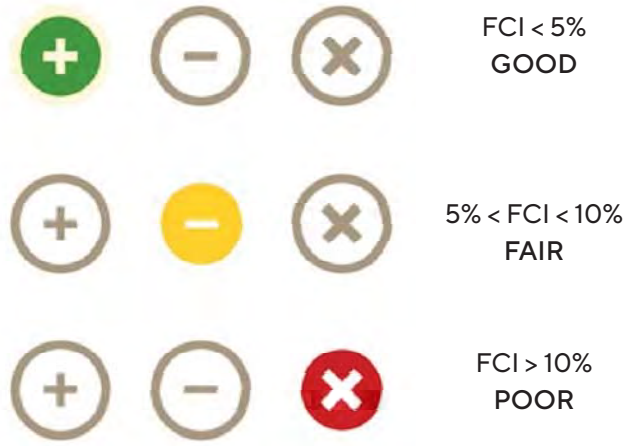
For example, consider a building with a CRV of $1,000,000. If the DMB is found to be $75,000, the FCI is calculated to be 7.5% (75,000/1,000,000). The DMB value at 5% FCI would be $50,000. The DMB Excess would then be any expense over a 5% FCI, which in this case would be $25,000 (75,000-50,000). This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

METHODOLOGY

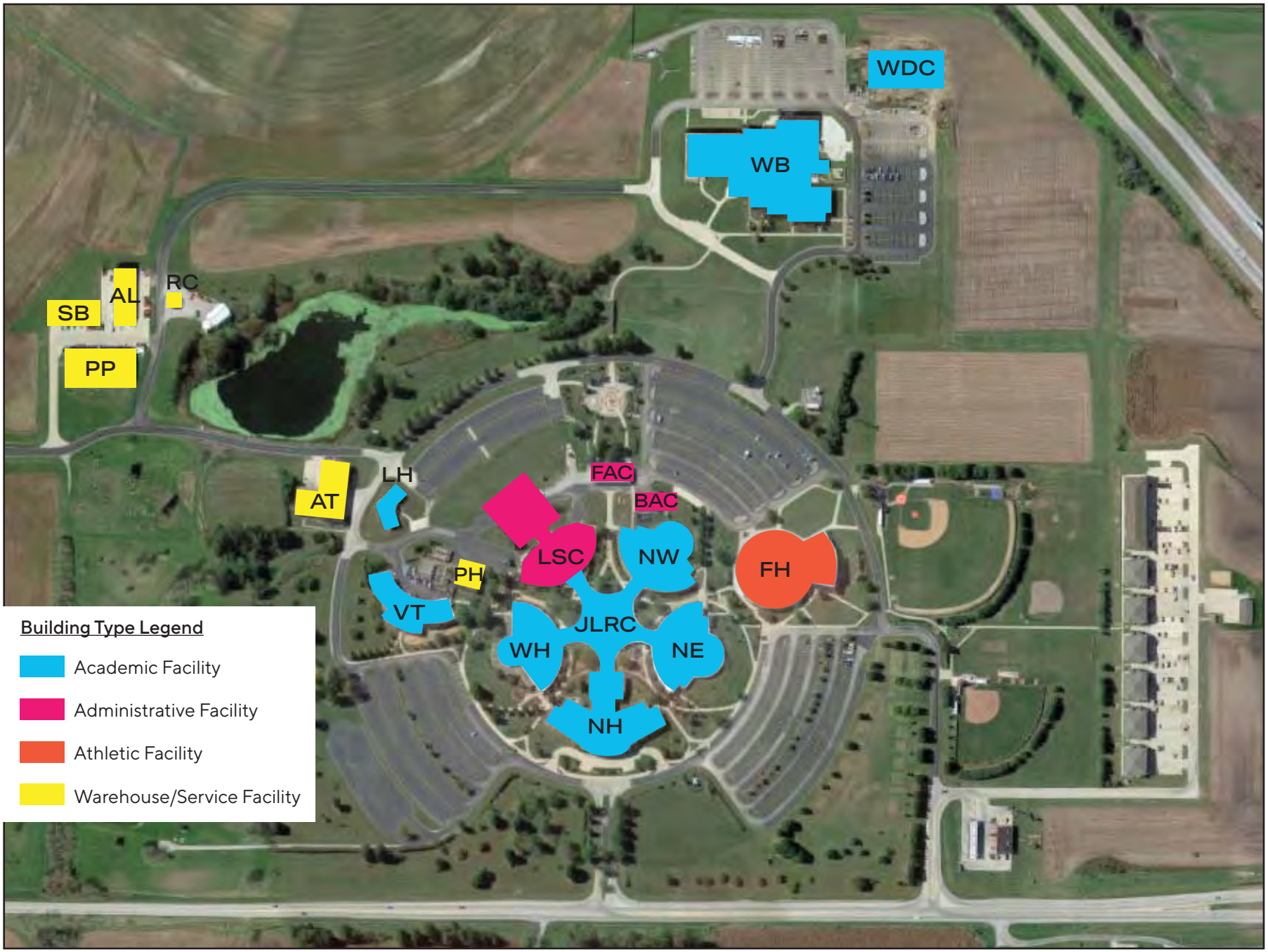
The Current Replacement Value for each building was first determined using per square foot values obtained from RS Means, an industry recognized reference on construction costs. These are regionally weighed.

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.

All Assessed Facilities

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	0-5 Year Issues
FCI	FCI
0.0%	20.1%
DMB	DMB
$977,703	$47,802,376

1 Year Rating			5 Year Rating		
GOOD	FAIR	POOR	GOOD	FAIR	POOR
+	-	X	+	-	X

JUDGE RESOURCE LEARNING CENTER

BLDG NO. LL01

CRV

$16,304,112

ANNUAL COST TO MAINTAIN DMB

$489,123

VITAL STATISTICS

Use Type
Library

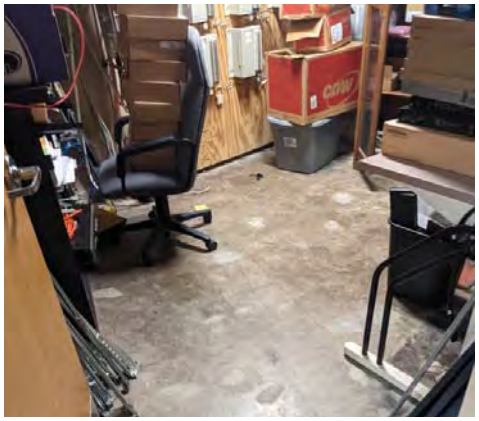
Name	Floors	Built	Area
Judge Resource Learning Center	3	1968	43,362sf

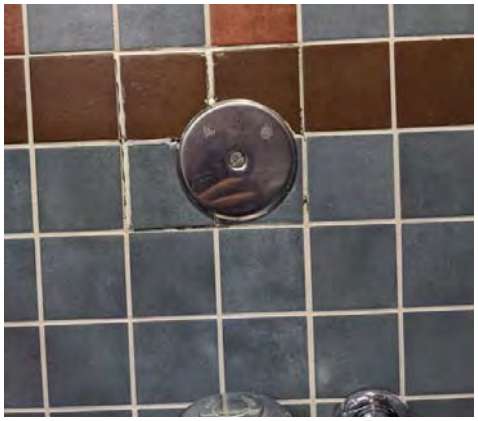
Priority Issues	0-5 Year Issues
FCI	FCI
0.2%	28.8%
DMB	DMB
$32,608	$4,687,432
DMB Excess	DMB Excess
$0	$3,872,227

1 Year Rating			5 Year Rating		
GOOD	FAIR	POOR	GOOD	FAIR	POOR
+	-	X	+	-	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





Academic

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

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

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

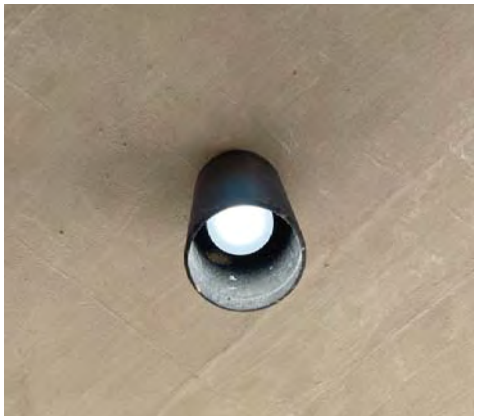
Priority Issues	0-5 Year Issues
FCI	FCI
0.8%	16.6%
DMB	DMB
$138,648	$2,876,946
DMB Excess	DMB Excess
$0	$2,010,396

1 Year Rating			5 Year Rating		
GOOD	FAIR	POOR	GOOD	FAIR	**POOR**
+	-	X	+	-	X

Administrative

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 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.



Administrative

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	0-5 Year Issues
FCI	FCI
0.0%	37.4%
DMB	DMB
$0	$4,583,228
DMB Excess	DMB Excess
$0	$3,970,497

1 Year Rating			5 Year Rating		
GOOD	FAIR	POOR	GOOD	FAIR	POOR
+	-	X	+	-	X

Academic

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

bailey edward

Academic

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	$ 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

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

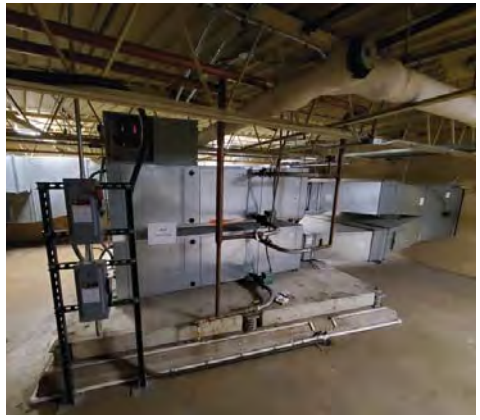
Priority Issues	0-5 Year Issues
FCI	FCI
0.0%	24.8%
DMB	DMB
$0	$4,475,708
DMB Excess	DMB Excess
$0	$3,571,525

1 Year Rating			5 Year Rating		
GOOD	FAIR	POOR	GOOD	FAIR	**POOR**
+	-	X	+	-	X

Athletic

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.



Athletic

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	$ 36167.30
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
2.7%	34.9%
DMB	DMB
$326,721	$4,302,849
DMB Excess	DMB Excess
$0	$3,686,395

1 Year Rating			5 Year Rating		
GOOD	FAIR	POOR	GOOD	FAIR	POOR
+	-	X	+	-	X

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

Academic

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

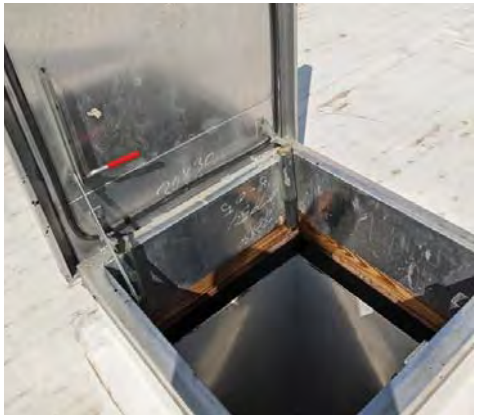
Priority Issues	0-5 Year Issues
FCI	FCI
0.0%	28.9%
DMB	DMB
$0	$4,544,522
DMB Excess	DMB Excess
$0	$3,757,7328

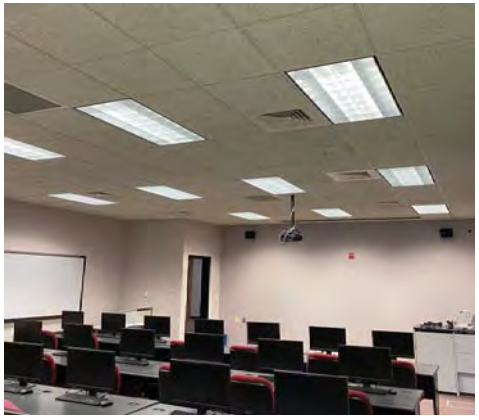
1 Year Rating			5 Year Rating		
GOOD	**FAIR**	POOR	GOOD	FAIR	**POOR**
+	-	X	+	-	X

Academic

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





Academic

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

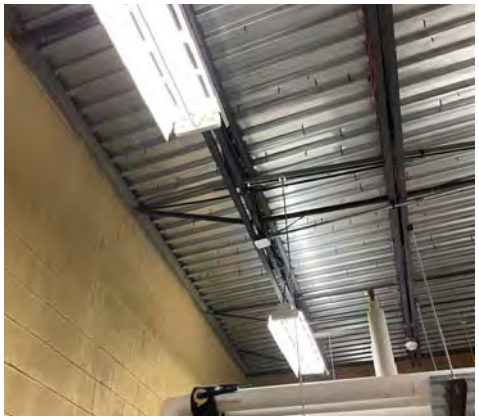
Priority Issues	0-5 Year Issues
FCI	FCI
1.6%	28.7%
DMB	DMB
$197,281	$3,532,574
DMB Excess	DMB Excess
$0	$2916,069

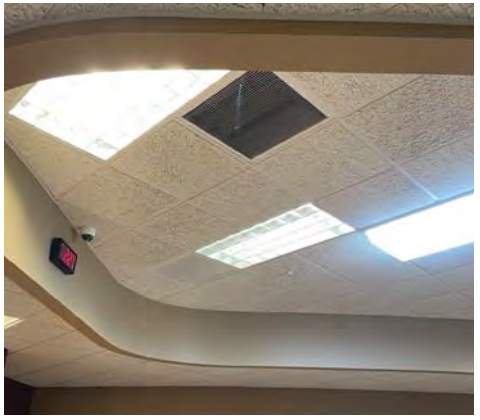
1 Year Rating			5 Year Rating		
GOOD	FAIR	POOR	GOOD	FAIR	POOR
+	-	X	+	-	X

Academic

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.





Academic

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
+	-	X	+	-	X

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.

Academic

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

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

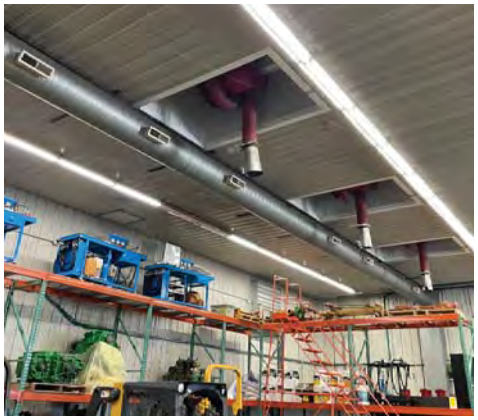
Priority Issues	0-5 Year Issues
FCI	FCI
1.5%	19.0%
DMB	DMB
$69,023	$871,988
DMB Excess	DMB Excess
$0	$641,912

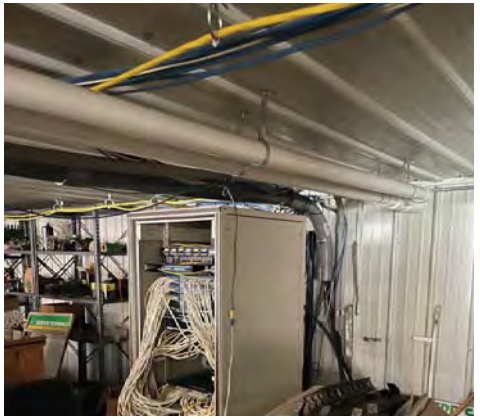
1 Year Rating			5 Year Rating		
GOOD	FAIR	POOR	GOOD	FAIR	POOR
+	-	X	+	-	X

Warehouse / Service

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.





Warehouse / Service

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	$ 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

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

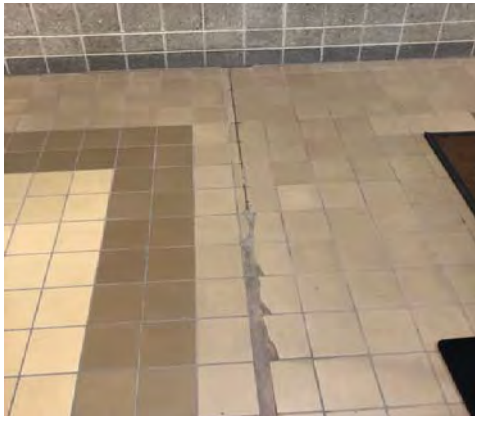
Name	Floors	Built	Area
West Building	1	2000	84,012sf

Priority Issues	0-5 Year Issues
FCI	FCI
0.6%	34.7%
DMB	DMB
$237,418	$13,710,884
DMB Excess	DMB Excess
$0	$11,732,402

1 Year Rating			5 Year Rating		
GOOD	FAIR	POOR	GOOD	FAIR	POOR
+	-	X	+	-	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



Academic

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
+	-	X	+	-	X

Administrative

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

Administrative

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	$ 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

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%	7.3%
DMB	DMB
$0	$105,862
DMB Excess	DMB Excess
$0	$0

1 Year Rating			5 Year Rating		
GOOD	FAIR	POOR	GOOD	FAIR	POOR
+	-	X	+	-	X

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

Academic

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	$ 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

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

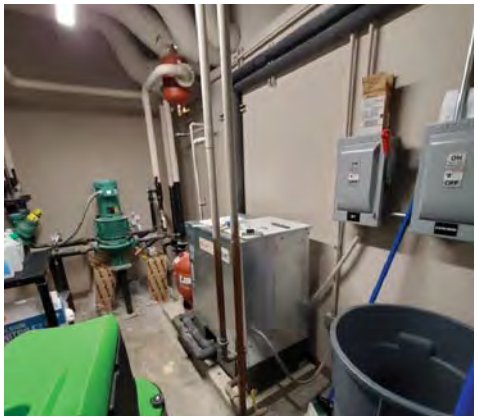
Priority Issues	0-5 Year Issues
FCI	FCI
0.0%	3.6%
DMB	DMB
$0	$74,287
DMB Excess	DMB Excess
$0	$0

1 Year Rating			5 Year Rating		
GOOD	FAIR	POOR	GOOD	FAIR	POOR
+	-	X	+	-	X

Administrative

OBSERVATION HIGHLIGHTS

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



Administrative

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

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

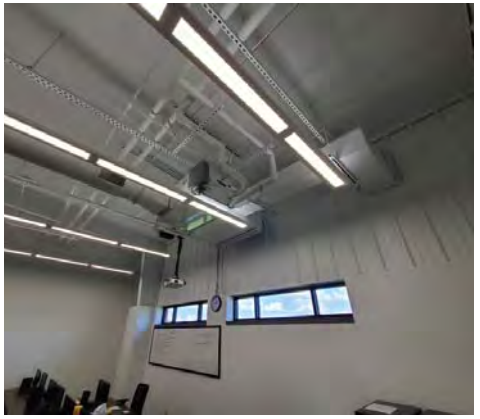
Name	Floors	Built	Area
Workforce Development Center	1	2018	18,200sf

Priority Issues	0-5 Year Issues
FCI	FCI
0.0%	3.6%
DMB	DMB
$0	$219,674
DMB Excess	DMB Excess
$0	$0

1 Year Rating			5 Year Rating		
GOOD	FAIR	POOR	GOOD	FAIR	POOR
+	-	X	+	-	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



Academic

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

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

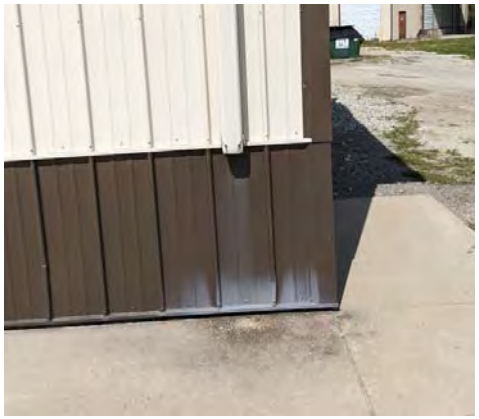
Priority Issues	0-5 Year Issues
FCI	FCI
0.0%	27.4%
DMB	DMB
$0	$14,096
DMB Excess	DMB Excess
$0	$11,519

1 Year Rating			5 Year Rating		
GOOD	FAIR	POOR	GOOD	FAIR	**POOR**
+	-	X	+	-	X

Warehouse / Service

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



bailey edward

Warehouse / Service

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	$ 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

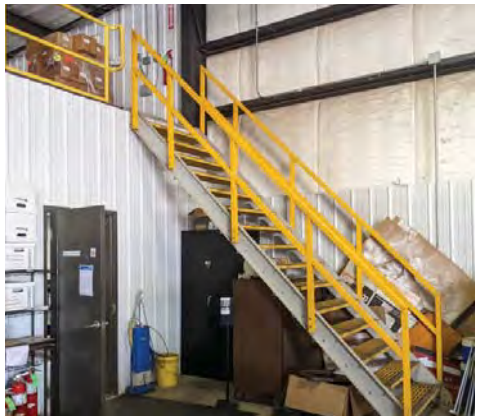
Priority Issues	0-5 Year Issues
FCI	FCI
0.0%	21.3%
DMB	DMB
$0	$1,263,985
DMB Excess	DMB Excess
$0	$967,275

1 Year Rating			5 Year Rating		
GOOD	FAIR	POOR	GOOD	FAIR	**POOR**
+	-	X	+	-	X

Warehouse / Service

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.



Warehouse / Service

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

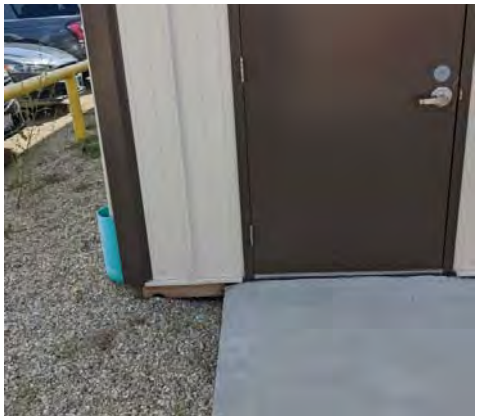
Priority Issues	0-5 Year Issues
FCI	FCI
0.0%	72%
DMB	DMB
$0	$109,824
DMB Excess	DMB Excess
$0	$33,024

1 Year Rating			5 Year Rating		
GOOD	FAIR	POOR	GOOD	FAIR	POOR
+	-	X	+	-	X

Warehouse / Service

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



Warehouse / Service

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	$ 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

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

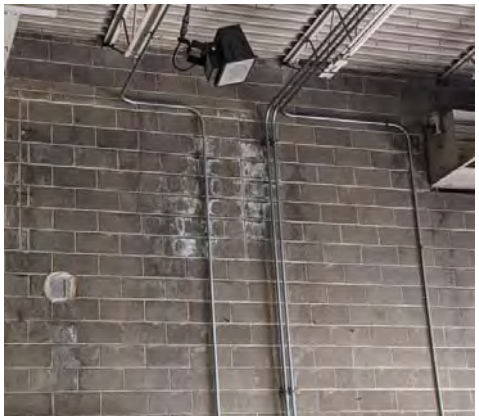
Priority Issues	0-5 Year Issues
FCI	FCI
0.3%	29.4%
DMB	DMB
$9,005	$1,057,218
DMB Excess	DMB Excess
$0	$877,113

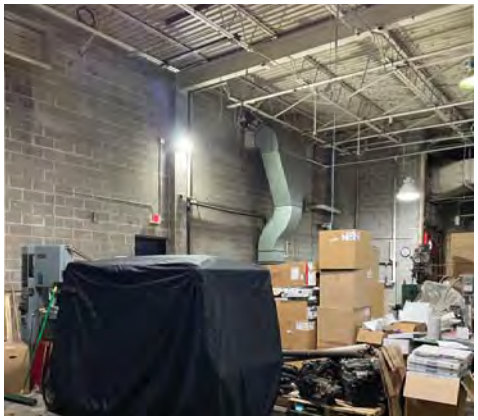
1 Year Rating			5 Year Rating		
GOOD	FAIR	POOR	GOOD	FAIR	POOR
+	-	X	+	-	X

Warehouse / Service

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.





Warehouse / Service

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			5 Year Rating		
GOOD	FAIR	POOR	GOOD	FAIR	**POOR**
+	-	X	+	-	X

Warehouse / Service

OBSERVATION HIGHLIGHTS

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

Warehouse / Service

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	$ 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

DETAILED DEFERRED MAINTENANCE REPORT - BY BUILDING

Facility: **Judge Learning Resource Center**
Bldg. No: **LL01**
Building: **Judge Learning Resource Center**
Area: 43,362sf **Yr Built:** 2011 **Floors:** 1

Use Types:
100% Library

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Foundations	4	$652,164	0	10	40	50	

Description:
Cast-in-Place Concrete

1 Year Issues:

5 Year Issues:
-Seepage at basement

10 Year Issues:
-Routine maintenance and repair.

11+ Year Issues:
-Long-term maintenance, repair, and replacement.

Facility: Judge Learning Resource Center
Bldg. No: LL01
Building: Judge Learning Resource Center
Area: 43,362sf **Yr Built:** 2011 **Floors:** 1

Use Types:
100% Library

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Roof	10	$1,630,411	0	25	50	25	

Description:
Single-Ply CSPE and Scrim / TPO

Judge Learning Resource Center
Area: 17,300
Product System: Tremply HP 4510
Warranty Effective Date: 2001.08.27
Warranty Length: 15
Warranty Expire Date: 2016.08.27
Warranty Status: Expired
Contact: †
Contractor: Advanced Roofing

Judge Learning Resource Center Covered Walkways
Area: 12,914
Product System: TPO
Warranty Effective Date: 2010/01/11
Warranty Length: 15
Warranty Expire Date: 2025/01/11
Warranty Status: YES
Contact: Firestone 1.800.428.4442 ***
Contractor: Industrial Roofing

1 Year Issues:

5 Year Issues:

10 Year Issues:
-Routine maintenance and repair.

11+ Year Issues:
-Long-term maintenance, repair, and replacement.

Facility: **Judge Learning Resource Center**
Bldg. No: **LL01**
Building: **Judge Learning Resource Center**
Area: 43,362sf **Yr Built:** 2011 **Floors:** 1

Use Types:
100% Library

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Glazing	2	$326,082	0	40	35	25	
							Description: Aluminum Glass Storefront 1 Year Issues: 5 Year Issues: -Storefront past service life -Access control upgrade needed 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.
Cladding	2	$326,082	0	25	25	25	
							Description: Cast-in-Place Concrete 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: Judge Learning Resource Center
Bldg. No: LL01
Building: Judge Learning Resource Center
Area: 43,362sf **Yr Built:** 2011 **Floors:** 1

Use Types:
100% Library

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
HVAC	14	$2,282,576	0	40	50	10	

Description:
- Dual base-mounted geothermal pumps serve the building.
- 2-pipe cassette-style fan coils serve the mezzanineand lower level rooms.
- Ducted geothermal source water-to-air heat pumps provide conditioning and ventilation to the main and lower levels.
- Geothermal water-to-water heat pumps produce heating and chilled water for the fan coils serving the building.
- Geothermal source water-to-air heat pumps provide dedicated conditioning to the data center.
- An energy recovery ventilator provides ventilation to the building.
- Distributed circulation pumps serve geothermal-source equipment throughout the building.

1 Years Issues:
- None

5 Year Issues:
- Many of the cassette-style fan coils have failed and require replacement. Repair parts for the units are not readily available and can not be repaired at this time.
- Geothermal pumps are at their expected average service life and should be considered for replacement.
- Some of the geothermal-source water-to-water heat pumps have been repaired in the past and may fail prior to their average expected service life.

10 Year Issues:
- Water-to-water geothermal source heat pumps and energy recovery unit are at their expected average service life and should be considered for replacement.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: **Judge Learning Resource Center**
Bldg. No: **LL01**
Building: **Judge Learning Resource Center**
Area: 43,362sf **Yr Built:** 2011 **Floors:** 1

Use Types:
100% Library

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Plumbing	8	$1,304,329	0	10	70	20	

Description:
- Fixtures and equipment replaced in 2010.
- Wet-pipe sprinkler throughout.

1 Years Issues:
- None

5 Year Issues:
- Routine maintenance and repair.

10 Year Issues:
- Domestic water heaters are at the end of their average expected service life and should be considered for replacement.
- Fixtures may remain functional for longer periods of time but mechanical components (flush valves, mixing valves, etc…) should be considered for replacement.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: Judge Learning Resource Center
Bldg. No: LL01
Building: Judge Learning Resource Center
Area: 43,362sf **Yr Built:** 2011 **Floors:** 1

Use Types:
100% Library

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Primary/Secondary	5	$815,206	0	30	10	60	

Description:
-There were a few 480V/277, and 208V/120 panels located in the building. Personnel did not note any secondary circuiting issues, but some of the conduit and wiring needs replaced.

1 Years Issues:
-None

5 Year Issues:
-There's multiple conduits in the basement with rust damage. It is recommended that this conduit and wiring is replaced.

10 Year Issues:
- Routine maintenance and repair.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.120V circuits throughout this building are reaching end off life and will need replaced in the future.

Facility: Judge Learning Resource Center
Bldg. No: LL01
Building: Judge Learning Resource Center
Area: 43,362sf **Yr Built:** 2011 **Floors:** 1

Use Types:
100% Library

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Distribution	6	$978,247	0	40	10	50	

Description:
-The JLRC building is powered from a 480V feed from the power house to a main distribution 480V panel located in the basement, step down XFMR'S and multiple branch panels all throughout the building.

1 Years Issues:
-The basement has flooding issues and it appears that some of the water is coming from the 4" conduits that is coming into the main distribution panel. It's highly recommended that these conduits are plugged at the nearest utility manhole before entering the building. It's also remmended to make sure these conduits are installed at a slope.

5 Year Issues:
- Routine maintenance and repair.

10 Year Issues:
- Routine maintenance and repair.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: Judge Learning Resource Center
Bldg. No: LL01
Building: Judge Learning Resource Center
Area: 43,362sf **Yr Built:** 2011 **Floors:** 1

Use Types:
100% Library

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Lighting	4	$652,164	0	85	10	5	

Description:
-High efficient fluorescent fixtures are installed throughout the entire facility. Manual lighting controls are installed. These were installed in 2011.

1 Years Issues:
- None

5 Year Issues:
-The luminaires located in the JLRC are getting close to being passed their expected life and becoming harder to maintain with the avaliability of fluorescent lamps. Typical fluorescent lamps last around 7 years. Most of the fixtures appear to be working currently. LED fixtures last and average of 20-25 years without maintenance. It is recommended to replace the fixtures with new LED fixtures. It is also recommended to include mondern lighting controls in the building for energy savings.

10 Year Issues:
- Routine maintenance and repair.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: Judge Learning Resource Center
Bldg. No: LL01
Building: Judge Learning Resource Center
Area: 43,362sf **Yr Built:** 2011 **Floors:** 1

Use Types:
100% Library

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Voice/Data	11	$1,793,452	0	25	50	25	Description: -The JLRC contains the main campus server room that is iindependently cooled. It also has various data drops throughout the building for study computers and offices. 1 Years Issues: -None 5 Year Issues: - Routine maintenance and repair. 10 Year Issues: - Routine maintenance and repair. 11+ Year Issues: - Long-term maintenance, repair, and replacement.
Ceilings	4	$652,164	0	50	0	50	Description: Popcorn Plaster 1 Year Issues: 5 Year Issues: -Water Stains -Discoloration -Patches at Colonnade Ceiling 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: **Judge Learning Resource Center**
Bldg. No: **LL01**
Building: **Judge Learning Resource Center**
Area: 43,362sf **Yr Built:** 2011 **Floors:** 1

Use Types:
100% Library

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Walls	4	$652,164	0	0	50	50	
							Description: Cast-in-Place Concrete, Drywall, Tile 1 Year Issues: 5 Year Issues: -Repair tile walls in restrooms 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.
Interior Doors	1	$163,041	0	0	50	50	
							Description: Sold Core Wood 1 Year Issues: 5 Year Issues: 10 Year Issues: -Access Control -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: Judge Learning Resource Center
Bldg. No: LL01
Building: Judge Learning Resource Center
Area: 43,362sf **Yr Built:** 2011 **Floors:** 1

Use Types:
100% Library

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Floors	3	$489,123	0	50	0	50	
							Description: Broadloom Carpet, Tile 1 Year Issues: 5 Year Issues: -Broadloom carpet past service life 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.
Bldg., Fire, ADA, Elevators	3	$489,123	0	5	10	85	
							Description: -Fire alarm notification/initiation system appears to have been updated in the 2011 remodel. Everything appears to be working and an appropriate amount of devices is presumed to be installed. System was re-certified in up till 2027. ADA operators and card readers are installs throughtout the interior and exterior of the building. 1 Years Issues: -None 5 Year Issues: - Routine maintenance and repair. 10 Year Issues: - Routine maintenance and repair. 11+ Year Issues: - Long-term maintenance, repair, and replacement.

Facility: Judge Learning Resource Center
Bldg. No: LL01
Building: Judge Learning Resource Center
Area: 43,362sf **Yr Built:** 2011 **Floors:** 1

Use Types:
100% Library

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Site Lighting	1	$163,041	0	40	55	5	
							Description: -HPS fixtures are installed in the surrounding walk paths and exterior of the building. 1 Years Issues: - None 5 Year Issues: -Exterior wall packs are past their life expectancy and should be replaced. 10 Year Issues: -It is recommended to replace sidewalk lighting around this building within the next 10 years. 11+ Year Issues: - Long-term maintenance, repair, and replacement.
Sanitary Storm	1	$163,041	10	20	35	35	
							Description: - 1 Years Issues: -Blocked Roof Drains 5 Year Issues: -Seepage at basement 10 Year Issues: -None 11+ Year Issues: -None

Facility: **Judge Learning Resource Center**
Bldg. No: **LL01**
Building: **Judge Learning Resource Center**
Area: 43,362sf **Yr Built:** 2011 **Floors:** 1

Use Types:
100% Library

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Basement Construction	4	$652,164	0	50	0	50	
							Description: Cast-in-Place Concrete Rm 053 Women Restroom has a recurring leak in a toilet stall - uncertain if issue is with a possible sump pump located in chase behind the sinks. Leakage issues also in Offices 062, 063 and 064 coming through the wall base and floor. 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.
Superstructure	10	$1,630,411	0	0	25	75	
							Description: Cast-in-Place Concrete 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: Judge Learning Resource Center
Bldg. No: LL01
Building: Judge Learning Resource Center
Area: 43,362sf **Yr Built:** 2011 **Floors:** 1

Use Types:
100% Library

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Exterior Doors	1	$163,041	0	75	0	25	
							Description: Aluminum Glass Storefront 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.
Stairs	2	$326,082	5	45	0	50	
							Description: Concrete / Carpet Handrails at the lower stairs keep falling off and are currently held by glue 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: Judge Learning Resource Center
Bldg. No: LL01
Building: Judge Learning Resource Center
Area: 43,362sf **Yr Built:** 2011 **Floors:** 1

Use Types:
100% Library

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
CRV Totals:		$16,304,112	$32,608	$4,654,824	$5,478,182	$6,056,978	

Priority Issues Data

$16,304,112	$32,608	$0	0.2%	GOOD
CRV	DMB	EXCESS	FCI	RATING

0-5 Year Cumulative Data

$4,687,432	$3,872,227	28.8%	$326,082	POOR
DMB	EXCESS	FCI	$/YR MAINTAIN	RATING

Facility: Judge Learning Resource Center
Bldg. No: LL01
Building: Judge Learning Resource Center
Area: 43,362sf **Yr Built:** 2011 **Floors:** 1

Use Types:
100% Library

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes

Facility: Luther Student Center
Bldg. No: LL02
Building: Luther Student Center
Area: 53,000sf **Yr Built:** 2019 **Floors:** 1

Use Types:
100% Student Union

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Foundations	4	$693,240	0	0	50	50	

Description:
Cast-in-place Concrete

1 Year Issues:

5 Year Issues:

10 Year Issues:
-Routine maintenance and repair.

11+ Year Issues:
-Long-term maintenance, repair, and replacement.

Facility: Luther Student Center
Bldg. No: LL02
Building: Luther Student Center
Area: 53,000sf **Yr Built:** 2019 **Floors:** 1

Use Types:
100% Student Union

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Roof	5	$866,550	0	25	25	50	

Description:
TPO

Luther Student CenterArea: 26,186

Product System: TPO
Warranty Effective Date: 2019/10/01
Warranty Length: 20
Warranty Expire Date: 2039/10/01
Warranty Status: YES
Contact: Firestone 1.800.428.4442 ***

Contractor: Advanced Commercial Roofing

1 Year Issues:

5 Year Issues:
-Roof at connector and leading up to roof is in poor condition
-Roof above Theater must be replaced

10 Year Issues:
-Routine maintenance and repair.

11+ Year Issues:
-Long-term maintenance, repair, and replacement.

Facility: Luther Student Center
Bldg. No: LL02
Building: Luther Student Center
Area: 53,000sf **Yr Built:** 2019 **Floors:** 1

Use Types:
100% Student Union

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Glazing	5	$866,550	0	0	50	50	
							Description: Aluminum and Glass 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.
Cladding	5	$866,550	0	10	40	50	
							Description: Brick 1 Year Issues: 5 Year Issues: -Maintain masonry 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: Luther Student Center
Bldg. No: LL02
Building: Luther Student Center
Area: 53,000sf **Yr Built:** 2019 **Floors:** 1

Use Types:
100% Student Union

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
HVAC	16	$2,772,960	5	45	20	30	

Description:
- Dual inline geothermal pumps serve the original building.
- Geothermal-source water-to-water heat pumps provide chilled water to the orginal building.
- Natural-gas boilers provide heating hot water to the original building.
- VAV chilled water / hot water air-handling units provide ventilation and conditioning to the original building.
- Hot-water VAV boxes provide space temperature control to the original building.
- Dual heating hot water and chilled water pumps serve the original building.
- Geothermal-source VRF condensing units and fan coils provide space conditioning to the addition. Fan coils include cassette and ducted type.
- A dedicated outdoor air system (DOAS) with energy recovery provides ventilation and conditioning to the addition.
- Inline geothermal pumps (4) serve the VRF condensing units and DOAS unit.

1 Years Issues:
- One of the geothremal-source water-to-water heat pumps is non-operational and is in the process of being replaced.

5 Year Issues:
- Geothermal pumps (original building) are at their expected average service life and should be considered for replacement.
- Geothermal-source water-to-water heat pumps are at their expected average service life and should be considered for replacement.
- VAV air-handling units are at their expected average service life and should be considered for replacement.

10 Year Issues:
- Natural gas boilers are at their expected average service life and should be considered for replacment.
- Hot-water reheat VAV boxes are at their expected average service life and should be considered for replacment.

Facility: Luther Student Center
Bldg. No: LL02
Building: Luther Student Center
Area: 53,000sf **Yr Built:** 2019 **Floors:** 1

Use Types:
100% Student Union

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Plumbing	9	$1,559,790	0	10	70	20	11+ Year Issues: - Long-term maintenance, repair, and replacement.

Description:
- The original portion of the building's fixture were replaced in 2009.
- The new portion of the building's fixture were installed in 2018.
- Wet-pipe sprinkler system throughout.

1 Years Issues:
- None

5 Year Issues:
- Routine maintenance and repair.

10 Year Issues:
- Domestic water heaters are at the end of their average expected service life and should be considered for replacement (original building).
- Fixtures may remain functional for longer periods of time but mechanical components (flush valves, mixing valves, etc…) should be considered for replacement (original building)

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: Luther Student Center
Bldg. No: LL02
Building: Luther Student Center
Area: 53,000sf **Yr Built:** 2019 **Floors:** 1

Use Types:
100% Student Union

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Primary/Secondary	5	$866,550	0	30	20	50	

Description:
-There were various 480/277 and 208/120 panels located throughout the building. Some were located in multi-purpose spaces that need to be cleaned up.

1 Years Issues:
-It is required that a distance of 24"-36" (depending on panelboard size) in front of each panelboard is to be clear of debris, per NEC 110.26 (A)(1&2).
-A ground fault meter was located and noted to have a ground fault detected. Personnel on campus have noted grounding issues in the passed on a couple building. It is recommended to get buildings with solar, or any noted power issues inspected to ensure the grounding is properly installed.

5 Year Issues:
-The exterior disconnects serving the HVAC equipment are getting close to there expected service life. The wiring and conduit may function for longer, but the disconnects should be connsidered for replacement.

10 Year Issues:
- Routine maintenance and repair.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: Luther Student Center
Bldg. No: LL02
Building: Luther Student Center
Area: 53,000sf **Yr Built:** 2019 **Floors:** 1

Use Types:
100% Student Union

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Distribution	6	$1,039,860	0	15	10	75	

Description:
-The Luther Student Center building is powered from a 480V feed from the power house to a main distribution 480V panel located in the building, step down XFMR'S and multiple branch panels all throughout the building. Building has solar located on the roof.

1 Years Issues:
-None

5 Year Issues:
-Personnel noted that the solar inverters on the roof may not be the appropriate size. On this building, there appeared to be at least one inverter that was out of service or malfunctioning.

10 Year Issues:
- Routine maintenance and repair.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: **Luther Student Center**
Bldg. No: **LL02**
Building: **Luther Student Center**
Area: 53,000sf **Yr Built:** 2019 **Floors:** 1

Use Types:
100% Student Union

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Lighting	4	$693,240	0	5	10	85	

Description:
-New LED lighting has been installed throughout the building in 2019. New lighting controls have also been installed with the 2019 remodel and new construction.

1 Years Issues:
- None

5 Year Issues:
- Routine maintenance and repair.

10 Year Issues:
- Routine maintenance and repair.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: Luther Student Center
Bldg. No: LL02
Building: Luther Student Center
Area: 53,000sf **Yr Built:** 2019 **Floors:** 1

Use Types:
100% Student Union

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Voice/Data	5	$866,550	0	15	10	75	Description: -Data racks are located in a dedicated closet with dedicated cooling. Expansion is limited with the current infrastructure. 1 Years Issues: -None 5 Year Issues: - Routine maintenance and repair. Security wiring throughout the building is starting to break.Personnel noted that the security system still works, but the exterior wiring is exposed to the elements. 10 Year Issues: - Routine maintenance and repair. 11+ Year Issues: - Long-term maintenance, repair, and replacement.
Ceilings	4	$693,240	0	10	40	50	Description: Gypsum Board / ACT 1 Year Issues: 5 Year Issues: -Ceilings at colonnade need to be repaired and painted 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: Luther Student Center
Bldg. No: LL02
Building: Luther Student Center
Area: 53,000sf **Yr Built:** 2019 **Floors:** 1

Use Types:
100% Student Union

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Walls	5	$866,550	0	10	40	50	
							Description: Gypsum Board / Aluminum and Glass 1 Year Issues: 5 Year Issues: The building is newly renovated but the Auditorium was never updated. It is in 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. 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.
Interior Doors	3	$519,930	0	0	25	75	
							Description: Solid Core Wood / Aluminum and Glass 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: Luther Student Center
Bldg. No: LL02
Building: Luther Student Center
Area: 53,000sf **Yr Built:** 2019 **Floors:** 1

Use Types:
100% Student Union

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Floors	6	$1,039,860	0	10	40	50	

Description:
Existing Building: VCT

Addition: Concrete

1 Year Issues:

5 Year Issues:
The building is newly renovated but the Auditorium was never updated. It is in 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.

10 Year Issues:
-Routine maintenance and repair.

11+ Year Issues:
-Long-term maintenance, repair, and replacement.

Facility: Luther Student Center
Bldg. No: LL02
Building: Luther Student Center
Area: 53,000sf **Yr Built:** 2019 **Floors:** 1

Use Types:
100% Student Union

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Bldg., Fire, ADA, Elevators	3	$519,930	0	35	15	50	

Description:
The building is newly renovated but the Auditorium was never updated. It is in 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.

1 Year Issues:

5 Year Issues:
-Theater is in need of renovation

10 Year Issues:
-Routine maintenance and repair.

11+ Year Issues:
-Long-term maintenance, repair, and replacement.

Description:
-Fire alarm notification/initiation system was installed throughout the entire building in 2019 new construction. Everything appears to be working and an appropriate amount of devices is presumed to be installed. ADA operators and Card readers are installed throughtout the interior and exterior of the building.

1 Years Issues:
-None

5 Year Issues:
- Routine maintenance and repair.

10 Year Issues:
- Routine maintenance and repair.

11+ Year Issues:

Facility: Luther Student Center
Bldg. No: LL02
Building: Luther Student Center
Area: 53,000sf **Yr Built:** 2019 **Floors:** 1

Use Types:
100% Student Union

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
							- Long-term maintenance, repair, and replacement.
Site Lighting	1	$173,310	0	5	20	75	

Description:
-New LED lighting has been installed on the exterior addition of the the building in 2019. HPS wallpacks and under canopy lighting is still in place on the orignal portion of the building. A parking lot closest to the building has HPS fixutres installed.

1 Years Issues:
- None

5 Year Issues:
- Routine maintenance and repair.

10 Year Issues:
-Parking lot lighting is working, but should be considered for replacement. New LED exterior fixture on the original portion of the building should be installed in the future.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: Luther Student Center
Bldg. No: LL02
Building: Luther Student Center
Area: 53,000sf **Yr Built:** 2019 **Floors:** 1

Use Types:
100% Student Union

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Sanitary Storm	1	$173,310	0	0	50	50	
							Description: Concealed with no access. No reports of Seepage - 1 Years Issues: -Blocked Roof Drains 5 Year Issues: -None 10 Year Issues: -None 11+ Year Issues: -None
Superstructure	10	$1,733,100	0	0	50	50	
							Description: Cast-in-place Concrete 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: Luther Student Center
Bldg. No: LL02
Building: Luther Student Center
Area: 53,000sf **Yr Built:** 2019 **Floors:** 1

Use Types:
100% Student Union

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Exterior Doors	2	$346,620	0	0	50	50	
							Description: Aluminum and Glass 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.
Stairs	1	$173,310	0	0	25	75	
							Description: Metal Roof Access 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: Luther Student Center
Bldg. No: LL02
Building: Luther Student Center
Area: 53,000sf **Yr Built:** 2019 **Floors:** 1

Use Types:
100% Student Union

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
CRV Totals:		$17,331,000	$138,648	$2,738,298	$5,875,209	$8,578,845	

Priority Issues Data

$17,331,000	$138,648	$0	0.8%	GOOD
CRV	DMB	EXCESS	FCI	RATING

0-5 Year Cumulative Data

$2,876,946	$2,010,396	16.6%	$346,620	POOR
DMB	EXCESS	FCI	$/YR MAINTAIN	RATING

Facility: Luther Student Center
Bldg. No: LL02
Building: Luther Student Center
Area: 53,000sf **Yr Built:** 2019 **Floors:** 1

Use Types:
100% Student Union

Notes:

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	

Facility: Northwest Bldg
Bldg. No: LL03
Building: Northwest Building
Area: 36,043sf **Yr Built:** 1971 **Floors:** 1

Use Types:
100% Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Foundations	4	$490,185	0	0	50	50	

Description:
Cast-in-place Concrete

1 Year Issues:

5 Year Issues:

10 Year Issues:
-Routine maintenance and repair.

11+ Year Issues:
-Long-term maintenance, repair, and replacement.

Facility: Northwest Bldg
Bldg. No: LL03
Building: Northwest Building
Area: 36,043sf **Yr Built:** 1971 **Floors:** 1

Use Types:
100% Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Roof	10	$1,225,462	0	90	10	0	

Description:
TPO

NorthwestArea: 30,800

Product System: Therm 200
Warranty Effective Date: 8/1/1996
Warranty Length: 10
Warranty Expire Date: 2006/08/01
Warranty Status: Expired
Contact: †
Contractor: Gates and Johnson

Northwest InfillArea: 5,30

Product System: QA Plus

Warranty Effective Date: 1998.09.30

Warranty Length: 10

Warranty Expire Date: 2008.09.30

Warranty Status: Expired

Contact: †

Contractor: Craftmasters

DEFERRED MAINTENANCE REQUEST ISSUED 11/04/2021: The roof is now more than 40 years old and leaks severely during rainfalls. This causes damage to carpets and classrooms when the leaks occur. Repair and Replacement of the roof on the Northwest Classroom Building is necessary. --

Facility: Northwest Bldg
Bldg. No: LL03
Building: Northwest Building
Area: 36,043sf **Yr Built:** 1971 **Floors:** 1

Use Types:
100% Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Glazing	2	$245,092	0	50	25	25	$500,000 funding request as bid by contractorsLeaks at skylights and in the main corridorT&G roof still present--well past its expected service life 1 Year Issues: -See above 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Description:
Aluminum and Glass

1 Year Issues:

5 Year Issues:
-Water infiltration at light wells
-Water infiltration at clerestory windows
-Entry storefronts past their useful service life

10 Year Issues:
-Routine maintenance and repair.

11+ Year Issues:
-Long-term maintenance, repair, and replacement.

Facility: Northwest Bldg
Bldg. No: LL03
Building: Northwest Building
Area: 36,043sf **Yr Built:** 1971 **Floors:** 1

Use Types:
100% Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Cladding	5	$612,731	0	15	35	50	

Description:
Brick over CMU Block / CIP Concrete / Stucco Frieze

1 Year Issues:

5 Year Issues:
-Stucco frieze in poor shape. Needs to be repaired and painted. Control joints recommended.

-Sealant at control joints clearly past its service life.

10 Year Issues:
-Routine maintenance and repair.

11+ Year Issues:
-Long-term maintenance, repair, and replacement.

Facility: Northwest Bldg
Bldg. No: LL03
Building: Northwest Building
Area: 36,043sf **Yr Built:** 1971 **Floors:** 1

Use Types:
100% Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
HVAC	16	$1,960,739	0	80	20	0	

Description:
- Geothermal-source water-to-water heat pumps provide heating water and chilled water for the building.
- Ducted geothermal-source water-to-water heat pumps provide conditioning to the building.
- 2-pipe chilled water / hot water fan coils provide conditioning to the building.
- Energy recovery ventilators and makeup air units provide ventilation to the building.
- VAV air-handling units providing conditioned air to the building.
- Heating hot-water reheat VAV boxes provide space temperature control for the building.
- Dual inline geothermal pumps serve the building.
- Distributed circulation pumps serve geothermal-source equipment and heating / chilled water equipment throughout the building.

1 Years Issues:
- None

5 Year Issues:
- Geothermal source heat pumps are at their expected average service life and should be considered for replacement.
- Fan coils are at their expected average service life and should be considered for replacement.
- Energy recovery ventilators and makeup air units are at their expected average service life and should be considered for replacement.
- Geothermal pumps and distributed circulation pumps are at their expected average service life and should be considered for replacement.
- VAV air-handling units are at their expected average service life and should be considered for replacement.
- Hot-water reheat VAV boxes are at their expected average service life and should be considered for replacement.

Facility: Northwest Bldg
Bldg. No: LL03
Building: Northwest Building
Area: 36,043sf **Yr Built:** 1971 **Floors:** 1

Use Types:
100% Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
							10 Year Issues: - Routine maintenance and repair. 11+ Year Issues: - Long-term maintenance, repair, and replacement.
Plumbing	9	$1,102,916	0	10	70	20	Description: - Fixtures and equipment were replaced in 2010. 1 Years Issues: - None 5 Year Issues: - Domestic water heaters are at the end of their average expected service life and should be considered for replacement. - Fixtures may remain functional for longer periods of time but mechanical components (flush valves, mixing valves, etc...) should be considered for replacement. 10 Year Issues: - Routine maintenance and repair. 11+ Year Issues: - Long-term maintenance, repair, and replacement.

Facility: Northwest Bldg
Bldg. No: LL03
Building: Northwest Building
Area: 36,043sf **Yr Built:** 1971 **Floors:** 1

Use Types:
100% Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Primary/Secondary	5	$612,731	0	25	10	65	

Description:
-There were various 480/277 and 208/120 panels located throughout the building. Some were located in multi-purpose spaces that need to be cleaned up.

1 Years Issues:
-It is required that a distance of 24"-36" (depending on panelboard size) in front of each panelboard is to be clear of debris, per NEC 110.26 (A)(1&2).
-Multiple receceptacles throughout this building were missing faceplates. These should be considered for replacement.

5 Year Issues:
-The VFD's and disconnects serving the HVAC equipment are getting close to there expected service life. The wiring and conduit may function for longer, but the VFD's and disconnects should be connsidered for replacement.

10 Year Issues:
- Routine maintenance and repair.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: Northwest Bldg
Bldg. No: LL03
Building: Northwest Building
Area: 36,043sf **Yr Built:** 1971 **Floors:** 1

Use Types:
100% Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Distribution	6	$735,277	0	5	10	85	

Description:
-The Northeast building is powered from a 480V feed from the power house to a main distribution 480V panel located in the building, step down XFMR'S and multiple branch panels all throughout the building.

1 Years Issues:
-None

5 Year Issues:
- Routine maintenance and repair.

10 Year Issues:
- Routine maintenance and repair.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: Northwest Bldg
Bldg. No: LL03
Building: Northwest Building
Area: 36,043sf **Yr Built:** 1971 **Floors:** 1

Use Types:
100% Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Lighting	4	$490,185	0	85	10	5	

Description:
-High efficient fluorescent fixtures are installed throughout the entire facility. Manual lighting controls are installed. These were installed in 2011.

1 Years Issues:
- None

5 Year Issues:
-The luminaires located in the Northwest Hall are getting close to being passed their expected life and becoming harder to maintain with the avaliability of fluorescent lamps. Typical Fluorescent lamps last around 7 years. Most of the fixtures appear to be working currently. LED fixtures last and average of 20-25 years without maintenance. It is recommended to replace the fixtures with new LED fixtures. It is also recommended to include mondern lighting controls in the area for energy savings.

10 Year Issues:
- Routine maintenance and repair.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: Northwest Bldg
Bldg. No: LL03
Building: Northwest Building
Area: 36,043sf **Yr Built:** 1971 **Floors:** 1

Use Types:
100% Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Voice/Data	4	$490,185	0	5	20	75	
							Description: -Data racks are located in a dedicated closet with dedicated cooling. Expansion is limited with the current infrastructure. 1 Years Issues: -None 5 Year Issues: - Routine maintenance and repair. 10 Year Issues: - Routine maintenance and repair. 11+ Year Issues: - Long-term maintenance, repair, and replacement.
Ceilings	4	$490,185	0	50	25	25	
							Description: ACT / Plaster 1 Year Issues: 5 Year Issues: -Water stains at ceilings 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: Northwest Bldg
Bldg. No: LL03
Building: Northwest Building
Area: 36,043sf **Yr Built:** 1971 **Floors:** 1

Use Types:
100% Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Walls	5	$612,731	0	0	50	50	
							Description: Gyp Bd / Block / Brick 1 Years Issues: -None 5 Year Issues: -None 10 Year Issues: -Routine Mainenance 11+ Year Issues: -Long-term Maintenance and Replacement
Interior Doors	3	$367,639	0	25	25	50	
							Description: Solid Core Wood / Aluminum and Glass 1 Year Issues: 5 Year Issues: -Access Control 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: Northwest Bldg
Bldg. No: LL03
Building: Northwest Building
Area: 36,043sf **Yr Built:** 1971 **Floors:** 1

Use Types:
100% Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Floors	5	$612,731	0	50	50	0	

Description:
Broadloom and VCT

1 Year Issues:

5 Year Issues:
-Broadloom carpet past its expected service life

10 Year Issues:
-Routine maintenance and repair.

11+ Year Issues:
-Long-term maintenance, repair, and replacement.

Facility: Northwest Bldg
Bldg. No: LL03
Building: Northwest Building
Area: 36,043sf **Yr Built:** 1971 **Floors:** 1

Use Types:
100% Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Bldg., Fire, ADA, Elevators	3	$367,639	0	5	10	85	

Description:

1 Year Issues:

5 Year Issues:
-See above

10 Year Issues:
-Routine maintenance and repair.

11+ Year Issues:
-Long-term maintenance, repair, and replacement.

Description:
-Fire alarm notification/initiation system was updated throughout the entire building in 2011. Everything appears to be working and an appropriate amount of devices is presumed to be installed. ADA operators and Card readers are installed throughtout the interior and exterior of the building.

1 Years Issues:
-None

5 Year Issues:
- Routine maintenance and repair.

10 Year Issues:
- Routine maintenance and repair.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: Northwest Bldg
Bldg. No: LL03
Building: Northwest Building
Area: 36,043sf **Yr Built:** 1971 **Floors:** 1

Use Types:
100% Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Site Lighting	1	$122,546	0	40	55	5	
							Description: -HPS fixture are installed around the surrounding walk paths and exterior of the building. 1 Years Issues: - None 5 Year Issues: -Exterior wall packs are past their life expectancy and should be replaced. 10 Year Issues: -It is recommended to replace sidewalk lighting around this building within the next 10 years. 11+ Year Issues: - Long-term maintenance, repair, and replacement.
Sanitary Storm	1	$122,546	0	50	50	0	
							Description: Sanitary Storm System is concealed and inaccessbile. No current seepage issues have been reported. 1 Years Issues: -None 5 Year Issues: -None 10 Year Issues: -None 11+ Year Issues: -None

Facility: Northwest Bldg
Bldg. No: LL03
Building: Northwest Building
Area: 36,043sf **Yr Built:** 1971 **Floors:** 1

Use Types:
100% Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Superstructure	10	$1,225,462	0	0	50	50	
							Description: Cast-in-Place Concrete 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.
Exterior Doors	2	$245,092	0	75	0	25	
							Description: Aluminum and Glass 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: Northwest Bldg
Bldg. No: LL03
Building: Northwest Building
Area: 36,043sf **Yr Built:** 1971 **Floors:** 1

Use Types:
100% Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Stairs	1	$122,546	0	0	50	50	

Description:
Metal Roof Access Stairs

1 Years Issues:
-None

5 Year Issues:
-None

10 Year Issues:
-None

11+ Year Issues:
-None

CRV Totals:	$12,254,620	$0	$4,583,228	$3,756,041	$3,915,351

Priority Issues Data

$12,254,620	$0	$0	0.0%	GOOD
CRV	DMB	EXCESS	FCI	RATING

0-5 Year Cumulative Data

$4,583,228	$3,970,497	37.4%	$245,092	POOR
DMB	EXCESS	FCI	$/YR MAINTAIN	RATING

Facility: Northwest Bldg
Bldg. No: LL03
Building: Northwest Building
Area: 36,043sf **Yr Built:** 1971 **Floors:** 1

Use Types:
100% Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes

Facility: Field House
Bldg. No: LL04
Building: Field House
Area: 54,799sf **Yr Built:** 1971 **Floors:** 1

Use Types:
100% Athletic Complex

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Foundations	4	$723,347	0	0	50	50	

Description:
Cast-in-place Concrete

1 Year Issues:

5 Year Issues:

10 Year Issues:
-Routine maintenance and repair.

11+ Year Issues:
-Long-term maintenance, repair, and replacement.

Facility: Field House
Bldg. No: LL04
Building: Field House
Area: 54,799sf **Yr Built:** 1971 **Floors:** 1

Use Types:
100% Athletic Complex

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Roof	10	$1,808,367	0	50	25	25	

Description:
EPDM at cone with Silicone Roof Restoration / Built-up Tar and Gravel / TPO at newer areas

Field House Gymnasium Flat areas
Area: 17,892
Product System: Therm 200
Warranty Effective Date: 1995.11.16
Warranty Length: 10
Warranty Expire Date: 2005.11.16
Warranty Status: Expired
Contact: †
Contractor: Industrial Roofing

Field House
Area: 18,013
Product System: SRC System (Silicone Roof Coating Restoration)
Warranty Effective Date: 2006.09.01
Warranty Length: 5
Warranty Expire Date: 2016
Warranty Status: Expired
Contact: †
Contractor: Craftmasters

Field House - Fitness Center
Area: 3,100
Product System: Ultraply TPO
Warranty Effective Date: 2007.11.02
Warranty Length: 20
Warranty Expire Date: 2027.11.02
Warranty Status: YES
Contact: Firestone 1.800.428.4442 ***
Contractor: Ed Cain Roofing

Facility: Field House
Bldg. No: LL04
Building: Field House
Area: 54,799sf **Yr Built:** 1971 **Floors:** 1

Use Types:
100% Athletic Complex

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes

Field House - Fitness Center
Area: 2,782
Product System: TPO
Warranty Effective Date: 2019/07/26
Warranty Length: 20
Warranty Expire Date: 2039/07/26
Warranty Status: YES
Contact: Firestone 1.800.428.4442 ***
Contractor: Ed Cain Roofing

DEFERRED MAINTENANCE REQUEST ISSUED 11/04/2021: The flat roof area of the Fieldhouse that is over the gym (new gym floor) is very old and went out of warranty in 2005. This area leaks often during rainfalls -- $320,000 funding request as bid by contractors

1 Year Issues:

5 Year Issues:

10 Year Issues:
-Routine maintenance and repair.

11+ Year Issues:
-Long-term maintenance, repair, and replacement.

Facility: Field House
Bldg. No: LL04
Building: Field House
Area: 54,799sf **Yr Built:** 1971 **Floors:** 1

Use Types:
100% Athletic Complex

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Glazing	6	$1,085,020	0	50	50	0	
							Description: Aluminum and Glass Very little glazing on the original building 1 Year Issues: 5 Year Issues: -Storefront and glazing on original building are past their useful service life. 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.
Cladding	5	$904,184	0	0	50	50	
							Description: Face Brick over CMU Block 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: Field House
Bldg. No: LL04
Building: Field House
Area: 54,799sf **Yr Built:** 1971 **Floors:** 1

Use Types:
100% Athletic Complex

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
HVAC	15	$2,712,551	0	25	65	10	

Description:
- Distributed ducted geothermal-source water-to-air heat pumps provide conditioning to the spaces around the exterior of the building.
- Geotherma-source water-to-air heat pumps and energy recovery ventilators provide conditioning and ventilation to the area area.
- Geotherma-source water-to-air heat pumps provide conditioning to the fitness center areas.
- Dual base-mounted geothermal pumps serve the fitness area.
- Dual inline geothermal pumps serve the rest of the field house.
- Distributed circulation pumps serve geothermal-source equipment throughout the building.

1 Years Issues:
- None

5 Year Issues:
- Hydronic pumps are at their expected average service life and should be considered for replacement.

10 Year Issues:
- Water-to-water geothermal source heat pumps and energy recovery units are at their expected average service life and should be considered for replacement.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: Field House
Bldg. No: LL04
Building: Field House
Area: 54,799sf **Yr Built:** 1971 **Floors:** 1

Use Types:
100% Athletic Complex

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Plumbing	5	$904,184	0	10	75	15	

Description:
- Fixtures and equipment replaced in 2009.
- Domestic solar hot water tanks are coupled with a traditional storage hot water heater.

1 Years Issues:
- None

5 Year Issues:
- Routine maintenance and repair.

10 Year Issues:
- Domestic water heaters are at the end of their average expected service life and should be considered for replacement.
- Fixtures may remain functional for longer periods of time but mechanical components (flush valves, mixing valves, etc...) should be considered for replacement.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: Field House
Bldg. No: LL04
Building: Field House
Area: 54,799sf **Yr Built:** 1971 **Floors:** 1

Use Types:
100% Athletic Complex

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Primary/Secondary	5	$904,184	0	10	20	70	

Description:
-Most of the secondary devices were new as of the 2009 renovation. Conduit and wiring is in good shape and no circuiting issues were noted by personnel.

1 Years Issues:
-None

5 Year Issues:
- Routine maintenance and repair. It appeared that a few circuit relays located in the mezzanine area were not functioning. The purpose of these were not clear, but it is recommended that they are either replaced or another solution is found.

10 Year Issues:
-There's multiple branch panels located in the ground floor Arena area that appear to be original (1971). These may be reaching the expected service life and need replaced. Conduit and wiring from the panels will need to be replaced with them.

11+ Year Issues:
- Long-term maintenance, repair, and replacement. 120V circuits throughout this building are reaching end of life and will need replaced in the future.

Facility: Field House
Bldg. No: LL04
Building: Field House
Area: 54,799sf **Yr Built:** 1971 **Floors:** 1

Use Types:
100% Athletic Complex

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Distribution	6	$1,085,020	0	5	20	75	

Description:
-The Feild House building is powered from a 480V feed from the power house to a main distribution 480V panel, step down XFMR'S and multiple branch panels all throughout the building.

1 Years Issues:
-None

5 Year Issues:
- Routine maintenance and repair.

10 Year Issues:
-There's multiple branch panels located in the ground floor Arena area that appear to be original (1971). These may be reaching the expected service life and need replaced.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: Field House
Bldg. No: LL04
Building: Field House
Area: 54,799sf **Yr Built:** 1971 **Floors:** 1

Use Types:
100% Athletic Complex

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Lighting	5	$904,184	0	85	10	5	

Description:
-High efficient fluorescent fixtures are installed throughout the entire facility. Manual lighting controls are installed. These were installed in 2009.

1 Years Issues:
- None

5 Year Issues:
-The luminaires located in the Field House are getting close to being passed their expected life and becoming harder to maintain with the avaliability of fluorescent lamps. Typical Fluorescent lamps last around 7 years. Most of the fixtures appear to be working currently. LED fixtures last and average of 20-25 years without maintenance. It is recommended to replace the fixtures with new LED fixtures. It is also recommended to include mondern lighting controls in the area for energy savings.

10 Year Issues:
- Routine maintenance and repair.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: Field House
Bldg. No: LL04
Building: Field House
Area: 54,799sf **Yr Built:** 1971 **Floors:** 1

Use Types:
100% Athletic Complex

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Voice/Data	4	$723,347	0	20	50	30	

Description:
-Data racks are located in a dedicated area with dedicated cooling.

1 Years Issues:
-None

5 Year Issues:
- Routine maintenance and repair. Security wiring throughout the building is starting to break.Personnel noted that the security system still works, but the exterior wiring is exposed to the elements.

10 Year Issues:
- Routine maintenance and repair. Some improvements could be made to the overall system utilization due to the building having multiple entertainment spaces and having long, expossed CAT6 cabling routed on the floor and walls.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: Field House
Bldg. No: LL04
Building: Field House
Area: 54,799sf **Yr Built:** 1971 **Floors:** 1

Use Types:
100% Athletic Complex

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Ceilings	4	$723,347	0	50	25	25	
							Description: Painted Deck / Acoustic Ceiling Tile User has expressed desire to upgrade all outdated ceilng tiles to USG Mars Product visible in the newer renovations 1 Year Issues: -7500 square feet of ceiling replacement is scheduled for 2023 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.
Walls	3	$542,510	0	35	15	50	
							Description: Painted Concrete Masonry Block 1 Year Issues: -Four locker rooms and their walls are scheduled to be renovated in 2023 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: Field House
Bldg. No: LL04
Building: Field House
Area: 54,799sf **Yr Built:** 1971 **Floors:** 1

Use Types:
100% Athletic Complex

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Interior Doors	3	$542,510	0	0	25	75	

Description:
Solid Core Wood

1 Year Issues:

5 Year Issues:

10 Year Issues:
-Routine maintenance and repair.

11+ Year Issues:
-Long-term maintenance, repair, and replacement.

Facility: Field House
Bldg. No: LL04
Building: Field House
Area: 54,799sf **Yr Built:** 1971 **Floors:** 1

Use Types:
100% Athletic Complex

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Floors	6	$1,085,020	0	25	50	25	

Description:
Polished Concrete / Gymnasium Floor / Vinyl Tile / Carpet

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.

DEFERRED MAINTENANCE REQUEST ISSUED 11/04/2021: The floor in the College Fitness Center needs to be replaced due to wear and tear--$49,000 as bid by local contractors--Industry standard minimal floor prep over exiting poured in place polyurethane flooring, furnish and install new glue down Roppe Recoil 48" wide x 49.5' long Fitness Flooring (Seams are not welded) - adhesive proposed is Excelsior U-705 Urethane, new 4" resilient wall base, color Black. Transition this new floor with the existing floor to meet ADA requirements.

1 Year Issues:
-See above

5 Year Issues:

10 Year Issues:
-Routine maintenance and repair.

11+ Year Issues:
-Long-term maintenance, repair, and replacement.

Facility: Field House
Bldg. No: LL04
Building: Field House
Area: 54,799sf **Yr Built:** 1971 **Floors:** 1

Use Types:
100% Athletic Complex

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Bldg., Fire, ADA, Elevators	3	$542,510	0	30	50	20	

Description:
Large Assembly Building

1 Year Issues:

5 Year Issues:

10 Year Issues:
-Routine maintenance and repair.

11+ Year Issues:
-Long-term maintenance, repair, and replacement.

Description:
-Fire alarm notification/initiation system was installed in 2009. Everything appears to be working and an appropriate amount of devices is presumed to be installed. System was re-certified in up till 2027. ADA operators and card readers are installed throughtout the interior and exterior of the building.

1 Years Issues:
-None

5 Year Issues:
- Routine maintenance and repair.

10 Year Issues:
- Routine maintenance and repair.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: Field House
Bldg. No: LL04
Building: Field House
Area: 54,799sf **Yr Built:** 1971 **Floors:** 1

Use Types:
100% Athletic Complex

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Site Lighting	2	$361,673	0	10	85	5	

Description:
-HPS fixture are installed in the surrounding parking lots and exterior of the building.

1 Years Issues:
- None

5 Year Issues:
- Routine maintenance and repair.

10 Year Issues:
-Personnel noted that this building has a lot of night time traffic for sporting events. Parking lot lighting and exterior wall packs are working, but should be considered for replacement due to their expected service life coming to an end.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: Field House
Bldg. No: LL04
Building: Field House
Area: 54,799sf **Yr Built:** 1971 **Floors:** 1

Use Types:
100% Athletic Complex

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Sanitary Storm	1	$180,837	0	0	50	50	
							Description: Sanitary Storm System is concealed and inaccessbile. No current seepage issues have been reported. 1 Years Issues: -None 5 Year Issues: -None 10 Year Issues: -None 11+ Year Issues: -None
Superstructure	10	$1,808,367	0	0	50	50	
							Description: Steel 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: Field House
Bldg. No: LL04
Building: Field House
Area: 54,799sf **Yr Built:** 1971 **Floors:** 1

Use Types:
100% Athletic Complex

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Exterior Doors	2	$361,673	0	50	50	0	
							Description: Aluminum and Glass 1 Year Issues: 5 Year Issues: -Storefront and glazing on original building are past their useful service life 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.
Stairs	1	$180,837	0	0	0	100	
							Description: Steel ladders to the mechanical mezzanine 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: Field House
Bldg. No: LL04
Building: Field House
Area: 54,799sf **Yr Built:** 1971 **Floors:** 1

Use Types:
100% Athletic Complex

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
CRV Totals:		$18,083,670	$0	$4,475,708	$7,794,062	$5,813,900	

Priority Issues Data

CRV	DMB	EXCESS	FCI	RATING
$18,083,670	$0	$0	0.0%	GOOD

0-5 Year Cumulative Data

DMB	EXCESS	FCI	$/YR MAINTAIN	RATING
$4,475,708	$3,571,525	24.8%	$361,673	POOR

Facility: Field House
Bldg. No: LL04
Building: Field House
Area: 54,799sf **Yr Built:** 1971 **Floors:** 1

Use Types:
100% Athletic Complex

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes

Facility: **Northeast Hall**
Bldg. No: **LL05**
Building: **Northeast Hall**
Area: 36,262sf **Yr Built:** 1968 **Floors:** 1

Use Types:
100% Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Foundations	4	$493,163	0	0	25	75	

Description:
Cast-in-place Concrete

1 Year Issues:

5 Year Issues:

10 Year Issues:
-Routine maintenance and repair.

11+ Year Issues:
-Long-term maintenance, repair, and replacement.

Facility: Northeast Hall
Bldg. No: LL05
Building: Northeast Hall
Area: 36,262sf **Yr Built:** 1968 **Floors:** 1

Use Types:
100% Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Roof	10	$1,232,908	0	25	50	25	

Description:
TPO

Northeast Hall
Area: 30,000
Product System: S-Weld A
Warranty Effective Date: 2012/08/28
Warranty Length: 20
Warranty Expire Date: 2032/08/28
Warranty Status: YES
Contact: Carlisle 1.800.233.0551 **
Contractor: Advanced Commercial Roofing

Water infiltration at MEP Penthouse

Water infiltration at clerestory windows at interior circular corridor

1 Year Issues:

5 Year Issues:

10 Year Issues:
-Routine maintenance and repair.

11+ Year Issues:
-Long-term maintenance, repair, and replacement.

Facility: **Northeast Hall**
Bldg. No: **LL05**
Building: **Northeast Hall**
Area: 36,262sf **Yr Built:** 1968 **Floors:** 1

Use Types:
100% Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Glazing	2	$246,582	10	65	0	25	
							Description: Aluminum and Glass 1 Year Issues: 5 Year Issues: -Windows at clerestory -Entry storefront 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.
Cladding	5	$616,454	0	20	40	40	
							Description: Face Brick over CMU Block 1 Year Issues: 5 Year Issues: -Sealant at control joints clearly past its service life. 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: Northeast Hall
Bldg. No: LL05
Building: Northeast Hall
Area: 36,262sf **Yr Built:** 1968 **Floors:** 1

Use Types:
100% Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
HVAC	18	$2,219,234	0	50	50	0	

Description:
- Geothermal-source water-to-water heat pumps provide heating water and chilled water for the building.
- 4-pipe chilled water / hot water fan coils provide conditioning to the building.
- Energy recovery ventilators and makeup air units provide ventilation to the building.
- Chilled water / heating hot water air-handling units providing conditioned air to the building.
- Chilled beams (CW / HW) provide space conditioning to the building.
- Dual inline geothermal pumps serve the building.
- Dual inline heating hot water and chilled water pumps serve the building.
- Distributed circulation pumps serve geothermal-source equipment and heating / chilled water equipment throughout the building.

1 Years Issues:
- None

5 Year Issues:
- Energy recovery ventilators and makeup air units are at their expected average service life and should be considered for replacement.
- Geothermal pumps and distributed circulation pumps are at their expected average service life and should be considered for replacement.
- Air-handling units are at their expected average service life and should be considered for replacement.

10 Year Issues:
- Geothermal source heat pumps are at their expected average service life and should be considered for replacement.
- Fan coils are at their expected average service life and should be considered for replacement.
- Chilled beams at their expected average service life and should be considered for replacement.
- Routine maintenance and repair.

Facility: **Northeast Hall**
Bldg. No: **LL05**
Building: **Northeast Hall**
Area: 36,262sf **Yr Built:** 1968 **Floors:** 1

Use Types:
100% Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Plumbing	8	$986,326	0	10	70	20	11+ Year Issues: - Long-term maintenance, repair, and replacement.

Description:
- Fixtures and equipment were replaced in 2013.

1 Years Issues:
- None

5 Year Issues:
- Routine maintenance and repair.

10 Year Issues:
- Domestic water heaters are at the end of their average expected service life and should be considered for replacement.
- Fixtures may remain functional for longer periods of time but mechanical components (flush valves, mixing valves, etc...) should be considered for replacement.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: Northeast Hall
Bldg. No: LL05
Building: Northeast Hall
Area: 36,262sf **Yr Built:** 1968 **Floors:** 1

Use Types:
100% Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Primary/Secondary	5	$616,454	15	20	15	50	

Description:
-There were various 480/277 and 208/120 panels located throughout the building. Some were located in multi-purpose spaces that need to be cleaned up.

1 Years Issues:
-It is required that a distance of 24"-36" (depending on panelboard size) in front of each panelboard is to be clear of debris, per NEC 110.26 (A)(1&2).
-Personnel on campus have noted grounding issues in the passed on a couple building. It is recommended to get buildings with solar, or any noted power issues inspected to ensure the grounding is properly installed.

5 Year Issues:
-The VFD's and disconnects serving the HVAC equipment are getting close to their expected service life. The wiring and conduit may function for longer, but the VFD's and disconnects should be connsidered for replacement.
-Solid State drives in the penthouse are being repared every 1-2 years and should be considered for replacement.

10 Year Issues:
- Routine maintenance and repair.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: **Northeast Hall**
Bldg. No: **LL05**
Building: **Northeast Hall**
Area: 36,262sf **Yr Built:** 1968 **Floors:** 1

Use Types:
100% Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Distribution	7	$863,036	0	15	10	75	

Description:
-The Northeast building is powered from a 480V feed from the power house to a main distribution 480V panel located in the building, step down XFMR'S and multiple branch panels all throughout the building. Building has solar located on the roof.

1 Years Issues:
-None

5 Year Issues:
-Personnel noted that the solar inverters on the roof may not be the appropriate size. On this building, there appeared to be at least one inverter that was out of service or malfunctioning.

10 Year Issues:
- Routine maintenance and repair.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: Northeast Hall
Bldg. No: LL05
Building: Northeast Hall
Area: 36,262sf **Yr Built:** 1968 **Floors:** 1

Use Types:
100% Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Lighting	4	$493,163	0	85	10	5	

Description:
-High efficient fluorescent fixtures are installed throughout the entire facility. Manual lighting controls are installed. These were installed in 2013.

1 Years Issues:
- None

5 Year Issues:
-The luminaires located in the Northeast Hall are getting close to being passed their expected life and becoming harder to maintain with the avaliability of fluorescent lamps. Typical Fluorescent lamps last around 7 years. Most of the fixtures appear to be working currently. LED fixtures last and average of 20-25 years without maintenance. It is recommended to replace the fixtures with new LED fixtures. It is also recommended to include mondern lighting controls in the area for energy savings.

10 Year Issues:
- Routine maintenance and repair.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: Northeast Hall
Bldg. No: LL05
Building: Northeast Hall
Area: 36,262sf **Yr Built:** 1968 **Floors:** 1

Use Types:
100% Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Voice/Data	4	$493,163	0	5	50	45	
							Description: -The main Data racks are located in a dedicated closet with dedicated cooling. There are also shared spaces data closets throughout the building. 1 Years Issues: -None 5 Year Issues: - Routine maintenance and repair. 10 Year Issues: -It is recommended that a seperate data closet or space is found or built in this buidling with independent cooling. This is not a code issue, but is highly recommended to extend the life of the equiment. 11+ Year Issues: - Long-term maintenance, repair, and replacement.
Ceilings	4	$493,163	10	90	0	0	
							Description: Gypsum Board / ACT 1 Year Issues: -See deferred maintenance request above 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: Northeast Hall
Bldg. No: LL05
Building: Northeast Hall
Area: 36,262sf **Yr Built:** 1968 **Floors:** 1

Use Types:
100% Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Walls	4	$493,163	10	10	40	40	
							Description: Brick / Gypsum Board, cast-in-place concrete 1 Year Issues: 5 Year Issues: -Water damage at clerestory windows 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.
Interior Doors	3	$369,872	0	0	25	75	
							Description: Solid Core Wood / Aluminum and Glass 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: **Northeast Hall**
Bldg. No: **LL05**
Building: **Northeast Hall**
Area: 36,262sf **Yr Built:** 1968 **Floors:** 1

Use Types:
100% Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Floors	4	$493,163	10	90	0	0	

Description:
Existing Building: VCT, broadloom carpet
Addition: Concrete

1 Year Issues:
-See deferred maintenance request above

5 Year Issues:

10 Year Issues:
-Routine maintenance and repair.

11+ Year Issues:
-Long-term maintenance, repair, and replacement.

Facility: Northeast Hall
Bldg. No: LL05
Building: Northeast Hall
Area: 36,262sf **Yr Built:** 1968 **Floors:** 1

Use Types:
100% Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Bldg., Fire, ADA, Elevators	3	$369,872	10	90	5	5	

DEFERRED MAINTENANCE REQUEST ISSUED June 13, 2022: Scope of work in building:
This major remodeling project will include a comprehensive renovation of the Northeast Classroom Building. In addition, the project will remodel numerous spaces throughout the building including the ceilings, floors, doors and restrooms. The mechanical and electrical systems will also be improved to assure a comfortable learning environment, increase the efficiency of the lighting and to ensure a viable source of power for each room.

Description:
-Fire alarm notification/initiation system was updated throughout the entire building in 2013. Everything appears to be working and an appropriate amount of devices is presumed to be installed. ADA operators and Card readers are installed throughtout the interior and exterior of the building.

1 Years Issues:
-None

5 Year Issues:
- Routine maintenance and repair.

10 Year Issues:
- Routine maintenance and repair.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Scope of Work-On-Site
Plumbing
Remodel toilets in restrooms.
Provide tempered water to faucets in restrooms.
Heating, Ventilating, and Air Conditioning (HVAC)
Extensive renovation of heating and air conditioning systems in the Northeast

Facility: Northeast Hall
Bldg. No: LL05
Building: Northeast Hall
Area: 36,262sf **Yr Built:** 1968 **Floors:** 1

Use Types:
100% Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
							Classroom building. Electrical Upgrade duct bank and electrical service from existing power house. --$8,110,260 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.
Site Lighting	1	$123,291	0	40	55	5	
							Description: -HPS fixtures are installed around surrounding walk paths and exterior of the building. 1 Years Issues: - None 5 Year Issues: -Exterior wall packs are past their life expectancy and should be replaced. 10 Year Issues: -It is recommended to replace sidewalk lighting around this building within the next 10 years. 11+ Year Issues: - Long-term maintenance, repair, and replacement.

Facility: Northeast Hall
Bldg. No: LL05
Building: Northeast Hall
Area: 36,262sf **Yr Built:** 1968 **Floors:** 1

Use Types:
100% Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Sanitary Storm	1	$123,291	0	0	50	50	
							Description: Sanitary Storm System is concealed and inaccessbile. No current seepage issues have been reported. 1 Years Issues: -None 5 Year Issues: -None 10 Year Issues: -None 11+ Year Issues: -None
Superstructure	10	$1,232,908	0	0	25	75	
							Description: Cast-in-place Concrete 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: Northeast Hall
Bldg. No: LL05
Building: Northeast Hall
Area: 36,262sf **Yr Built:** 1968 **Floors:** 1

Use Types:
100% Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Exterior Doors	2	$246,582	10	65	0	25	Description: Aluminum and Glass 1 Year Issues: -See deferred maintenance request above 5 Year Issues: -Past useful service life 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.
Stairs	1	$123,291	0	0	50	50	Description: Metal Roof Access 1 Years Issues: -None 5 Year Issues: -None 10 Year Issues: -Routine Maintenance 11+ Year Issues: -Long Term Maintenance

Facility: Northeast Hall
Bldg. No: LL05
Building: Northeast Hall
Area: 36,262sf **Yr Built:** 1968 **Floors:** 1

Use Types:
100% Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
CRV Totals:		$12,329,080	$326,721	$3,976,128	$4,068,596	$3,994,622	

Priority Issues Data

$12,329,080	$326,721	$0	2.7%	GOOD
CRV	DMB	EXCESS	FCI	RATING

0-5 Year Cumulative Data

$4,302,849	$3,686,395	34.9%	$246,582	POOR
DMB	EXCESS	FCI	$/YR MAINTAIN	RATING

Facility: Northeast Hall
Bldg. No: LL05
Building: Northeast Hall
Area: 36,262sf **Yr Built:** 1968 **Floors:** 1

Use Types:
100% Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes

Facility: **Neal Hall**
Bldg. No: **LL06**
Building: **Neal Hall**
Area: 46,282sf **Yr Built:** 2000 **Floors:** 1

Use Types:
100% Classroom

Notes: Upcoming renovation project scope goes into the 1-5 range year range.

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Foundations	4	$629,435	0	0	20	80	

Description:
Cast-in-place Concrete

1 Year Issues:

5 Year Issues:

10 Year Issues:
-Routine maintenance and repair.

11+ Year Issues:
-Long-term maintenance, repair, and replacement.

Facility: **Neal Hall**
Bldg. No: **LL06**
Building: **Neal Hall**
Area: 46,282sf **Yr Built:** 2000 **Floors:** 1

Use Types:
100% Classroom

Notes: Upcoming renovation project scope goes into the 1-5 range year range.

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Roof	8	$1,258,870	0	0	50	50	

Description:
TPO

Neal Hall
Area: 42,940
Product System: Therm 200
Warranty Effective Date: 2020/09/29
Warranty Length: 20
Warranty Expire Date: 2040/09/29
Warranty Status: YES
Contact: Carlisle 1.800.233.0551 **
Contractor: Advanced Commercial Roofing

1 Year Issues:

5 Year Issues:

10 Year Issues:
-Routine maintenance and repair.

11+ Year Issues:
-Long-term maintenance, repair, and replacement.

Facility: Neal Hall
Bldg. No: LL06
Building: Neal Hall
Area: 46,282sf **Yr Built:** 2000 **Floors:** 1

Use Types:
100% Classroom

Notes: Upcoming renovation project scope goes into the 1-5 range year range.

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Glazing	2	$314,718	0	35	35	30	
							Description: Aluminum and Glass Renovation work is already set to be underway 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.
Cladding	5	$786,794	0	10	10	80	
							Description: Face Brick over CMU Block Sealant at control joints clearly past its service life. 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: Neal Hall
Bldg. No: LL06
Building: Neal Hall
Area: 46,282sf **Yr Built:** 2000 **Floors:** 1

Use Types:
100% Classroom

Notes: Upcoming renovation project scope goes into the 1-5 range year range.

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
HVAC	16	$2,517,741	0	80	10	10	

Description:
- Natural-gas boilers provide heating hot water to the original building.
- Geothermal-source water-to-water heat pumps provide chilled water for the building.
- Dual inline heating hot water and chilled water pumps serve the building.
- VAV chilled water / hot water air-handling units provide ventilation and conditioning to the original building.
- Heating hot-water reheat VAV boxes provide space temperature control to the original building.
- Heating hot-water unit heaters and cabinet unit heaters serve vestibules and heating only spaces.

1 Years Issues:
- None

5 Year Issues:
- Natural gas boilers are beyond their expected average service life and require replacement. Boilers have had failuers in the past and replacement components are difficult to obtain.
- Heating hot water and chilled water pumps are at their expected average service life and should be considered for replacement.
- VAV air-handling units are at their expected average service life and should be considered for replacement.
- Hot-water reheat VAV boxes are at their expected average service life and should be considered for replacement.
- Unit and cabinet unit heaters are at their expected average service life and should be considered for replacement.

10 Year Issues:
- Geothermal-source water-to-water heat pumps are at their expected average service life and should be considered for replacement.

11+ Year Issues:

Facility: Neal Hall
Bldg. No: LL06
Building: Neal Hall
Area: 46,282sf **Yr Built:** 2000 **Floors:** 1

Use Types:
100% Classroom

Notes: Upcoming renovation project scope goes into the 1-5 range year range.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Plumbing	11	$1,730,947	0	10	70	20	- Long-term maintenance, repair, and replacement.

Description:
- Fixtures and equipment are original to the building.
- Wet-pipe sprinkler system throughout.

1 Years Issues:
- None

5 Year Issues:
- Domestic water heaters are at the end of their average expected service life and should be considered for replacement.
- Fixtures may remain functional for longer periods of time but mechanical components (flush valves, mixing valves, etc…) should be considered for replacement.

10 Year Issues:
- Routine maintenance and repair.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: **Neal Hall**
Bldg. No: **LL06**
Building: **Neal Hall**
Area: 46,282sf **Yr Built:** 2000 **Floors:** 1

Use Types:
100% Classroom

Notes: Upcoming renovation project scope goes into the 1-5 range year range.

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Primary/Secondary	5	$786,794	0	30	30	40	

Description:
-There were multiple 480V/277, and 208V/120 panels located in the building. Personnel did not note any secondary circuiting issues.

1 Years Issues:
-None

5 Year Issues:
-Some of the VFD's located in the mechanical mezzanine are passed their expected life. Updated VFD's and disconnects with new mechanical equipment is recommended.

10 Year Issues:
- Routine maintenance and repair.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: **Neal Hall**
Bldg. No: **LL06**
Building: **Neal Hall**
Area: 46,282sf **Yr Built:** 2000 **Floors:** 1

Use Types:
100% Classroom

Notes: Upcoming renovation project scope goes into the 1-5 range year range.

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Distribution	7	$1,101,512	0	5	10	85	

Description:
-Neal Hall is powered from a 480V feed from the power house to a main distribution 480V panel located in a dedicated space, step down XFMR'S and multiple branch panels all throughout the building. The Building has solar installed on the roof.

1 Years Issues:
-None

5 Year Issues:
- Routine maintenance and repair.

10 Year Issues:
- Routine maintenance and repair.

11+ Year Issues:

Facility: Neal Hall
Bldg. No: LL06
Building: Neal Hall
Area: 46,282sf **Yr Built:** 2000 **Floors:** 1

Use Types:
100% Classroom

Notes: Upcoming renovation project scope goes into the 1-5 range year range.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Lighting	4	$629,435	0	75	15	10	

Description:
-Fluorescent fixtures are installed throughout the entire facility. Manual lighting controls are installed. These fixture appear to be original.

1 Years Issues:
- None

5 Year Issues:
-The luminaires located in Neal Hall are getting close to being passed their expected life and becoming harder to maintain with the avaliability of fluorescent lamps. Typical Fluorescent lamps last around 7 years. Most of the fixtures appear to be working currently. LED fixtures last and average of 20-25 years without maintenance. It is recommended to replace the fixtures with new LED fixtures. It is also recommended to include mondern lighting controls in the area for energy savings.

10 Year Issues:
- Routine maintenance and repair.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: **Neal Hall**
Bldg. No: **LL06**
Building: **Neal Hall**
Area: 46,282sf **Yr Built:** 2000 **Floors:** 1

Use Types:
100% Classroom

Notes: Upcoming renovation project scope goes into the 1-5 range year range.

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Voice/Data	4	$629,435	0	35	10	55	
							Description: -Data racks are located in a dedicated area with dedicated cooling. Localized data cabinets are located in the classroom. 1 Years Issues: -None 5 Year Issues: - Routine maintenance and repair. It is recommended to utilize the existing data closest and add some infrastructure to get rid of the localized cabinets located in the classrooms. Updating the data drops and wireless access point locations to maximize the functionality of each space. 10 Year Issues: - Routine maintenance and repair. 11+ Year Issues: - Long-term maintenance, repair, and replacement.
Ceilings	6	$944,153	0	35	35	30	
							Description: Gypsum Board / ACT 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: Neal Hall
Bldg. No: LL06
Building: Neal Hall
Area: 46,282sf **Yr Built:** 2000 **Floors:** 1

Use Types:
100% Classroom

Notes: Upcoming renovation project scope goes into the 1-5 range year range.

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Walls	4	$629,435	0	15	35	50	
							Description: Brick / Gypsum Board 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.
Interior Doors	3	$472,076	0	25	25	50	
							Description: Solid Core Wood / Aluminum and Glass 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: **Neal Hall**
Bldg. No: **LL06**
Building: **Neal Hall**
Area: 46,282sf **Yr Built:** 2000 **Floors:** 1

Use Types:
100% Classroom

Notes: Upcoming renovation project scope goes into the 1-5 range year range.

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Floors	3	$472,076	0	55	15	30	

Description:
Existing Building: VCT
Addition: Concrete

1 Year Issues:

5 Year Issues:
-Floor finishes scheduled to be replaced

10 Year Issues:
-Routine maintenance and repair.

11+ Year Issues:
-Long-term maintenance, repair, and replacement.

Facility: **Neal Hall**
Bldg. No: **LL06**
Building: **Neal Hall**
Area: 46,282sf **Yr Built:** 2000 **Floors:** 1

Use Types:
100% Classroom

Notes: Upcoming renovation project scope goes into the 1-5 range year range.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Bldg., Fire, ADA, Elevators	3	$472,076	0	5	10	85	

Description:
-Fire alarm notification/initiation system was originally installed in 2000. Everything appears to be working and an appropriate amount of devices is presumed to be installed. System was re-certified. It appears that there have been some updates to the system since 2000, but that date is unknown. ADA operators and card readers are installed throughtout the interior and exterior of the building.

1 Years Issues:
-None

5 Year Issues:
- Routine maintenance and repair.

10 Year Issues:
- Routine maintenance and repair.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: Neal Hall
Bldg. No: LL06
Building: Neal Hall
Area: 46,282sf **Yr Built:** 2000 **Floors:** 1

Use Types:
100% Classroom

Notes: Upcoming renovation project scope goes into the 1-5 range year range.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	
Site Lighting	1	$157,359	0	75	15	10	

Description:
-HPS fixtures are installed in the surrounding parking lots and exterior of the building.

1 Years Issues:
- None

5 Year Issues:
-It is recommended that the exterior wall packs and side walk/parking lot fixtures are replaced with LED fixture. Current fixtures passed their expected life.

10 Year Issues:
- Routine maintenance and repair.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: Neal Hall
Bldg. No: LL06
Building: Neal Hall
Area: 46,282sf **Yr Built:** 2000 **Floors:** 1

Use Types:
100% Classroom

Notes: Upcoming renovation project scope goes into the 1-5 range year range.

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Sanitary Storm	1	$157,359	0	33	33	34	
							Description: Sanitary Storm System is concealed and inaccessbile. No current seepage issues have been reported. 1 Years Issues: -None 5 Year Issues: -None 10 Year Issues: -None 11+ Year Issues: -None
Superstructure	10	$1,573,588	0	0	20	80	
							Description: Cast-in-place Concrete 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: Neal Hall
Bldg. No: LL06
Building: Neal Hall
Area: 46,282sf **Yr Built:** 2000 **Floors:** 1

Use Types:
100% Classroom

Notes: Upcoming renovation project scope goes into the 1-5 range year range.

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Exterior Doors	2	$314,718	0	35	35	30	
							Description: Aluminum and Glass Renovation work is already set to be underway 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.
Stairs	1	$157,359	0	50	0	50	
							Description: Metal ladder to roof 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: Neal Hall
Bldg. No: LL06
Building: Neal Hall
Area: 46,282sf **Yr Built:** 2000 **Floors:** 1

Use Types:
100% Classroom

Notes: Upcoming renovation project scope goes into the 1-5 range year range.

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
CRV Totals:		$15,735,880	$0	$4,544,522	$4,198,333	$6,993,025	

Priority Issues Data

$15,735,880	$0	$0	0.0%	GOOD
CRV	DMB	EXCESS	FCI	RATING

0-5 Year Cumulative Data

$4,544,522	$3,757,728	28.9%	$314,718	POOR
DMB	EXCESS	FCI	$/YR MAINTAIN	RATING

Facility: **Neal Hall**
Bldg. No: **LL06**
Building: **Neal Hall**
Area: 46,282sf **Yr Built:** 2000 **Floors:** 1

Use Types:

100% Classroom

Notes: Upcoming renovation project scope goes into the 1-5 range year range.

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	

Facility: **Webb Hall**
Bldg. No: **LL07**
Building: **Webb Hall**
Area: 36,265sf **Yr Built:** 1968 **Floors:** 1

Use Types:
100% Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Foundations	4	$493,204	0	25	25	50	

Description:
Cast-in-Place Concrete

1 Year Issues:

5 Year Issues:
-Step crack at south corner suggests foundation settlement or heave

10 Year Issues:
-Routine maintenance and repair.

11+ Year Issues:
-Long-term maintenance, repair, and replacement.

Facility: Webb Hall
Bldg. No: LL07
Building: Webb Hall
Area: 36,265sf **Yr Built:** 1968 **Floors:** 1

Use Types:
100% Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Roof	10	$1,233,010	0	50	50	0	

Description:
TPO

Webb Hall Office Area
Area: 7,000
Product System: Therm 200
Warranty Effective Date: 2003/08/05
Warranty Length: 15
Warranty Expire Date: 2018/08/05
Warranty Status: Expired
Contact: †
Contractor: Advanced Roofing

Webb Hall
Area: 35,056
Product System: S-Weld TPO
Warranty Effective Date: 2011/09/13
Warranty Length: 20
Warranty Expire Date: 2031/09/13
Warranty Status: YES
Contact: Carlisle 1.800.233.0551 **
Contractor: Advanced Commercial Roofing

Webb Hall Penthouses
Area: 4,700
Product System: S-Weld TPO
Warranty Effective Date: 2012/08/24
Warranty Length: 20
Warranty Expire Date: 2032/08/24
Warranty Status: YES
Contact: Carlisle 1.800.233.0551 **
Contractor: Advanced Commercial Roofing

Facility: **Webb Hall**
Bldg. No: **LL07**
Building: **Webb Hall**
Area: 36,265sf **Yr Built:** 1968 **Floors:** 1

Use Types:
100% Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Glazing	2	$246,602	0	25	25	50	Description: Aluminum and Glass 1 Year Issues: 5 Year Issues: -Efflorescence at clerestory windows at circular corridor 10 Year Issues: -Glazing is original to the building. -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: **Webb Hall**
Bldg. No: **LL07**
Building: **Webb Hall**
Area: 36,265sf **Yr Built:** 1968 **Floors:** 1

Use Types:
100% Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Cladding	5	$616,505	0	25	25	50	

Description:
Brick over CMU Block / CIP Concrete / Stucco Frieze

1 Year Issues:

5 Year Issues:
-Step cracking at NW corner
-Sealant at control joints clearly past its service life.
-Brick is starting to take on differential weathering. Pointing is recommended in the next five years.

10 Year Issues:
-Routine maintenance and repair.
-Stucco friezes to be maintained

11+ Year Issues:
-Long-term maintenance, repair, and replacement.

Facility: Webb Hall
Bldg. No: LL07
Building: Webb Hall
Area: 36,265sf **Yr Built:** 1968 **Floors:** 1

Use Types:
100% Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
HVAC	16	$1,972,816	10	30	60	0	

Description:
- Complete building HVAC renovation in 2012.
- Geothermal source water-to-air heat pumps provide conditioning to the Auditorium and Data closet.
- Hydronic fan coils and chilled beams provide space conditioning throughout the building.
- Heating hot-water and chilled water air handling units distribute air throughout the building.
- Energy recovery units supply ventilation air to the air-handling units.
- Geothermal source water-to-water heat pumps provide heating and chilled water.
- Dual geothermal, heating-hot water, and chilled water pumps serve each respective hydronic system.
- Small circulator pumps are serve a variety of mechanical equipment throughout.

1 Years Issues:
- One of the four geothermal source water-to-water heat pumps is not operational. It is our understanding that repair/replacement of this unit is in the process of being contracted by the College.

5 Year Issues:
- All hydronic pumps and geothermal source water-to-water heat pumps have reached the end of their expected average service life and should be considered for replacement.
- Routine maintenance and repair.

10 Year Issues:
- Air-handling units, water-to-air heat pumps, fan coils, and energy recovery units have reached the end of their expected average service life and should be considered for replacement.
- Routine maintenance and repair.

Facility: **Webb Hall**
Bldg. No: **LL07**
Building: **Webb Hall**
Area: 36,265sf **Yr Built:** 1968 **Floors:** 1

Use Types:
100% Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Plumbing	8	$986,408	0	10	25	65	11+ Year Issues: - Long-term maintenance, repair, and replacement.

Description:
- Plumbing fixtures replaced during renovation in 2012.

1 Years Issues:
- None

5 Year Issues:
- Routine maintenance and repair.

10 Year Issues:
- Routine maintenance and repair.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: **Webb Hall**
Bldg. No: **LL07**
Building: **Webb Hall**
Area: 36,265sf **Yr Built:** 1968 **Floors:** 1

Use Types:
100% Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Primary/Secondary	5	$616,505	0	25	10	65	

Description:
-There were various 480/277 and 208/120 panels located throughout the building. Some were located in multi-purpose spaces that need to be cleaned up.

1 Years Issues:
-It is required that a distance of 24"-36" (depending on panelboard size) in front of each panelboard is to be clear of debris, per NEC 110.26 (A)(1&2).
-Personnel on campus have noted grounding issues in the passed on a couple building. It is recommended to get buildings with solar, or any noted power issues inspected to ensure the grounding is properly installed.

5 Year Issues:
-The VFD's and disconnects serving the HVAC equipment are getting close to there expected service life. The wiring and conduit may function for longer, but the VFD's and disconnects should be connsidered for replacement.
-Solid State drives in the penthouse are being repared every 1-2 years and should be considered for replacement.

10 Year Issues:
- Routine maintenance and repair.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: **Webb Hall**
Bldg. No: **LL07**
Building: **Webb Hall**
Area: 36,265sf **Yr Built:** 1968 **Floors:** 1

Use Types:
100% Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Distribution	7	$863,107	0	15	10	75	

Description:
-Webb Hall is powered from a 480V feed from the power house to a main distribution 480V panel located in the building, step down XFMR'S and multiple branch panels all throughout the building. Building has solar located on the roof.

1 Years Issues:
-None

5 Year Issues:
-Personnel noted that the solar inverters on the roof may not be the appropriate size. On this building, there appeared to be at least one inverter that was out of service or malfunctioning.

10 Year Issues:
- Routine maintenance and repair.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: Webb Hall
Bldg. No: LL07
Building: Webb Hall
Area: 36,265sf **Yr Built:** 1968 **Floors:** 1

Use Types:
100% Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Lighting	4	$493,204	0	85	10	5	

Description:
-High efficient fluorescent fixtures are installed throughout the entire facility. Manual lighting controls are installed. These were installed in 2013.

1 Years Issues:
- None

5 Year Issues:
-The luminaires located in the Webb Hall are getting close to being passed their expected life and becoming harder to maintain with the avaliability of fluorescent lamps. Typical Fluorescent lamps last around 7 years. Most of the fixtures appear to be working currently. LED fixtures last and average of 20-25 years without maintenance. It is recommended to replace the fixtures with new LED fixtures. It is also recommended to include mondern lighting controls in the area for energy savings.

10 Year Issues:
- Routine maintenance and repair.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: Webb Hall
Bldg. No: LL07
Building: Webb Hall
Area: 36,265sf **Yr Built:** 1968 **Floors:** 1

Use Types:
100% Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Voice/Data	4	$493,204	0	5	50	45	
							Description: -The main Data racks are located in a dedicated closet with dedicated cooling. There are also shared spaces data closets throughout the building. 1 Years Issues: -None 5 Year Issues: - Routine maintenance and repair. 10 Year Issues: -It is recommended that a seperate data closet or space is found or built within this buidling with independent cooling. This is not a code issue, but is highly recommended to extend the life of the equiment. 11+ Year Issues: - Long-term maintenance, repair, and replacement.
Ceilings	4	$493,204	0	25	50	25	
							Description: Acoustic Ceiling Tile 1 Year Issues: 5 Year Issues: -ACT installed in 2001 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: **Webb Hall**
Bldg. No: **LL07**
Building: **Webb Hall**
Area: 36,265sf **Yr Built:** 1968 **Floors:** 1

Use Types:
100% Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Walls	5	$616,505	0	25	25	50	
							Description: CMU Block and Gypsum Board 1 Year Issues: 5 Year Issues: -Efflorescence at clerestory windows at circular corridor 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.
Interior Doors	3	$369,903	0	50	25	25	
							Description: Solid Core Wood 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: **Webb Hall**
Bldg. No: **LL07**
Building: **Webb Hall**
Area: 36,265sf **Yr Built:** 1968 **Floors:** 1

Use Types:
100% Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Floors	5	$616,505	0	50	25	25	

Description:

1 Year Issues:
-Carpet has failed.

5 Year Issues:

10 Year Issues:
-Routine maintenance and repair.

11+ Year Issues:
-Long-term maintenance, repair, and replacement.

Facility: Webb Hall
Bldg. No: LL07
Building: Webb Hall
Area: 36,265sf **Yr Built:** 1968 **Floors:** 1

Use Types:
100% Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Bldg., Fire, ADA, Elevators	3	$369,903	0	5	10	85	

Description:

1 Year Issues:

5 Year Issues:
-Kitchen Millwork past its service life

10 Year Issues:
-Routine maintenance and repair.
-Programmatic issue at some of the classrooms as they can't be expanded. They are located in the original dental school and there is lead in the walls, so demolition is difficult.

Description:
-Fire alarm notification/initiation system was updated throughout the entire building in 2012. Everything appears to be working and an appropriate amount of devices is presumed to be installed. ADA operators and Card readers are installed throughtout the interior and exterior of the building.

1 Years Issues:
-None

5 Year Issues:
- Routine maintenance and repair.

10 Year Issues:
- Routine maintenance and repair.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

11+ Year Issues:

Facility: Webb Hall
Bldg. No: LL07
Building: Webb Hall
Area: 36,265sf **Yr Built:** 1968 **Floors:** 1

Use Types:
100% Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
							-Long-term maintenance, repair, and replacement.
Site Lighting	1	$123,301	0	40	55	5	

Description:
-HPS fixtures are installed around the surrounding walk paths and on the exterior of the building.

1 Years Issues:
- None

5 Year Issues:
-Exterior wall packs are past their life expectancy and should be replaced.

10 Year Issues:
-It is recommended to replace sidewalk lighting around this building within the next 10 years.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: **Webb Hall**
Bldg. No: **LL07**
Building: **Webb Hall**
Area: 36,265sf **Yr Built:** 1968 **Floors:** 1

Use Types:
100% Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Sanitary Storm	1	$123,301	0	0	50	50	
							Description: Sanitary Storm System is concealed and inaccessbile. No current seepage issues have been reported. 1 Years Issues: -None 5 Year Issues: -None 10 Year Issues: -Routine Maintenance 11+ Year Issues: - Long-term maintenance, repair, and replacement.
Superstructure	10	$1,233,010	0	0	25	75	
							Description: Cast-in-Place Concrete 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: Webb Hall
Bldg. No: LL07
Building: Webb Hall
Area: 36,265sf **Yr Built:** 1968 **Floors:** 1

Use Types:
100% Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Exterior Doors	2	$246,602	0	50	25	25	
							Description: Aluminum and Glass 1 Year Issues: 5 Year Issues: 10 Year Issues: -An ADA upgrade was performed in the mid-1990's. It will need to be surveyed for compliance in the next ten years. -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.
Stairs	1	$123,301	0	0	25	75	
							Description: Metal Ladder 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: Webb Hall
Bldg. No: LL07
Building: Webb Hall
Area: 36,265sf **Yr Built:** 1968 **Floors:** 1

Use Types:
100% Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes

CRV Totals:	$12,330,100	$197,282	$3,335,292	$4,044,273	$4,753,254

Priority Issues Data

$12,330,100	$197,282	$0	1.6%	GOOD
CRV	DMB	EXCESS	FCI	RATING

0-5 Year Cumulative Data

$3,532,574	$2,916,069	28.7%	$246,602	POOR
DMB	EXCESS	FCI	$/YR MAINTAIN	RATING

Facility: **Webb Hall**
Bldg. No: **LL07**
Building: **Webb Hall**
Area: 36,265sf **Yr Built:** 1968 **Floors:** 1

Use Types:
100% Classroom

Notes:

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	

Facility: Vocational Tech Bldg
Bldg. No: LL08
Building: Vocational Tech Bldg
Area: 18,859sf **Yr Built:** 1971 **Floors:** 1

Use Types:
100% Garage / Service Station

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Foundations	4	$288,166	0	0	25	75	
							Description: Cast-in-Place Concrete 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.
Roof	12	$864,497	0	15	35	50	
							Description: TPO 1 Year Issues: 5 Year Issues: -Grass growing on roof. Roof drains clogged. Roof scuttle is dangerous 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: Vocational Tech Bldg
Bldg. No: LL08
Building: Vocational Tech Bldg
Area: 18,859sf **Yr Built:** 1971 **Floors:** 1

Use Types:
100% Garage / Service Station

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Glazing	1	$72,041	0	0	25	75	
							Description: Aluminum and Glass 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Glazing is interior to the building and is performing its function. -Long-term maintenance, repair, and replacement.
Cladding	6	$432,248	0	25	25	50	
							Description: Brick on CMU Block 1 Year Issues: 5 Year Issues: -Routine spot pointing 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: Vocational Tech Bldg
Bldg. No: LL08
Building: Vocational Tech Bldg
Area: 18,859sf **Yr Built:** 1971 **Floors:** 1

Use Types:
100% Garage / Service Station

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
HVAC	16	$1,152,662	0	25	75	0	

Description:
- Ducted geothermal-source heat pumps provide conditioning and outdoor throughout the building (2015).
- Heating hot water / chilled water air-handling unit provides ventilation and conditioning to the welding shop (2015).
- Geothermal-source water-to-water heat pump providing heating hot water and chilled water to the welding shop air-handling unit (2015).
- Dual geothermal main pumps located in the welding shop were replaced in 2008.
- Geothermnal circulation pumps serving end use equipment throughout the building (2015).
- Rooftop energy recovery units provide ventilation / makeup air to the shop spaces (2008).

1 Years Issues:
- None

5 Year Issues:
- Geothermal main pumps have reached the end of their expected average service life and should be considered for replacement.
- Energy recovery units have reached the end of their expected average service life and should be considered for replacment.
- Routine maintenance and repair.

10 Year Issues:
- Air-handling unit has reached the end of its expected average servicle life and should be considered for replacment.
- Water-to-water heat pump has reached the end of its expected average service life and should be considered for replacment.
- Routine maintenance and repair.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: Vocational Tech Bldg
Bldg. No: LL08
Building: Vocational Tech Bldg
Area: 18,859sf **Yr Built:** 1971 **Floors:** 1

Use Types:
100% Garage / Service Station

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Plumbing	6	$432,248	0	10	25	65	

Description:
- Fixtures and piping replaced in 2015.

1 Years Issues:
- None

5 Year Issues:
- Routine maintenance and repair.

10 Year Issues:
- Routine maintenance and repair.
- Shop fixtures may require replacement depending on usage / wear and tear.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: Vocational Tech Bldg
Bldg. No: LL08
Building: Vocational Tech Bldg
Area: 18,859sf **Yr Built:** 1971 **Floors:** 1

Use Types:
100% Garage / Service Station

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Primary/Secondary	6	$432,248	0	20	20	60	

Description:
-There were various 480/277 and 208/120 panels located throughout the building.

1 Years Issues:
-None

5 Year Issues:
A few of the vehicle exhaust fans were noted to not be working and should be replaced with a new circuit and means of disconnect. This could be dangerous if all of the vehicle exhaust fans stopped working.

10 Year Issues:
Some disconnects serving the HVAC/Shop equipment are getting close to there expected service life. The wiring and conduit may function for longer, but the disconnects should be connsidered for replacement.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: Vocational Tech Bldg
Bldg. No: LL08
Building: Vocational Tech Bldg
Area: 18,859sf **Yr Built:** 1971 **Floors:** 1

Use Types:
100% Garage / Service Station

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Distribution	7	$504,290	0	5	10	85	
							Description: -The VoTech building is powered from a 480V feed from the power house to a main distribution 480V panel located in the mezzanine, step down XFMR'S and multiple branch panels all throughout the building. 1 Years Issues: - Routine maintenance and repair. 5 Year Issues: - Routine maintenance and repair. 10 Year Issues: - Routine maintenance and repair. 11+ Year Issues: - Long-term maintenance, repair, and replacement.
Lighting	4	$288,166	0	5	10	85	
							Description: -New LED lighting has been installed throughout the building in 2016. New lighting controls has also been installed with the 2016 new construction. 1 Years Issues: - None 5 Year Issues: - Routine maintenance and repair. 10 Year Issues: - Routine maintenance and repair. 11+ Year Issues: - Long-term maintenance, repair, and replacement.

Facility: Vocational Tech Bldg
Bldg. No: LL08
Building: Vocational Tech Bldg
Area: 18,859sf **Yr Built:** 1971 **Floors:** 1

Use Types:
100% Garage / Service Station

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Voice/Data	4	$288,166	0	5	10	85	
							Description: -Data rack is located in a dedicated closet with dedicated cooling. Expansion is limited with the current infrastructure. No issues were noted by Personnel. 1 Years Issues: -None 5 Year Issues: - Routine maintenance and repair. 10 Year Issues: - Routine maintenance and repair. 11+ Year Issues: - Long-term maintenance, repair, and replacement.
Ceilings	1	$72,041	0	0	75	25	
							Description: ACT / Exposed Deck 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement. -ACT replaced in 2016

Facility: Vocational Tech Bldg
Bldg. No: LL08
Building: Vocational Tech Bldg
Area: 18,859sf **Yr Built:** 1971 **Floors:** 1

Use Types:
100% Garage / Service Station

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Walls	4	$288,166	0	25	50	25	
							Description: Painted CMU Block / Gypsum Board 1 Year Issues: 5 Year Issues: -Programmatic constraints with teachers sharing an office. 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.
Interior Doors	3	$216,124	0	50	25	25	
							Description: Hollow Metal 1 Year Issues: 5 Year Issues: -Original Doors to the building. They should be studied in detail in conjunction with a campus-wide access/access control project 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: Vocational Tech Bldg
Bldg. No: LL08
Building: Vocational Tech Bldg
Area: 18,859sf **Yr Built:** 1971 **Floors:** 1

Use Types:
100% Garage / Service Station

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Floors	5	$360,207	0	25	50	25	

Description:
Concrete / Epoxy Coated Concrete

1 Year Issues:

5 Year Issues:
-Epoxy floors were a DIY fix and are at the end of their service life.

10 Year Issues:
-Routine maintenance and repair.

11+ Year Issues:
-Long-term maintenance, repair, and replacement.

Facility: Vocational Tech Bldg
Bldg. No: LL08
Building: Vocational Tech Bldg
Area: 18,859sf **Yr Built:** 1971 **Floors:** 1

Use Types:
100% Garage / Service Station

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Bldg., Fire, ADA, Elevators	3	$216,124	0	5	10	85	

Description:

1 Year Issues:

5 Year Issues:
-Entry and Offices renovated in 2016-17. There are some programmatic constraints with three professors sharing and office.
-Noise issue in the building between the shop and the classrooms.

10 Year Issues:
-Routine maintenance and repair.

11+ Year Issues:
-Long-term maintenance, repair, and replacement.

Description:
-Fire alarm notification/initiation system was appears to be updated throughout the entire building. It does not seem to be original and was noted to be updated in 2009. Everything appears to be working and an appropriate amount of devices is presumed to be installed.

1 Years Issues:
-None

5 Year Issues:
- Routine maintenance and repair.

10 Year Issues:
- Routine maintenance and repair.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: Vocational Tech Bldg
Bldg. No: LL08
Building: Vocational Tech Bldg
Area: 18,859sf **Yr Built:** 1971 **Floors:** 1

Use Types:
100% Garage / Service Station

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Site Lighting	1	$72,041	0	5	60	35	
							Description: -New LED lighting has been installed on the exterior of the the building in 2016. A parking lot closest to the building has HPS fixutres installed. 1 Years Issues: - None 5 Year Issues: - Routine maintenance and repair. 10 Year Issues: -Parking lot lighting is working, but should be considered for replacement. 11+ Year Issues: - Long-term maintenance, repair, and replacement.
Sanitary Storm	1	$72,041	0	0	50	50	
							Description: Sanitary Storm System is concealed and inaccessbile. No current seepage issues have been reported. 1 Years Issues: -None 5 Year Issues: -None 10 Year Issues: -Routine Maintenance 11+ Year Issues: - Long-term maintenance, repair, and replacement.

Facility: Vocational Tech Bldg
Bldg. No: LL08
Building: Vocational Tech Bldg
Area: 18,859sf **Yr Built:** 1971 **Floors:** 1

Use Types:
100% Garage / Service Station

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Superstructure	10	$720,414	0	0	25	75	
							Description: Cast-in-Place Concrete 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.
Exterior Doors	5	$360,207	0	50	25	25	
							Description: Overhead and Hollow Metal 1 Year Issues: 5 Year Issues: -Original Doors to the building. They should be studied in detail in conjunction with a campus-wide access/access control project 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: Vocational Tech Bldg
Bldg. No: LL08
Building: Vocational Tech Bldg
Area: 18,859sf **Yr Built:** 1971 **Floors:** 1

Use Types:
100% Garage / Service Station

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Stairs	1	$72,041	50	0	25	25	

Description:
Metal Ship's Ladder / Metal Roof Ladder

1 Year Issues:
-Metal roof ladder and scuttle are a safety concern

5 Year Issues:

10 Year Issues:
-Routine maintenance and repair.

11+ Year Issues:
-Long-term maintenance, repair, and replacement.

CRV Totals:	$7,204,138	$36,021	$1,174,274	$2,489,030	$3,504,813

Priority Issues Data

$7,204,138	$36,021	$0	0.5%	GOOD
CRV	DMB	EXCESS	FCI	RATING

0-5 Year Cumulative Data

$1,210,295	$850,088	16.8%	$144,083	POOR
DMB	EXCESS	FCI	$/YR MAINTAIN	RATING

Facility: Vocational Tech Bldg
Bldg. No: LL08
Building: Vocational Tech Bldg
Area: 18,859sf **Yr Built:** 1971 **Floors:** 1

Use Types:
100% Garage / Service Station

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes

Facility: Agricultural Tech Bldg
Bldg. No: LL09
Building: Agricultural Tech Bldg
Area: 16,434sf **Yr Built:** 1994 **Floors:** 1

Use Types:
100% Technology Building

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Foundations	4	$184,061	0	0	25	75	
							Description: Cast-in-Place Concrete 1 Year Issues: 5 Year Issues: -Seepage present in NE corner of Room 106. Roof drain outside that area was not exiting far enough away from the building. Seepage present during high water table at Room 005 (Copy Room / Closet). At the east side of the building, grade is sloped toward the building. This is where water has been present inside. 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.
Roof	6	$276,091	0	0	25	75	
							Description: Standing Seam 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: Agricultural Tech Bldg
Bldg. No: LL09
Building: Agricultural Tech Bldg
Area: 16,434sf **Yr Built:** 1994 **Floors:** 1

Use Types:
100% Technology Building

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Glazing	1	$46,015	0	0	50	50	
							Description: Interior Glazing and Small Lites in the Overhead Doors 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.
Cladding	7	$322,106	0	0	25	75	
							Description: Pre-engineered Metal Building 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: **Agricultural Tech Bldg**
Bldg. No: **LL09**
Building: **Agricultural Tech Bldg**
Area: 16,434sf **Yr Built:** 1994 **Floors:** 1

Use Types:
100% Technology Building

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
HVAC	14	$644,213	0	10	25	65	

Description:
- Heating only furnaces serving the shop area have been replaced within the last several years. Packaged split system with natural gas furnaces serving the classroom / office areas have been replaced within the last several years.
- Vehicle exhaust system includes exterior exhaust fans and interior hose reels. System was installed within the last several years.

1 Years Issues:
- None

5 Year Issues:
- Routine maintenance and repair.

10 Year Issues:
- Routine maintenance and repair.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: Agricultural Tech Bldg
Bldg. No: LL09
Building: Agricultural Tech Bldg
Area: 16,434sf **Yr Built:** 1994 **Floors:** 1

Use Types:
100% Technology Building

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Plumbing	9	$414,137	0	10	25	65	

Description:
- Original fixtures and piping. Some fixtures show wear and tear from use in shop setting.

1 Years Issues:
- None

5 Year Issues:
- Routine maintenance and repair.

10 Year Issues:
- Routine maintenance and repair.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: Agricultural Tech Bldg
Bldg. No: LL09
Building: Agricultural Tech Bldg
Area: 16,434sf **Yr Built:** 1994 **Floors:** 1

Use Types:
100% Technology Building

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Primary/Secondary	5	$230,076	0	25	10	65	

Description:
-There were various 480/277 and 208/120 panels located throughout the building. All were located in multi-purpose spaces that need to be cleaned up. No circuiting issues were noted by personnel

1 Years Issues:
-It is required that a distance of 24"-36" (depending on panelboard size) in front of each panelboard is to be clear of debris, per NEC 110.26 (A)(1&2).
-There is an area in the main electrical room where the dry-wall is missing exposing large gauge wire. It is unclear what this wire is used for, but it is required that this wire is in conduit.

5 Year Issues:
- Routine maintenance and repair.

10 Year Issues:
-The exterior disconnects serving the HVAC equipment are getting close to their expected service life. The wiring and conduit may function for longer, but the disconnects should be connsidered for replacement.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: Agricultural Tech Bldg
Bldg. No: LL09
Building: Agricultural Tech Bldg
Area: 16,434sf **Yr Built:** 1994 **Floors:** 1

Use Types:
100% Technology Building

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Distribution	6	$276,091	0	15	15	70	

Description:
-The AG Tech building is powered from a 480V feed from the power house with localized panelboards throughout the building.

1 Years Issues:
-None

5 Year Issues:
- Routine maintenance and repair.

10 Year Issues:
- Routine maintenance and repair.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: Agricultural Tech Bldg
Bldg. No: LL09
Building: Agricultural Tech Bldg
Area: 16,434sf **Yr Built:** 1994 **Floors:** 1

Use Types:
100% Technology Building

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Lighting	5	$230,076	0	70	5	25	

Description:
- Industrial linear, surface mounted fluorescent fixtures are used in the shop area, storage rooms, and bathrooms. These fixtures apear to be original and utilize T8 lamps.
-New LED panel style troffers are have been installed in the single classroom along with updated lighting controls in the classrooms. It was noted by personnel that this upgrade was completed in the last 5 years.

1 Years Issues:
- None

5 Year Issues:
-The luminaires located in the shop areas are past the expected life and becoming harder to maintain with the avaliability of fluorescent lamps. Some of the lamps are not working currently and this will continue to happen and become harder to replace. It is recommended to replace the shop area fixture with new LED fixtures. It is also recommended to include mondern lighting controls in the area for energy savings.

10 Year Issues:
- Routine maintenance and repair.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: Agricultural Tech Bldg
Bldg. No: LL09
Building: Agricultural Tech Bldg
Area: 16,434sf **Yr Built:** 1994 **Floors:** 1

Use Types:
100% Technology Building

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Voice/Data	4	$184,061	0	15	75	10	Description: -Data racks are located in the mezzanine of the building with switches, and patch panels located in the rack. 1 Years Issues: -None 5 Year Issues: - Routine maintenance and repair. 10 Year Issues: -It is recommended that a seperate data closet or space is built or utilized in this buidling with independent heating and cooling. This is not a code issue, but is highly recommended to extend the life of the equiment. 11+ Year Issues: - Long-term maintenance, repair, and replacement.
Ceilings	4	$184,061	0	0	25	75	Description: Metal Panels 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: Agricultural Tech Bldg
Bldg. No: LL09
Building: Agricultural Tech Bldg
Area: 16,434sf **Yr Built:** 1994 **Floors:** 1

Use Types:
100% Technology Building

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Walls	4	$184,061	0	15	10	75	
							Description: Metal / Gypsum Board 1 Year Issues: 5 Year Issues: -Paint needed throughout except the classrooms that were refreshed in 2022. Versapro wallpaper will be added to the classrooms in 2022. 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.
Interior Doors	4	$184,061	0	50	25	25	
							Description: Hollow Metal / FRP 1 Year Issues: 5 Year Issues: -Original Doors to the building. They should be studied in detail in conjunction with a campus-wide access/access control project 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: Agricultural Tech Bldg
Bldg. No: LL09
Building: Agricultural Tech Bldg
Area: 16,434sf **Yr Built:** 1994 **Floors:** 1

Use Types:
100% Technology Building

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Floors	4	$184,061	0	25	25	50	

Description:
Concrete / VCT

1 Year Issues:

5 Year Issues:
-Classrooms recently were repaved with epoxy in 2022. Most of the building is Concrete. The offices need VCT to be replaced.

10 Year Issues:
-Routine maintenance and repair.

11+ Year Issues:
-Long-term maintenance, repair, and replacement.

Facility: Agricultural Tech Bldg
Bldg. No: LL09
Building: Agricultural Tech Bldg
Area: 16,434sf **Yr Built:** 1994 **Floors:** 1

Use Types:
100% Technology Building

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Bldg., Fire, ADA, Elevators	3	$138,046	0	75	10	15	

Description:
1 Year Issues:

5 Year Issues:
-Restrooms need to be refreshed--new partitions, specialties, and finishes.

-Offices need to be refreshed--new casework and finishes.

10 Year Issues:
-Routine maintenance and repair.

11+ Year Issues:
-Long-term maintenance, repair, and replacement.

Description:
-Fire alarm notification/initiation system appears to be original and could use a refresh.

1 Years Issues:
-None

5 Year Issues:
-There appeared to be some missing pull stations exit doors and a few extra devices could be placed throughout the building to ensure full building coverage is met.

10 Year Issues:
- Routine maintenance and repair.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: Agricultural Tech Bldg
Bldg. No: LL09
Building: Agricultural Tech Bldg
Area: 16,434sf **Yr Built:** 1994 **Floors:** 1

Use Types:
100% Technology Building

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Site Lighting	1	$46,015	0	80	10	10	
							Description: -Site lighting is very limited on this site. Roadway lighting is present in front of the building by pathway exterior lighting is not present. 1 Years Issues: -Site lighting should be installed to provide at least 1 fc of illumination at the exterior of the pedestrian exit doors per NFPA 101 7.9. 5 Year Issues: None 10 Year Issues: - Routine maintenance and repair. 11+ Year Issues: - Long-term maintenance, repair, and replacement.
Sanitary Storm	1	$46,015	0	25	25	50	
							Description: Sanitary Storm System is concealed and inaccessbile. Seepage has been reported at the northeast corner of the souther portion of the building. 1 Years Issues: -None 5 Year Issues: -Investigate acute causes of seepage and remediate 10 Year Issues: -Routine maintenance of ameliorated system 11+ Year Issues: -Long term maintenance and replacement

Facility: Agricultural Tech Bldg
Bldg. No: LL09
Building: Agricultural Tech Bldg
Area: 16,434sf **Yr Built:** 1994 **Floors:** 1

Use Types:
100% Technology Building

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Superstructure	10	$460,152	0	0	25	75	
							Description: Steel 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.
Exterior Doors	5	$230,076	0	50	25	25	
							Description: Overhead and Hollow Metal 1 Year Issues: 5 Year Issues: -Original Doors to the building. They should be studied in detail in conjunction with a campus-wide access/access control project 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: Agricultural Tech Bldg
Bldg. No: LL09
Building: Agricultural Tech Bldg
Area: 16,434sf **Yr Built:** 1994 **Floors:** 1

Use Types:
100% Technology Building

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Stairs	3	$138,046	0	0	25	75	

Description:
Metal Tread

1 Year Issues:

5 Year Issues:

10 Year Issues:
-Routine maintenance and repair.

11+ Year Issues:
-Long-term maintenance, repair, and replacement.

CRV Totals:	$4,601,520	$0	$825,973	$1,090,560	$2,684,987

Priority Issues Data

$4,601,520	$0	$0	0.0%	GOOD
CRV	DMB	EXCESS	FCI	RATING

0-5 Year Cumulative Data

$825,973	$595,897	18.0%	$92,030	POOR
DMB	EXCESS	FCI	$/YR MAINTAIN	RATING

Facility: Agricultural Tech Bldg
Bldg. No: LL09
Building: Agricultural Tech Bldg
Area: 16,434sf **Yr Built:** 1994 **Floors:** 1

Use Types:
100% Technology Building

Notes:

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	

Facility: West Bldg
Bldg. No: LL10
Building: West Bldg
Area: 84,012sf **Yr Built:** 2000 **Floors:** 1

Use Types:
100% Laboratory

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Foundations	4	$1,582,786	0	0	25	75	

Description:
CIP Concrete

1 Year Issues:

5 Year Issues:

10 Year Issues:
-Routine maintenance and repair.

11+ Year Issues:
-Long-term maintenance, repair, and replacement.

Facility: West Bldg
Bldg. No: LL10
Building: West Bldg
Area: 84,012sf **Yr Built:** 2000 **Floors:** 1

Use Types:
100% Laboratory

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Roof	9	$3,561,269	0	75	0	25	

Description:
Built up T&G

1 Year Issues:

5 Year Issues:

-West Building 1
Area: 26,400
Product System: Therm 200
Warranty Effective Date: 2002/07/12
Warranty Length: 10
Warranty Expire Date: 2012/07/12
Warranty Status: Expired
Contact: †
Contractor: Top Quality

10 Year Issues:
-Routine maintenance and repair.
-West Building 2 and West Power House
Area: 55,430
Product System: Therm 200
Warranty Effective Date: 2009/07/29
Warranty Length: 15
Warranty Expire Date: 2024/07/29
Warranty Status: YES
Contact: Tremco 1.800.422.1195 *
Contractor: Craftmasters

11+ Year Issues:
-Long-term maintenance, repair, and replacement.

Facility: West Bldg
Bldg. No: LL10
Building: West Bldg
Area: 84,012sf **Yr Built:** 2000 **Floors:** 1

Use Types:
100% Laboratory

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Glazing	2	$791,393	0	50	25	25	

Description:
Aluminum and Glass

1 Year Issues:

5 Year Issues:
-Water intrusion at several areas throughout the building

10 Year Issues:
-Routine maintenance and repair.

11+ Year Issues:
-Long-term maintenance, repair, and replacement.

Facility: West Bldg
Bldg. No: LL10
Building: West Bldg
Area: 84,012sf **Yr Built:** 2000 **Floors:** 1

Use Types:
100% Laboratory

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Cladding	5	$1,978,483	0	50	0	50	

Description:
Face Brick over CMU Block

1 Year Issues:

5 Year Issues:
-Joint Sealants have failed

-There appears to be a design flaw at the banks of square windows that allows water seepage at the window heads. There are panels of 6" Ground Masonry Units above the windows. The tops row of masonry and bottom row of masonry in these panels are solid, but the three rows sandwiched in between are hollow. These could be a source of water intrusion. Furthermore, looking at the flashing detail and the amount of different systems coming together at the window head, the detail relied heavily on the contractor painstakingly installing an 8" tall section of rigid insulation, then installing a thru-wall flashing that would rely on being sandwiched beneath the structural masonry block and the structural I-Beam, or welded to the I-Beam. Either way, it is likely this detail was not fully installed to spec. If the thru-wall flashing did not extend all the way back into the structural block wall, that would be an obvious place for water intrusion from above. If the eight inches of rigid insulation were not tucked between the thru-wall flashing and the I-Beam, this would cause a sizable thermal bridge from the cold to warm. Furthermore, it is unquestionable that the steel plate lintel holding the aforementioned masonry at the rough opening bridges from cold to warm. This is certainly a cause of condensation at the plate lintel in a building with high humidity such as a laboratory building and this fact coupled with the other two likely scenarios would account for bulk water infiltration at this condition.

-There is differential movement between the veneer masonry and the steel superstructure of the building. This is evident while viewing large expanses of masonry with shelf angles.

Facility: West Bldg
Bldg. No: LL10
Building: West Bldg
Area: 84,012sf **Yr Built:** 2000 **Floors:** 1

Use Types:
100% Laboratory

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes

-The scuppers on the building do not have drip edges. Masonry in these areas is damaged and water stained.

-The 6" Ground Masonry Units are weathering more severely than the typical modular brick.

-All of these factors combined create patchy, wavy, differentially weathered facade conditions.

10 Year Issues:
-Routine maintenance and repair.

11+ Year Issues:
-Long-term maintenance, repair, and replacement.

Facility: West Bldg
Bldg. No: LL10
Building: West Bldg
Area: 84,012sf **Yr Built:** 2000 **Floors:** 1

Use Types:
100% Laboratory

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
HVAC	14	$5,539,751	0	70	30	0	

Description:
- Original building (2000) served by heating hot-water (HW) / chilled water (CW) variable volume rooftop air-handling units.
- Variable air volume (VAV) boxes with HW reheat distribute conditioned air from the rooftop units to each space.
- Building expansions (2008) served by geothermal source variable volume rooftop air-handling units. Units operate with R-22 refrigerant.
- VAV boxes with HW reheat distribute conditioned air from the rooftop units to each space.
- Water-to-water geothermal source heat pumps produce HW / CW for air-handling units and VAV boxes throughout.
- Dual sets of pumps for geothermal water, heating hot-water, and chilled water circulate water for the associated systems.
- Rooftop exhaust fans provide restroom / space exhaust.
- Vehicle exhaust fans and hose reels serve the shop spaces.
- Radiant floor heating serves the shop spaces.

1 Years Issues:
- None

5 Year Issues:
- Original building rooftop air-handling units are beyond their expected average service life and should be considered for replacement. Personnel indicated that one of the unit's fans was switched into manual mode to operate due to VFD / equipment failure.
- Expansion building rooftop air-handling units are nearing their expected average service life and should be considered for replcament. Peronnel indicated that one of the four units experiences issue if there are any variations in power quality.
- Rooftop exhaust fans are at or beyond their expected average service life and should be considered for replacement.
- Chilled water pumps are at their expected average service life and should be considered for replacement.

Facility: West Bldg
Bldg. No: LL10
Building: West Bldg
Area: 84,012sf **Yr Built:** 2000 **Floors:** 1

Use Types:
100% Laboratory

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
							10 Year Issues: - Heating-hot water and geothermal pumps are at their expected average service life and should be considered for replacement. - Water-to-water geothermal source heat pumps are at their expected average service life and should be considered for replacement. - Routine maintenance and repair. 11+ Year Issues: - Long-term maintenance, repair, and replacement.
Plumbing	5	$1,978,483	0	25	25	50	
							Description: - Original fixtures and piping, per the installation timeframe (2000 / 2008). 1 Years Issues: - None 5 Year Issues: - Domestic water heaters are at the end of their average expected service life and should be considered for replacement. - Fixtures may remain functional for longer periods of time but mechanical components (flush valves, mixing valves, etc...) should be considered for replacement. 10 Year Issues: - Routine maintenance and repair. 11+ Year Issues: - Long-term maintenance, repair, and replacement.

Facility: West Bldg
Bldg. No: LL10
Building: West Bldg
Area: 84,012sf **Yr Built:** 2000 **Floors:** 1

Use Types:
100% Laboratory

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Primary/Secondary	5	$1,978,483	5	30	10	55	

Description:
-There were various 480/277 and 208/120 panels located throughout the building. Some were located in multi-purpose spaces that need to be cleaned up.

1 Years Issues:
-It is required that a distance of 24"-36" (depending on panelboard size) in front of each panelboard is to be clear of debris, per NEC 110.26 (A)(1&2).
-Personnel on campus have noted grounding issues in the passed on a couple building. It is recommended to get buildings with solar, or any noted power issues inspected to ensure the grounding is properly installed. In 2020, personnel noted that the 500 kVA transformer used to power the main 208 volt distribution panel shorted and the front cover blew off . This is a serious concern and should be investigated further.

5 Year Issues:
-The VFD's and disconnects serving the HVAC equipment are getting close to there expected service life. The wiring and conduit may function for longer, but the VFD's and disconnects should be connsidered for replacement.
-Exterior disconnects serving the vehicle exhaust fans in the shop area are reaching there expected service life and should be considered for replacement.

10 Year Issues:
- Routine maintenance and repair.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: West Bldg
Bldg. No: LL10
Building: West Bldg
Area: 84,012sf **Yr Built:** 2000 **Floors:** 1

Use Types:
100% Laboratory

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Distribution	7	$2,769,876	0	15	10	75	

Description:
-The West Building is powered from a 480V feed from switchgear located in an deticated building on the north side of the building. There is an exterior transformer located on the north side of the building that receives a seperate utility feed that is not associated with the power house. From the exterior transformer the utility voltage is stepped down to 480V where it then runs through a breaker in the switchgear to a main distribution 480V panel located in the basement of the building. Step down XFMR'S and multiple branch panels all throughout the building. Building has solar located on the roof. A 1000 kW generator is located near the deticated building on the north side for emergency power.

1 Years Issues:
-None

5 Year Issues:
-Personnel noted that the solar inverters on the roof may not be the appropriate size. On this building, there appeared to be at least one inverter that was out of service or malfunctioning.

10 Year Issues:
- Routine maintenance and repair.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: West Bldg
Bldg. No: LL10
Building: West Bldg
Area: 84,012sf **Yr Built:** 2000 **Floors:** 1

Use Types:
100% Laboratory

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Lighting	4	$1,582,786	0	85	10	5	

Description:
-High efficient fluorescent fixtures are installed throughout the entire facility. Manual lighting controls are installed. These were installed in 2004 and 2009.

1 Years Issues:
- None

5 Year Issues:
-The luminaires located in the West Building are getting close to being passed their expected life and becoming harder to maintain with the avaliability of fluorescent lamps. Typical Fluorescent lamps last around 7 years. Most of the fixtures appear to be working currently. LED fixtures last and average of 20-25 years without maintenance. It is recommended to replace the fixtures with new LED fixtures. It is also recommended to include mondern lighting controls in the area for energy savings.

10 Year Issues:
- Routine maintenance and repair.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: West Bldg
Bldg. No: LL10
Building: West Bldg
Area: 84,012sf **Yr Built:** 2000 **Floors:** 1

Use Types:
100% Laboratory

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Voice/Data	4	$1,582,786	0	15	15	70	
							Description: -Data racks are located in a dedicated closet with dedicated cooling. Plenty of room for expansion with the current infrastructure. New batteries for emergency power are noted to have been replaced. Personnel mentioned that the basement is a hub for one of the major service providers to use as a hub for fiber connection. 1 Years Issues: -None 5 Year Issues: - Routine maintenance and repair. 10 Year Issues: - Routine maintenance and repair. 11+ Year Issues: - Long-term maintenance, repair, and replacement.
Ceilings	4	$1,582,786	0	50	25	25	
							Description: Acoustic Ceiling Tile 1 Year Issues: 5 Year Issues: -Water damage in several areas 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: West Bldg
Bldg. No: LL10
Building: West Bldg
Area: 84,012sf **Yr Built:** 2000 **Floors:** 1

Use Types:
100% Laboratory

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Walls	5	$1,978,483	0	25	25	50	
							Description: 6" Ground Masonry Units, Common Masonry Units 1 Year Issues: 5 Year Issues: -Several areas of wall are water-damaged, effloresced, or discolored from thermal and moisture intrusion 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.
Interior Doors	5	$1,978,483	0	0	50	50	
							Description: Solid Core Wood 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: West Bldg
Bldg. No: LL10
Building: West Bldg
Area: 84,012sf **Yr Built:** 2000 **Floors:** 1

Use Types:
100% Laboratory

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Floors	4	$1,582,786	0	25	50	25	

Description:
Quarry Tile

1 Year Issues:

5 Year Issues:
-Full building expansion joints and control joints were not properly traced and detailed during construction. This has caused cracking in several areas throughout the building.

10 Year Issues:
-Routine maintenance and repair.

11+ Year Issues:
-Long-term maintenance, repair, and replacement.

Facility: West Bldg
Bldg. No: LL10
Building: West Bldg
Area: 84,012sf **Yr Built:** 2000 **Floors:** 1

Use Types:
100% Laboratory

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Bldg., Fire, ADA, Elevators	3	$1,187,090	10	5	10	75	

DEFERRED MAINTENANCE REQUEST ISSUED June 13, 2022: Scope of work in building:
This major remodeling project will include a comprehensive renovation of the West Building. In addition, the project will remodel numerous spaces throughout the building including the ceilings, floors, doors and restrooms. The mechanical and electrical systems will also be improved to assure a comfortable learning environment, increase the efficiency of the lighting and to ensure a viable source of power for each room.

Scope of Work-On-Site
General
Site renovation includes minimal landscaping and sidewalks.
Plumbing
Remodel toilets in restrooms.
Provide tempered water to faucets in restrooms.
Heating, Ventilating, and Air Conditioning (HVAC)
Extensive renovation of heating and air conditioning systems in the West Building.
Electrical
Upgrade duct bank and electrical service from existing power house.
Upgrade building lighting to more efficient fixtures.

--$5,500,000

Description:
-Fire alarm notification/initiation system was updated throughout the entire building in 2009. Everything appears to be working and an appropriate amount of devices is presumed to be installed. ADA operators and Card readers are installed throughtout the interior and exterior of the building.

1 Years Issues:
-A couple smoke detectors in the electrical rooms are not properly mounted to the ceiling. They are hanging down by their wiring. This should be addressed

Facility: West Bldg
Bldg. No: LL10
Building: West Bldg
Area: 84,012sf **Yr Built:** 2000 **Floors:** 1

Use Types:
100% Laboratory

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
							immediately. 5 Year Issues: - Routine maintenance and repair. 10 Year Issues: - Routine maintenance and repair. 11+ Year Issues: - Long-term maintenance, repair, and replacement.
Site Lighting	2	$791,393	0	40	55	5	Description: -HPS fixtures are installed in the surrounding parking lot and on the exterior of the building. 1 Years Issues: - None 5 Year Issues: -Exterior wall packs are past their life expectancy and should be replaced. 10 Year Issues: -It is recommended to replace sidewalk lighting around this building within the next 10 years. 11+ Year Issues: - Long-term maintenance, repair, and replacement.

Facility: West Bldg
Bldg. No: LL10
Building: West Bldg
Area: 84,012sf **Yr Built:** 2000 **Floors:** 1

Use Types:
100% Laboratory

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Sanitary Storm	1	$395,697	0	0	50	50	
							Description: Sanitary Storm System is concealed and inaccessbile. No current seepage issues have been reported. 1 Years Issues: -None 5 Year Issues: -None 10 Year Issues: -None 11+ Year Issues: -None
Basement Construction	4	$1,582,786	0	0	25	75	
							Description: CIP Concrete 1 Year Issues: 5 Year Issues: -Hot water heater exhausting into the intake louver causing gas smell 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: West Bldg
Bldg. No: LL10
Building: West Bldg
Area: 84,012sf **Yr Built:** 2000 **Floors:** 1

Use Types:
100% Laboratory

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Superstructure	10	$3,956,965	0	0	25	75	
							Description: Structural CMU, Steel Joist, Steel 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.
Exterior Doors	2	$791,393	0	50	25	25	
							Description: Aluminum and Glass / Hollow Metal 1 Year Issues: 5 Year Issues: -Doors are original so they are 22 years old now. 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: West Bldg
Bldg. No: LL10
Building: West Bldg
Area: 84,012sf **Yr Built:** 2000 **Floors:** 1

Use Types:
100% Laboratory

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Stairs	1	$395,697	5	0	45	50	

Description:
Concrete Stairs to Basement / Roof Ladders

1 Year Issues:
-Trip hazard at top of stairs leading to Mechanical Basement.

5 Year Issues:

10 Year Issues:
-Routine maintenance and repair.

11+ Year Issues:
-Long-term maintenance, repair, and replacement.

CRV Totals:	$39,569,652	$237,418	$13,473,467	$8,804,248	$17,054,520

Priority Issues Data

$39,569,652	$237,418	$0	0.6%	GOOD
CRV	DMB	EXCESS	FCI	RATING

0-5 Year Cumulative Data

$13,710,884	$11,732,402	34.7%	$791,393	POOR
DMB	EXCESS	FCI	$/YR MAINTAIN	RATING

Facility: West Bldg
Bldg. No: LL10
Building: West Bldg
Area: 84,012sf **Yr Built:** 2000 **Floors:** 1

Use Types:
100% Laboratory

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes

Facility: **Board & Administration Center**
Bldg. No: **LL11**
Building: **Board & Administration Building**
Area: 5,371sf **Yr Built:** 2018 **Floors:** 1

Use Types:
100% Office

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Foundations	4	$77,342	0	0	50	50	Cast-in-place Concrete 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. -Strip footings are original to the Child Care center and may have different loading. 11+ Year Issues: -Long-term maintenance, repair, and replacement.
Roof	8	$154,685	0	25	25	50	Shingle over Wood Truss 1 Year Issues: 5 Year Issues: -The roof is too heavy for the structure it is sitting on. 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: **Board & Administration Center**
Bldg. No: **LL11**
Building: **Board & Administration Building**
Area: 5,371sf **Yr Built:** 2018 **Floors:** 1

Use Types:
100% Office

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Glazing	5	$96,678	0	0	25	75	Aluminum / Glass 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.
Cladding	5	$96,678	0	0	50	50	Thin Brick / Veneer Stone 1 year Issues: 5 Year Issues: -The cladding is panelized thin brick. The system is new but doesn't appear to be a very good system. Though there are no issues at present, there may be in the next decade. 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: **Board & Administration Center**
Bldg. No: **LL11**
Building: **Board & Administration Building**
Area: 5,371sf **Yr Built:** 2018 **Floors:** 1

Use Types:
100% Office

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
HVAC	17	$328,705	0	10	25	65	
							Description: - Geothermal-source variable refrigerant flow (VRF) with ducted fan coils provide conditioning for the majority of the building. - Dual geothermal pumps circulate geothermal source water for the VRF unit. - Direct expansion (DX) mini-split system serves the building IT space. 1 Years Issues: - None 5 Year Issues: - Routine maintenance and repair. 10 Year Issues: - Routine maintenance and repair. 11+ Year Issues: - Long-term maintenance, repair, and replacement.
Plumbing	9	$174,020	0	10	25	65	
							Description: - Original fixtures and piping. 1 Years Issues: - None 5 Year Issues: - Routine maintenance and repair. 10 Year Issues: - Routine maintenance and repair. 11+ Year Issues: - Long-term maintenance, repair, and replacement.

Facility: Board & Administration Center
Bldg. No: LL11
Building: Board & Administration Building
Area: 5,371sf **Yr Built:** 2018 **Floors:** 1

Use Types:
100% Office

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Primary/Secondary	5	$96,678	0	5	10	85	

Description:
-There were a few 208/120 panels located in the building. These are new as of 2018. Personnel did not note any secondary circuiting issues. None of the circuits are past there useful life.

1 Years Issues:
-None

5 Year Issues:
- Routine maintenance and repair.

10 Year Issues:
- Routine maintenance and repair.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: **Board & Administration Center**
Bldg. No: **LL11**
Building: **Board & Administration Building**
Area: 5,371sf **Yr Built:** 2018 **Floors:** 1

Use Types:
100% Office

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Distribution	6	$116,014	0	5	10	85	
							Description: -The Board Admin building is powered from a 480V feed from the power house to an exterior XFMR to step down the voltage to the localized panelboards in a dedicated closet. 1 Years Issues: -None 5 Year Issues: - Routine maintenance and repair. 10 Year Issues: - Routine maintenance and repair. 11+ Year Issues: - Long-term maintenance, repair, and replacement.
Lighting	5	$96,678	0	5	10	85	
							Description: -New LED lighting has been installed throughout the building in 2018. New lighting controls has also been installed with the 2018 new construction. 1 Years Issues: - None 5 Year Issues: - Routine maintenance and repair. 10 Year Issues: - Routine maintenance and repair. 11+ Year Issues: - Long-term maintenance, repair, and replacement.

Facility: Board & Administration Center
Bldg. No: LL11
Building: Board & Administration Building
Area: 5,371sf **Yr Built:** 2018 **Floors:** 1

Use Types:
100% Office

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Voice/Data	5	$96,678	0	5	10	85	Description: -Data racks are located in a dedicated closet with dedicated cooling. 1 Years Issues: -None 5 Year Issues: - Routine maintenance and repair. 10 Year Issues: - Routine maintenance and repair. 11+ Year Issues: - Long-term maintenance, repair, and replacement.
Ceilings	4	$77,342	0	25	25	50	Gypsum / ACT 1 Year Issues: 5 Year Issues: -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. It is very likely the trusses are overloaded. Users have installed crown moulding because of cracking between the walls and the ceiling. 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: **Board & Administration Center**
Bldg. No: **LL11**
Building: **Board & Administration Building**
Area: 5,371sf **Yr Built:** 2018 **Floors:** 1

Use Types:
100% Office

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Walls	6	$116,014	0	25	25	50	
							Gypsum Board 1 Year Issues: 5 Year Issues: -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. It is very likely the trusses are overloaded. Users have installed crown moulding because of cracking between the walls and the ceiling. -The users report high sound transfer between offices. Sound batts or white-noise machine are recommended 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.
Interior Doors	3	$58,007	0	0	25	75	
							Aluminum / Glass / Hollow Metal 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: Board & Administration Center
Bldg. No: LL11
Building: Board & Administration Building
Area: 5,371sf **Yr Built:** 2018 **Floors:** 1

Use Types:
100% Office

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Floors	5	$96,678	0	0	25	75	Concrete / VCT 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement. -Flooring finishes were redone in 2018 and have good adherence. There are no problems reported.

Facility: **Board & Administration Center**
Bldg. No: **LL11**
Building: **Board & Administration Building**
Area: 5,371sf **Yr Built:** 2018 **Floors:** 1

Use Types:
100% Office

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Bldg., Fire, ADA, Elevators	3	$58,007	0	5	10	85	

1 Year Issues:

5 Year Issues:

10 Year Issues:
-Routine maintenance and repair.

11+ Year Issues:
-Long-term maintenance, repair, and replacement.

Description:
-Fire alarm notification/initiation system was installed in 2018 new construction. Everything appears to be working and an appropriate amount of devices is presumed to be installed. ADA operators and Card readers are installed throughtout the interior and exterior of the building.

1 Years Issues:
-None

5 Year Issues:
- Routine maintenance and repair.

10 Year Issues:
- Routine maintenance and repair.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: Board & Administration Center
Bldg. No: LL11
Building: Board & Administration Building
Area: 5,371sf **Yr Built:** 2018 **Floors:** 1

Use Types:
100% Office

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Site Lighting	2	$38,671	0	5	75	20	
							Description: -New LED lighting has been installed on the exterior of the the building in 2018. A parking lot closest to the building has HPS fixutres installed. 1 Years Issues: - None 5 Year Issues: - Routine maintenance and repair. 10 Year Issues: -Parking lot lighting is working, but should be considered for replacement. 11+ Year Issues: - Long-term maintenance, repair, and replacement.
Sanitary Storm	1	$19,336	0	0	50	50	
							Description: Sanitary Storm System is concealed and inaccessbile. No current seepage issues have been reported. 1 Years Issues: -None 5 Year Issues: -None 10 Year Issues: -None 11+ Year Issues: -None

Facility: **Board & Administration Center**
Bldg. No: **LL11**
Building: **Board & Administration Building**
Area: 5,371sf **Yr Built:** 2018 **Floors:** 1

Use Types:
100% Office

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Superstructure	5	$96,678	0	0	50	50	
							Wood Frame 1 Year Issues: 5 Year Issues: -Though there is no sign at present, it is possible that the foundations will need to be underpinned at some point as a heavier building was constructed on them than what they were ostensibly designed for. 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.
Exterior Doors	2	$38,671	0	0	25	75	
							Aluminum / Glass I Hollow Metal 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: Board & Administration Center
Bldg. No: LL11
Building: Board & Administration Building
Area: 5,371sf **Yr Built:** 2018 **Floors:** 1

Use Types:
100% Office

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
CRV Totals:		$1,933,560	$0	$162,419	$505,626	$1,265,515	

Priority Issues Data

$1,933,560	$0	$0	0.0%	GOOD
CRV	DMB	EXCESS	FCI	RATING

0-5 Year Cumulative Data

$162,419	$65,741	8.4%	$38,671	FAIR
DMB	EXCESS	FCI	$/YR MAINTAIN	RATING

Facility: Board & Administration Center
Bldg. No: LL11
Building: Board & Administration Building
Area: 5,371sf **Yr Built:** 2018 **Floors:** 1

Use Types:
100% Office

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes

Facility: Zeb Hall - Lensink Hall
Bldg. No: LL12
Building: Zeb Hall - Lensink Hall
Area: 4,056sf **Yr Built:** 2011 **Floors:** 1

Use Types:
100% Office

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Foundations	4	$58,406	0	0	25	75	
							Description: Cast-in-place Concrete 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.
Roof	8	$116,813	0	0	25	75	
							Description: Metal 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: Zeb Hall - Lensink Hall
Bldg. No: LL12
Building: Zeb Hall - Lensink Hall
Area: 4,056sf **Yr Built:** 2011 **Floors:** 1

Use Types:
100% Office

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Glazing	3	$43,805	0	0	25	75	
							Description: Aluminum / Glass 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.
Cladding	6	$87,610	0	10	15	75	
							Description: Thin Brick / Veneer Stone 1 Year Issues: 5 Year Issues: -Panel of veneer stone has sheared off at the base of the NE corner of the building. 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: Zeb Hall - Lensink Hall
Bldg. No: LL12
Building: Zeb Hall - Lensink Hall
Area: 4,056sf **Yr Built:** 2011 **Floors:** 1

Use Types:
100% Office

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
HVAC	18	$262,829	0	20	60	20	

Description:
- Geothermal-source variable refrigerant flow (VRF) with ducted fan coils and ceiling cassettes providing conditioning for the majority of the building.
- Dual geothermal pumps circulate geothermal source water for the VRF unit.
- Water-to-water heat pump providing heating water to in-floor radiant heating system.

1 Years Issues:
- None

5 Year Issues:
- Geothermal pumpas are at the end of their expected average service life and should be considered for replacement.
- Routine maintenance and repair.

10 Year Issues:
- Geothermal-source heat pumpas are at the end of their expected average service life and should be considered for replacement.
- Routine maintenance and repair.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: Zeb Hall - Lensink Hall
Bldg. No: LL12
Building: Zeb Hall - Lensink Hall
Area: 4,056sf **Yr Built:** 2011 **Floors:** 1

Use Types:
100% Office

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Plumbing	7	$102,211	0	10	25	65	
							Description: - Original fixtures and piping. 1 Years Issues: - None 5 Year Issues: - Routine maintenance and repair. 10 Year Issues: - Routine maintenance and repair. 11+ Year Issues: - Long-term maintenance, repair, and replacement.
Primary/Secondary	5	$73,008	0	5	10	85	
							Description: -There were various 480/277 and 208/120 panels located throughout the building. Personnel did not note any circuiting issues. 1 Years Issues: -None 5 Year Issues: - Routine maintenance and repair. 10 Year Issues: - Routine maintenance and repair. 11+ Year Issues: - Long-term maintenance, repair, and replacement.

Facility: Zeb Hall - Lensink Hall
Bldg. No: LL12
Building: Zeb Hall - Lensink Hall
Area: 4,056sf **Yr Built:** 2011 **Floors:** 1

Use Types:
100% Office

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Distribution	10	$146,016	0	15	15	70	

Description:
-ZEB building is named the zero energy building and is powered from a 480V feed from the power house to a main distribution 480V panel located in a dedicated space, step down XFMR'S and few branch panels and located in the building. This building utilizes solar flowers located just east of the building.

1 Years Issues:
-None

5 Year Issues:
- Routine maintenance and repair. Personnel noted that the ZEB building is not fully monitored by the campus wide metering. It is recommended that all buildings on campus are monitored by this system.

10 Year Issues:
- Routine maintenance and repair.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: **Zeb Hall - Lensink Hall**
Bldg. No: **LL12**
Building: **Zeb Hall - Lensink Hall**
Area: 4,056sf **Yr Built:** 2011 **Floors:** 1

Use Types:
100% Office

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Lighting	4	$58,406	0	5	20	75	

Description:
-New LED lighting has been installed throughout the building in 2011. It was the first building on campus to have LED lighting installed. Modern Lighting controls have also been installed with the 2011 new construction, but could use upgrading in the future.

1 Years Issues:
- None

5 Year Issues:
- Routine maintenance and repair.

10 Year Issues:
- Routine maintenance and repair. Modern, automatic lighting controls are recommended in all spaces.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: Zeb Hall - Lensink Hall
Bldg. No: LL12
Building: Zeb Hall - Lensink Hall
Area: 4,056sf **Yr Built:** 2011 **Floors:** 1

Use Types:
100% Office

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Voice/Data	4	$58,406	0	5	10	85	
							Description: -Data racks are located in the same area as the mechanical and electrical equipment with dedicated cooling. Limited room for expansion with the current infrastructure. 1 Years Issues: -None 5 Year Issues: - Routine maintenance and repair. 10 Year Issues: - Routine maintenance and repair. 11+ Year Issues: - Long-term maintenance, repair, and replacement.
Ceilings	4	$58,406	0	0	25	75	
							Description: Exposed / ACT 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: Zeb Hall - Lensink Hall
Bldg. No: LL12
Building: Zeb Hall - Lensink Hall
Area: 4,056sf **Yr Built:** 2011 **Floors:** 1

Use Types:
100% Office

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Walls	4	$58,406	0	0	25	75	
							Description: Gypsum Board 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.
Interior Doors	3	$43,805	0	0	25	75	
							Description: Solid Core Wood 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: Zeb Hall - Lensink Hall
Bldg. No: LL12
Building: Zeb Hall - Lensink Hall
Area: 4,056sf **Yr Built:** 2011 **Floors:** 1

Use Types:
100% Office

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Floors	5	$73,008	0	0	25	75	
							Description: Concrete / Carpet 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.
Bldg., Fire, ADA, Elevators	3	$43,805	0	5	10	85	
							Description: -Fire alarm notification/initiation system was installed in 2011 new construction. Everything appears to be working and an appropriate amount of devices is presumed to be installed. System was noted that it was recertified. ADA operators and Card readers are installed throughtout the interior and exterior of the building. 1 Years Issues: -None 5 Year Issues: - Routine maintenance and repair. 10 Year Issues: - Routine maintenance and repair. 11+ Year Issues: - Long-term maintenance, repair, and replacement.

Facility: Zeb Hall - Lensink Hall
Bldg. No: LL12
Building: Zeb Hall - Lensink Hall
Area: 4,056sf **Yr Built:** 2011 **Floors:** 1

Use Types:
100% Office

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Site Lighting	1	$14,602	0	5	20	75	

Description:
-New LED lighting has been installed on the exterior of the the building in 2011. A parking lot closest to the building has HPS fixutres installed.

1 Years Issues:
- None

5 Year Issues:
- Routine maintenance and repair.

10 Year Issues:
-Parking lot lighting is working, but should be considered for replacement. LED wallpacks on the outside of the building could use and update due to external wear.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: Zeb Hall - Lensink Hall
Bldg. No: LL12
Building: Zeb Hall - Lensink Hall
Area: 4,056sf **Yr Built:** 2011 **Floors:** 1

Use Types:
100% Office

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Sanitary Storm	1	$14,602	0	0	50	50	
							Description: Sanitary Storm System is concealed and inaccessbile. No current seepage issues have been reported. 1 Years Issues: -None 5 Year Issues: -None 10 Year Issues: -None 11+ Year Issues: -None
Superstructure	8	$116,813	0	0	25	75	
							Description: Wood Trusses 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: Zeb Hall - Lensink Hall
Bldg. No: LL12
Building: Zeb Hall - Lensink Hall
Area: 4,056sf **Yr Built:** 2011 **Floors:** 1

Use Types:
100% Office

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Exterior Doors	2	$29,203	0	0	25	75	

Description:
Aluminum / Glass I Hollow Metal

1 Year Issues:

5 Year Issues:

10 Year Issues:
-Routine maintenance and repair.

11+ Year Issues:
-Long-term maintenance, repair, and replacement.

CRV Totals:	$1,460,160	$0	$105,862	$407,385	$946,914

Priority Issues Data

$1,460,160	$0	$0	0.0%	GOOD
CRV	DMB	EXCESS	FCI	RATING

0-5 Year Cumulative Data

$105,862	$32,854	7.3%	$29,203	FAIR
DMB	EXCESS	FCI	$/YR MAINTAIN	RATING

Facility: Zeb Hall - Lensink Hall
Bldg. No: LL12
Building: Zeb Hall - Lensink Hall
Area: 4,056sf **Yr Built:** 2011 **Floors:** 1

Use Types:
100% Office

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes

Facility: Foundation & Alumni Center
Bldg. No: LL13
Building: Foundation & Alumni Building
Area: 5,732sf **Yr Built:** 2019 **Floors:** 1

Use Types:
100% Office

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Foundations	5	$103,176	0	0	25	75	
							Description: Cast-in-Place Concrete 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.
Roof	8	$165,082	0	0	25	75	
							Description: TPO - Versico 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: Foundation & Alumni Center
Bldg. No: LL13
Building: Foundation & Alumni Building
Area: 5,732sf **Yr Built:** 2019 **Floors:** 1

Use Types:
100% Office

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Glazing	7	$144,446	0	0	25	75	
							Description: Aluminum / Glass 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.
Cladding	5	$103,176	0	0	25	75	
							Description: Brick / Curtain Wall 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: Foundation & Alumni Center
Bldg. No: LL13
Building: Foundation & Alumni Building
Area: 5,732sf **Yr Built:** 2019 **Floors:** 1

Use Types:
100% Office

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
HVAC	16	$330,163	0	10	25	65	
							Description: - Geothermal-source variable refrigerant flow (VRF) with ducted fan coils and ceiling cassettes providing conditioning for the majority of the building. - Dual geothermal pumps circulate geothermal source water for the VRF unit. 1 Years Issues: - None 5 Year Issues: - Routine maintenance and repair. 10 Year Issues: - Routine maintenance and repair. 11+ Year Issues: - Long-term maintenance, repair, and replacement.
Plumbing	8	$165,082	0	10	25	65	
							Description: - Original fixtures and piping. 1 Years Issues: - None 5 Year Issues: - Routine maintenance and repair. 10 Year Issues: - Routine maintenance and repair. 11+ Year Issues: - Long-term maintenance, repair, and replacement.

Facility: **Foundation & Alumni Center**
Bldg. No: **LL13**
Building: **Foundation & Alumni Building**
Area: 5,732sf **Yr Built:** 2019 **Floors:** 1

Use Types:
100% Office

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Primary/Secondary	5	$103,176	0	5	10	85	

Description:
-There were a few 208/120 panels located in the building. These are new as of 2019. Personnel did not note any secondary circuiting issues. None of the circuits or panels are past there useful life.

1 Years Issues:
-None

5 Year Issues:
- Routine maintenance and repair.

10 Year Issues:
- Routine maintenance and repair.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: Foundation & Alumni Center
Bldg. No: LL13
Building: Foundation & Alumni Building
Area: 5,732sf **Yr Built:** 2019 **Floors:** 1

Use Types:
100% Office

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Distribution	7	$144,446	0	5	10	85	

Description:
-The Foundation & Alumni building appears to be powered from a 480V feed from the power house to an exterior XFMR to step down the voltage to the localized panelboards in a dedicated closet. A 65 kw new generator with a manual transfer switch was installed in 2019.

1 Years Issues:
-None

5 Year Issues:
- Routine maintenance and repair.

10 Year Issues:
- Routine maintenance and repair.

11+ Year Issues:
-The exterior transformer appears to be a used transformer from and unknown year. Rust and wear are happening and it will need replaced sometime in the future. Long-term maintenance, repair, and replacement.

Facility: Foundation & Alumni Center
Bldg. No: LL13
Building: Foundation & Alumni Building
Area: 5,732sf **Yr Built:** 2019 **Floors:** 1

Use Types:
100% Office

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Lighting	4	$82,541	0	5	10	85	
							Description: -New LED lighting has been installed throughout the building in 2019. New lighting controls has also been installed with the 2019 new construction. 1 Years Issues: - None 5 Year Issues: - Routine maintenance and repair. 10 Year Issues: - Routine maintenance and repair. 11+ Year Issues: - Long-term maintenance, repair, and replacement.
Voice/Data	4	$82,541	0	5	10	85	
							Description: -Data racks are located in a dedicated closet with dedicated cooling. Plenty of room for expansion with the current infrastructure. 1 Years Issues: -None 5 Year Issues: - Routine maintenance and repair. 10 Year Issues: - Routine maintenance and repair. 11+ Year Issues: - Long-term maintenance, repair, and replacement.

Facility: Foundation & Alumni Center
Bldg. No: LL13
Building: Foundation & Alumni Building
Area: 5,732sf **Yr Built:** 2019 **Floors:** 1

Use Types:
100% Office

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Ceilings	4	$82,541	0	0	25	75	
							Description: Gypsum / ACT 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.
Walls	4	$82,541	0	0	25	75	
							Description: Gypsum Board 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: Foundation & Alumni Center
Bldg. No: LL13
Building: Foundation & Alumni Building
Area: 5,732sf **Yr Built:** 2019 **Floors:** 1

Use Types:
100% Office

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Interior Doors	3	$61,906	0	0	25	75	
							Description: Aluminum / Glass 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.
Floors	3	$61,906	0	0	25	75	
							Description: 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: Foundation & Alumni Center
Bldg. No: LL13
Building: Foundation & Alumni Building
Area: 5,732sf **Yr Built:** 2019 **Floors:** 1

Use Types:
100% Office

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Bldg., Fire, ADA, Elevators	3	$61,906	0	5	10	85	

Description:
-Fire alarm notification/initiation system was installed in 2019 new construction. Everything appears to be working and an appropriate amount of devices is presumed to be installed. ADA operators and Card readers are installed throughtout the interior and exterior of the building.

1 Years Issues:
-None

5 Year Issues:
- Routine maintenance and repair.

10 Year Issues:
- Routine maintenance and repair.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: Foundation & Alumni Center
Bldg. No: LL13
Building: Foundation & Alumni Building
Area: 5,732sf **Yr Built:** 2019 **Floors:** 1

Use Types:
100% Office

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Site Lighting	1	$20,635	0	5	75	20	
							Description: -New LED lighting has been installed on the exterior of the the building in 2019. A parking lot closest to the building has HPS fixutres installed. 1 Years Issues: - None 5 Year Issues: - Routine maintenance and repair. 10 Year Issues: -Parking lot lighting is working, but should be considered for replacement. 11+ Year Issues: - Long-term maintenance, repair, and replacement.
Sanitary Storm	1	$20,635	0	0	50	50	
							Description: Sanitary Storm System is concealed and inaccessbile. No current seepage issues have been reported. 1 Years Issues: -None 5 Year Issues: -None 10 Year Issues: -None 11+ Year Issues: -None

Facility: Foundation & Alumni Center
Bldg. No: LL13
Building: Foundation & Alumni Building
Area: 5,732sf **Yr Built:** 2019 **Floors:** 1

Use Types:
100% Office

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Superstructure	10	$206,352	0	0	25	75	Description: Steel 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.
Exterior Doors	2	$41,270	0	0	25	75	Description: Aluminum / Glass 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: Foundation & Alumni Center
Bldg. No: LL13
Building: Foundation & Alumni Building
Area: 5,732sf **Yr Built:** 2019 **Floors:** 1

Use Types:
100% Office

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
CRV Totals:		$2,063,520	$0	$74,287	$460,165	$1,529,068	

Priority Issues Data

$2,063,520	$0	$0	0.0%	GOOD
CRV	DMB	EXCESS	FCI	RATING

0-5 Year Cumulative Data

$74,287	$0	3.6%	$41,270	GOOD
DMB	EXCESS	FCI	$/YR MAINTAIN	RATING

Facility: **Foundation & Alumni Center**
Bldg. No: **LL13**
Building: **Foundation & Alumni Building**
Area: 5,732sf **Yr Built:** 2019 **Floors:** 1

Use Types:
100% Office

Notes:

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	

Facility: Workforce Development Center
Bldg. No: LL14
Building: Workforce Development Center
Area: 18,200sf **Yr Built:** 2018 **Floors:** 1

Use Types:
100% Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Foundations	4	$247,520	0	0	25	75	
							Description: Cast-in-Place Concrete 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.
Roof	10	$618,800	0	0	25	75	
							Description: Metal 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: Workforce Development Center
Bldg. No: LL14
Building: Workforce Development Center
Area: 18,200sf **Yr Built:** 2018 **Floors:** 1

Use Types:
100% Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Glazing	2	$123,760	0	0	25	75	
							Description: Aluminum and Glass 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.
Cladding	5	$309,400	0	0	25	75	
							Description: Metal and Masonry 1 Year Issues: 5 Year Issues: -Users have commented that the grid on which the supergraphics were mounted does not provide the ability to get the letters perfectly aligned and this has caused some distress for those who notice it. 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: Workforce Development Center
Bldg. No: LL14
Building: Workforce Development Center
Area: 18,200sf **Yr Built:** 2018 **Floors:** 1

Use Types:
100% Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
HVAC	17	$1,051,960	0	10	25	65	

Description:
- Geothermal-source variable refrigerant flow (VRF) with ceiling cassettes provide conditioning for the office areas of the building.
- An energy recovery ventilator provides outdoor air to the office areas.
- Ducted geothermal-source heat pumps provide conditioning and outdoor air to the classrooms.
- Dual geothermal pumps circulate geothermal source water for the VRF unit.
- Direct expansion (DX) mini-split system serves the building IT space.

1 Years Issues:
- None

5 Year Issues:
- Routine maintenance and repair.

10 Year Issues:
- Routine maintenance and repair.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: Workforce Development Center
Bldg. No: LL14
Building: Workforce Development Center
Area: 18,200sf **Yr Built:** 2018 **Floors:** 1

Use Types:
100% Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Plumbing	6	$371,280	0	10	25	65	
							Description: - Original fixtures and piping. 1 Years Issues: - None 5 Year Issues: - Routine maintenance and repair. 10 Year Issues: - Routine maintenance and repair. 11+ Year Issues: - Long-term maintenance, repair, and replacement.
Primary/Secondary	5	$309,400	0	5	10	85	
							Description: -There were a few 480/277, and 208/120 panels located in the building. These are new as of 2021. Personnel did not note any secondary circuiting issues. None of the circuits are past there useful life. 1 Years Issues: -None 5 Year Issues: - Routine maintenance and repair. 10 Year Issues: - Routine maintenance and repair. 11+ Year Issues: - Long-term maintenance, repair, and replacement.

Facility: Workforce Development Center
Bldg. No: LL14
Building: Workforce Development Center
Area: 18,200sf **Yr Built:** 2018 **Floors:** 1

Use Types:
100% Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Distribution	7	$433,160	0	5	10	85	

Description:
-The Workforce Building is powered from a 480V feed from switchgear located in an deticated building on the south side of the building.There is an exterior transformer located on the south side of the building that receives a seperate utility feed that is not associated with the power house. From the exterior transformer the utility voltage is stepped down to 480V where it then runs through a breaker in the switchgear to a main distribution 480V panel located the building. Step down XFMR'S and multiple branch panels all throughout the building. A 1000 kW generator is located near the deticated building on the south side for emergency power.

1 Years Issues:
-None

5 Year Issues:
- Routine maintenance and repair.

10 Year Issues:
- Routine maintenance and repair.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: Workforce Development Center
Bldg. No: LL14
Building: Workforce Development Center
Area: 18,200sf **Yr Built:** 2018 **Floors:** 1

Use Types:
100% Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Lighting	5	$309,400	0	5	10	85	
							Description: -New LED lighting has been installed throughout the building in 2021. Modern lighting controls has also been installed with the 2021 new construction. 1 Years Issues: - None 5 Year Issues: - Routine maintenance and repair. 10 Year Issues: - Routine maintenance and repair. 11+ Year Issues: - Long-term maintenance, repair, and replacement.
Voice/Data	4	$247,520	0	5	10	85	
							Description: -Data racks are located in a dedicated closet with dedicated cooling. Plenty of room for expansion with the current infrastructure. 1 Years Issues: -None 5 Year Issues: - Routine maintenance and repair. 10 Year Issues: - Routine maintenance and repair. 11+ Year Issues: - Long-term maintenance, repair, and replacement.

Facility: Workforce Development Center
Bldg. No: LL14
Building: Workforce Development Center
Area: 18,200sf **Yr Built:** 2018 **Floors:** 1

Use Types:
100% Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Ceilings	4	$247,520	0	0	25	75	
							Description: Acoustic Ceiling Tile 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.
Walls	5	$309,400	0	0	25	75	
							Description: Gypsum Board and Painted Concrete Masonry Unit Block 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: Workforce Development Center
Bldg. No: LL14
Building: Workforce Development Center
Area: 18,200sf **Yr Built:** 2018 **Floors:** 1

Use Types:
100% Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Interior Doors	2	$123,760	0	0	25	75	
							Description: Solid Core Wood 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.
Floors	7	$433,160	0	0	25	75	
							Description: Sealed Concrete 1 Year Issues: 5 Year Issues: -Users mentioned that there appears to be more than one color of sealant that was used and the mix is unsighlty. 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: Workforce Development Center
Bldg. No: LL14
Building: Workforce Development Center
Area: 18,200sf **Yr Built:** 2018 **Floors:** 1

Use Types:
100% Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Bldg., Fire, ADA, Elevators	3	$185,640	0	5	10	85	

Description:
1 Year Issues:

5 Year Issues:

10 Year Issues:
-Routine maintenance and repair.

11+ Year Issues:
-Long-term maintenance, repair, and replacement.
Description:
-Fire alarm notification/initiation system was installed in 2021 new construction. Everything appears to be working and an appropriate amount of devices is presumed to be installed. ADA operators and Card readers are installed throughtout the interior and exterior of the building.

1 Years Issues:
-None

5 Year Issues:
- Routine maintenance and repair.

10 Year Issues:
- Routine maintenance and repair.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: Workforce Development Center
Bldg. No: LL14
Building: Workforce Development Center
Area: 18,200sf **Yr Built:** 2018 **Floors:** 1

Use Types:
100% Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Site Lighting	1	$61,880	0	5	75	20	
							Description: -New LED lighting has been installed on the exterior of the the building in 2021. A parking lot closest to the building has HPS fixutres installed. 1 Years Issues: - None 5 Year Issues: - Routine maintenance and repair. 10 Year Issues: -Parking lot lighting is working, but should be considered for replacement. 11+ Year Issues: - Long-term maintenance, repair, and replacement.
Sanitary Storm	1	$61,880	0	0	50	50	
							Description: Sanitary Storm System is concealed and inaccessbile. No current seepage issues have been reported. 1 Years Issues: -None 5 Year Issues: -None 10 Year Issues: -None 11+ Year Issues: -None

Facility: Workforce Development Center
Bldg. No: LL14
Building: Workforce Development Center
Area: 18,200sf **Yr Built:** 2018 **Floors:** 1

Use Types:
100% Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Superstructure	10	$618,800	0	0	25	75	
							Description: Steel / Dimensional Lumber 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.
Exterior Doors	2	$123,760	0	0	25	75	
							Description: Aluminum and Glass 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: Workforce Development Center
Bldg. No: LL14
Building: Workforce Development Center
Area: 18,200sf **Yr Built:** 2018 **Floors:** 1

Use Types:
100% Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
CRV Totals:		$6,188,000	$0	$219,674	$1,370,642	$4,597,684	

Priority Issues Data

$6,188,000	$0	$0	0.0%	GOOD
CRV	DMB	EXCESS	FCI	RATING

0-5 Year Cumulative Data

$219,674	$0	3.6%	$123,760	GOOD
DMB	EXCESS	FCI	$/YR MAINTAIN	RATING

Facility: **Workforce Development Center**
Bldg. No: **LL14**
Building: **Workforce Development Center**
Area: 18,200sf **Yr Built:** 2018 **Floors:** 1

Use Types:

100% Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes

Facility: Recycling Center
Bldg. No: LL82
Building: Recycling Center
Area: 2,577sf **Yr Built:** 2012 **Floors:** 1

Use Types:
100% Warehouse Sm

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Foundations	8	$4,123	0	0	50	50	
							Description: Cast-in-Place Concrete 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.
Roof	7	$3,608	0	0	50	50	
							Description: Pre-engineered Metal Building 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: Recycling Center
Bldg. No: LL82
Building: Recycling Center
Area: 2,577sf **Yr Built:** 2012 **Floors:** 1

Use Types:
100% Warehouse Sm

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Cladding	7	$3,608	0	0	50	50	
							Description: Pre-engineered Metal Building 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.
Primary/Secondary	10	$5,154	0	5	10	85	
							Description: -The Recycling center is has a few circuits to equipment and some 20A/1P circuits. All appear to be in good shape. 1 Years Issues: -None 5 Year Issues: - Routine maintenance and repair. 10 Year Issues: - Routine maintenance and repair. 11+ Year Issues: - Long-term maintenance, repair, and replacement.

Facility: Recycling Center
Bldg. No: LL82
Building: Recycling Center
Area: 2,577sf **Yr Built:** 2012 **Floors:** 1

Use Types:
100% Warehouse Sm

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Distribution	10	$5,154	0	5	10	85	

Description:
-The Recycling center is powered from a feed from a near-by storage building. There's one 208/120 panelboard located inside the facility.

1 Years Issues:
-None

5 Year Issues:
- Routine maintenance and repair.

10 Year Issues:
- Routine maintenance and repair.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: Recycling Center
Bldg. No: LL82
Building: Recycling Center
Area: 2,577sf **Yr Built:** 2012 **Floors:** 1

Use Types:
100% Warehouse Sm

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Lighting	20	$10,308	0	85	10	5	

Description:
-High efficient fluorescent fixtures are installed throughout the entire facility. Manual lighting controls are installed. These were installed in 2013.

1 Years Issues:
- None

5 Year Issues:
-The luminaires located in the Recycling Center are getting close to being passed their expected life and becoming harder to maintain with the avaliability of fluorescent lamps. Typical Fluorescent lamps last around 7 years. Most of the fixtures appear to be working currently. LED fixtures last and average of 20-25 years without maintenance. It is recommended to replace the fixtures with new LED fixtures. It is also recommended to include mondern lighting controls in the area for energy savings.

10 Year Issues:
- Routine maintenance and repair.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: Recycling Center
Bldg. No: LL82
Building: Recycling Center
Area: 2,577sf **Yr Built:** 2012 **Floors:** 1

Use Types:
100% Warehouse Sm

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Floors	5	$2,577	0	0	50	50	
							Description: Concrete 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.
Site Lighting	11	$5,669	0	85	10	5	
							Description: -HPS fixtures are installed on the exterior of the building. 1 Years Issues: - None 5 Year Issues: -Exterior wall packs are past their life expectancy and should be replaced. 10 Year Issues: - Routine maintenance and repair. 11+ Year Issues: - Long-term maintenance, repair, and replacement.

Facility: Recycling Center
Bldg. No: LL82
Building: Recycling Center
Area: 2,577sf **Yr Built:** 2012 **Floors:** 1

Use Types:
100% Warehouse Sm

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Sanitary Storm	2	$1,031	0	0	50	50	
							Description: Sanitary Storm System is concealed and inaccessbile. No current seepage issues have been reported. 1 Years Issues: -None 5 Year Issues: -None 10 Year Issues: -None 11+ Year Issues: -None
Superstructure	10	$5,154	0	0	50	50	
							Description: Dimensional Lumber 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: Recycling Center
Bldg. No: LL82
Building: Recycling Center
Area: 2,577sf **Yr Built:** 2012 **Floors:** 1

Use Types:
100% Warehouse Sm

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Exterior Doors	10	$5,154	0	0	50	50	

Description:
Hollow Metal / Overhead

1 Year Issues:

5 Year Issues:

10 Year Issues:
-Routine maintenance and repair.

11+ Year Issues:
-Long-term maintenance, repair, and replacement.

CRV Totals:	$51,540	$0	$14,096	$15,256	$22,188

Priority Issues Data

$51,540	$0	$0	0.0%	GOOD
CRV	DMB	EXCESS	FCI	RATING

0-5 Year Cumulative Data

$14,096	$11,519	27.4%	$1,031	POOR
DMB	EXCESS	FCI	$/YR MAINTAIN	RATING

Facility: Recycling Center
Bldg. No: LL82
Building: Recycling Center
Area: 2,577sf **Yr Built:** 2012 **Floors:** 1

Use Types:
100% Warehouse Sm

Notes:

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	

Facility: **Physical Plant**
Bldg. No: **LL83**
Building: **Physical Plant**
Area: 29,671sf **Yr Built:** 2001 **Floors:** 1

Use Types:
100% Warehouse Small

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Foundations	4	$237,368	0	0	30	70	
							Description: Cast-in-Place Concrete 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.
Roof	9	$534,078	0	0	50	50	
							Description: Prefab Metal Standing Seam Roof 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: **Physical Plant**
Bldg. No: **LL83**
Building: **Physical Plant**
Area: 29,671sf **Yr Built:** 2001 **Floors:** 1

Use Types:
100% Warehouse Small

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Glazing	2	$118,684	0	0	30	70	
							Description: Vinyl Fixed Windows 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.
Cladding	5	$296,710	0	0	30	70	
							Description: Standing Seam Metal 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: **Physical Plant**
Bldg. No: **LL83**
Building: **Physical Plant**
Area: 29,671sf **Yr Built:** 2001 **Floors:** 1

Use Types:
100% Warehouse Small

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
HVAC	14	$830,788	0	70	10	20	

Description:
- Gas-fired infrared tube heaters provide heating to the garage / storage area.
- Natural gas furnaces with split direct expansion condensing units provide heating and cooling to the enclosed office areas.

1 Years Issues:
- None

5 Year Issues:
- Infrared tube heaters are at their expected average service life and should be considered for replacement.
- Furnaces and condensing unis are at their expected average service life and should be considered for replacement.

10 Year Issues:
- Routine maintenance and repair.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: Physical Plant
Bldg. No: LL83
Building: Physical Plant
Area: 29,671sf **Yr Built:** 2001 **Floors:** 1

Use Types:
100% Warehouse Small

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Plumbing	9	$534,078	0	60	20	20	

Description:
- Original fixtures and piping.

1 Years Issues:
- None

5 Year Issues:
- Domestic water heaters are at the end of their average expected service life and should be considered for replacement.
- Fixtures may remain functional for longer periods of time but mechanical components (flush valves, mixing valves, etc...) should be considered for replacement.

10 Year Issues:
- Routine maintenance and repair.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: **Physical Plant**
Bldg. No: **LL83**
Building: **Physical Plant**
Area: 29,671sf **Yr Built:** 2001 **Floors:** 1

Use Types:
100% Warehouse Small

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Primary/Secondary	5	$296,710	0	10	10	80	

Description:
-There were various 480/277 and 208/120 panels located throughout the building. Personnel did not mention any circuiting issues throughout the building.

1 Years Issues:
-None

5 Year Issues:
-The exterior disconnects serving the HVAC equipment are getting close to there expected service life. The wiring and conduit may function for longer, but the disconnects should be connsidered for replacement.

10 Year Issues:
- Routine maintenance and repair.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: **Physical Plant**
Bldg. No: **LL83**
Building: **Physical Plant**
Area: 29,671sf **Yr Built:** 2001 **Floors:** 1

Use Types:
100% Warehouse Small

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Distribution	6	$356,052	0	10	20	70	

Description:
-The Physical Plant appears to be powered from a 480V feed from the switching cabinet to an exterior XFMR to step down the voltage to the localized panelboards in a dedicated closet. A 100 kw generator with a manual transfer switch is located on the outside of the building.

1 Years Issues:
-None

5 Year Issues:
- Routine maintenance and repair.

10 Year Issues:
- Routine maintenance and repair.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: Physical Plant
Bldg. No: LL83
Building: Physical Plant
Area: 29,671sf **Yr Built:** 2001 **Floors:** 1

Use Types:
100% Warehouse Small

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Lighting	5	$296,710	0	85	10	5	

Description:
-Original Fluorescent fixtures are installed throughout the entire building. Manual lighting controls are installed.

1 Years Issues:
- None

5 Year Issues:
-The luminaires located in the physical plant are getting close to being passed their expected life and becoming harder to maintain with the avaliability of fluorescent lamps. Typical Fluorescent lamps last around 7 years. Most of the fixtures appear to be working currently. LED fixtures last and average of 20-25 years without maintenance. It is recommended to replace the fixtures with new LED fixtures. It is also recommended to include mondern lighting controls in the area for energy savings.

10 Year Issues:
- Routine maintenance and repair.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: Physical Plant
Bldg. No: LL83
Building: Physical Plant
Area: 29,671sf **Yr Built:** 2001 **Floors:** 1

Use Types:
100% Warehouse Small

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Voice/Data	4	$237,368	0	5	20	75	
							Description: -A Data rack is located in a dedicated closet with dedicated cooling. Expansion is limited with the current infrastructure. 1 Years Issues: -None 5 Year Issues: - Routine maintenance and repair. 10 Year Issues: - Routine maintenance and repair. 11+ Year Issues: - Long-term maintenance, repair, and replacement.
Ceilings	4	$237,368	0	0	40	60	
							Description: Vinyl / Batt Insulation 1 Year Issues: -There is a roof truss that is below 6'-8" at the mezzanine. It needs to be marked for safety. 5 Year Issues: -Vinyl Ceiling is tearing in several areas 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: Physical Plant
Bldg. No: LL83
Building: Physical Plant
Area: 29,671sf **Yr Built:** 2001 **Floors:** 1

Use Types:
100% Warehouse Small

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Walls	4	$237,368	0	0	30	70	
							Description: Perforated Steel, Insulation, and Vinyl 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.
Interior Doors	3	$178,026	0	0	30	70	
							Description: Hollow Metal 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: Physical Plant
Bldg. No: LL83
Building: Physical Plant
Area: 29,671sf **Yr Built:** 2001 **Floors:** 1

Use Types:
100% Warehouse Small

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Floors	3	$178,026	0	0	30	70	
							Description: Sealed Concrete 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.
Bldg., Fire, ADA, Elevators	3	$178,026	0	5	10	85	
							Description: -Fire alarm notification/initiation system was appears to be updated throughout the entire building. It does not seem to be original from 2001. Everything appears to be working and an appropriate amount of devices is presumed to be installed. 1 Years Issues: -None 5 Year Issues: - Routine maintenance and repair. 10 Year Issues: - Routine maintenance and repair. 11+ Year Issues: - Long-term maintenance, repair, and replacement.

Facility: Physical Plant
Bldg. No: LL83
Building: Physical Plant
Area: 29,671sf **Yr Built:** 2001 **Floors:** 1

Use Types:
100% Warehouse Small

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Site Lighting	1	$59,342	0	40	55	5	
							Description: -HPS fixtures are installed in the surrounding parking lots and on the exterior of the building. 1 Years Issues: - None 5 Year Issues: -Exterior wall packs are past their life expectancy and should be replaced. 10 Year Issues: -It is recommended to replace site pole lighting around this building within the next 10 years. 11+ Year Issues: - Long-term maintenance, repair, and replacement.
Sanitary Storm	1	$59,342	0	0	50	50	
							Description: Sanitary Storm System is concealed and inaccessbile. No current seepage issues have been reported. 1 Years Issues: -None 5 Year Issues: -None 10 Year Issues: -None 11+ Year Issues: -None

Facility: Physical Plant
Bldg. No: LL83
Building: Physical Plant
Area: 29,671sf **Yr Built:** 2001 **Floors:** 1

Use Types:
100% Warehouse Small

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Superstructure	10	$593,420	0	0	30	70	
							Description: Steel 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.
Exterior Doors	5	$296,710	0	0	30	70	
							Description: Hollow Metal / Overhead 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: Physical Plant
Bldg. No: LL83
Building: Physical Plant
Area: 29,671sf **Yr Built:** 2001 **Floors:** 1

Use Types:
100% Warehouse Small

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Stairs	3	$178,026	0	0	30	70	

Description:
Metal Modular

1 Year Issues:

5 Year Issues:

10 Year Issues:
-Routine maintenance and repair.

11+ Year Issues:
-Long-term maintenance, repair, and replacement.

CRV Totals:	$5,934,200	$0	$1,263,985	$1,504,320	$3,165,896

Priority Issues Data

$5,934,200	$0	$0	0.0%	GOOD
CRV	DMB	EXCESS	FCI	RATING

0-5 Year Cumulative Data

$1,263,985	$967,275	21.3%	$118,684	POOR
DMB	EXCESS	FCI	$/YR MAINTAIN	RATING

Facility: Physical Plant
Bldg. No: LL83
Building: Physical Plant
Area: 29,671sf **Yr Built:** 2001 **Floors:** 1

Use Types:
100% Warehouse Small

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes

Facility: **Agriculture Land Lab**
Bldg. No: **LL84**
Building: **Agricultural Land Lab**
Area: 9,600sf **Yr Built:** 2002 **Floors:** 1

Use Types:
100% Warehouse Large

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Foundations	9	$138,240	0	0	50	50	
							Description: Wood on Grade 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.
Roof	10	$153,600	0	0	25	75	
							Description: Standing Seam Metal 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: Agriculture Land Lab
Bldg. No: LL84
Building: Agricultural Land Lab
Area: 9,600sf **Yr Built:** 2002 **Floors:** 1

Use Types:
100% Warehouse Large

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Glazing	1	$15,360	0	0	50	50	
							Description: Interior Glazing and small lites at the overhead doors 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.
Cladding	8	$122,880	0	20	20	60	
							Description: Standing Seam Metal 1 Year Issues: 5 Year Issues: -Some panels damaged at base 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: **Agriculture Land Lab**
Bldg. No: **LL84**
Building: **Agricultural Land Lab**
Area: 9,600sf **Yr Built:** 2002 **Floors:** 1

Use Types:
100% Warehouse Large

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
HVAC	6	$92,160	0	60	20	20	

Description:
- Gas-fired infrared tube heaters provide heating only to the space.

1 Years Issues:
- None

5 Year Issues:
- Infrared tube heaters are at their expected average service life and should be considered for replacement.
- Routine maintenance and repair.

10 Year Issues:
- Routine maintenance and repair.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: Agriculture Land Lab
Bldg. No: LL84
Building: Agricultural Land Lab
Area: 9,600sf **Yr Built:** 2002 **Floors:** 1

Use Types:
100% Warehouse Large

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Primary/Secondary	5	$76,800	0	10	10	80	

Description:
-There were one 480/277 and one 208/120 panels located throughout the building. All receptacles and equipment connections appears to be in good condition.

1 Years Issues:
-It is required that a distance of 24"-36" (depending on panelboard size) in front of each panelboard is to be clear of debris, per NEC 110.26 (A)(1&2).

5 Year Issues:
- Routine maintenance and repair.

10 Year Issues:
- Routine maintenance and repair.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: **Agriculture Land Lab**
Bldg. No: **LL84**
Building: **Agricultural Land Lab**
Area: 9,600sf **Yr Built:** 2002 **Floors:** 1

Use Types:
100% Warehouse Large

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Distribution	6	$92,160	0	5	10	85	

Description:
-AG Land Lab building is powered from a 480V feed from the physical plant to a main distribution 480V panel located in the building, step down XFMR and one branch panel all throughout the building.

1 Years Issues:
-None

5 Year Issues:
- Routine maintenance and repair.

10 Year Issues:
- Routine maintenance and repair.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: **Agriculture Land Lab**
Bldg. No: **LL84**
Building: **Agricultural Land Lab**
Area: 9,600sf **Yr Built:** 2002 **Floors:** 1

Use Types:
100% Warehouse Large

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Lighting	9	$138,240	0	10	85	5	

Description:
-Orginal lighting has been installed throughout the building from 2008. Manual lighting controls has also been installed with the 2008 new construction.

1 Years Issues:
- None

5 Year Issues:
- Routine maintenance and repair.

10 Year Issues:
-The luminaires located in the AG Land Lab are getting close to being passed their expected life and becoming harder to maintain with the avaliability of fluorescent lamps. Typical Fluorescent lamps last around 7 years. Most of the fixtures appear to be working currently. LED fixtures last and average of 20-25 years without maintenance. It is recommended to replace the fixtures with new LED fixtures. It is also recommended to include mondern lighting controls in the area for energy savings. Lighting replacement in this building isn't a pressing issue because it will not improve the fuctionallity.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: **Agriculture Land Lab**
Bldg. No: **LL84**
Building: **Agricultural Land Lab**
Area: 9,600sf **Yr Built:** 2002 **Floors:** 1

Use Types:
100% Warehouse Large

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Voice/Data	1	$15,360	0	0	0	100	Description: -A small Data rack is located at the main entrance of the building. There is no equipment inside this rack. Not a lot of need for Data in this building. 1 Years Issues: -None 5 Year Issues: - Routine maintenance and repair. 10 Year Issues: - Routine maintenance and repair. 11+ Year Issues: - Long-term maintenance, repair, and replacement.
Ceilings	4	$61,440	0	0	25	75	Description: Vinyl over Insulation 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: **Agriculture Land Lab**
Bldg. No: **LL84**
Building: **Agricultural Land Lab**
Area: 9,600sf **Yr Built:** 2002 **Floors:** 1

Use Types:
100% Warehouse Large

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Walls	4	$61,440	0	0	25	75	
							Description: Metal 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.
Interior Doors	1	$15,360	0	0	25	75	
							Description: Hollow Metal 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: Agriculture Land Lab
Bldg. No: LL84
Building: Agricultural Land Lab
Area: 9,600sf **Yr Built:** 2002 **Floors:** 1

Use Types:
100% Warehouse Large

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Floors	7	$107,520	0	0	25	75	
							Description: Sealed Concrete 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.
Bldg., Fire, ADA, Elevators	3	$46,080	0	5	10	85	
							Description: -Fire alarm notification/initiation system was appears to be original throughout the entire building from 2008. Everything appears to be working and an appropriate amount of devices is presumed to be installed. 1 Years Issues: -None 5 Year Issues: - Routine maintenance and repair. 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: Agriculture Land Lab
Bldg. No: LL84
Building: Agricultural Land Lab
Area: 9,600sf **Yr Built:** 2002 **Floors:** 1

Use Types:
100% Warehouse Large

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Site Lighting	1	$15,360	0	10	85	5	
							Description: -HPS fixtures are installed on the exterior of the building. 1 Years Issues: - None 5 Year Issues: - Routine maintenance and repair. 10 Year Issues: -Exterior wall packs are past their life expectancy and should be replaced. 11+ Year Issues: - Long-term maintenance, repair, and replacement.
Sanitary Storm	1	$15,360	0	0	50	50	
							Description: Sanitary Storm System is concealed and inaccessbile. No current seepage issues have been reported. 1 Years Issues: -None 5 Year Issues: -None 10 Year Issues: -None 11+ Year Issues: -None

Facility: Agriculture Land Lab
Bldg. No: LL84
Building: Agricultural Land Lab
Area: 9,600sf **Yr Built:** 2002 **Floors:** 1

Use Types:
100% Warehouse Large

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Superstructure	15	$230,400	0	0	0	100	
							Description: Steel 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.
Exterior Doors	9	$138,240	0	0	25	75	
							Description: Hollow Metal / Overhead 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: Agriculture Land Lab
Bldg. No: LL84
Building: Agricultural Land Lab
Area: 9,600sf **Yr Built:** 2002 **Floors:** 1

Use Types:
100% Warehouse Large

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
CRV Totals:		$1,536,000	$0	$109,824	$413,952	$1,012,224	

Priority Issues Data

$1,536,000	$0	$0	0.0%	GOOD
CRV	DMB	EXCESS	FCI	RATING

0-5 Year Cumulative Data

$109,824	$33,024	7.2%	$30,720	FAIR
DMB	EXCESS	FCI	$/YR MAINTAIN	RATING

Facility: **Agriculture Land Lab**
Bldg. No: **LL84**
Building: **Agricultural Land Lab**
Area: 9,600sf **Yr Built:** 2002 **Floors:** 1

Use Types:
100% Warehouse Large

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes

Facility: **Power House**
Bldg. No: **LL85**
Building: **Power House**
Area: 4,771sf **Yr Built:** 1968 **Floors:** 1

Use Types:
100% Mechanical

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Foundations	3	$108,063	0	0	50	50	

Description:
Cast-in-Place Concrete

1 Year Issues:

5 Year Issues:

10 Year Issues:
-Routine maintenance and repair.

11+ Year Issues:
-Long-term maintenance, repair, and replacement.

Facility: **Power House**
Bldg. No: **LL85**
Building: **Power House**
Area: 4,771sf **Yr Built:** 1968 **Floors:** 1

Use Types:
100% Mechanical

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Roof	4	$144,084	0	0	40	60	

Description:
TPO

1 Year Issues:

5 Year Issues:
-Leaks at NW and at existing pipe penetrations that are abandoned.

10 Year Issues:
-Routine maintenance and repair.

11+ Year Issues:
-Long-term maintenance, repair, and replacement.
-Power House
Area: 4,446
Product System: TPO
Warranty Effective Date: 2019/07/26
Warranty Length: 20
Warranty Expire Date: 2039/07/26
Warranty Status: YES
Contact: Firestone 1.800.428.4442 ***
Contractor: Advanced Commercial Roofing

Facility: **Power House**
Bldg. No: **LL85**
Building: **Power House**
Area: 4,771sf **Yr Built:** 1968 **Floors:** 1

Use Types:
100% Mechanical

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Cladding	5	$180,105	0	0	25	75	

Description:
Brick and CMU Block / Stucco

1 Year Issues:

5 Year Issues:

10 Year Issues:
-Routine maintenance and repair.

11+ Year Issues:
-Long-term maintenance, repair, and replacement.

Facility: **Power House**
Bldg. No: **LL85**
Building: **Power House**
Area: 4,771sf **Yr Built:** 1968 **Floors:** 1

Use Types:
100% Mechanical

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
HVAC	31	$1,116,653	0	70	20	20	

Description:
- Dual geothermal pumps serving the main campus loop.
- Dual plate & frame heat exchangers connected to the geothermal loop and cooling tower / boilers.
- Gas-fired boilers serve as a backup heating source for the campus geothermal loop.
- Cooling towers serve as a backup cooling source for the campus geothermla loop.
- Dual condenser water pumps serve the cooling tower / HX system.
- Inline ciculation pumps serve the boilers.
- Geothermal-source water-to-air heat pump conditions the equipment area.

1 Years Issues:
- None

5 Year Issues:
- HVAC equipment is at their expected average service life and should be considered for replacement.
- Routine maintenance and repair.

10 Year Issues:
- Routine maintenance and repair.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: Power House
Bldg. No: LL85
Building: Power House
Area: 4,771sf **Yr Built:** 1968 **Floors:** 1

Use Types:
100% Mechanical

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Plumbing	2	$72,042	0	60	20	20	

Description:
- The age of the fixtures serving the building is unknown, fixtures show signs of aging.

1 Years Issues:
- None

5 Year Issues:
- Replacement of existing fixtures.

10 Year Issues:
- Routine maintenance and repair.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: Power House
Bldg. No: LL85
Building: Power House
Area: 4,771sf **Yr Built:** 1968 **Floors:** 1

Use Types:
100% Mechanical

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Primary/Secondary	8	$288,168	0	10	80	10	

Description:
-There were various 480/277 and 208/120 panels located throughout the building. Multiple feeders to buildings on campus were present. There was a capacitor bank and manual transfer switches also in the building.

1 Years Issues:
-None

5 Year Issues:
- Routine maintenance and repair.

10 Year Issues:
-Multiple 480/277 feeders are original from 1970 and are due for replacment. The capacitor bank isn"t functioning and needs replaced. The manual transfer switches are due for replacement with new automatic transfer switches. Routine maintenance and repair. Exterior disconnects for the cooling tower are passed there intends life and should be considered for replacement.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: Power House
Bldg. No: LL85
Building: Power House
Area: 4,771sf **Yr Built:** 1968 **Floors:** 1

Use Types:
100% Mechanical

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Distribution	30	$1,080,632	0	10	80	10	

Description:
-The power house appears to be powered from a utility feeds from the switching cabinet located near the physical plant. The utility feed comes from a substation located just off site. There is an old transformer located just outside the power house that steps down the voltage to power the switch gear located inside the power house. The power house switch gear has fused breakers to multiple buildings located accross campus.There are two 1300 kw generators located just outside the power house. Personnel noted that only one generator turns on durning testing. Solar is powering the building lights and receptacles.

1 Years Issues:
-None

5 Year Issues:
- Routine maintenance and repair.

10 Year Issues:
-It is recommended to replace the main switch gear located inside the power house. The gear and breakers are original from the 1970's and are nearing the end their intended life. The transformers used to step down the utility voltage should also be replaced. All feeders associated with this equipment should be replaced as well. Routine maintenance and repair.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: Power House
Bldg. No: LL85
Building: Power House
Area: 4,771sf **Yr Built:** 1968 **Floors:** 1

Use Types:
100% Mechanical

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Lighting	2	$72,042	0	90	5	5	

Description:
-Very old Fluorescent fixtures are installed throughout the entire building. Manual lighting controls are installed.

1 Years Issues:
- None

5 Year Issues:
-The luminaires located in the power house are getting close to being passed their expected life and becoming harder to maintain with the avaliability of fluorescent lamps. Typical Fluorescent lamps last around 7 years. Most of the fixtures appear to be working currently. LED fixtures last and average of 20-25 years without maintenance. It is recommended to replace the fixtures with new LED fixtures. It is also recommended to include mondern lighting controls in the area for energy savings.

10 Year Issues:
- Routine maintenance and repair.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: **Power House**
Bldg. No: **LL85**
Building: **Power House**
Area: 4,771sf **Yr Built:** 1968 **Floors:** 1

Use Types:
100% Mechanical

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Voice/Data	1	$36,021	0	20	20	60	
							Description: -Data is limited in this building. There is a small rack located in the rest room area. There isn't much use for data in the building besides for the metering. 1 Years Issues: -None 5 Year Issues: - Routine maintenance and repair. 10 Year Issues: - Routine maintenance and repair. 11+ Year Issues: - Long-term maintenance, repair, and replacement.
Ceilings	1	$36,021	0	0	25	75	
							Description: Steel K-Truss and Steel Roof Deck 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: Power House
Bldg. No: LL85
Building: Power House
Area: 4,771sf **Yr Built:** 1968 **Floors:** 1

Use Types:
100% Mechanical

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Walls	1	$36,021	0	0	25	75	
							Description: CMU Block 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.
Floors	2	$72,042	0	0	25	75	
							Description: Concrete 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: Power House
Bldg. No: LL85
Building: Power House
Area: 4,771sf **Yr Built:** 1968 **Floors:** 1

Use Types:
100% Mechanical

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Site Lighting	1	$36,021	0	40	55	5	
							Description: -HPS fixtures are installed in the surrounding parking lots and on the exterior of the building. 1 Years Issues: - None 5 Year Issues: -Exterior wall packs are past their life expectancy and should be replaced. 10 Year Issues: -It is recommended to replace site pole lighting around this building within the next 10 years. 11+ Year Issues: - Long-term maintenance, repair, and replacement.
Sanitary Storm	1	$36,021	0	0	50	50	
							Description: Sanitary Storm System is concealed and inaccessbile. No current seepage issues have been reported. 1 Years Issues: -None 5 Year Issues: -None 10 Year Issues: -None 11+ Year Issues: -None

Facility: Power House
Bldg. No: LL85
Building: Power House
Area: 4,771sf **Yr Built:** 1968 **Floors:** 1

Use Types:
100% Mechanical

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Superstructure	5	$180,105	0	0	25	75	
							Description: Cast-in-Place Concrete 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.
Exterior Doors	2	$72,042	0	0	25	75	
							Description: Overhead and Hollow Metal 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: Power House
Bldg. No: LL85
Building: Power House
Area: 4,771sf **Yr Built:** 1968 **Floors:** 1

Use Types:
100% Mechanical

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Stairs	1	$36,021	25	0	0	75	

Description:
Concrete

1 Year Issues:
-Trip Hazard at the top of the stairs at the exit door.

5 Year Issues:

10 Year Issues:
-Routine maintenance and repair.

11+ Year Issues:
-Long-term maintenance, repair, and replacement.

CRV Totals:	$3,602,105	$9,005	$1,048,213	$1,637,157	$1,019,396

Priority Issues Data

$3,602,105	$9,005	$0	0.3%	GOOD
CRV	DMB	EXCESS	FCI	RATING

0-5 Year Cumulative Data

$1,057,218	$877,113	29.4%	$72,042	POOR
DMB	EXCESS	FCI	$/YR MAINTAIN	RATING

Facility: Power House
Bldg. No: LL85
Building: Power House
Area: 4,771sf **Yr Built:** 1968 **Floors:** 1

Use Types:
100% Mechanical

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes

Facility: **Storage Bldg 1**
Bldg. No: **LLXX**
Building: **Storage Bldg 1**
Area: 5,000sf **Yr Built:** 2019 **Floors:** 1

Use Types:
100% Warehouse Small

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Foundations	8	$80,000	0	0	50	50	
							Description: Concrete pier 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.
Roof	10	$100,000	0	0	25	75	
							Description: Standing seam metal 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: **Storage Bldg 1**
Bldg. No: **LLXX**
Building: **Storage Bldg 1**
Area: 5,000sf **Yr Built:** 2019 **Floors:** 1

Use Types:
100% Warehouse Small

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Cladding	10	$100,000	0	0	50	50	
							Description: Ribbed Metal 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.
HVAC	16	$160,000	0	10	25	65	
							Description: - Packed outdoor air handling unit serving a portion of the building appears to be in good condition. - Infrared tube heaters serving a portion of the buidling appear to be in good condition. 1 Years Issues: - None 5 Year Issues: - Routine maintenance and repair. 10 Year Issues: - Routine maintenance and repair. 11+ Year Issues: - Long-term maintenance, repair, and replacement.

Facility: Storage Bldg 1
Bldg. No: LLXX
Building: Storage Bldg 1
Area: 5,000sf **Yr Built:** 2019 **Floors:** 1

Use Types:
100% Warehouse Small

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Primary/Secondary	5	$50,000	0	5	10	85	

Description:
-There were one 480/277 and one 208/120 panels located throughout the building. All receptacle and equipment connections appear to be in good condition.

1 Years Issues:
-None

5 Year Issues:
- Routine maintenance and repair.

10 Year Issues:
- Routine maintenance and repair.

11+ Year Issues:
- Long-term maintenance, repair, and replacement.

Facility: Storage Bldg 1
Bldg. No: LLXX
Building: Storage Bldg 1
Area: 5,000sf **Yr Built:** 2019 **Floors:** 1

Use Types:
100% Warehouse Small

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Distribution	6	$60,000	0	5	10	85	
							Description: -Storage 1 building is powered from a 480V feed from the physical plant to a main distribution 480V panel located in the building, step down XFMR and one branch panels all throughout the building. 1 Years Issues: -None 5 Year Issues: - Routine maintenance and repair. 10 Year Issues: - Routine maintenance and repair. 11+ Year Issues: - Long-term maintenance, repair, and replacement.
Lighting	7	$70,000	0	5	10	85	
							Description: -New LED lighting has been installed throughout the building in 2017. New lighting controls has also been installed with the 2017 new construction. 1 Years Issues: - None 5 Year Issues: - Routine maintenance and repair. 10 Year Issues: - Routine maintenance and repair. 11+ Year Issues: - Long-term maintenance, repair, and replacement.

Facility: **Storage Bldg 1**
Bldg. No: **LLXX**
Building: **Storage Bldg 1**
Area: 5,000sf **Yr Built:** 2019 **Floors:** 1

Use Types:
100% Warehouse Small

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Voice/Data	4	$40,000	0	5	10	85	
							Description: -A small Data racks are located in a dedicated closet with dedicated cooling. Not a lot of need for Data in this building. 1 Years Issues: -None 5 Year Issues: - Routine maintenance and repair. 10 Year Issues: - Routine maintenance and repair. 11+ Year Issues: - Long-term maintenance, repair, and replacement.
Walls	2	$20,000	0	0	25	75	
							Description: Ribbed metal, Drywall 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: Storage Bldg 1
Bldg. No: LLXX
Building: Storage Bldg 1
Area: 5,000sf **Yr Built:** 2019 **Floors:** 1

Use Types:
100% Warehouse Small

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Floors	1	$10,000	0	0	50	50	
							Description: Gravel 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.
Bldg., Fire, ADA, Elevators	3	$30,000	0	5	10	85	
							Description: -Fire alarm notification/initiation system was appears to be updated throughout the entire building. It does seem to be original from 2017. Everything appears to be working and an appropriate amount of devices is presumed to be installed. 1 Years Issues: -None 5 Year Issues: - Routine maintenance and repair. 10 Year Issues: - Routine maintenance and repair. 11+ Year Issues: - Long-term maintenance, repair, and replacement.

Facility: Storage Bldg 1
Bldg. No: LLXX
Building: Storage Bldg 1
Area: 5,000sf **Yr Built:** 2019 **Floors:** 1

Use Types:
100% Warehouse Small

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Site Lighting	2	$20,000	0	5	60	35	
							Description: -New LED lighting has been installed on the exterior of the the building in 2017. A parking lot closest to the building has HPS fixutres installed. 1 Years Issues: - None 5 Year Issues: - Routine maintenance and repair. 10 Year Issues: -Parking lot lighting is working, but should be considered for replacement. 11+ Year Issues: - Long-term maintenance, repair, and replacement.
Sanitary Storm	1	$10,000	0	0	50	50	
							Description: Sanitary Storm System is concealed and inaccessbile. No current seepage issues have been reported. 1 Years Issues: -None 5 Year Issues: -None 10 Year Issues: -None 11+ Year Issues: -None

Facility: Storage Bldg 1
Bldg. No: LLXX
Building: Storage Bldg 1
Area: 5,000sf **Yr Built:** 2019 **Floors:** 1

Use Types:
100% Warehouse Small

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
Superstructure	15	$150,000	0	10	45	45	
							Description: Steel columns with dimensional lumber trusses 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.
Exterior Doors	10	$100,000	0	0	50	50	
							Description: Overhead doors 1 Year Issues: 5 Year Issues: 10 Year Issues: -Routine maintenance and repair. 11+ Year Issues: -Long-term maintenance, repair, and replacement.

Facility: Storage Bldg 1
Bldg. No: LLXX
Building: Storage Bldg 1
Area: 5,000sf **Yr Built:** 2019 **Floors:** 1

Use Types:
100% Warehouse Small

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	System/Component Notes
CRV Totals:		$1,000,000	$0	$44,500	$324,500	$631,000	

Priority Issues Data

$1,000,000	$0	$0	0.0%	GOOD
CRV	DMB	EXCESS	FCI	RATING

0-5 Year Cumulative Data

$44,500	$0	4.5%	$20,000	GOOD
DMB	EXCESS	FCI	$/YR MAINTAIN	RATING

Facility: **Storage Bldg 1**
Bldg. No: **LLXX**
Building: **Storage Bldg 1**
Area: 5,000sf **Yr Built:** 2019 **Floors:** 1

Use Types:
100% Warehouse Small

Notes:

System	CRV of System		Pct. of system value to budget for repair/replacement:				System/Component Notes
	%	$	Immed. Priority 1	1-5 Years Priority 2	6-10 Years	11+ Years	

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

R. Truck Driver Training Lot
1. Location Option #1
2. Location Option #2

October 2022

CAMPUS MASTER PLAN

PLANNING DESIGN STUDIO | LAKE LAND COLLEGE

Facility Master Plan

Lake Land College

DRAFT PRESENTED ON
05.31.2023

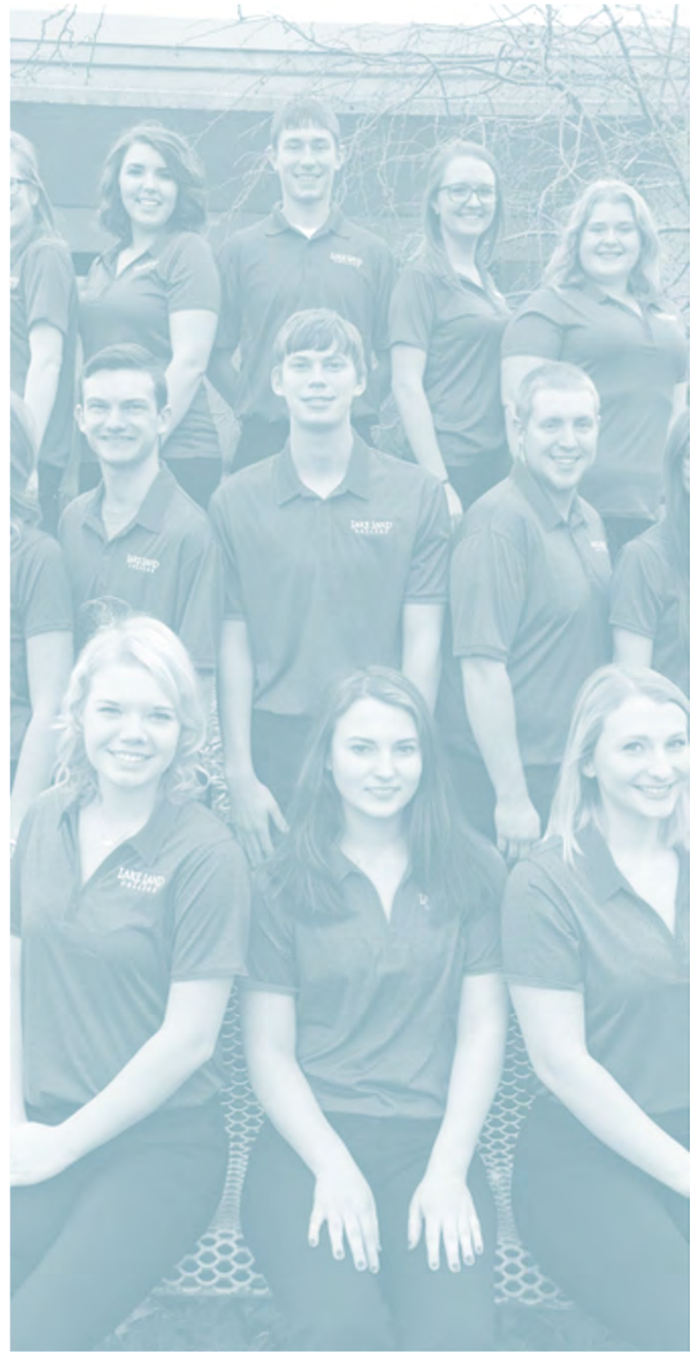
Facilities Masterplan Report

Table of Contents

APPENDICES

Section 1

PROJECT SUMMARY



bailey edward

1.1 Executive Summary

In 2022, Bailey Edward was contracted by Lake Land College (LLC) to conduct a comprehensive master plan analysis and provide recommendations for the campus's future development. The master planning effort was divided into two parts (1) this overall scope document and (2) a Facility Condition Assessment (FCA). The FCA was submitted to the college in January 2023 as a separate report and is referred to in this document.

The purpose of this Masterplan is to provide a guideline for physical development and facility improvements of the campus that supports the Lake Land College mission.

FIGURE 1.1.1: Excerpt from Lake Land College Mission, Vision, and Values.

The goal of this Masterplan is to provide guiding principles and information to help Lake Land College strategically define future projects.

The American college campus has been a unique design form throughout history. The Lake Land College (LLC) campus, originally designed in the late 1960s, represented the most current design philosophies for academic architecture. The original architecture firm, John Shaver and Company, was one of the nation's largest academic architecture firms at the time. Like many other institutions, isolated renovations, updates to the campus buildings to accommodate new, and emerging technologies, have resulted in a gradual departure from the original vision and design philosophy.

The Masterplan is expected to incorporate the academic mission and goals, historic development, and traditions, into the physical setting of the campus. To achieve this, the Bailey Edward team and the Lake Land College Core Design Committee developed an inclusionary process that engaged faculty, staff, and department leaders in a critical review of the campus's physical space. Under the direction of leadership, the team reviewed select buildings on campus, understanding that some of the facilities with recent renovations did not require inclusion in this plan. Through this engagement, the following vision statement was created for the master plan:

"A modern, flexible, and sustainable campus that engages students and the community through inclusive, innovative, and welcoming design."

This vision statement aligns well with Lake Land College's mission and creates the focus for the goal formulation of the master plan.

Using this Masterplan

This Masterplan outlines departmental needs, priorities, and strategies to develop scope for future capital projects. This document is best utilized alongside the Facility Condition Assessment and the Landscape Masterplan.

As noted above, the team engaged many campus departments and collected each department's concerns, challenges, and goals regarding the built environment. The master plan provides a summary of the information collected from each department. It is the team's understanding that Lake Land College will identify projects by building. As most buildings are occupied by multiple departments, unique department needs and requests will need to be considered when developing future projects; consequently, the team has also compiled the department information by building.

Three sets of floor plans per building are included within this report. The first plan of each facility clearly identifies the location of department occupancy and the function for which the space is utilized. The second plan identifies challenges, and the third plan for each building identifies recommendations to address these challenges. This information is presented in these multiple formats to assist leadership in understanding where to focus future improvement efforts. The 11" x 17" presentation format for this report presents the plans within the body of the text for simplified reference.

Key Findings

During departmental engagements, participants were asked to identify the challenges imposed by the built environment to their faculty, staff, and students in delivering the best education experience possible. The following challenges were most noted:

- Acoustic issues were noted by 50% of the departments. Sound from adjacent spaces significantly impedes functionality of spaces.
- 80% of departments noted furniture impacted the space negatively (either too much, too large, or insufficient circulation between tables/desks)

The participants were also requested to rank priorities for improvement to space types. It was discovered that:

- Interior renovations/updated finishes were requested by 90% of the departments interviewed.
- 50% of total requests were for upgrades to Classrooms and Labs, split equally between the two.
- 36% of total requested improvements were for Student and Staff Areas.
- 14% of participants identified a need for improved storage or other department specific amenities.

Recommendations

The following report will establish context, vision and basis of design direction using the existing space data and stakeholder engagement. Our recommendations are summarized here and explained further in this report:

- Creation of campus-wide standards for items such as materials/finishes, space allocations, and furniture. Development of these standards should take into consideration the needs of students and faculty through user engagement. Standardizing elements of design not only provides campus wide consistency and brand identity but can also present cost savings and flexibility.
- Using this Masterplan as a starting point, and alongside the Facility Condition Assessment and the Landscape Masterplan, it is recommended that Lake Land College develop a 10-year plan for a series of projects that align with current and projected funding. These could be smaller projects which address the most requested challenges noted above.
- Larger, full building renovation projects should be prioritized by leadership with consideration of the 10-year plan noted above.
- A few departments, such as Allied Health, Athletics, and Business, appear to have immediate potential for growth and increased enrollment. These areas of growth would likely require additional facilities. If it is the direction of leadership to include these additional programs, the team recommends further programming to understand the space needs.

The team understands many elements should be considered in addition to this masterplan report including student enrollment assumptions, faculty and staff projections, and future academic programs which are not part of the scope of this report.

Through discussions with academic and administrative departments, it was clear that Lake Land College employees have a passion for education and enabling students and educators. The Bailey Edward team thanks the Lake Land College leadership, faculty, and staff for their time, information, and collaboration.

Recommendations in this Masterplan will help Lake Land College translate its core mission and vision into the built environment.

1.2 Acknowledgements

This study was completed in collaboration with the following stakeholders, who we thank for their time, active engagement, and commitment to realizing LLC's vision for the future.

LLC Core Committee

Josh Bullock, President

Jean Anne Highland, Chief of Staff

Valerie Lynch, Vice President for Student Services

Greg Nuxoll, Vice President of Business Services

Ikemefuna Nwosu, Vice President Academic Services

Scott Rawlings, Director of Physical Plant Operations

Department Leadership

Bill Jackson, Director of Athletics

Nicki Ogilvie, Athletic Trainer

Julio Godinez, Head Coach, Baseball

David Johnson, Head Coach, Women's Basketball

Sarah Hill, Director of Library Services

Ikemefuna Nwosu, Vice President for Academic Services

Salisa Olmsted, Humanities and Communication Division Chair

Emily Ramage, Dean of Academic Operations

Matt Landrus, English Instructor

Tara Blaser, Philosophy / English Instructor

Ryan Orrick, Division Chair Agriculture

Brent Curry, John Deere Technology Instructor

Russell Neu, John Deere Technology Instructor

Erin Swingler, Division Chair Allied Health

Charles Jarrell, Division Chair Social Science and Education

Michael Beavers, Division Chair Technology

Mike Rudibaugh, Division Chair Math & Science/Geography/Earth Science

Brenda Hunzinger, Biological Science Instructor

Gregory Capitosti, Chemistry Instructor

Daniel Allen, Physics Instructor

David Stewart, Chief Information Officer

Tony Sharp, Director of Enterprise Applications

Jay Westendorf, Director of Technical Services

Travis Rauschek, Director of Information Security

Tynia Kessler, Division Chair Business/Business Instructor

Scott Rhine, It Instructor/Program Coordinator, It-Network Administration

Dustha Wahls, Director of Human Resources

Kelly Allee, Director of Marketing & Public Relations

Jon Van Dyke, Dean of Admission Services

Kim Hunter, Director of Student Success Services

Emily Ramage, Dean of Academic Operations

Lynn Breer, Director of Institutional Research and Reporting

Lisa Cole, Director of Data Analytics

Tessa Wiles, Director of Dual Credit and Honors Experience

LLC Administrative Team

Connie Crompton, LLC

Bailey Edward Team

Karla J. Smalley, Principal-in-Charge

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Robin Whitehurst, Quality Control Manager, and Facility Condition Assessment Lead

Damon Luke Wilson, Lead Designer

Pranav Seth, Project Manager

Weiyi Zhao, Architectural Designer

James Auler, Project Architect, Facility Condition Assessment

Camila Pinheiro, Architecture Intern

Mollie Morgeson, Executive Assistant

1.3 Scope

This Masterplan focuses on improving selected facilities at the Lake Land College (LLC) campus. Leadership identified buildings which had not received improvements in recent years. The buildings selected for review are identified in blue on the campus map (Figure 1.3.1). These buildings are:

1. Judge Learning Resource Center | **JLRC**
2. Northwest Building | **NW**
3. Field House | **FH**
4. Northeast Building | **NE**
5. Neal Hall | **NH**
6. Webb Hall | **WH**
7. Vo-Tech Building | **VT**
8. Ag-Tech Building | **AT**
9. West Classroom Building | **WB**
10. Lensink Hall | **LH**

Various academic and non-academic departments were engaged based on occupancy of the selected facilities. Stakeholders provided input on the use of existing spaces, deficiencies, and requests for improvements or enhancements.

Recommendations have been developed based on these engagements. The recommendations are provided within this report for LLC's reference and are intended as guides for leadership when planning future maintenance projects and capital improvement projects.

During the departmental engagements, the team identified needs for expansion of facilities and received departmental requests for new facilities or expansion and reorganization of existing spaces. Programming for growth and reorganization is beyond the scope of this study; however, the requests have been documented within this report for future reference.

FIGURE 1.3.1: Buildings included in scope of Masterplan (in blue)

Section 2

CAMPUS HISTORY

2.1 Campus History and Identity

Groundbreaking for the 171-acre Lake Land College campus occurred on Sunday, March 23rd, 1969. The campus and buildings were designed by a collaboration between the firms of Philip, Swager and Associates of Peoria, Illinois, and John Shaver and Company of Salina, Kansas. John Shaver's firm was one of the largest education design firms in the country at the time. Planned to be executed in phases, the design for Lake Land College's Mattoon campus reflects a distinct architectural style that draws inspiration from the brutalist and contextual modernist designs that were prevalent through the 1970s. Unique campus characteristics included the expressive curvilinear forms, combined with traditional materials such as brick and concrete.

Laid out in a circle radiating from the library (JLRC), the plan for the buildings was envisioned as concentric inner and outer rings (see Figure 2.1.1). The inner ring was designed to be perfectly symmetrical until reaching the outer ring consisting of the Field House, Vo-Tech building, and power station. While the Field House is expressed as a filled-in circle, the south side buildings leave the circle as a void with crescent shaped buildings defining it.

The academic buildings uniformly contained circular interior courtyards intended as oases within the buildings. These provided natural light and outdoor space for the faculty and students and contrasted with the enclosed public space and circulation around the library. The courtyards were infilled over the years to create additional enclosed space, resulting in the loss of not only natural light, but also outdoor public space that facilitated interaction.

At the time of construction, the interiors were at the cutting edge of design – their simplistic, clean lines should be seen as a point of reference when developing new projects. This Masterplan strongly recommends that future development and projects consider the design intent of the original campus plan, and if possible, restore features such as the interior courtyards.

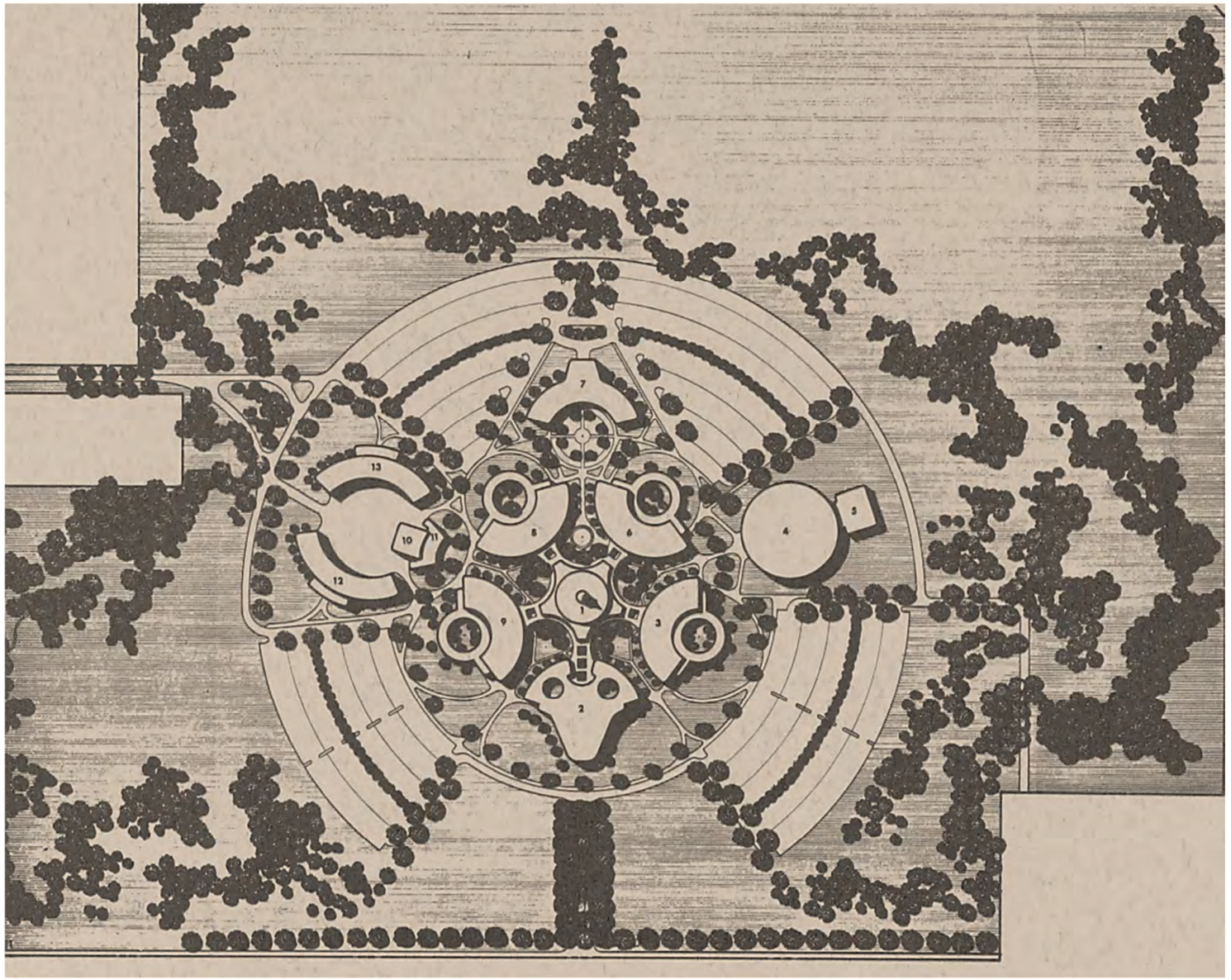


FIGURE 2.1.1: Plan for Lake Land College Campus.

FIGURE 2.1.2: Artist's rendition of the campus.

2.2 Development Phases

September - October 1967: Lake Land College opened its doors in September 1967, classes were held in short-term buildings. A permanent site for the college, in Mattoon, was selected the following month.

March 1969: Ground breaks for Phase I of the campus master plan. Construction begins for four campus buildings - the Northeast building, Southeast building (Webb Hall), the Learning Resource Center (JLRC), and powerhouse. These buildings were completed and opened in March 1971.

March 1971: Completion of Phase I construction of the Campus Master Plan Phase II begins.

1974: Construction of Phase II buildings is completed, these included the Health and Activity Center (Field House), the Vocational Technical Building, and the Northwest Building.

1977: Construction completed of the new College Center (West Building).

1988: Construction completed of the Child Care Lab. Its doors officially opened in October. It is now the site of the Board and Administration Center.

1990: Construction completed of the Paris Nursing Education Center.

1995: Construction completed of the Kluthe Center.

2000: Construction of the East Building (Neal Hall) is completed, the design is inspired by the campus's Phase II buildings completed 25 years prior.

2008: North addition of the Field House is completed, housing the New Fitness Center.

2009: Additions to the West Building are completed, housing additional space for the Agricultural and Technology departments.

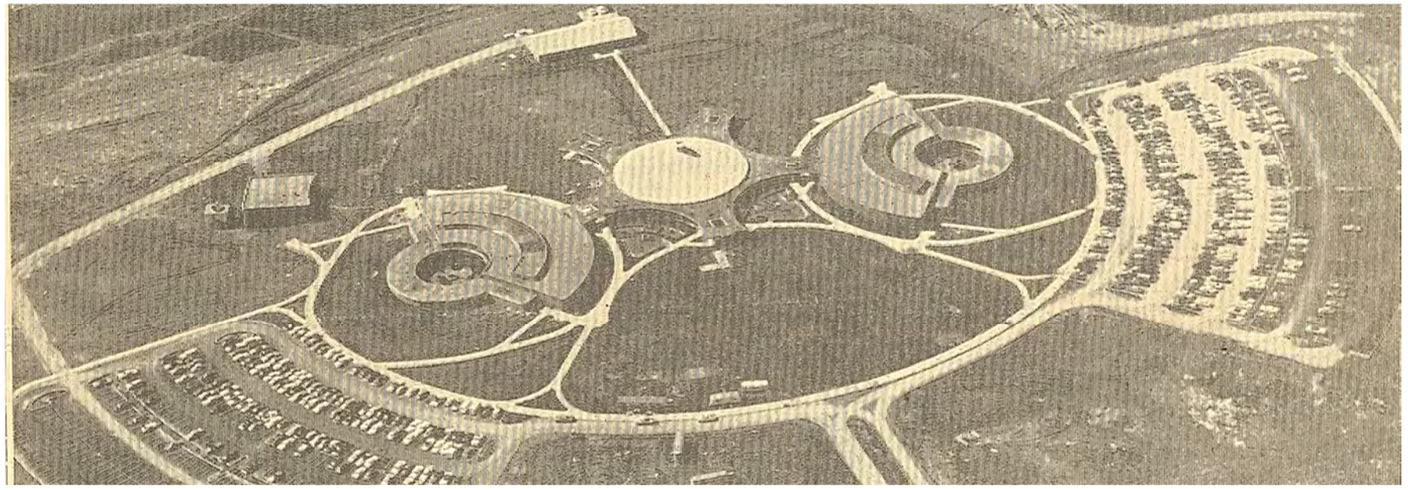


FIGURE 2.2.1: Aerial view of the first phase of construction at the Lake Land College Campus Construction of the Northwest building, Northeast building, library, and powerhouse began in March 1969. Also pictured is the temporary student union building and bookstore (top-most, white roof). Photo dated March 11, 1971.

FIGURE 2.2.2: Aerial view of the second phase of construction showing the completion of the Northwest Building and Field House.

2.3 The Campus Today

The LLC Mattoon campus today has several exemplary features; including being the first in the State to adopt sustainable technologies such as geothermal heating and cooling. Several buildings have solar arrays on their roof adding sustainable power for the campus' needs.

Past projects at the in-scope buildings include:

Judge Learning Resource Center (JLRC):

Rehabilitation of the building interiors was completed in conjunction with the replacement of the building's hypalon roof membrane in 2001. Additional renovations were completed the following year. New carpeting was installed in the JLRC upper level in 2004.

Most recently, renovations were conducted at JLRC in 2010, work included the installation of energy saving systems, and interior and furniture updates.

Northwest Building (NW):

Renovation of the building interiors was conducted in 1998; work included replacement of existing carpeting, HVAC updates in the computer labs, and improvements to the men's and women's restrooms. Classroom lighting renovations were conducted in 2000, and new carpeting was installed in 2002. Repairs and piping replacement was completed in 2004. The building penthouse space underwent renovation in 2005. Most recently, energy saving renovations were completed at NW in 2010.

Field House (FH):

Renovations to the Field House and its Fitness Center was conducted in 2000 and 2001. The building underwent accessibility improvements in 2006. The FH roof and canopy were renovated the following year. The north addition to the Field House, was completed in 2008. Recently completed projects include repairs to the gym floor, bleachers, and fitness center flooring.

FIGURE 2.3.1: Today's Campus Plan

Northeast Building (NE):

The Northeast building underwent interior renovations in 1988, this work included replacement of the existing carpet. Further renovations of the building interiors were conducted in 1998; work included furniture and interior updates in the computer labs, and improvements to the men's and women's restrooms. Classroom lighting renovations were conducted in 2000, and new carpeting was installed in 2002. Tiered-seating classrooms were renovated in 2003. Repairs and piping replacement were completed in 2004. Select classroom carpeting was replaced in 2005. Lighting improvements at the adjacent parking lot were conducted in 2007. Most recently, energy saving renovations were completed at NE in 2013.

Neal Hall (NH):

Neal Hall underwent interior renovations in 1998, work included improvements to the classrooms, restrooms, and ancillary spaces. Improvements to the building's geothermal system were conducted in 2013. Most recently, new roofing material was installed in 2020.

Webb Hall (WH):

Webb Hall underwent interior renovations in 1988, this work included replacement of the existing carpet. Additions to the southeast classroom building were completed in 1996. Further renovations to the computer labs were completed in 1998. Renovations to classroom spaces were conducted in 2001, and new carpeting was installed the following year. Portions of the roof were completed in 2004. The building penthouse space underwent renovation in 2005, and acoustical panels were installed in select classrooms that same year. Most recently, energy saving renovations, including installation of photovoltaic panels, were completed at WH in 2013.

Vo-Tech Building (VT):

Energy saving renovations, including installation of photovoltaic panels, were completed at VT in 2013 and 2015.

Ag-Tech Building (AT):

Upgrades to the Ag-Tech building's exhaust system were completed in 2011, this was followed by electrical upgrades in 2013, and a lighting replacement project in 2022.

West Classroom Building (WB):

West Building, classroom 123 underwent acoustical improvements in 2011. Energy saving renovations, including installation of photovoltaic panels, were completed at WB in 2013 and 2015. Most recently, the building underwent carpet and flooring replacement in 2019 and 2020.

Lensink Hall (LH):

Installation of photovoltaic panels were completed at LH in 2012.

2.4 Interior Architecture

Historic interior photography of a typical academic building at the LLC campus depicts certain original design features. Some of these areas have been transformed over the years. Multiple renovations and modifications have adapted the campus to new technology and changing teaching pedagogy. While some historic design features may not be practical or desirable today, it may be appropriate to re-instate some of the more unique, character defining elements during future projects. These include:

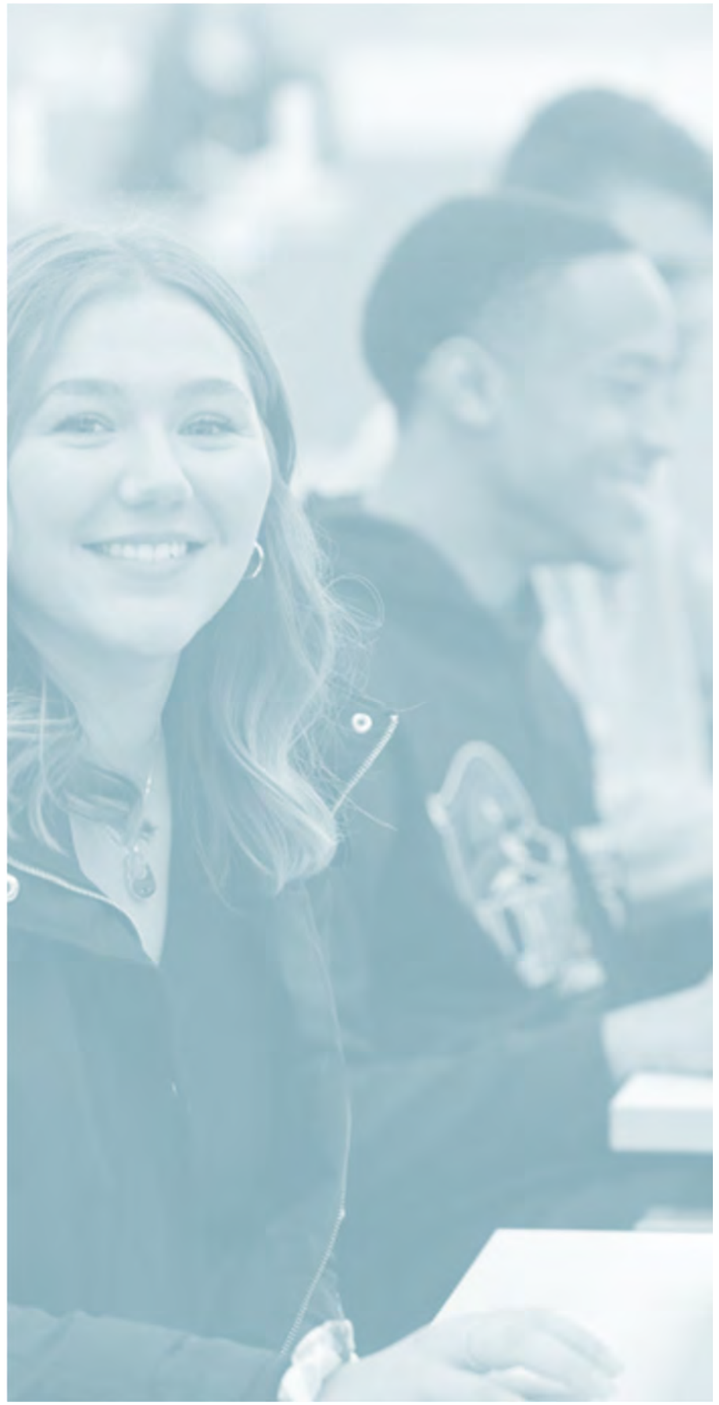
- Large, illuminated ceiling planes inside coffers which simulate daylight. The addition of skylights, or the perception of skylights, can be considered during future facility improvement projects.
- Flexible learning spaces, demised at the time, using curtains.
- Clutter free aesthetic.

FIGURE 2.4.1: B/W photograph of an academic building soon after construction, circa early to mid-1970s.

FIGURE 2.4.2: The same space today, presents more institutional feel and is not reflecting prevailing trends in design and education space.

Section 3

DESIGN PROCESS & CAMPUS DRIVERS



3.1 Project Timeline and Process

Over the course of this study, Bailey Edward met with the core committee and the users of the various in-scope buildings to discuss and understand current and future needs. The information collected ranged between aspirational and qualitive, as well as quantitative and pragmatic.

The following meetings were critical to the development of this study and Masterplan. See Appendix A for Meeting Minutes from these engagements.

- August 3rd, 2022: Team Kick-Off
- October 11th, 2022: Core Committee Meeting
- October 28th, 2022: Athletics
- November 10th, 2022: Library
- November 11th, 2022: Humanities & Communications
- November 14th, 2022: Agriculture
- November 14th, 2022: Allied Health
- November 29th, 2022: Social Science & Education
- December 02nd, 2022: Technology
- December 05th, 2022: Math & Science
- December 09th, 2022: Information Systems and Services
- December 09th, 2022: Business
- December 12th, 2022: Human Resources and Marketing & Public Relations
- December 15th, 2022: Tutoring & Testing
- January 10th, 2023: Core Committee Preview
- February 06th, 2023: Academic Ops and President's Group
- March 3rd, 2023: Final Masterplan Review

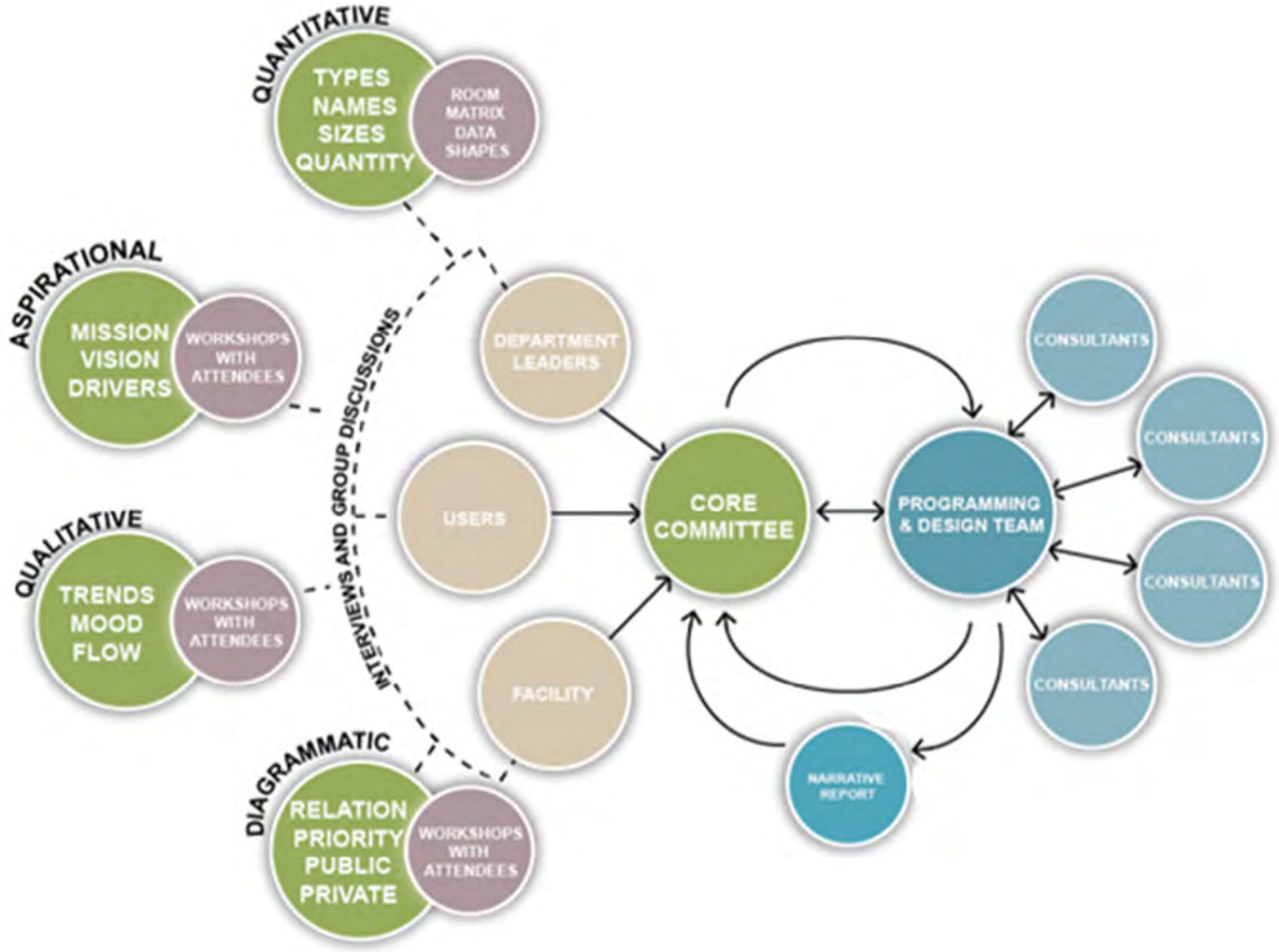


FIGURE 3.1: Program Process Outline

3.2 Visioning

As part of the visioning process, the Bailey Edward team conducted multiple visioning and program engagement workshops to develop and focus the needs of the campus community. This section includes the key takeaways that serve as guiding principles for future projects.

> A modern, flexible, and sustainable campus that engages students and the community. Spaces conducive to learning and collaboration.

> My vision is to create a sustainable future for the College which includes an updated campus that meets the dynamic needs of a diverse campus community. In terms of master planning, I would love to see spaces that engage and attract students.

> Innovate to remain relevant – people continue to find value in our higher education offerings.

> A welcoming environment in which people want to be on campus – for education or just to walk and enjoy the grounds.

> First resource district residents think of for education.

> Lake Land College is the natural extension of community and home that fasters personal development.

> Updated modern-looking buildings. Balanced with a cutting-edge technology.

FIGURE 3.2.1: Survey Results

FIGURE 3.2.2: Survey Results

Through our engagement process, the team heard from all stakeholders on their overall vision for the future of Lake Land College. The vision statement below is a synopsis of those individual statements into a holistic description of the ideal campus for Lake Land College.

Campus drivers can be thought of as topics to support the overall vision statement. New projects on campus should be evaluated to confirm that they are helping to reinforce these campus drivers through their design process. Projects should also be prioritized based on their ability to meet these goals.

Flexible Learning & Collaboration – Student-centered campus enabling all learners.

W**elcoming Community –** An open resource for the surrounding community

Recruitment & Retention – Inspiring and positive environments for staff and students

Sustainability & Wellness – Healthy environments for people and the planet

Innovation – Embracing the future and showcasing technology in campus buildings and curriculum.

FIGURE 3.2.3: Campus Drivers

A modern, flexible, and sustainable campus that engages students and the community through inclusive, innovative, and welcoming design

3.3 Key Findings and Recommendations

The following overarching themes and opportunities for well-planned future growth were identified though the programming process. These were also found to resonate well with the 2023-2027 Strategic Plan of the College (Figure 4.1).

Campus Planning and Growth

Consider the campus holistically when planning future projects. When possible, refer to the original design intent of the campus, its hierarchy of spaces, access to natural light and outdoor space. At the time of design in the late 1960s, the design reflected the most contemporary approach to academic design and architecture. This approach should be adopted as future projects are considered.

Stakeholder Involvement

Ensure that all voices are heard from leadership, community, departmental, faculty, student, and staff.

Campus Consistency

Campus identity and design standards are paramount in achieving a consistent high quality and proven experience on campus.

Pedagogy = Design

As teaching and learning evolves it is critical to design spaces that are flexible, adaptable, and support the pedagogy of the campus. This includes formal learning spaces and informal learning spaces to ensure students can collaborate and learn everywhere.

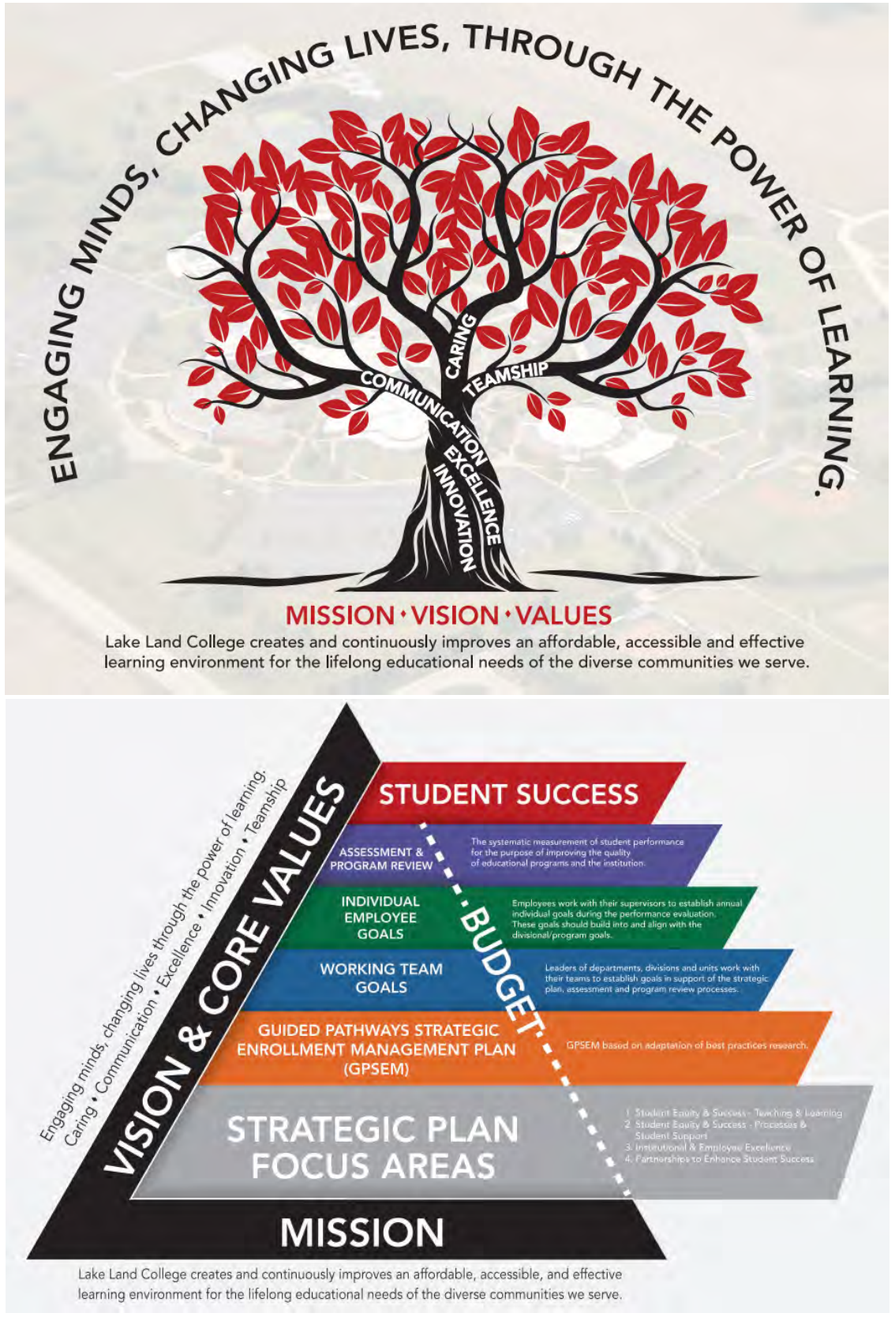
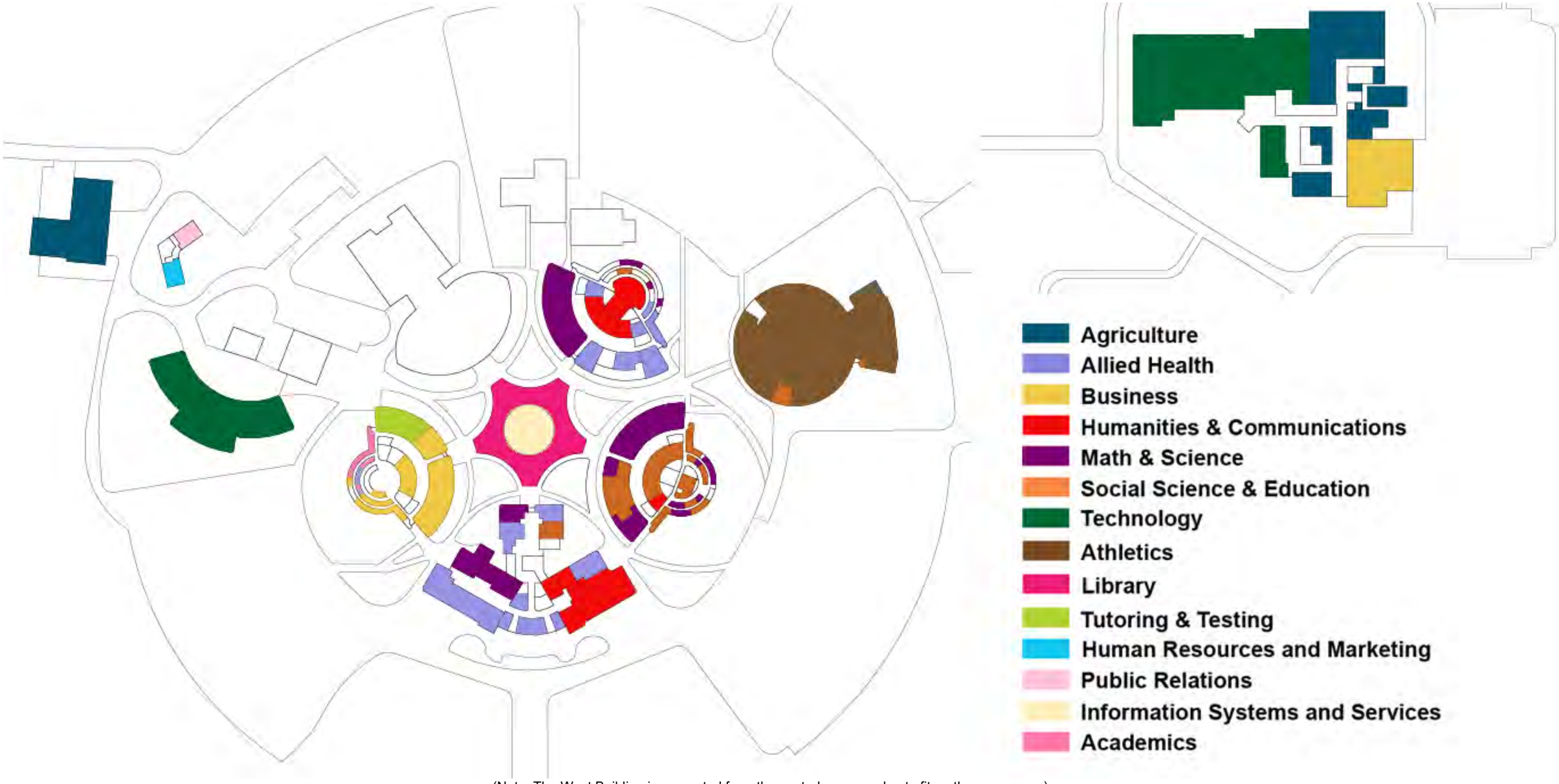


FIGURE 3.3 Excerpts from Lake Land College's Strategic Plan for FY 2023-2027

3.4 Campus Departments Distribution

Data gathering was done per department. The diagram below maps the distribution of departments across campus. The following section, 3.5, presents requests expressed per department. Section 4 makes recommendations based on the analysis of information gathered from departments. Section 5 presents challenges and solution per building. It is recommended that projects be developed per building.

Recommendations on the steps that should be taken prior to developing such projects are included in Section 4.



(Note: The West Building is separated from the central campus plan to fit on the same page)

3.5 Department Goals and Requests

This section distills information from various department meetings to identify requests, requirements, and challenges currently faced by them. The information gathered was used to identify trends and develop priorities for building improvements. These are discussed in detail in Section 4. The adjacent table identifies which departments were engaged with as part of this effort.

Academic Divisions	Masterplan Input	Administrative Divisions	Masterplan Input
Agriculture	Yes	**Student Services**	
Allied Health	Yes	Tutoring and Testing	Yes
Business	Yes	Marketing and PR	Yes
Humanities and Communication	Yes	Admissions and Records	N/A
Match and Science	Yes	Counseling Services	N/A
Social Science and Education	Yes	Career Services	N/A
Technology	Yes	Financial Aid and Career Services	N/A
Athletics	Yes	**President's Group**	
Library	Yes	Administration	N/A
Dean of Academic Operations	Yes	Data Analytics	N/A
		Police	N/A
		Institutional Effectiveness	N/A
		Business Services	
		Accounting and Payroll	N/A
		Human Resources	Yes
		Physical Plant	N/A
		IT / ISS	Yes
		Bookstore	N/A
		Print Shop	N/A

3.5.1 Agriculture

Buildings Utilized on Campus

- Ag Tech | AT
- West Classroom Building | WB

Department Goal:

"To increase enrollment in each agriculture program and provide students with elite training for careers."

Requests:

- Secure exterior storage or new storage building
- New Multipurpose event facility
- Space for Diesel and Kubota Tech
- Create student common area (AT)
- Renovate restrooms
- Refresh interiors
- New classroom furniture
- Add crane in West Building
- Improve dedicated Wash Area (WB)
- Building Envelope Repairs
- Improve Circulation in Ag-Tech Building by adding interior access between classrooms

FIGURE 3.5.1: Agriculture Department

3.5.2 Allied Health

Buildings Utilized on Campus

- Neal Hall | NH
- Northwest | NW

Department Goal:

"Educate individuals to become competent, caring, and dependable nurses, and to pass their boards. With the rising need of nurses and healthcare workers, our job is more important now than ever!"

Requests:

- Additional lab space
- Additional classroom space and storage
- Additional storage space
- Additional office space
- Larger labs
- Co-locate Allied Health programs in one building
- Meeting spaces or one-on-one Student-Faculty interaction
- Improve performance of Building HVAC (NH)
- Improve faculty lounge and break area
- Demand for Department Growth (Request for Additional Space)

FIGURE 3.5.2: Allied Health Department

3.5.3 Business

Buildings Utilized on Campus

- West Classroom Building | WB
- Webb Hall | WH

Department Goal:

“Student success in all program areas within the Business Division.”

Requests:

- Improve acoustics (WH)
- Updated finishes
- Improve lighting (WH)
- Improve classroom furniture flexibility (WH)
- More flexibility in study areas
- Improve faculty stations
- Update technology in multipurpose room (WH)
- Renovate restrooms (WB)
- Interior renovations
- Optimize classroom storage
- General improvements to cosmetology labs to accommodate contemporary equipment (WB)
- Add hair cutting lab (Request for Additional Space in WB)
- Improve Common Area Furniture as current furniture is not sufficiently utilized by students (WH)

FIGURE 3.5.3: Business Department

3.5.4 Humanities & Communications

Buildings Utilized on Campus

- Neal Hall | NH
- Northeast Building | NE
- Northwest Building | NW

Department Goal:

"To hone the creative synthesis of, and clarity for, ideas that go beyond the scope of STEM training alone."

Requests:

- Improve acoustics
- Classroom furniture and layout improvements
- Improve instructor mobility
- Additional windows to classrooms for natural light (NW)
- Better informal learning & collaboration zones
- Improve faculty lounge break area
- Provide pinup surfaces for student art (NH)
- Refresh interior finishes
- HVAC system improvements (NW)

FIGURE 3.5.4: Humanities & Communications Department

3.5.5 Math & Science

Buildings Utilized on Campus

- Northwest Building | NW
- Northeast Building | NE
- Neal Hall | NH

Department Goal:

"To educate students in the field of science and scientific literacy. Our program primarily works to support transfer level work in math/science courses."

Requests:

- Update finishes
- Add and improve Student Common Areas
- HVAC system improvements (NE)
- Organize labs and classrooms for better synergy
- Separate labs and classroom - combined Lab/Classroom spaces do not perform well for either function
- Classroom improvements:
    - Improve classroom flexibility and mobility
    - Improve classroom furniture and layout
    - Additional classroom storage
- Physics and Chemistry Lab improvements:
    - Improve Lab furniture and equipment per department needs
    - Update lab infrastructure

FIGURE 3.5.5: Math & Science Department

3.5.6 Social Science and Education

Buildings Utilized on Campus

- Northwest Building | NW
- Northeast Building | NE
- Neal Hall | NH
- Field House | FH

Department Goal:

"Concern about loss of classrooms, however, traditional classroom spaces work well. Some infrastructure upgrades required and the addition of a Criminal Justice lab."

Requests:

- Additional classrooms
- New CSI lab (Request for Additional Space)
- Additional storage
- Additional windows in offices for natural light (NE)
- Co-locate offices
- Improve Field House circulation
- Add gym (Request for Additional Space)
- Replace Relinquished Classrooms (Request for Additional Space)
- Improve Acoustics (NE)
- Update Classroom Furniture (NE, FH)
- Faculty Lounge and improved Break Area (NE)

FIGURE 3.5.6: Social Science and Education Department

3.5.7 Technology

Buildings Utilized on Campus

- West Classroom Building | WB
- Vo-Tech Building | VT

Department Goal:

"Technology students make up the backbone of our communities by building and maintaining buildings, roads, bridges, updating and repairing manufacturing equipment."

Requests:

- Additional covered vehicle storage
- Outdoor parts storage
- New door in vehicle bay
- Additional classroom storage
- Improve classroom technology
- Additional faculty offices
- Improve student areas
- More power & ventilation
- Update to contemporary workspaces
- Improve labs in West Building
- Exposed ceiling aesthetic is desirable
- West Building break room improvements
- Expand Welding Area (VT) and HVAC Lab (WB)
- Building access and envelope repair
- Interior renovation including exposed infrastructure
- Improve acoustics (VT)
- Improve classroom furniture and layout
- Provide sufficient power in Labs
- Incorporate an innovation Lab / Corridor Display in the West Building that would showcase student work, inspire students, and help enrollment

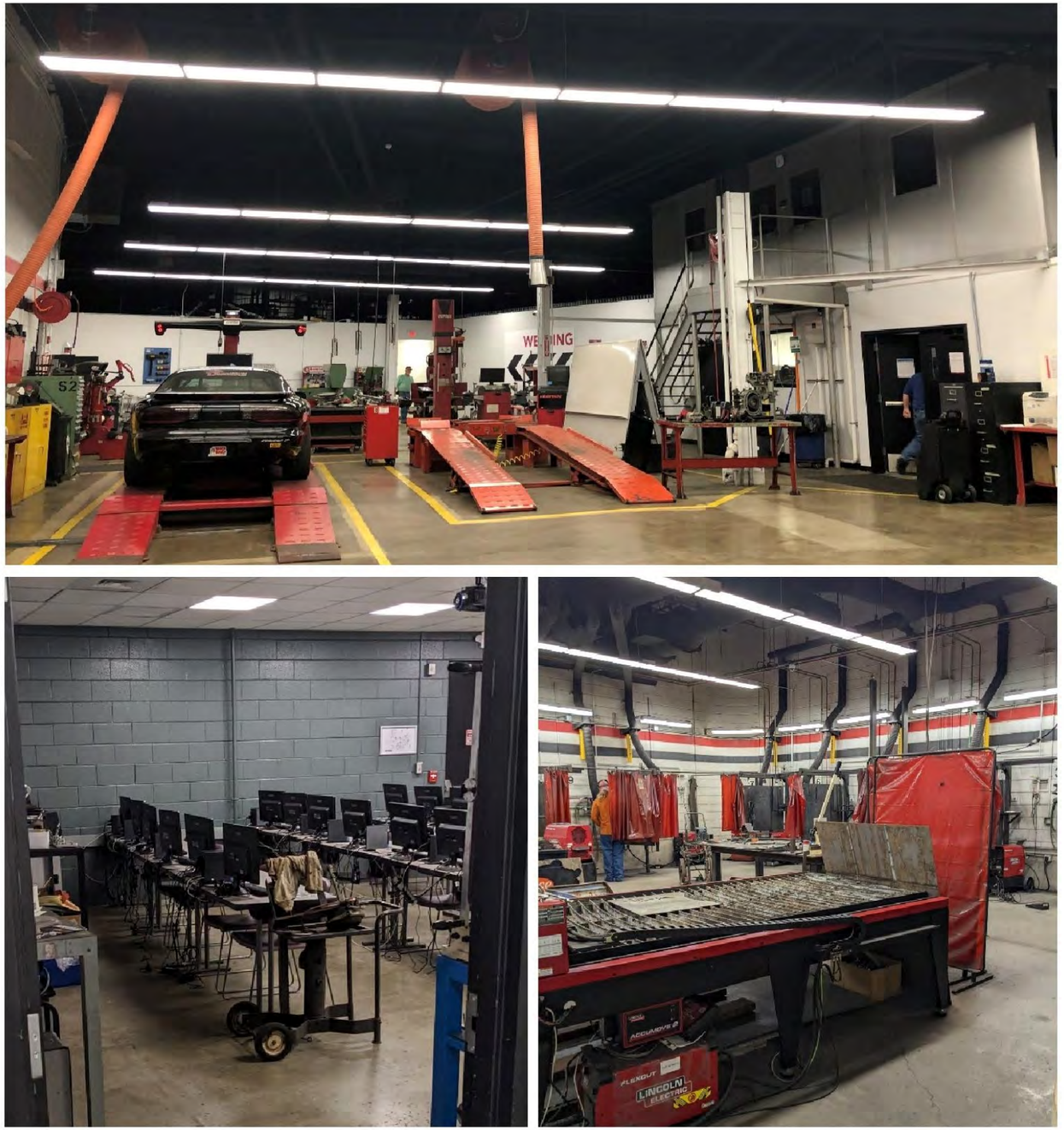


FIGURE 3.5.7: Technology Department

3.5.8 Athletics

Buildings Utilized on Campus

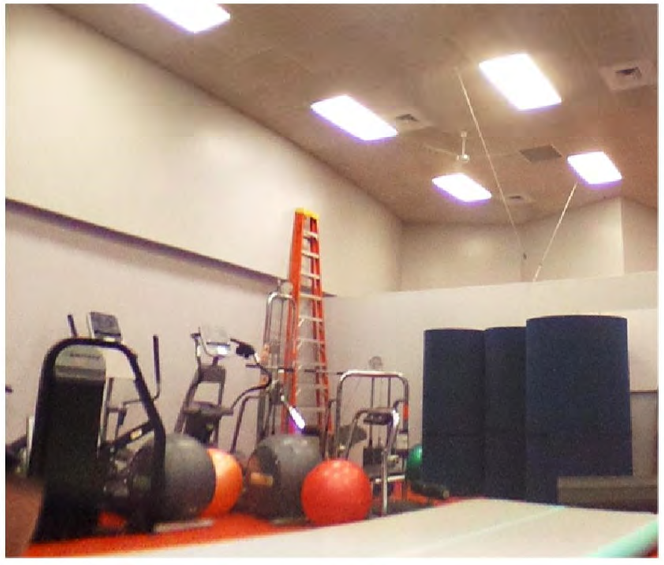
- Field House | FH

Department Goal:

"The overarching goal for athletics on our campus is to create a space that is going to promote the best student-athlete experience that we can provide as an athletic department. It is vital for recruiting, retention of our athletes, and promotion of the college."

Requests:

- Space optimization
- Additional gym for additional sports (Request for Additional Space)
- Improve locker rooms
- Additional fitness areas
- Improve building circulation
- Additional coaches & trainers' area
- Review classroom usage
- Improve wayfinding / branding



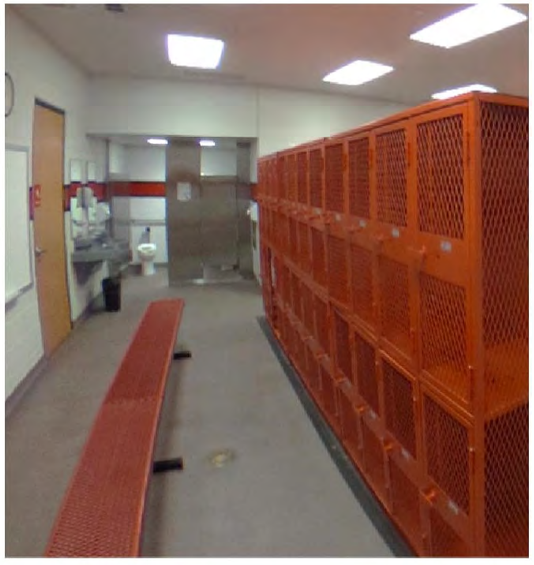


FIGURE 3.5.8: Athletics Department

3.5.9 Library

Buildings Utilized on Campus

- Judge Learning Resource Center | JLRC

Department Goal:

"The Lake Land College Library provides a people-focused, effective learning environment that offers access to outstanding resources and knowledgeable staff to meet the lifelong educational needs of the diverse communities we serve."

Requests:

- Create an inspiring space
- Additional classroom spaces
- Improve lighting
- Improve acoustics
- Effective wayfinding
- Improved seating zones
- Improve technology loan process
- Better visibility from library desk
- Require sink in workroom

FIGURE 3.5.9: Library

3.5.10 Tutoring & Testing

Buildings Utilized on Campus

- West Classroom Building | WB
- Webb Hall | WH

Department Goal:

"Our goal is to move towards a student success model that incorporates many aspects of student success, including a writing lab, more direct interventions for student assistance, offering courses for challenging areas of need, and broadening diversity, inclusion, equity, and belonging-related services"

"We bridge Student Services with Academic Services through a variety of programs."

Requests:

- Renovate to create excitement for learning and better functionality
- Additional writing lab/s (Request for Additional Space)
- Additional Group Study space
- Address acoustic issues as these are currently a major challenge
- Improve Universal Accessibility
- Plan for growth as it is already required
- Improve space layout (Not: Hazmat abatement may be required as some existing walls are lead lined)
- Provide sufficient power connections in tutoring area
- Improve branding

FIGURE 3.5.10: Tutoring and Testing centers at West Classroom Building and Webb Hall

3.5.11 Human Resources, Marketing & Public Relations

Buildings Utilized on Campus

- Lensink Hall | LS

Department Goal:

Human Resources: *"We provide organizational structure and the ability to meet business needs by effectively managing the employee lifecycle."*

Marketing & Public Relations: *"A team of creatives whose goal is to increase enrollment and engage individuals in the college experience by bringing awareness to the unique values of Lake Land College and higher education."*

Requests:

- Create a dedicated media studio
- Additional space for training
- Additional staff space
- Additional space for growth
- Improve acoustics
- Additional storage
- Additional meeting space
- Add break room

FIGURE 3.5.11: Human Resources, Marketing & Public Relations

3.5.12 Information Systems and Services

Buildings Utilized on Campus

- Judge Learning Resource Center | JLRC

Department Goal:

“Be agile, able to shift services and infrastructure, while being flexible, able to quickly deploy technology, as learned during the pandemic.”

Requests:

- Improve acoustics
- Improve lighting
- Updated furniture
- Additional work area
- Additional storage
- Require sink in Break Room
- Space reorganization
- Improve wayfinding / branding
- Improve Data Center Security
- Media Studio for recording video, photography, etc.

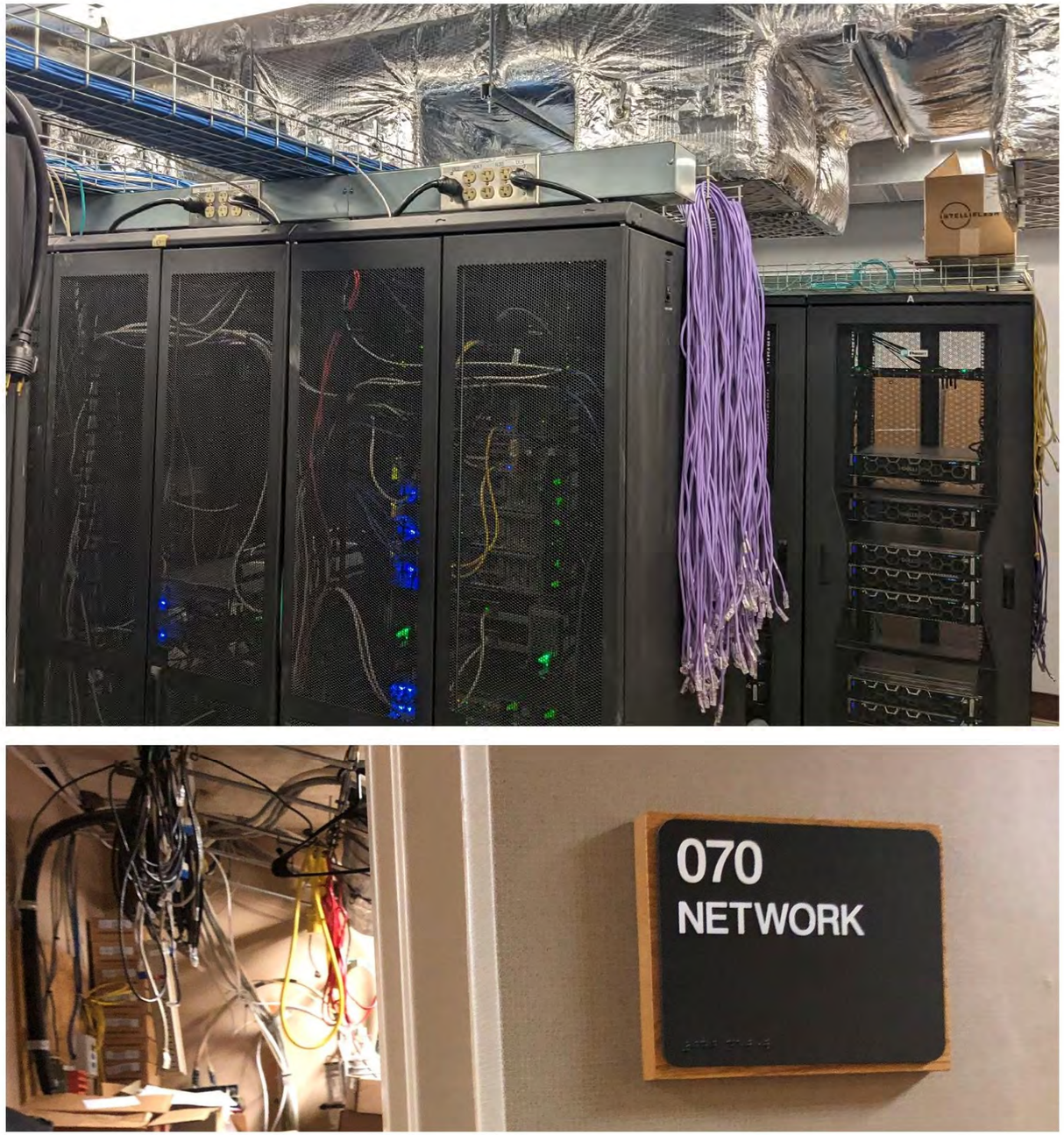


FIGURE 3.5.12: Information Systems and Services

3.5.13 Dean of Academic Operations and Presidents Office

Buildings Utilized on Campus

- Webb Hall | WH

Requests:

- Improved staff lounge
- Need more office space
- Need more storage space
- 1 on 1 instructional design space needed for training faculty
- Improve accessible route
- Need more power drops
- Need dedicated printing space
- Conference room 52 needs improved technology
- Improve wayfinding
- More areas to host large groups of students
- More private areas for counseling

FIGURE 3.5.13: Dean of Academic Operations and Presidents Office

Section 4

RECOMMENDATIONS

4.1 Prioritization of Design Elements

This section presents information to assist LLC to determine priority projects that may be submitted for State funding or be paid for through fundraising and local funding.

The top three areas for improvement, reported as concerns most frequently were –

- **Interior Renovations** – Requested in some shape or form by 90% of departments interviewed, these requests include:
  - Finishes refresh.
  - Restroom renovations. Especially ones that are accessed by the public or prospective students.
  - Wayfinding improvements.
  - More inspiring look, feel, and design for several spaces.

- **Furniture Updates** – Requested by 80% of departments interviewed, these include:
  - Replace outdated furniture, typically in poor condition, with more up to date academic furniture.
  - Teaching stations / lecterns, lab furniture
  - More flexible furniture.
  - Common area improvement through furniture.

- **Acoustics** – Poor acoustics were reported by at least 50% of departments interviewed. The concerns included:
  - Sound transmission between classrooms.
  - Poor sound isolation between toilets and classrooms or public areas.
  - Challenges due to building geometry in the library.
  - Acoustic issues appeared particularly problematic for Tutoring and Testing that need an acoustically controlled environment to perform their basic function.

Additional items that were identified as areas of improvement:

- Infrastructure available for Classes – Power, IT, AV, and Cable Management
- Lab Equipment
- Separation of Labs and Classrooms
- Lighting
- Access to Natural Light and views
- Staff Lounge and Breakrooms
- Available and appropriate Meeting Spaces
- Storage
- Workrooms

Recommendations

- The first step towards improving design elements across campus should be to develop and instate Campus Standards. See section 4.4 for additional detail.
- Engage stakeholders to the extent possible when planning future projects.
- Celebrate the architecture of the campus and when possible, restore buildings to their original design intent.
- Commission a detailed acoustical study of all buildings on campus
- Continue technology integration efforts.

4.2 Prioritization of Programmatic Elements

Departments were also asked to report their prioritization for programmatic element improvements. Categories are listed below and are presented in further detail in Section 5. Figure 4.2 illustrates the consolidated prioritization reported by departments on a scale of 1 – 4, weighted accordingly.

See Section 5 for further information on the priorities of each building per department. The overarching areas for improvement that were ranked by each department are –

- **Classrooms**
  - Layout and Furniture Improvements
  - Improved Acoustics
  - Additional power for some Technology classrooms.
  - Consider providing power to accommodate multiple computers and laptops.
  - Cable management
  - Technology
  - Lighting
- **Labs**
  - Layout and Furniture improvements
  - Equipment Upgrades and Modernization
  - Review equipment needs Math and Science labs, including appropriate hood exhausts.
- **Student Areas**
  - Student Lounges &
  - Study Areas
  - Break Areas
  - Shared Computer Stations
- **Staff Areas**
  - Offices, academic and non-academic
  - Meeting Spaces, academic and non-academic
  - Work Areas
  - Break Areas and Faculty Lounges
- **Storage**
  - Classroom Storage
  - Storage for Heavy Equipment
  - Lab Storage
  - Administrative Storage
  - **Note:** Requests for storage outside buildings are documented separately

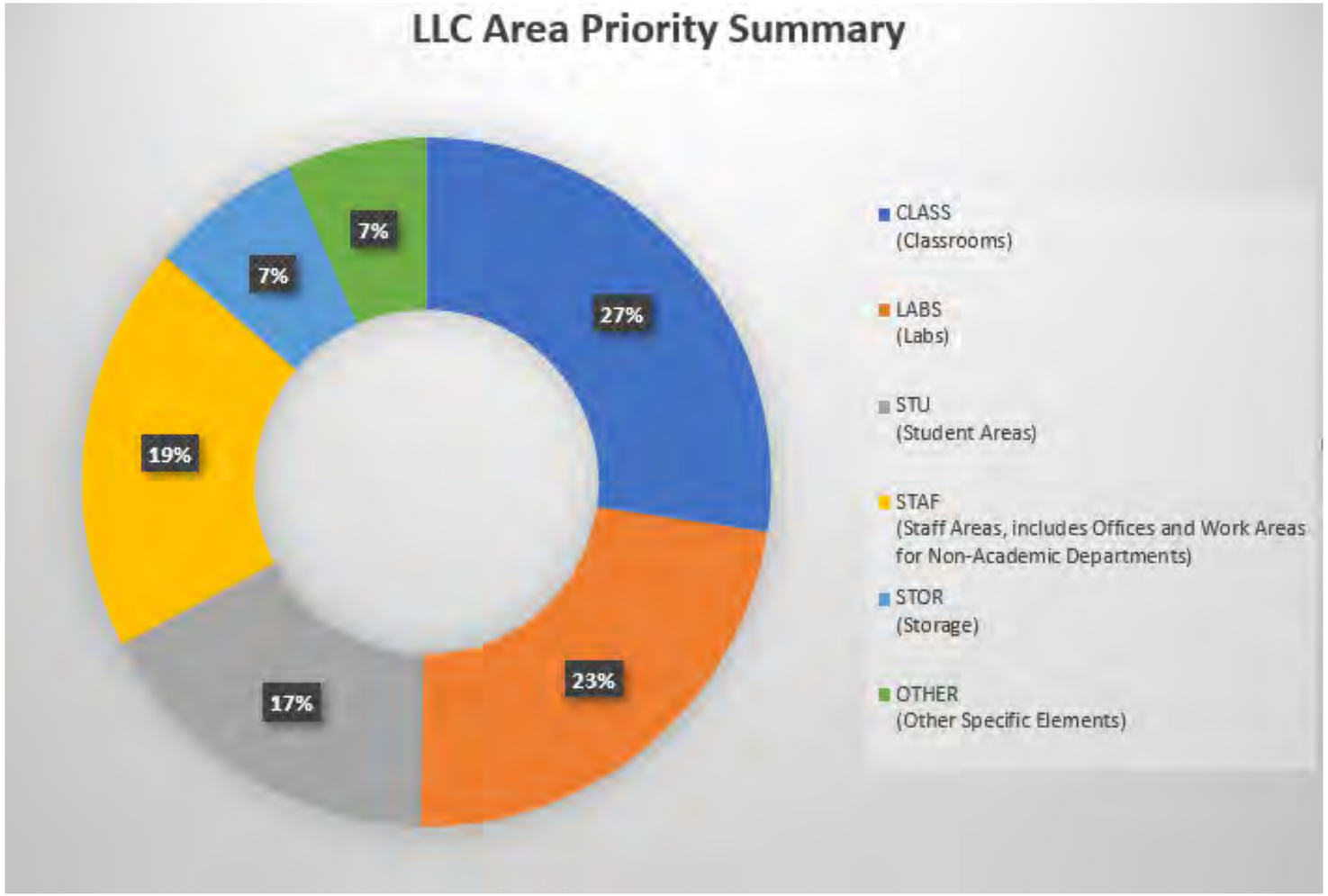


FIGURE 4.2 Weighted percentages of improvement priorities across all departments.

4.3 Key Projects

This section includes projects that were either identified to be of significant scale or related to growth.

- **New Field House**
  - With planned addition of new sports, and existing sports facilities at or a little over capacity, a new Field House is likely required in the future.

- **New Large Parts Storage**
  - This need is specific to the vehicle shop, which requires outdoor storage racks to keep parts such as engines and transmissions secure.

- **New Covered over Vehicle Storage**
  - Vo-tech covered and secure vehicle storage area.

- **Multipurpose Facility for Agriculture**
  - Requested by the Agriculture department, this facility would allow livestock events and animal science studies.

- **ISS Space Interior Redesign**
  - The current ISS space in the JLRC Basement has several challenges, including poor circulation, acoustical issues, confusing signage, water infiltration, and the total lack of natural light. A redesign of this space will alleviate several issues other than natural light.

- **Lensink Hall Interior Redesign**
  - Human resources, occupying one half of the space at Lensink Hall, share different challenges as compared to Marketing and HR that occupy the other half. Both reported acoustical issues and the lack of space for team growth and meetings. While the Marketing and PR space could be redesigned with an open office plan, HR would require a more compartmentalized approach. The existing building systems demonstration space was reported as rarely used and currently occupies a significant footprint in this building. A redesign of the interior is recommended.

- **Tutoring and Testing Renovation**
  - Tutoring and testing are important student activities. How they present to students has a high level of impact on them feeling inspired, welcomed, safe, and motivated. The existing tutoring and testing space, besides having severe acoustic issues, needs reprogramming and an aesthetic upgrade from its current industrial and utilitarian design.

- **Potential Addition to West Building**
  - Cosmetology would like to add labs for hair cutting and styling. All classrooms in the West Building are currently spoken for. If this element were to be added, an addition to the building is recommended.

- **Consolidation and Expansion of Allied Health**
  - Allied Health was one the departments that had a strong preference to keep its various sub-groups collocated. Their rationale for this was that it would be much closer to a hospital environment and allow students to learn from and exchange ideas with one another.
  - This department reported growing demand that was currently restrained by space issues.

- **Insertion of windows for natural light**
  - Several departments commented on the lack of natural light in offices and common spaces along where the academic building courtyards were infilled. Natural light is considered an important element of wellness in interior environments today. Providing it could be considered as standalone projects or considered as part future improvement projects.
  - Natural light is ideally provided by access to windows, however, when not possible otherwise, elements such as solar tubes may be employed.

- **Welding Lab Expansion**
  - The technology lab identified space in the V-Tech building for expansion of the welding lab.

4.4 Campus Standards

For a consistent approach to design and construction toward an innovative and sustainable future, BE recommends Lake Land College create a comprehensive campus standard document. This living document should include topics like those shown to the right. With pre-approved consensus on these topics, future projects can move forward more quickly and more consistently across campus.

1 Consistency
- Finishes
- Furniture

2 Ergonomics
- Furniture
- Sight Lines

3 Flexible / Adaptable
- Spaces
- Furniture

4 Sustainable
- Materials

5 Room Geometry
- Prototypes

6 Acoustics
- Reverberation / Transmission

7 Technology
- Instructor
- Student

8 Lighting

9 Signage / Wayfinding

FIGURE 4.4.1 Example of elements typically covered when compiling standards for institutions with multi-building portfolios.

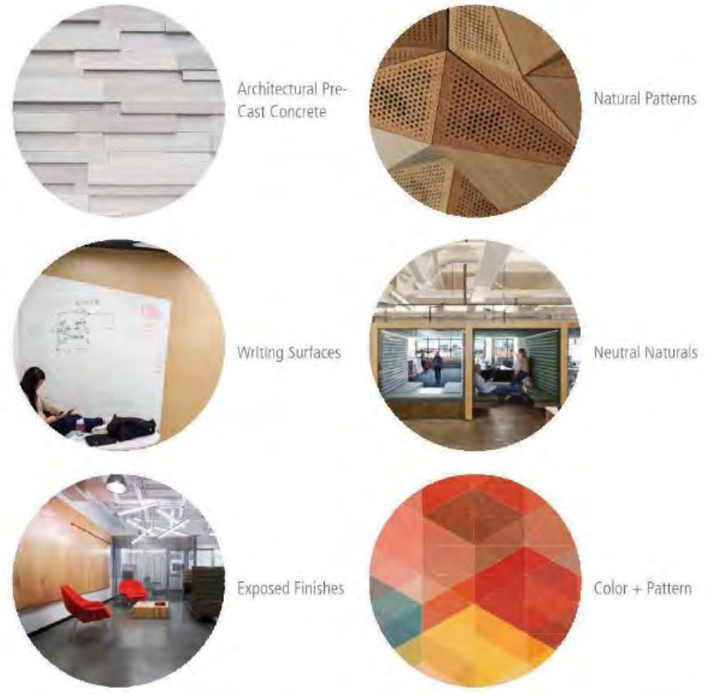
KI Learn 2 with storage

Knoll Multigeneration with storage

Standard power and USB outlets

FIGURE 4.4.2 Classroom and Lab prototypes are frequently included in Campus Standards. These may be developed in collaboration with faculty, students, and be designed o have flexibility to adapt to several teaching pedagogies.

On the left are examples of furniture and infrastructure that may be standardized for the campus. It is frequently possible to establish agreements with furniture vendors when purchasing off a catalog from Campus Standards.



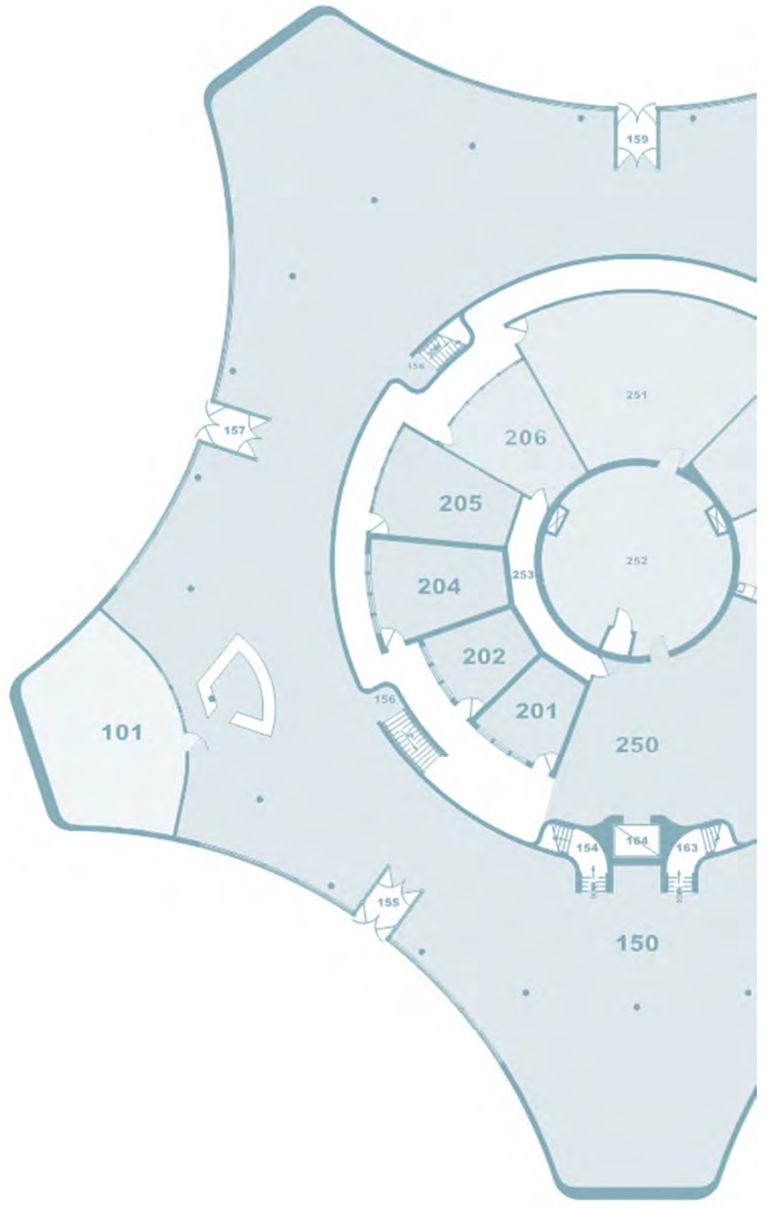
"Diverse Interactive Focused Collaboration creates Community"

FIGURE 4.4.3 Finishes, lighting, color pallets, and any other element contributing to the look and feel of spaces should be standardized for consistency across campus. This is also helpful for facilities departments, when ordering new or making repairs.

For a consistent approach to design and construction toward an innovative and sustainable future

Section 5

BUILDING SUMMARIES AND PLANS



5.0 Building Summaries

This section consolidates and summarizes information gathered though faculty and staff engagements for each campus department and facility included in the study scope of work. This report has collected the department specific information into summary sheets and those are contained in this section. Additionally, a guide to developing Opinions of Probable Construction Costs (OPCC) is also outlined.

As previously noted, it is typical for a single building to house several departments and our understanding is Lake Land College will likely build projects around an individual building. It is, therefore, key to the development of these projects to know the unique department needs and requests. Following the department summary sheets, the team has also compiled the department information by building. Three sets of floor plans are also included with this report. The existing building plans included in this section identify the following per building:

- Location of department occupancy and the function for which the space is utilized (classroom, office, etc.)
- Overall summary of challenges in the facility
- Recommendations for facility improvements/renovation to address identified challenges.

Opinion of Probable Construction Cost (OPCC)

Many of the costs to improve current facility infrastructure and finishes is included in the Facility Condition Assessment (FCA) provided to the college in January 2023. The cost projection in the FCA report is for replacement only of identified components. An additional projected cost is therefore needed for scope of work identified through interviews with department leaders which is outside this replacement. Opinions of cost per square foot of renovation are provided below for scopes of work (SOW). These costs should be in addition to the replacement cost of the FCA. The costs associated with each SOW should be multiplied by the square foot of renovation and added to the cost identified in the FCA to provide a total Funds Available for Construction. Project costs such as internal owner costs, architect/engineer fees, phasing, escalation, and permitting costs would need to be included in addition to the total Funds Available for Construction (FAC).

To assist the College in planning for future projects and budgeting construction cost, the team has provided the following cost ranges.

Building Renovation: Included with this scope is extensive restructuring of interior elements which is beyond the replacement of components identified in the FCA. This is identified as work to relocate walls or build new walls to create new spaces; and installing new infrastructure which is not currently in place, such as fiber for internet connection. This also includes limited exterior improvements, such as additional windows or skylights, or creating vestibules.

The Deferred Maintenance Backlog (DMB) identified in the FCA report varies with each facility. The DMB would need to be completed for each facility during a sizable building renovation. The scopes of work can also vary greatly between the facilities, we therefore recommend a range of $200 to $225 per square foot be added to the DMB provided in the FAC for projects considering this scope of work level.

Interior Renovation: Minor modifications to interior walls, adding doors, and modification of millwork are examples of scopes of work at this level. This also includes modifying the function of a current space to support a different program and the associated modifications of ceilings, lights, and mechanical diffusers and returns.

For work at this level, a range of $100 to $125 per square foot in addition to the DMB cost is recommended to cover these scopes of work. The nature of this scope of work may not encompass the entire facility, therefore, the percentage square foot renovation can be extracted from the total DMB. This partial DMB amount can be added to the cost range to come to total funds for construction.

Furniture, Fixtures, and Equipment (FF&E): Furniture, fixtures, and equipment is not included in the CRV. It is understood that the condition of the current FF&E ranges from new to poor. A range of $15 to $20 a square foot would cover most renovation projects. Unique or specialized areas of remodel, such as labs, may need additional consideration.

At this master planning stage, the high-level cost per square foot values provided are intended to be utilized for project planning. To assist in this effort, we have provided the table below as a summary of the costs to be considered in addition to the CRV's identify per building. We have also included the general information used as the basis of the FCA report (per building use type)

Work	Low	High
Building Renovation	$200/SF	$225/SF
Interior Renovation	$100/SF	$125/SF
FF&E	$15/SF	$20/SF

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	Average Cost / SF
Administration	$360
Athletic	$330
Classroom	$340
Laboratory	$471
Library	$376
Student Union	$327
Warehouse	$200

*-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.

5.1 Judge Learning Resource Center | JLRC

Building Used by:

1. Library
2. Information Systems and Services (ISS)

Building Summary

The lower level of the existing building should be improved to provide a better experience for students and staff. Improved wayfinding, additional long-term storage, and reorganization of ISS would be beneficial. There is a need for dedicated areas for faculty/student assistance and a private office for the IT Security Specialists. It was noted that cellular signal access for non-Verizon providers is very limited in this facility.

The library areas could be improved to better serve students and staff. Sightlines to some entrances are obstructed and control of the library is a challenge for the staff from the circulation desk. The exterior covered walkway is low and dimly lit. Additional lighting would create a more welcoming appearance and address some security concerns. The inclusion of security cameras could also assist with this challenge. Access through the Library for special events and access to other areas (such as to IT) also presents a security challenge for the staff. The technology check-out process needs updating and lockable storage is desired.

It was observed the library could benefit from additional student study areas including laptop tables, charging locations, and a variety of seating options. Lighting in reading areas is not adequate and acoustic control is low. A new classroom with flexible furniture would be ideal for Library Science instruction.

Recommended Project Scope*

- Building Renovation
- FF&E

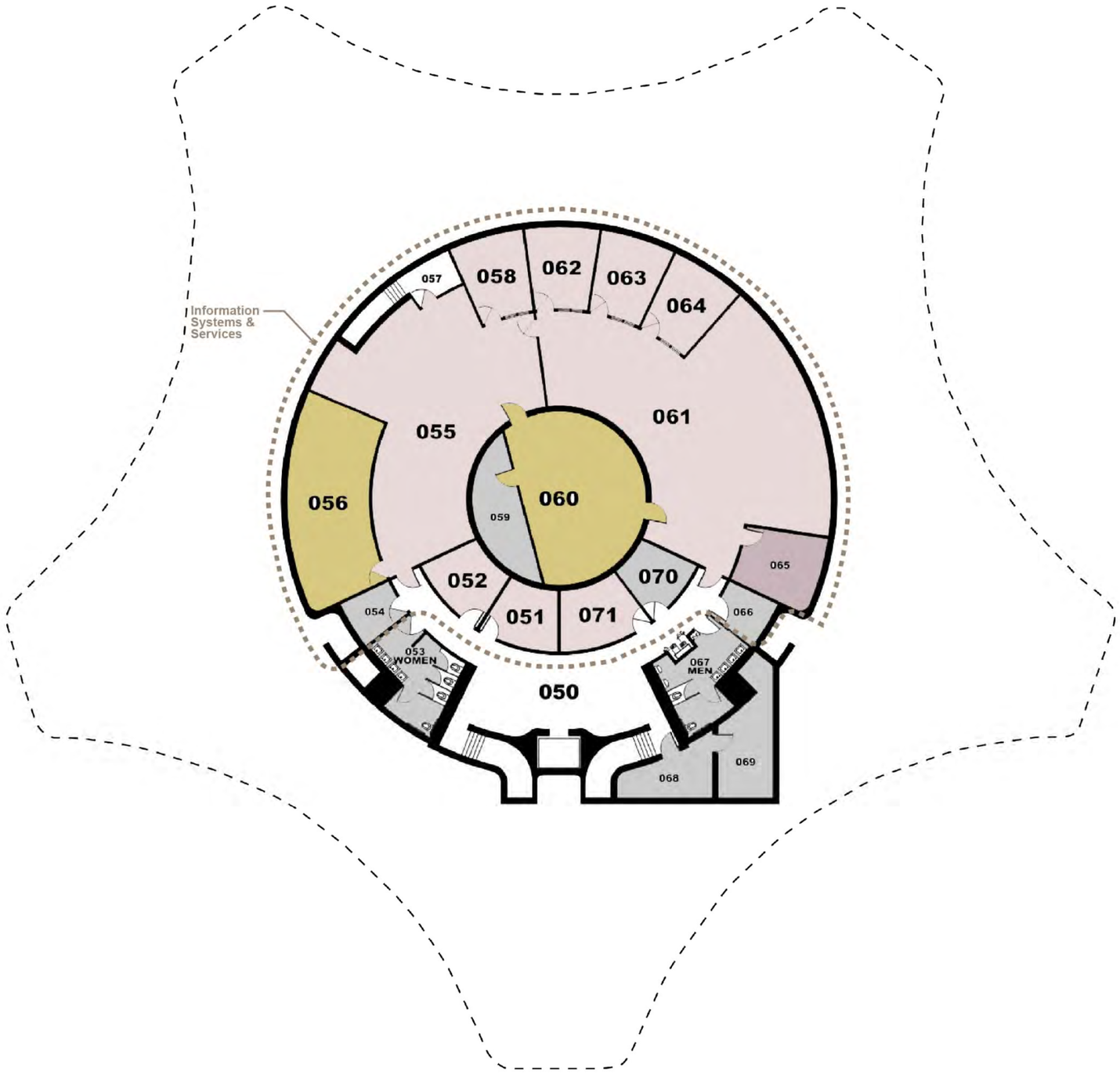
*Please reference project cost ranges in Section 5.0

FIGURE 5.1: Judge Learning Resource Center Entry

Improvement Priorities by Department

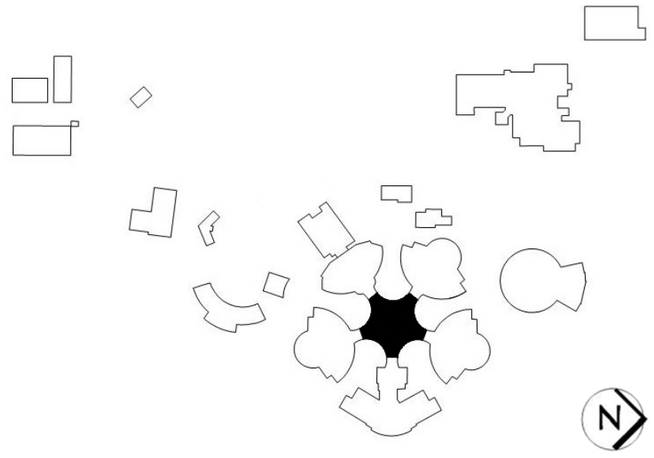
	Library	Information Systems and Services (ISS)
1	Student Areas	Storage
2	Classrooms	Work Areas
3	Staff Areas	Staff Areas
4	Collection	--

5.1.1 Judge Learning Resource Center | Lower Level | Existing Departments

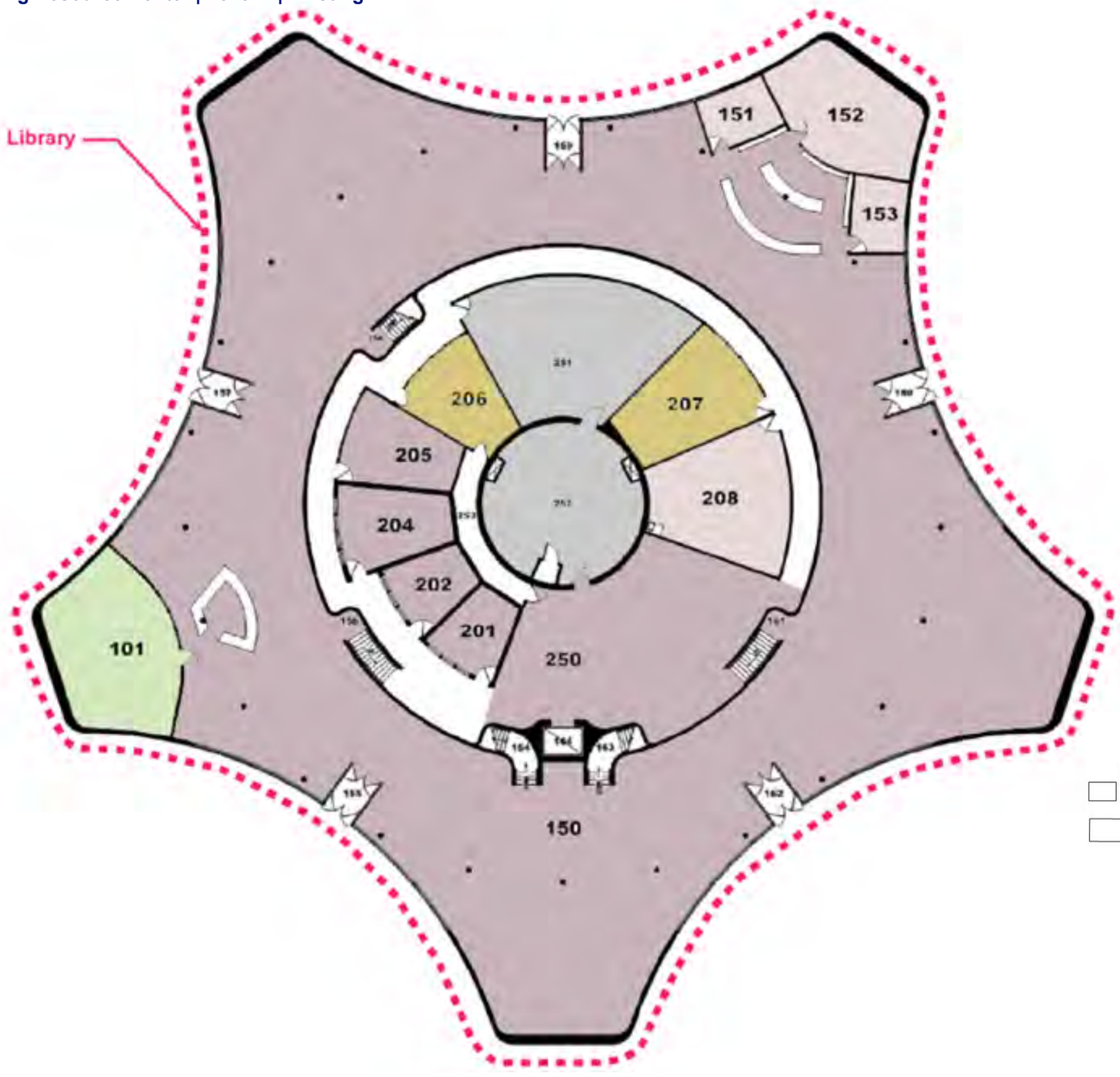


PROGRAM KEY LEGEND

- Typical Classroom, Computer Labs
- Offices / Administration
- Science Labs (Experimental, Sciences, etc.)
- Training Labs (Cosmetology, atypical lab equipment)
- Lab Support
- Building Support (Storage, Restrooms, Mech/Elec., etc.)
- Common Area / Meeting / Study Space (Publicly Accessible, not within an office suite)
- Event / Multipurpose Space (Larger meeting spaces)
- Garage / Workshop
- Gym / Fitness Equipment Space

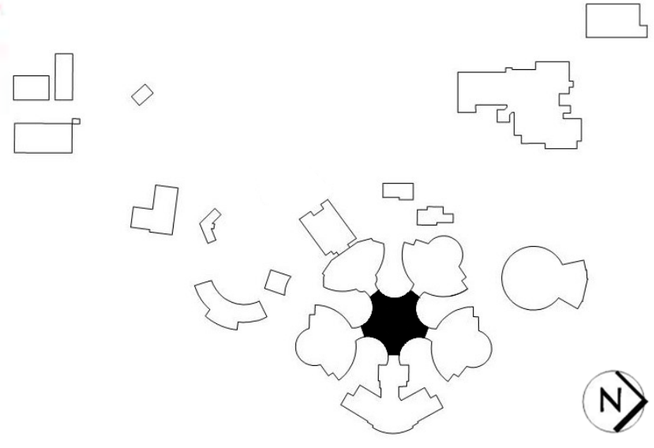


5.1.2 Judge Learning Resource Center | Level 1 | Existing Departments

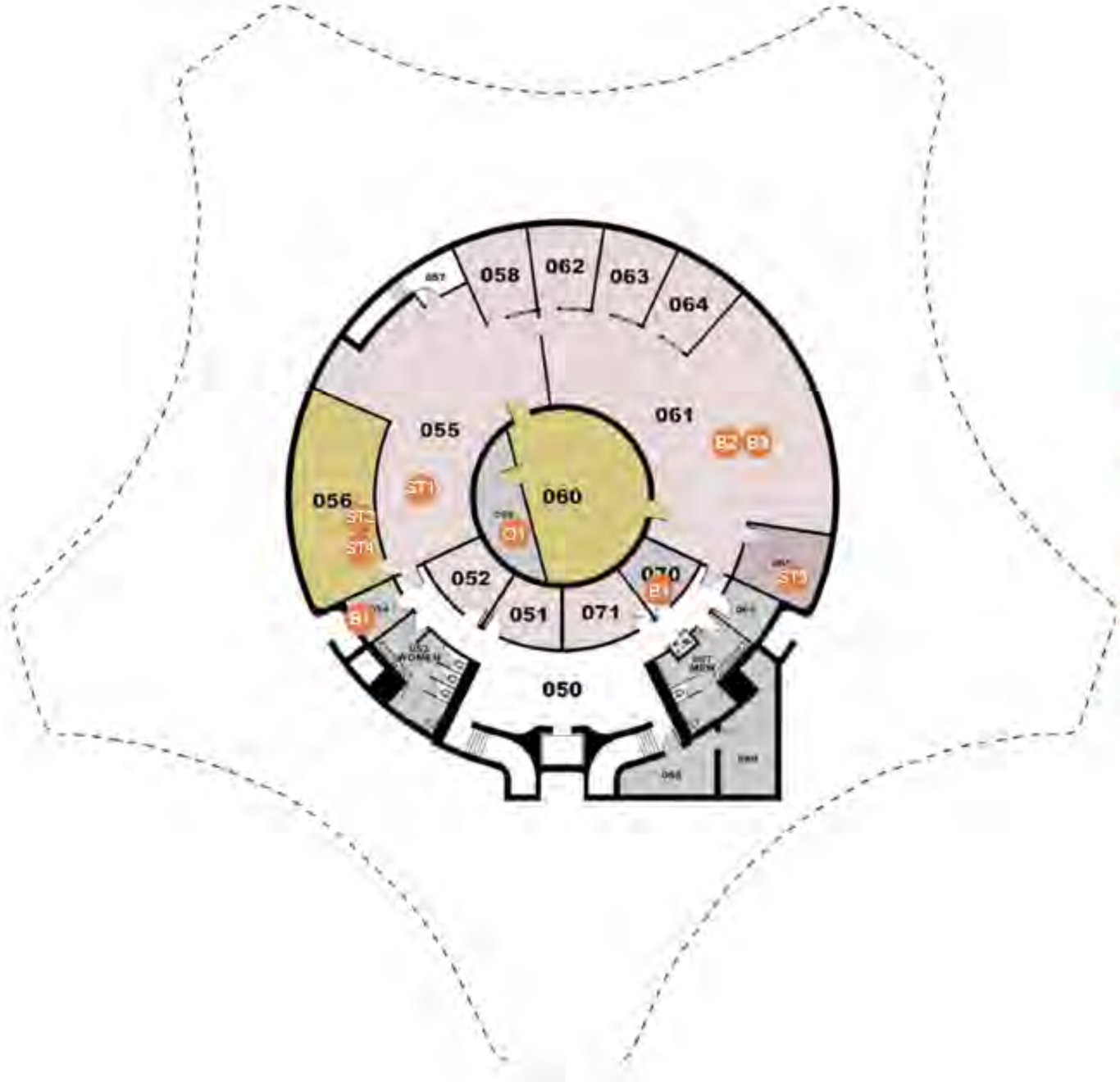


PROGRAM KEY LEGEND

- Typical Classroom, Computer Labs
- Offices / Administration
- Science Labs (Experimental, Sciences, etc.)
- Training Labs (Cosmetology, atypical lab equipment)
- Lab Support
- Building Support (Storage, Restrooms, Mech/Elec., etc.)
- Common Area / Meeting / Study Space (Publicly Accessible, not within an office suite)
- Event / Multipurpose Space (Larger meeting spaces)
- Garage / Workshop
- Gym / Fitness Equipment Space



5.1.3 Judge Learning Resource Center | Lower Level | Challenges



General Challenges

1. Need wayfinding to assist students
2. Long-term storage needed for receiving and staging
3. No windows
4. ISS should be better organized into unique group zones
5. No dedicated area for faculty/student assist
6. IT security specialist needs a private office
7. Wayfinding and branding needs improvement
8. Lacks cellular signal access for providers other than Verizon

Specific Challenges

Staff Areas (ST)

- ST1 Workstations for staging are not appropriate
- ST2 Underutilized and oversized
- ST3 No sink in break room results in water access and utensil washing needing to occur in toilets
- ST4 Storage closet needed for computer equipment

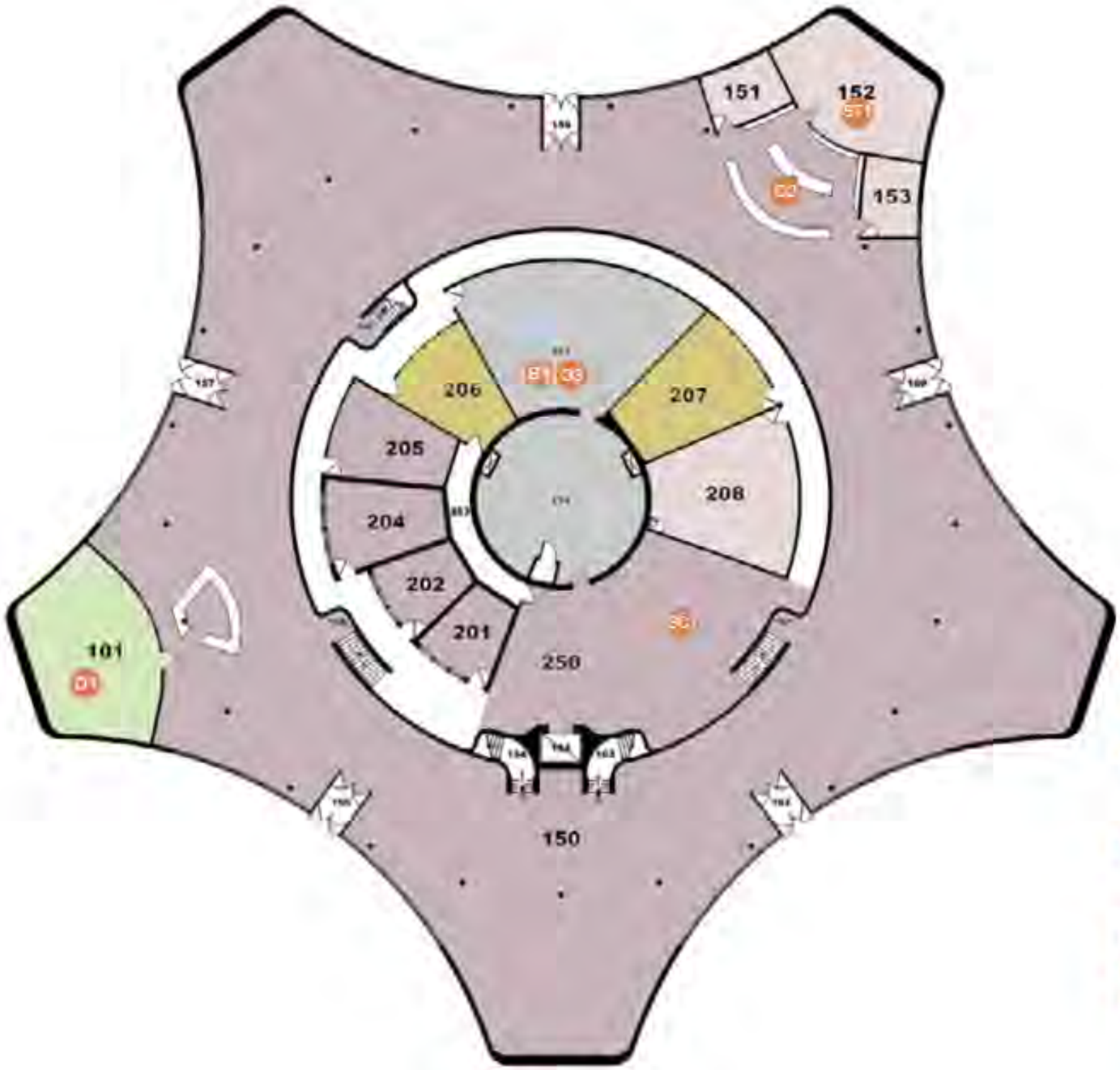
Building Support(B)

- B1 Flooding issue
- B2 Acoustic issues
- B3 Lighting issues

Others(O)

- O1 Inaccessible when there is a meeting in 060

5.1.4. Judge Learning Resource Center | Level 1 | Challenges



General Challenges

1. Need an additional classroom with flex furniture for Library Science instruction
2. Wayfinding challenges to lower floor and mezzanine
3. Sightline challenges from librarian desk
4. Poor lighting throughout, include dark along perimeter
5. Exterior covered walkway does not feel welcoming
6. Finishes feel outdated and uninspiring. The library should be an inspiring environment
7. Space for students to spread out and study is needed
8. Acoustics currently bounce sound around the geometry. The space should be quieter
9. Technology check-out process needs improvement, including lockable storage
10. Difficult to move collection shelving
11. Need more student study rooms
12. Need more comfortable seating and laptop tables
13. Need more power outlets in open seating areas
14. Security issues when ISS or the College have events
15. Difficult to hang artwork on the existing concrete

Specific Challenges

Student Collaboration Areas (SC)

SC1 No microwave or sink

Staff Areas (ST)

ST1 Workroom requires a sink

Building Support(B)

B1 Better cooling required at data center

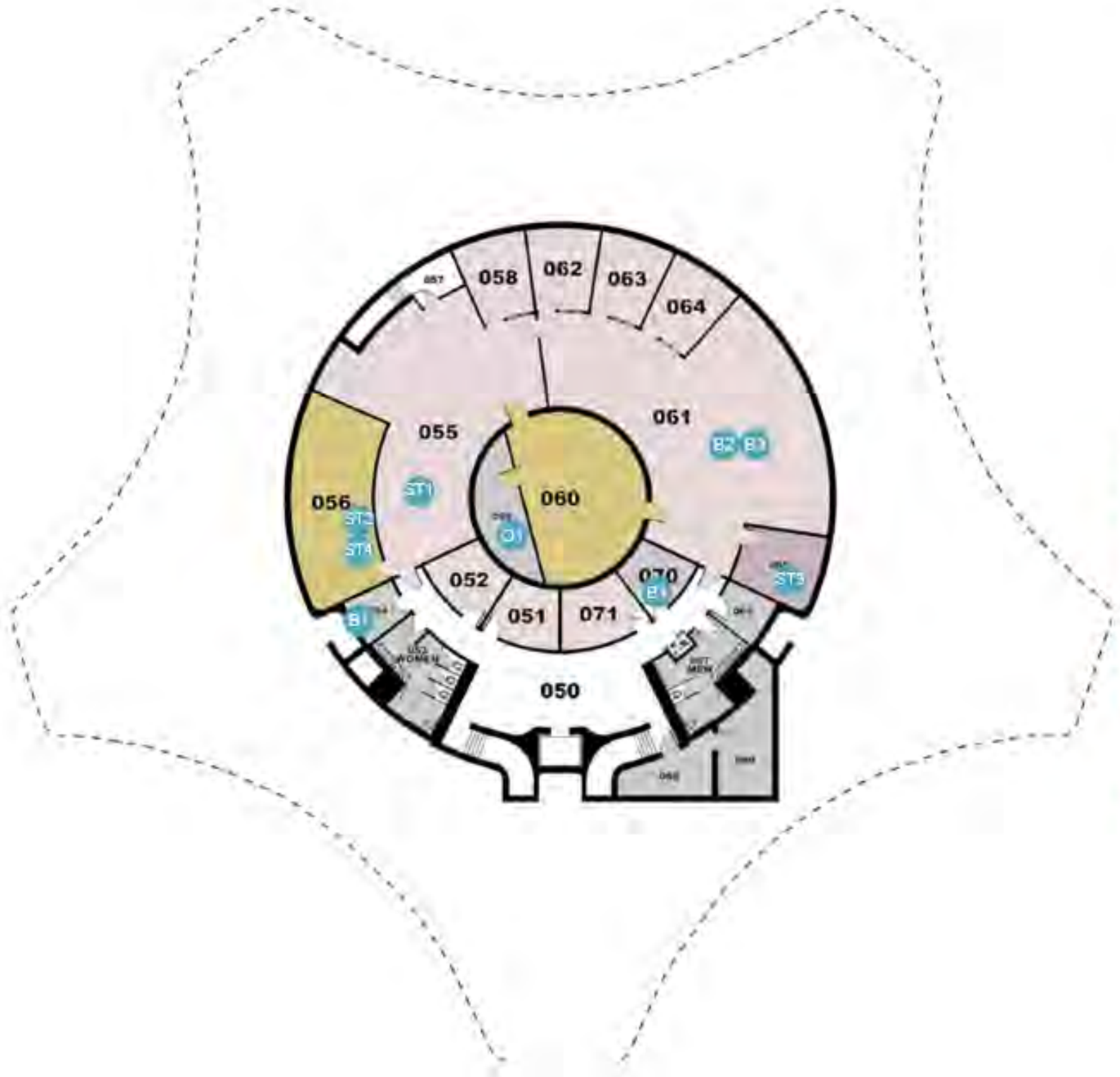
Others(O)

O1 No windows

O2 Not an ideal configuration

O3 Card access and cameras should be considered for data center security

5.1.5 Judge Learning Resource Center | Lower Level | Recommendations



General Recommendations

1. Investigate relocating ISS to improve security overlaps and allow for more classrooms and study rooms in the library
2. Improve wayfinding to assist students
3. Investigate long-term storage for receiving & staging
4. Investigate circadian lighting strategies in lieu of daylight
5. Reorganize work stations into unique group zones.
6. Locate an IT Security specilist office
7. Improve ISS branding to identify this area
8. Investigate an easier way to hang artwork around the library

Specific Recommendations

Staff Areas (ST)

- ST1 Improve work stations to be more like staging desks
- ST2 Resize this space with other functions in mind
- ST3 Add sink to break room
- ST4 Add storage closet for computer equipment

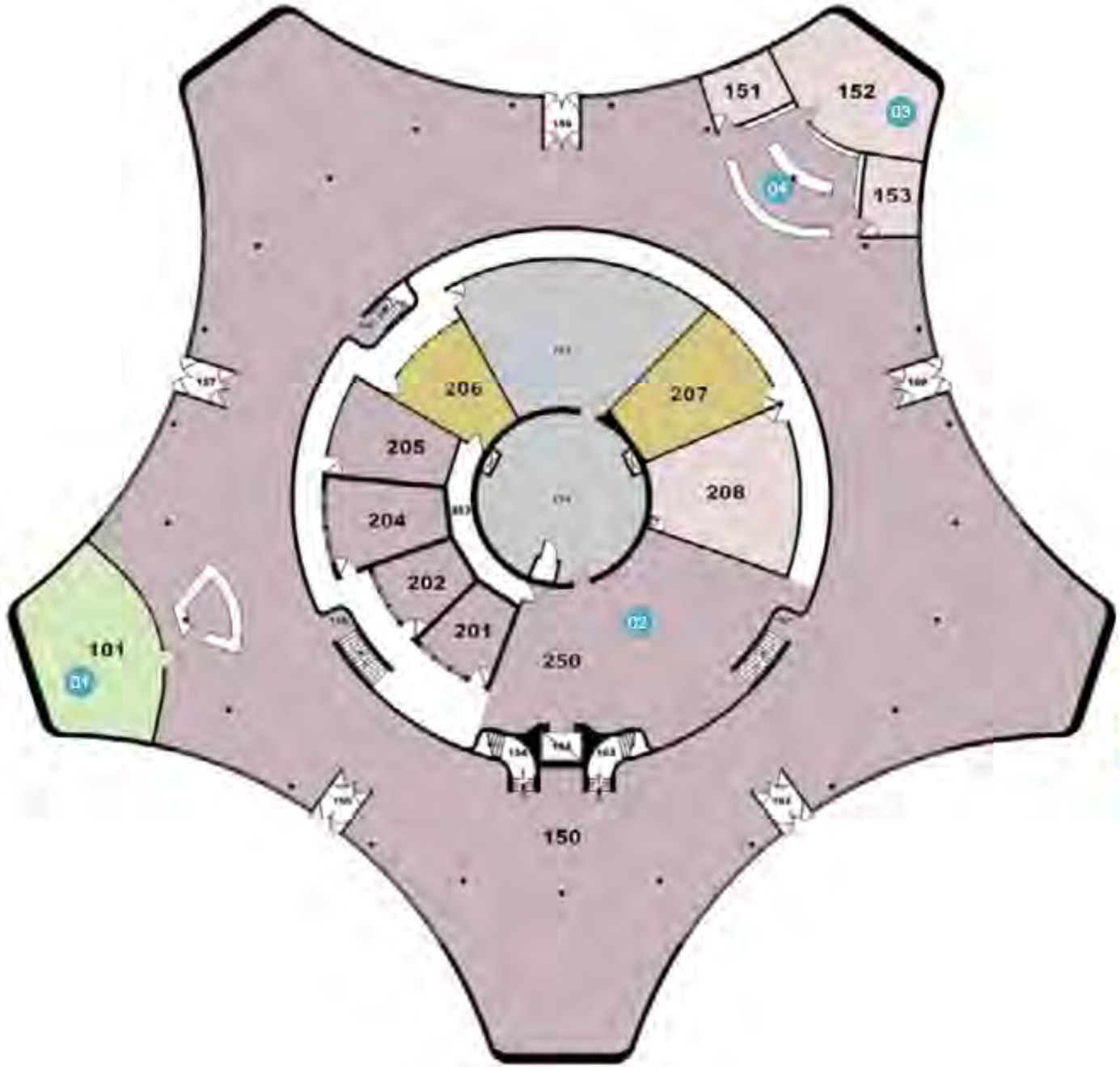
Building Support(B)

- B1 Resolve building leaks
- B2 Investigate opportunities for improving acoustics
- B3 Investigate opportunities for improved lighting control

Others(O)

- O1 Add a door into Area 055

5.1.6 Judge Learning Resource Center | Level 1 | Recommendations



General Recommendations

1. Need an additional classroom with flex furniture for library instruction
2. Wayfinding challenges to lower floor and mezzanine
3. Sightline challenges from circulation desk
4. Poor lighting, dark at perimeter
5. Exterior covered wak is not welcoming
6. Finishes feel outdated, needs to feel more inspiring
7. Space for students to spread out and study is needed
8. Acoustics currently bounce sound around the geometry, the space should be quieter
9. Technology check-out process needs improvement - need lockable storage
10. Difficult to move circulation shelving
11. Need more student study rooms
12. Need more comfortable seating and laptop tables
13. Need more power outlets in open seating areas
14. Security issues when ISS or College has an event
15. Investigate an easier way to hang artwork around the library

Specific Recommendations

01 Investigate adding windows
02 Add microwave and sink
03 Add sink in workroom
04 Reconfigure for 3 people

5.2 Northwest Building | NW

Building Used by:

1. Humanities & Communication
2. Allied Health
3. Math & Science
4. Social Science & Education

Building Summary

The student and faculty experience can be improved by enhancements to HVAC and lighting, providing additional power, or installing additional infrastructure in labs. Finishes at the end of their recommended useful life should be replaced.

Other observations for enhancing the user experience are improvements to the acoustical separation between classrooms, integrating informal learning and collaboration zone into the common areas, optimizing storage in classrooms, and providing a dedicated space for a break area for faculty and staff.

Introducing natural light into the building and adding windows where possible can have a high impact on enhancing the overall user experience. Skylights or solar tubes at interior common areas may also be considered.

Recommended Project Scope*

- Building Renovation
- FF&E

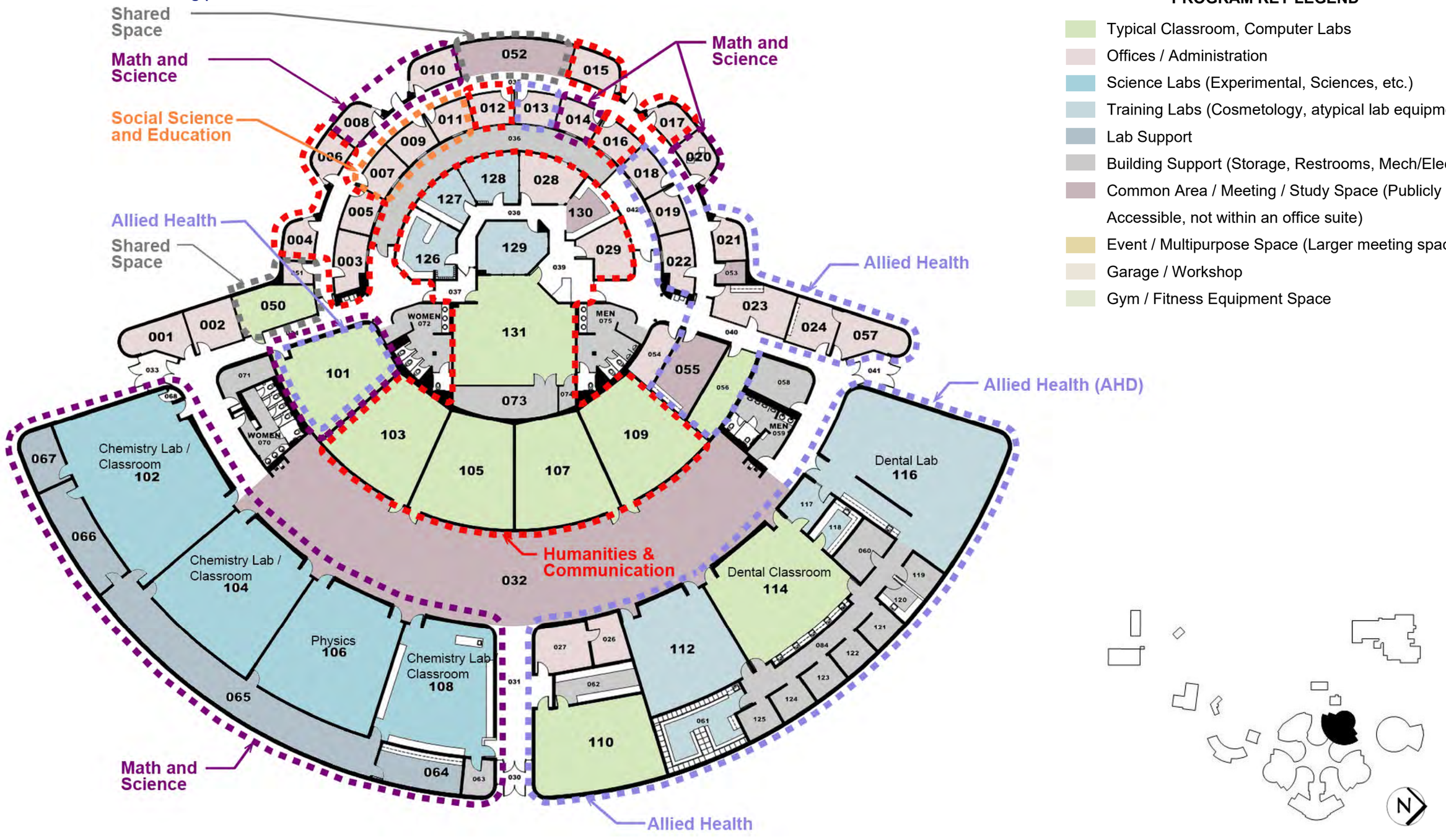
*Please reference project cost ranges in Section 5.0

FIGURE 5.2: Northwest Building

Improvement Priorities per Department

	Humanities & Communication	Allied Health	Math & Science	Social Science & Education
1	Labs	Labs	Labs/ Classrooms	Labs/ Classrooms
2	Classrooms	Classrooms	Student Areas	Student Areas
3	Student Areas	Staff Areas	Staff Areas	Staff Areas
4	Staff Areas	Student Areas	--	--

5.2.1 Northwest Building | NW



PROGRAM KEY LEGEND

- Typical Classroom, Computer Labs
- Offices / Administration
- Science Labs (Experimental, Sciences, etc.)
- Training Labs (Cosmetology, atypical lab equipment)
- Lab Support
- Building Support (Storage, Restrooms, Mech/Elec., etc.)
- Common Area / Meeting / Study Space (Publicly Accessible, not within an office suite)
- Event / Multipurpose Space (Larger meeting spaces)
- Garage / Workshop
- Gym / Fitness Equipment Space

5.2.2 Northwest Building | Challenges

General Challenges

1. Heating and cooling issues throughout
2. Ceiling improvements needed
3. All printers jam

Specific Challenges

Classrooms(C)

- C1 Challenges with lab and lecture in the same room
- C2 Not able to reorganize furniture easily
- C3 Mobility issues at classrooms
- C4 Lack of natural lighting
- C5 Acoustic Issues
- C6 Needs speakers
- C7 Instructor stations are awkward

Labs(L)

- L1 Challenges with lab and lecture in the same room
- L2 Lab infrastructure issues

Student Collaboration Areas (SC)

- SC Informal learning & collaboration zone can be improved and do not currently work well
- SC2 Computer stations not utilized well
- SC3 Finishes need update

Staff Areas (ST)

- ST1 Not enough space for faculty lounge and kitchen/break area

Building Support(B)

- B1 Acoustic issues
- B2 Room Access Issues
- B3 Storage and access issues

Others(O)

- O1 Have to walk through one office to next
- O2 Office windows look into storage room

5.2.3 Northwest Building | Recommendations

General Recommendations

1. Solve heating and cooling issues
2. Refresh ceilings and lighting
3. Update printers

Specific Recommendations

Classrooms(C)

- C1 Separate classroom and lab
- C2 Improve furniture
- C3 Improve classroom flexibility and mobility
- C4 Improve lighting / add natural light
- C5 Improve acoustic sound transmission
- C6 Install speakers
- C7 Improve instructor stations

Labs(L)

- L1 Organize labs and classrooms for better synergy
- L2 Update lab infrastructure

Student Collaboration Areas (SC)

- SC1 Improve informal learning & collaboration zones. Need dedicated commons space for informal learning, collab, and eating zones
- SC2 Could become make-up testing room
- SC3 Refresh ceiling, lighting, finishes for an improved user experience

Staff Areas (ST)

- ST1 Provide new space for faculty lounge

Building Support(B)

- B1 Install door for restroom
- B2 Install door leading to exterior
- B3 Relocate storage
- B4 Improve storage

Others(O)

- O1 Add door to provide direct access
- O2 Relocate storage to provide better circulation and views

5.3 Field House | FH

Building Used by:

1. Athletics
2. Social Science & Education

Building Summary

There is a need for additional gym space to accommodate both athletics and intramural use simultaneously. Moreover, adding sports such as soccer, softball, and cross country would increase the demands on the building space and an extra turf area is needed to accommodate soccer and softball. A dedicated athletic rehabilitation suite, complete with treatment tables, injury rehabilitation equipment, and private exam rooms, would be ideal. In addition, a referee locker room should be considered. Improvements to the building's wayfinding system and enhanced branding would unify the space.

Recommended Project Scope*

- Building Renovation
- FF&E

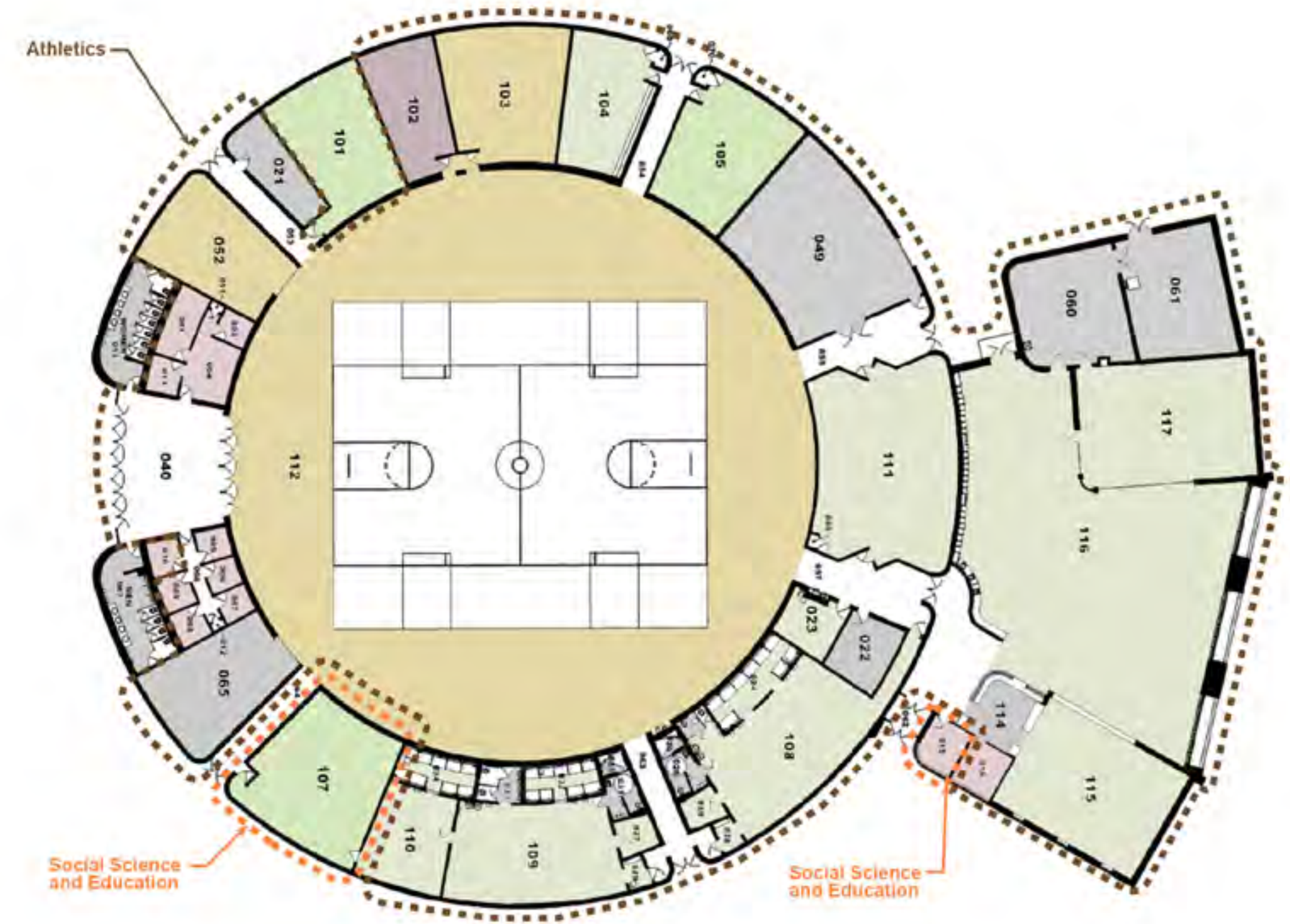
*Please reference project cost ranges in Section 5.0

FIGURE 5.3: Field House

Improvement Priorities per Department

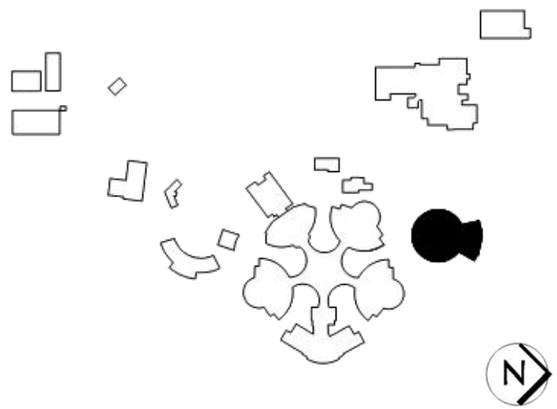
	Athletics	Social Science & Education
1	Lockers, Fitness Area, Athletic Area, and Gym Space	Classrooms
2	Student Areas	Staff Areas
3	Staff Areas	Labs
4	Classrooms	Student Areas

5.3.1 Field House | Department Distribution

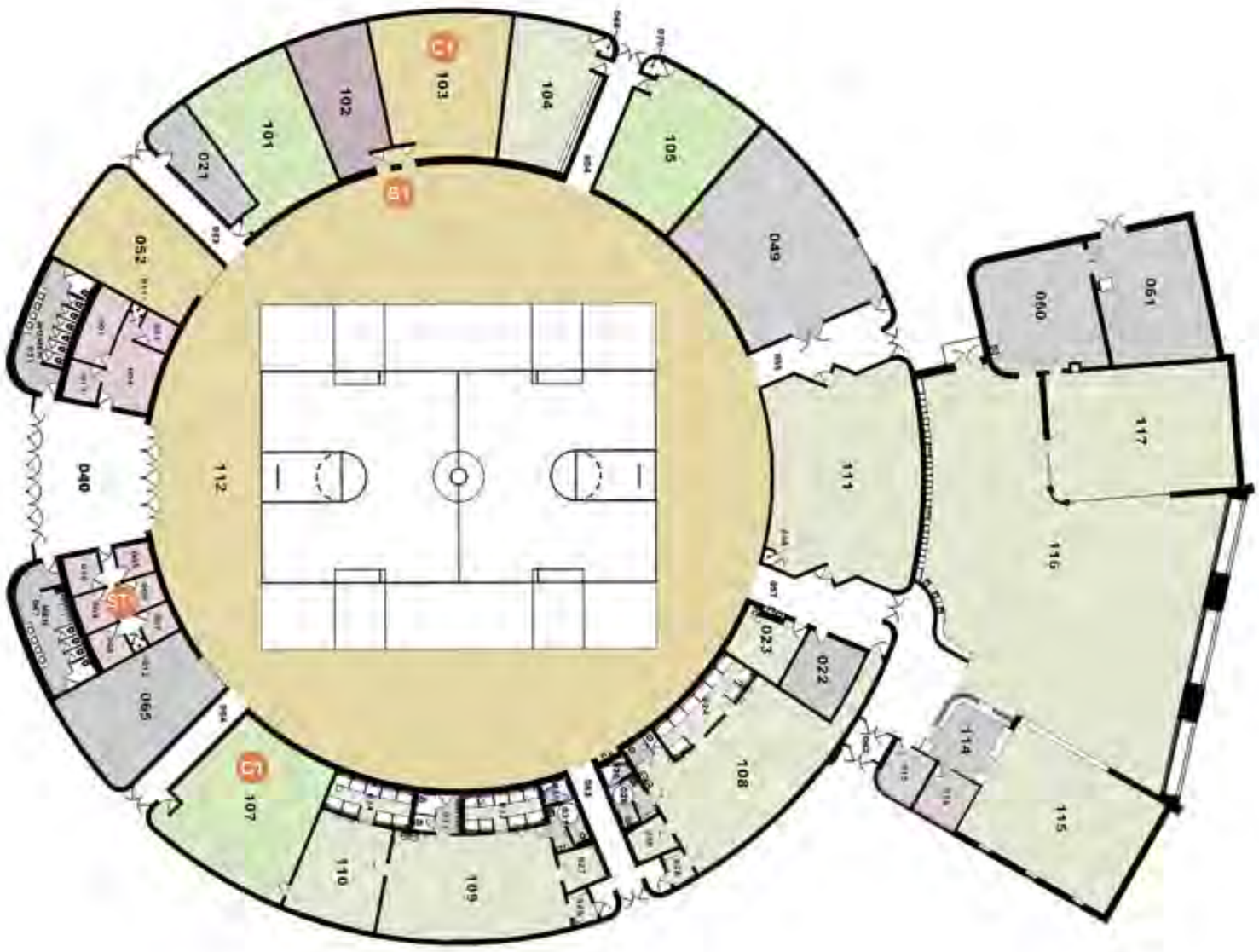


PROGRAM KEY LEGEND

- Typical Classroom, Computer Labs
- Offices / Administration
- Science Labs (Experimental, Sciences, etc.)
- Training Labs (Cosmetology, atypical lab equipment)
- Lab Support
- Building Support (Storage, Restrooms, Mech/Elec., etc.)
- Common Area / Meeting / Study Space (Publicly Accessible, not within an office suite)
- Event / Multipurpose Space (Larger meeting spaces)
- Garage / Workshop
- Gym / Fitness Equipment Space



5.3.2 Field House | Challenges



General Challenges

1. Additional gym space is needed to provide for athletics and intramural use simultaneously
2. Additional turf area needed for soccer and softball
3. Adding sports (soccer and cross country) which will add to space needs
4. Dedicated athletic rehab suite would be ideal (treatment tables, injury rehab, private exam rooms)
5. Need a referee locker room
6. Wayfinding needs improvement
7. Branding could be enhanced to unify the building

Specific Challenges

Classrooms(C)

C1 Not an ideal classroom environment

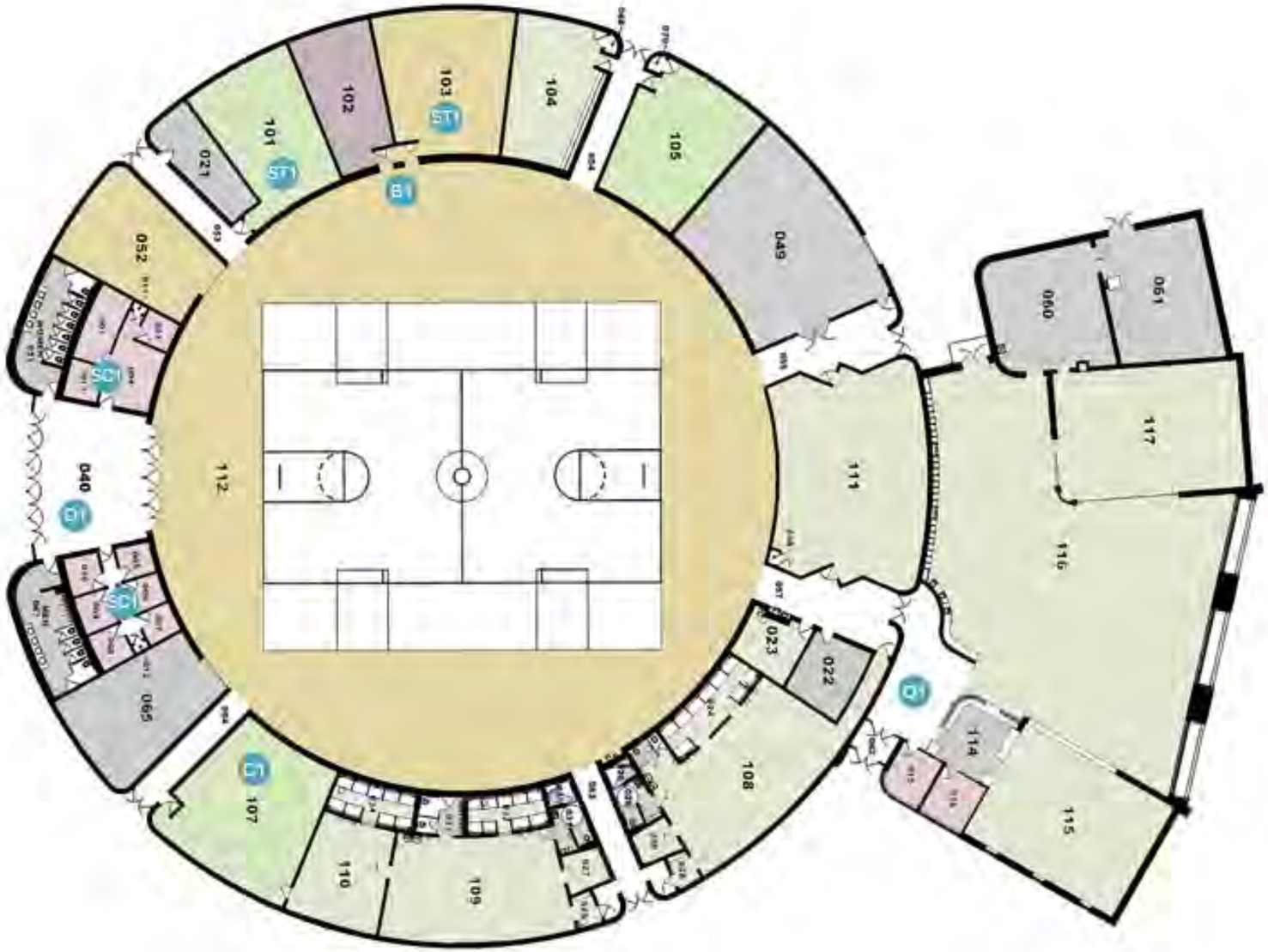
Staff Areas (ST)

ST1 Need a centralized area for all coaching staff with larger offices and conference area

Building Support(B)

B1 Circulation to classroom through gym is not ideal

5.3.3 Field House | Recommendations



General Recommendations

1. Build an additional gym space to provide for athletics and intramural use simultaneously
2. Build additional turf area for soccer and softball
3. Investigate added space needs for new sports (soccer and cross country)
4. Create a dedicated athletic rehab suite (treatment tables, injury rehab, private exam rooms)
5. Create a referee locker room
6. Improve overall wayfinding and branding

Specific Recommendations

Staff Areas (ST)

ST1 Re-purpose as coach office area

Building Support(B)

B1 Investigate redesigning circulation

Student Collaboration Areas (SC)

SC1 Re-purpose as student lounge / study space

Other(O)

O1 Improve branding / wayfinding for unified design

5.4 Northeast Building | NE

Building Used by:

1. Math & Science
2. Social Science & Education
3. Humanities & Communication

Building Summary

Some offices are small and do not have windows, which is not ideal for productivity. Lecturing in labs is not ideal, and the classroom is often crowded, which hinders learning. There is also a need to improve instructor mobility, as well as storage for aprons, coats, goggles, and other equipment. Furthermore, tiered seating is not ideal and could be replaced with hyflex flat flooring. The wall is not robust enough for AV equipment, and the classroom furniture should be more comfortable and universally designed to accommodate multiple teaching configurations.

Faculty in this building identified the need to address acoustical issues between classrooms, which would enhance the learning environment.

Recommended Project Scope*

- Building Renovation
- FF&E

*Please reference project cost ranges in Section 5.0

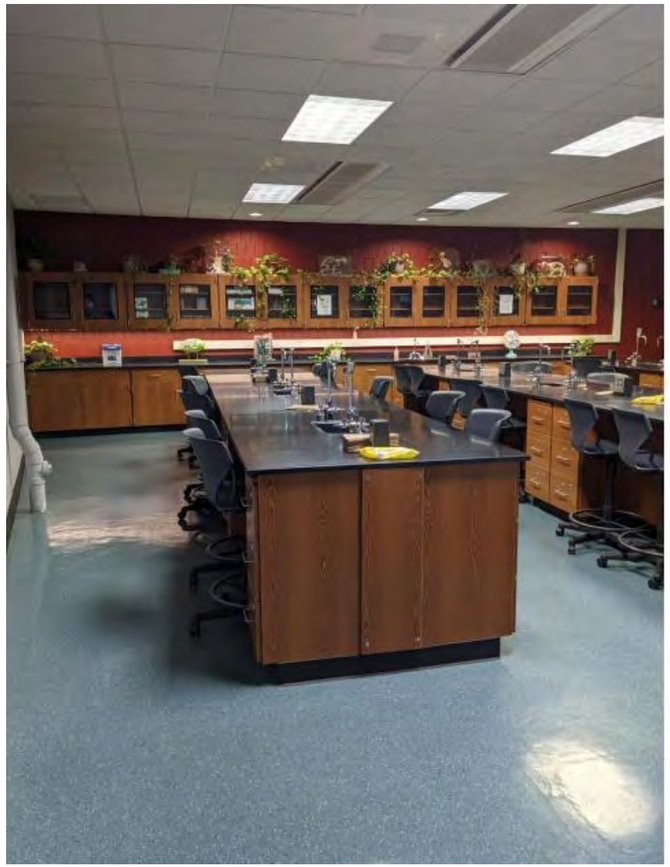


FIGURE 5.4.1: Labs/Classroom

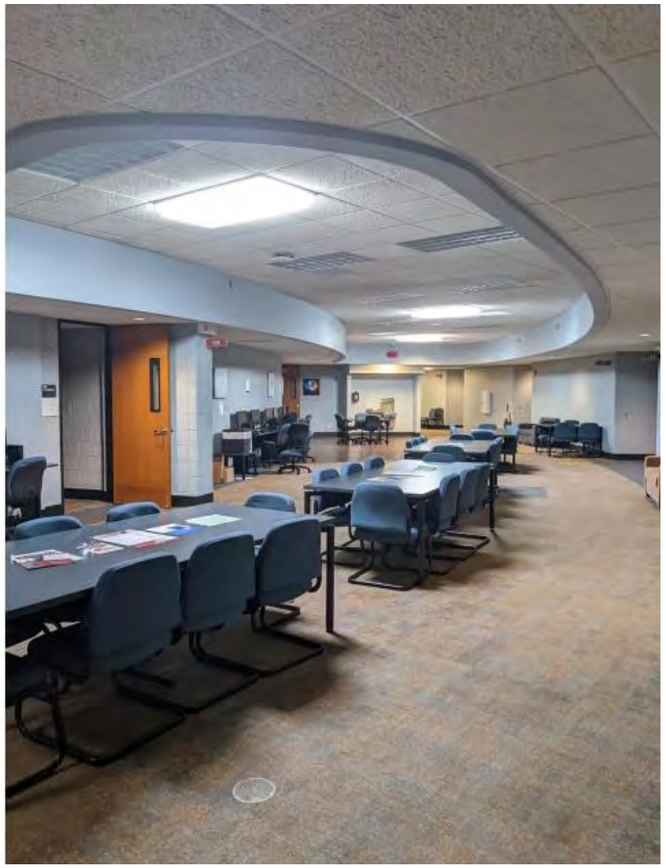
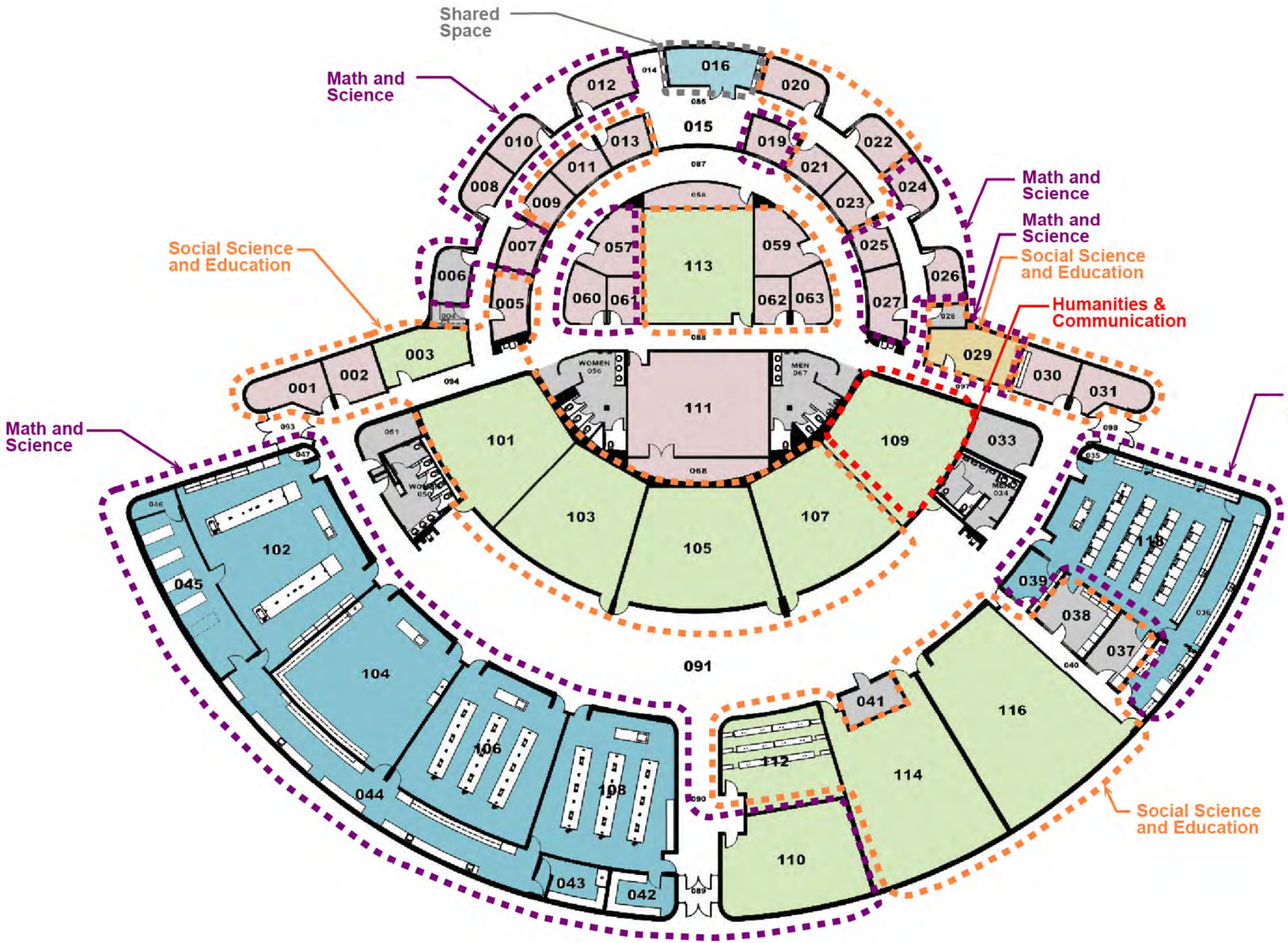


FIGURE 5.4.2: Student Common Areas

Improvement Priorities per Department

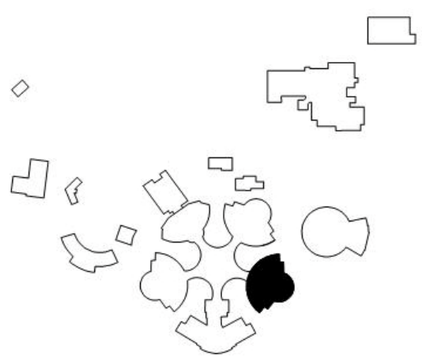
	Math & Science	Social Science & Education	Humanities & Communication
1	Labs/ Classrooms	Labs/ Classrooms	Classrooms
2	Student Areas	Student Areas	--
3	Staff Areas	Staff Areas	--

5.4.1 Northeast Building | Department Distribution

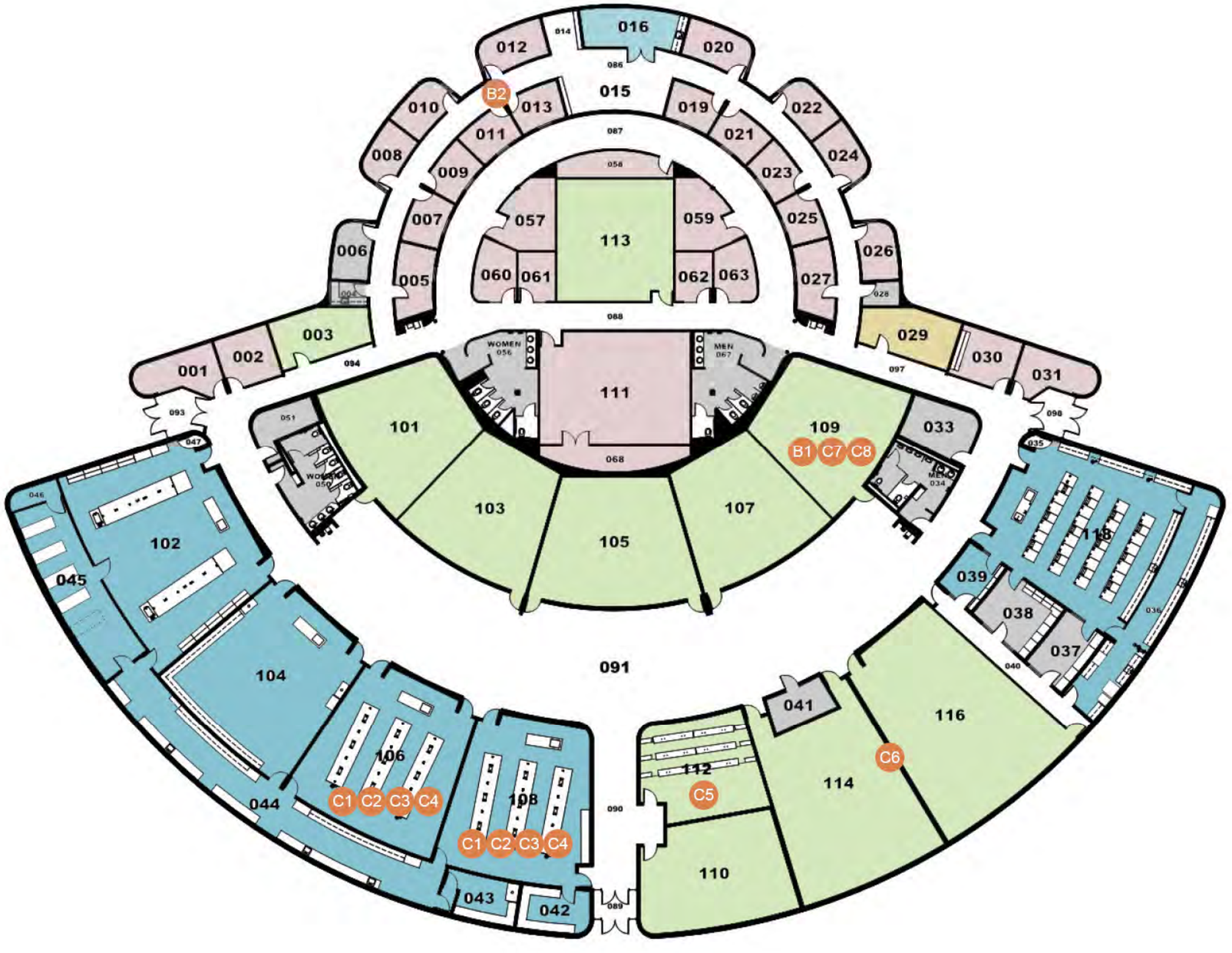


PROGRAM KEY LEGEND

- Typical Classroom, Computer Labs
- Offices / Administration
- Science Labs (Experimental, Sciences, etc.)
- Training Labs (Cosmetology, atypical lab equipment)
- Lab Support
- Building Support (Storage, Restrooms, Mech/Elec., etc.)
- Common Area / Meeting / Study Space (Publicly Accessible, not within an office suite)
- Event / Multipurpose Space (Larger meeting spaces)
- Garage / Workshop
- Gym / Fitness Equipment Space



5.4.2 Northeast Building | Challenges



General Challenges

1. Socical Science need a criminal justice lab
2. Some offices are small and do not have windows

Specific Challenges

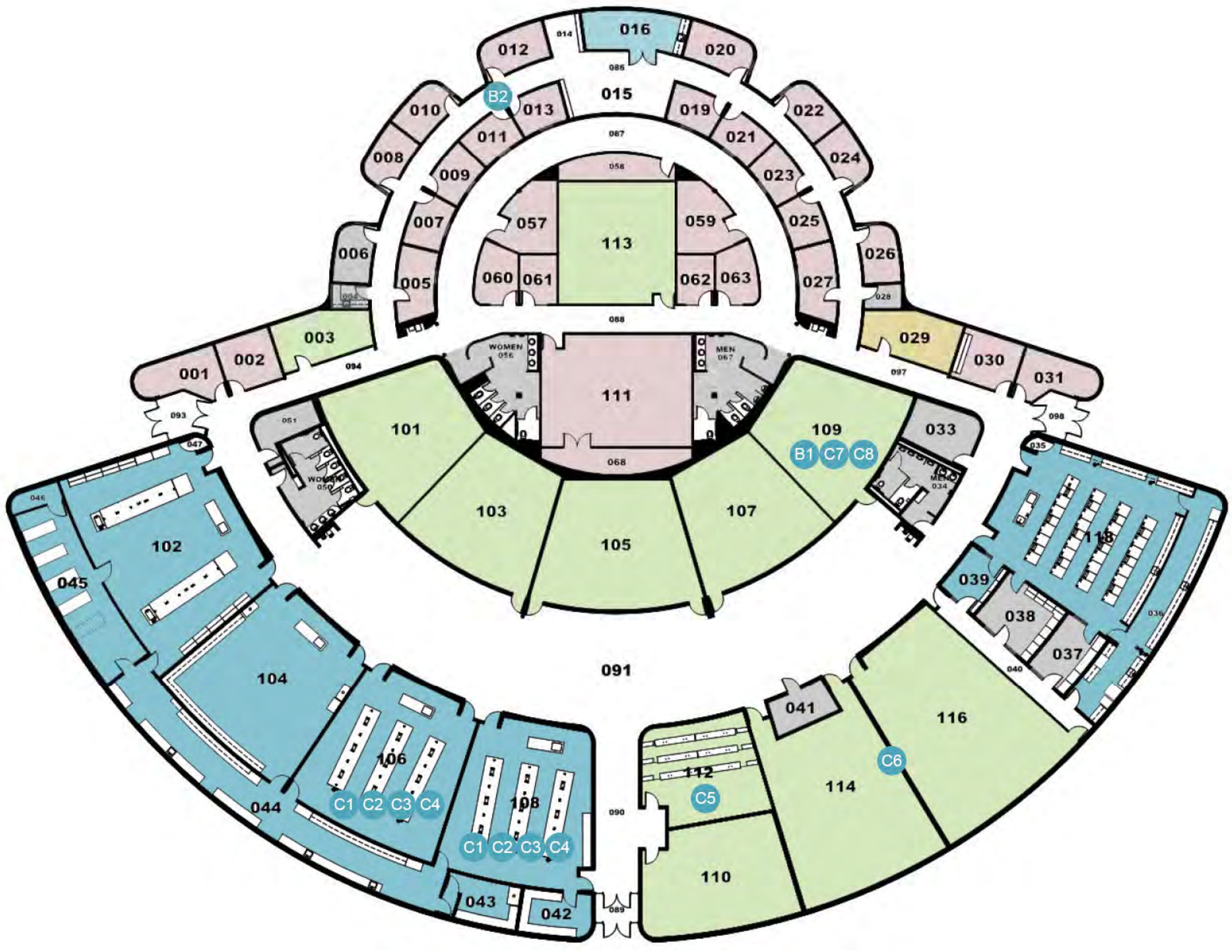
Classrooms(C)

- C1 Lecturing in Labs is not ideal
- C2 Classroom is crowded
- C3 Need improved instructor mobility
- C4 Storage for aprons, coats, goggles, etc., is needed
- C5 Tiered seating is not ideal and could be changed to hyflex with flat floor
- C6 Wall is not robust enough for AV equipment
- C7 Classroom furniture should be more comfortable and universally designed with flexibility for multiple teaching configurations
- C8 Needs speakers

Building Support(B)

- B1 Acoustic problems between classrooms and speakers
- B2 Water leaks in Hallway with windows

5.4.3 Northeast Building | Recommendations



General Recommendations

1. Add a criminal justice lab for Socical Science
2. Add windows

Specific Recommendations

Classrooms(C)

- C1 Provide separate space for lecturing
- C2 Use a larger classroom or split the class into smaller groups to facilitate better learning and comfort
- C3 Make sure there is clear and unobstructed floor space to facilitate movement
- C4 Storage cabinets or lockers that can be placed in the classroom
- C5 Implement a hybrid teaching model
- C6 Consider reinforcing the wall or ceiling with additional supports or hiring a contractor to install specialized AV mounting hardware
- C7 Provide furniture that is ergonomically designed, adjustable, and comfortable
- C8 Provide speakers

Building Support(B)

- B1 Implement in sound-absorbing materials such as acoustic ceiling tiles, wall panels, or curtains
- B2 Identify the source of the leak and repair

5.5 Neal Hall | NH

Building Used by:

1. Humanities & Communication
2. Allied Health
3. Math & Science
4. Social Science & Education

Building Summary

The existing building needs improvements for the classrooms, including addressing acoustic transmission, updating furniture, improving technology and whiteboard arrangement, and reconsidering instructor station design. The Allied Health labs are too small and lack storage, and the building requires higher Wi-Fi speeds.

Recommended Project Scope*

- Interior Renovation
- FF&E

*Please reference project cost ranges in Section 5.0

FIGURE 5.5: Neal Hall

Improvement Priorities per Department

	Humanities & Communication	Allied Health	Math & Science	Social Science & Education
1	Labs	Labs	Labs/ Classrooms	Labs/ Classrooms
2	Classrooms	Classrooms	Student Areas	Student Areas
3	Student Areas	Staff Areas	Staff Areas	Staff Areas
4	Staff Areas	Student Areas	--	--

5.5.1 Neal Hall | Departments Distribution

PROGRAM KEY LEGEND

- Typical Classroom, Computer Labs
- Offices / Administration
- Science Labs (Experimental, Sciences, etc.)
- Training Labs (Cosmetology, atypical lab equipment)
- Lab Support
- Building Support (Storage, Restrooms, Mech/Elec., etc.)
- Common Area / Meeting / Study Space (Publicly Accessible, not within an office suite)
- Event / Multipurpose Space (Larger meeting spaces)
- Garage / Workshop
- Gym / Fitness Equipment Space

5.5.2 Neal Hall | Challenges

General Challenges

1. Acoustic transmission issues between classrooms
2. Classroom furniture issues
3. Hyflex technology and white board arrangement conflicts
4. Instructor station issues
5. Allied Health labs are too small
6. Need more storage for Allied Health equipment and supplies for labs
7. Need higher wifi speeds

Specific Challenges

Classrooms(C)

- C1 Classroom needs general improvements
- C2 Hyflex capability required
- C3 Reconfigure seating for better views
- C4 Classroom layout / visibility needs improvement
- C5 Classroom are crowded

Labs(L)

- L1 Unnecessary sinks and computers in simulation lab

Building Support(B)

- B1 Acoustic issues
- B2 Cannot dim lighting

5.5.3 Neal Hall | Recommendations

General Recommendations

1. Install sound-absorbing materials, such as acoustic ceiling tiles, wall panels, and carpeting, in classrooms to reduce noise transmission
2. Choose furniture that is ergonomically designed for comfort and support, and flexible for multiple teaching styles
3. Establish a set of guidelines or standards for classroom technology, including the integration of hyflex technology and whiteboards
4. Consider instructor station standard that is flexible, mobile, & does not impede visibility
5. Look for opportunities to repurpose nearby space or add new space to the building to accommodate the needs of the Allied Health program
6. Evaluate the existing storage space and consider reconfiguring the layout or adding new storage solutions, such as cabinets or shelving, to better accommodate the needs of the Allied Health program
7. Consider upgrading the building's wifi network to provide higher speeds and better coverage

Specific Recommendations

Classrooms(C)

- C1 Evaluate the overall condition of the classroom, including lighting, acoustics, and air quality
- C2 Ensure that the classroom is equipped with the necessary technology to support hybrid learning, including high-quality cameras, microphones, and a reliable internet connection
- C3 Evaluate the current seating arrangement and consider reconfiguring it to provide better visibility for all students
- C4 Evaluate the overall layout of the classroom and consider making changes to improve visibility and accessibility
- C5 Consider reconfiguring the layout or adding additional space to the classroom to accommodate more students

Labs(L)

- L1 Remove unnecessary sinks and computers

Building Support(B)

- B1 Improve acoustics
- B2 Update lighting controls

5.6 Webb Hall | WH

Building Used by:

1. Business
2. Tutoring & Testing
3. Academic
4. Allied Health

Building Summary

The existing building requires improvements in various areas to create a better learning environment. Issues include acoustical problems between classrooms, offices, testing/tutoring areas, carpet refresh, lighting issues with levels and sensors, outdated infrastructure, and insufficient space for future growth. The space needs to be uplifted with improved finishes, lighting, and acoustics to inspire excitement for learning. In addition, the classrooms and testing/tutoring offices need more power outlets and more flexible furniture, such as rolling nested tables and height-adjustable teaching stations, to improve instructor and student mobility. The space also needs better technology, updated lockers, and improved functionality to reduce noise and create an inspiring learning space.

Recommended Project Scope*

- Interior Renovation
- FF&E

*Please reference project cost ranges in Section 5.0

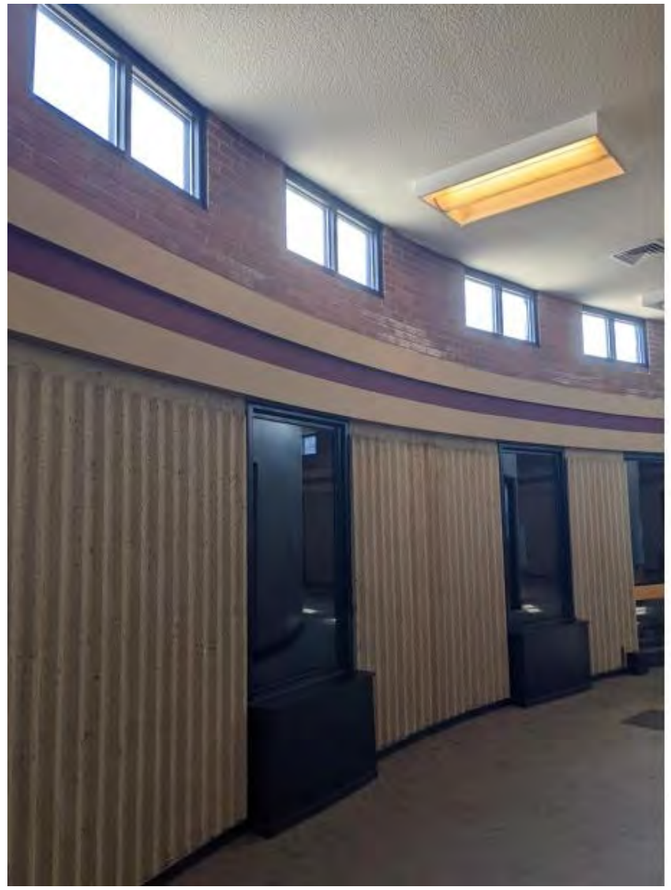


FIGURE 5.6.1 Hallway with windows

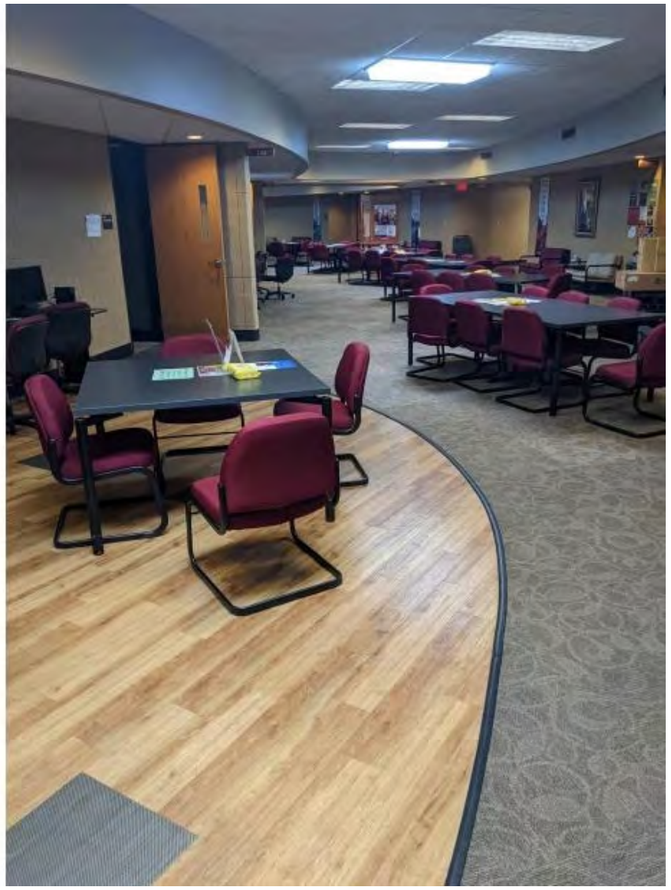
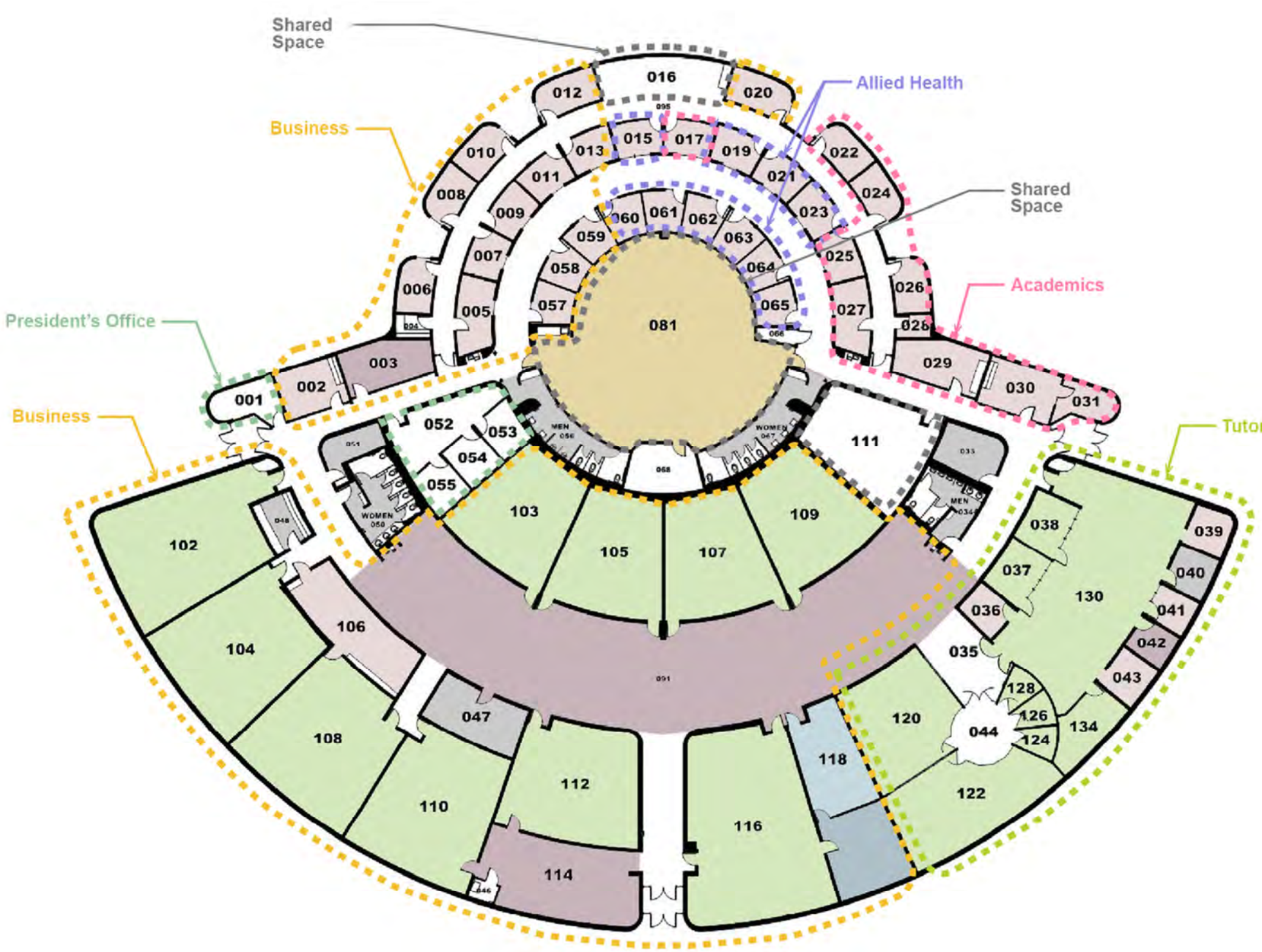


FIGURE 5.6.2 Student Area

Improvement Priorities per Department

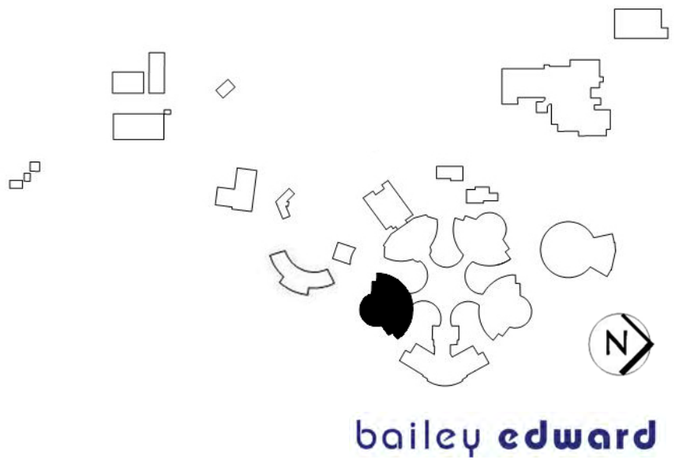
	Business	Tutoring & testing	Academic	Allied Health
1	Classrooms	Testing/Labs	Staff shared areas	Labs
2	Labs	Student Areas	Storage	Classrooms
3	Student Areas	Wayfinding	Offices	Staff Areas
4	Staff Areas	Staff Areas	Student Areas	Student Areas
5	--	--	Wayfinding	--

5.6.1 Webb Hall | Departments Distribution

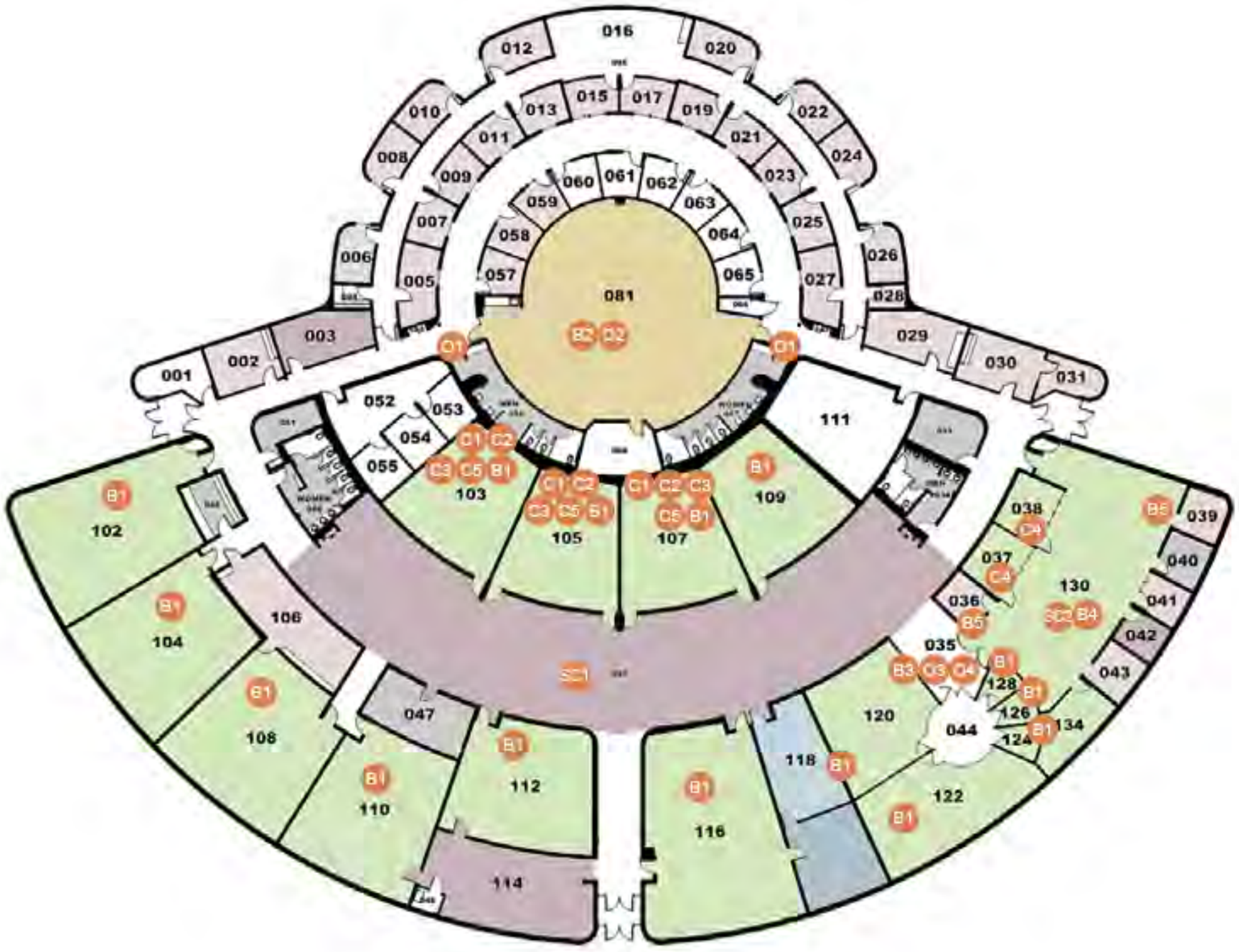


PROGRAM KEY LEGEND

- Typical Classroom, Computer Labs
- Offices / Administration
- Science Labs (Experimental, Sciences, etc.)
- Training Labs (Cosmetology, atypical lab equipment)
- Lab Support
- Building Support (Storage, Restrooms, Mech/Elec., etc.)
- Common Area / Meeting / Study Space (Publicly Accessible, not within an office suite)
- Event / Multipurpose Space (Larger meeting spaces)
- Garage / Workshop
- Gym / Fitness Equipment Space



5.6.2 Webb Hall | Challenges



General Challenges

1. Acoustic issues between classrooms
2. Acoustic issues between offices
3. Acoustic issues in tutoring / testing
4. Needs carpet refresh
5. Some lighting issues with levels, zones, sensors
6. Some dental infrastructure is left in place like leaded walls in tutoring area
7. Need a writing lab
8. Need more space for future growth of testing / tutoring
9. Testing / tutoring offices not large enough for meeting with others
10. Would like more group study areas in testing / tutoring

Specific Challenges

Classrooms(C)

- C1 Would like flexible rolling nested tables for flexibility
- C2 Teaching stations should have flexibility in location and be height adjustable
- C3 Instructor and student mobility need improvement
- C4 Accommodations testing should be 4 rooms instead of 2. For growing need 4 rooms instead of 2, for the growing testing need
- C5 Need larger projection area

Student Collaboration Areas (SC)

- SC1 Study tables could be better sized for for modular flexibility
- SC2 Space and finish improvements needed to create an uplifting space that inspired excitement for learning

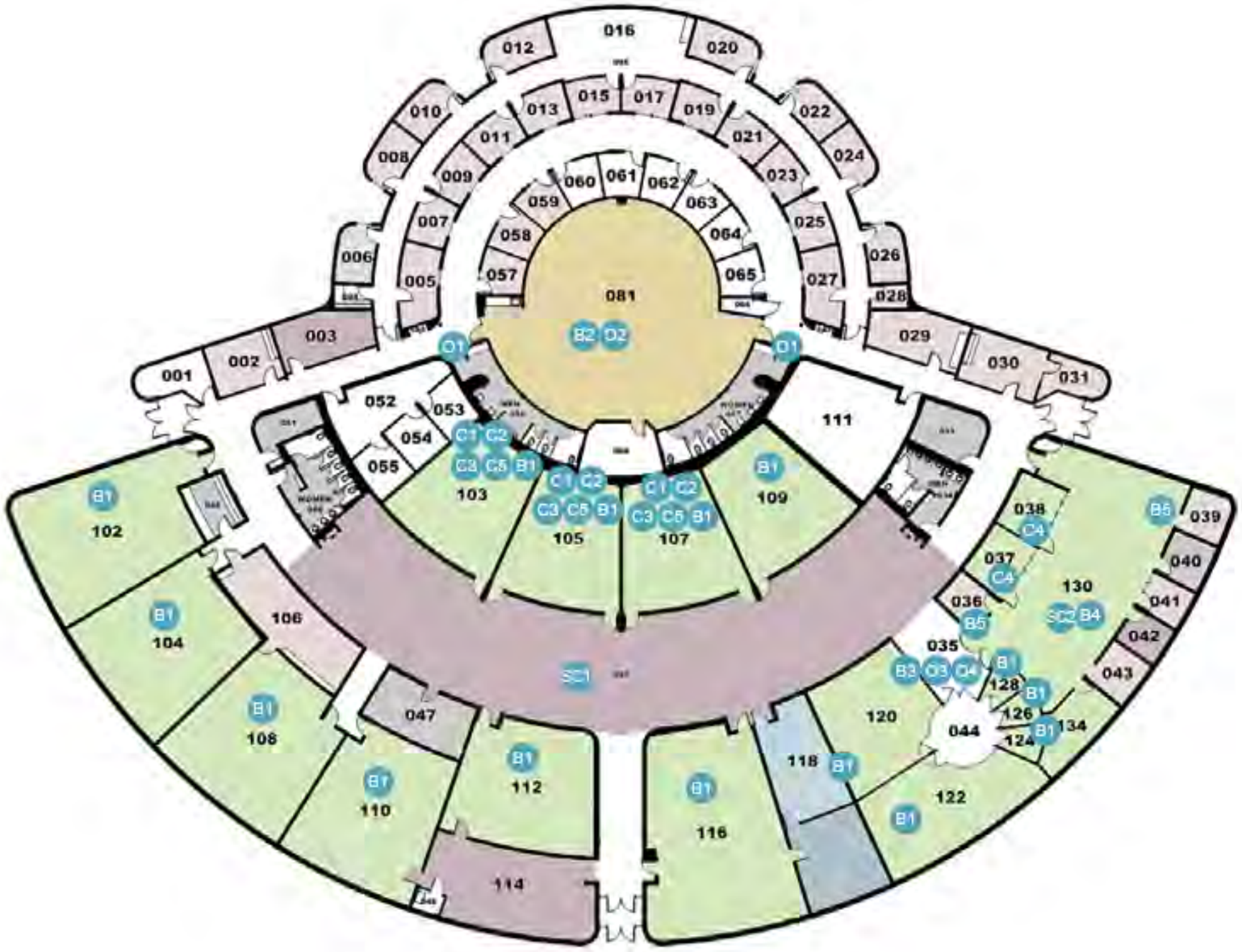
Building Support(B)

- B1 Acoustic issues (all classrooms)
- B2 Lighting needs improvement
- B3 Improve acoustics between testing rooms and reception area
- B4 More power outlets needed
- B5 Door needed

Others(O)

- O1 Noise travels out from bathrooms due to no door
- O2 Technology needs to be updated
- O3 Lockers would be better located in reception area
- O4 Does not function well

5.6.3 Webb Hall | Recommendations



General Recommendations

1. Improve acoustics between classrooms
2. Improve acoustics between offices
3. Improve acoustics in Tutoring/Testing
4. Refresh finishes
5. Improve lighting levels, zones, sensors
6. Remove Dental infrastructure
7. Investigate location for a Writing Lab
8. Investigate space for future growth of Tutoring/Testing
9. Right size Testing/Tutoring offices
10. Investigate space for more group study areas in Testing/Tutoring

Specific Recommendations

Classrooms(C)

- C1 Provide rolling nested tables for flexibility
- C2 Provide flexibly-located & height adjustable teaching stations
- C3 Improve instructor & student mobility with mobile furniture
- C4 Redesign the accomodations testing area
- C5 Provide larger projection area

Student Collaboration Areas (SC)

- SC1 Provide flexible, mobile, ergonomic furniture
- SC2 Refresh finishes and space design to create inspiring space

Building Support(B)

- B1 Improve acoustics
- B2 Improve lighting
- B3 Improve acoustics between testing rooms and reception area
- B4 Add power outlets for students
- B5 Install door

Others(O)

- O1 Install door
- O2 Update AV technology
- O3 Investigate improved location for lockers in reception area
- O4 Reconfigure for better functionality

5.7 Vo-Tech Building | VT

Building Used by:

1. Technology

Building Summary

The existing building would benefit from some classroom improvements, including storage for samples, storage cabinets for heavy welding components, and infrastructure for cabling/power/data. These items are currently stored on tables. The shared office requires additional acoustic privacy for conversations with students.

The current welding area is small and should be reorganized for an ideal teaching area. Removal of previous locker and shower infrastructure would allow for optimal space utilization, along with a reconfigured mezzanine.

A secure outdoor storage for large parts and an overhead door for flexible vehicle movement has been requested. The current student area is underutilized due to the small space; ideally, the department has considered converting an open storage room to a collaboration space to provide more area for students. This space is not at ground level and would need to consider access.

Recommended Project Scope*

- Building Renovation
- FF&E

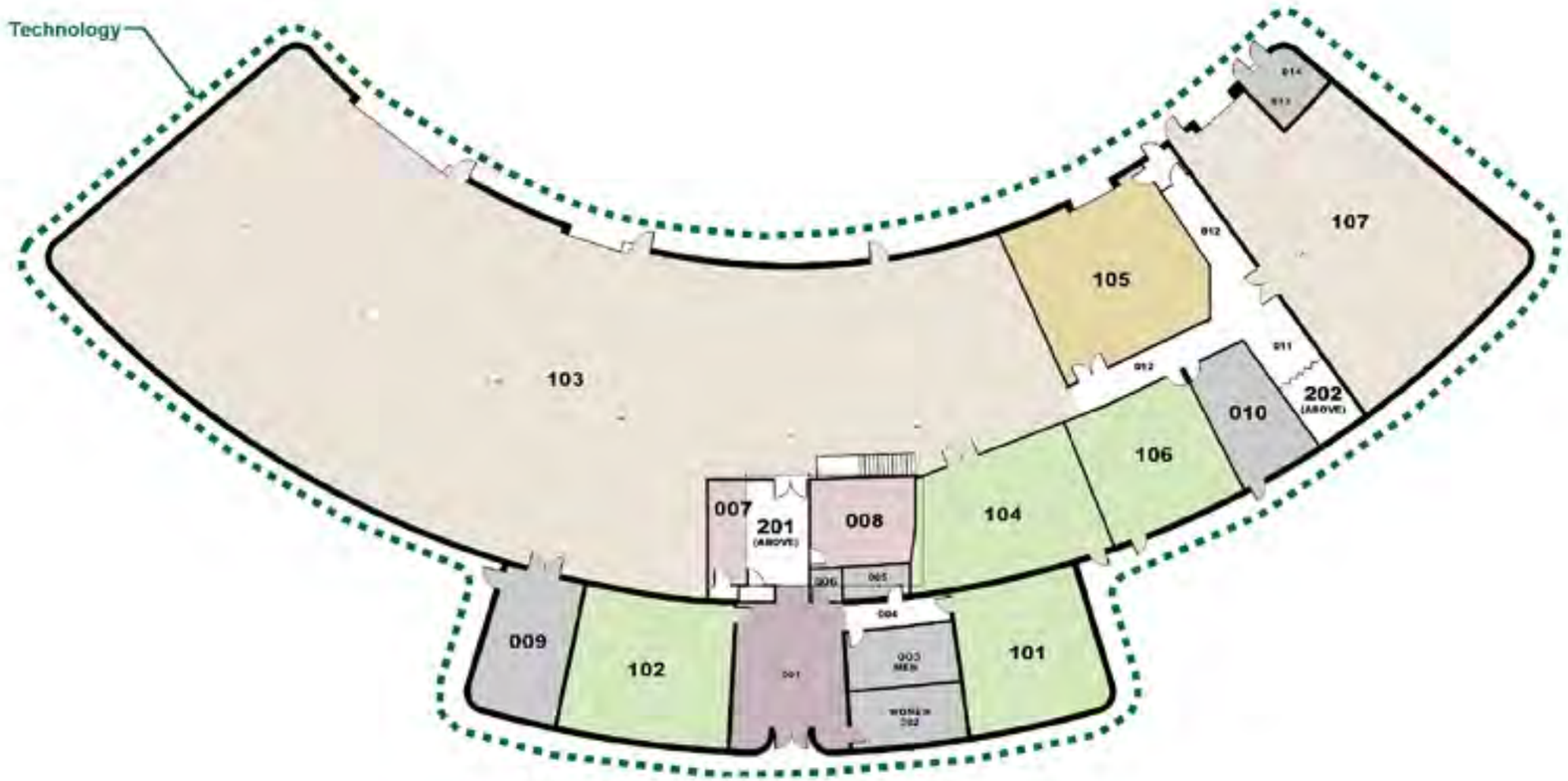
*Please reference project cost ranges in Section 5.0

FIGURE 5.7: Vo-Tech Building

Improvement Priorities per Department

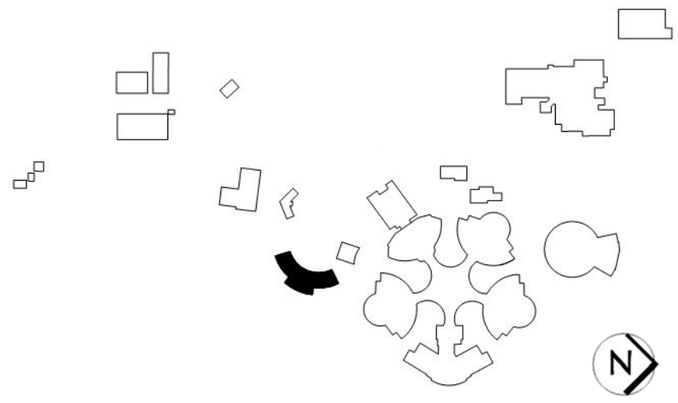
	Technology
1	Classrooms
2	Staff Areas
3	Labs
4	Student Areas

5.7.1 Vo-Tech Building | Departments Distribution



PROGRAM KEY LEGEND

- Typical Classroom, Computer Labs
- Offices / Administration
- Science Labs (Experimental, Sciences, etc.)
- Training Labs (Cosmetology, atypical lab equipment)
- Lab Support
- Building Support (Storage, Restrooms, Mech/Elec., etc.)
- Common Area / Meeting / Study Space (Publicly Accessible, not within an office suite)
- Event / Multipurpose Space (Larger meeting spaces)
- Garage / Workshop
- Gym / Fitness Equipment Space



5.7.2 Vo-Tech Building | Challenges

General Challenges

1. Classroom storage needed for samples
2. Outdoor protected secure storage needed for large parts
3. Mezzanine is not ideally utilized
4. Classrooms need more wall storage cabinets for heavy welding samples
5. Classrooms need improved infrastructure for cabling/power/data

Specific Challenges

Classrooms(C)

- C1 Old locker and shower infrastructure is leftover in classroom

Labs(L)

- L1 Existing equipment is moving to the workforce training building, freeing up space for expanding welding space
- L2 Welding area is small for the need
- L3 Current layout is poor

Student Collaboration Areas (SC)

- SC1 Small student area, not used often

Staff Areas (ST)

- ST1 Shared office doesn't work, needs acoustic privacy

Building Support(B)

- B1 3-phase power needed
- B2 Needs improved ventilation

Others(O)

- O1 Overhead door is desirable for more flexible vehicle movement
- O2 Storage room could be used for a better function

5.7.3 Vo-Tech Building | Recommendations

General Recommendations

1. Install storage cabinets or shelving units
2. Install outdoor containers that are weatherproof and lockable to store large parts or equipment
3. Evaluate the existing use of the mezzanine and consider reconfiguring it to better meet the needs of the users
4. Install additional wall storage cabinets designed to hold heavy welding samples
5. Consider upgrading the existing infrastructure to provide better cabling, power, and data connections in the classrooms

Specific Recommendations

Classrooms(C)

C1 Remove the old locker and shower infrastructure

Labs(L)

L1 Use the freed-up space to expand the welding area

L2 Evaluate the current layout of the welding area and consider reorganizing it to better utilize the available space

L3 Reorganize for better functionality

Student Collaboration Areas (SC)

SC Consider repurposing the small student area into a different use

Staff Areas (ST)

ST1 Consider installing sound-absorbing materials, such as acoustic panels, to improve acoustic privacy in the shared office

Building Support(B)

B1 Upgrading to 3-phase power

B2 Install additional ventilation fans or HVAC systems

Others(O)

O1 Install an overhead door to improve access

O2 Convert storage room into a student collaboration space

5.8 Ag-Tech Building | AT

Building Used by:

1. Agriculture

Building Summary

The facility and agriculture program have a need for a designated student lounge area, a place where students can collaborate between classes. Additional storage is needed especially for large, heavy components such as transmissions and other engine parts used for training. In the service areas, exhaust from equipment being repaired has stained the interior finishes of the high bay spaces. Interior finishes could be refreshed to improve the building's aesthetic qualities.

Students moved between two areas which do not have interior connections. A covered walk area would be beneficial to allow students and instructors movement between the areas during inclement weather.

Recommended Project Scope*

- Interior Renovation
- FF&E

*Please reference project cost ranges in Section 5.0

FIGURE 5.8: Ag-Tech Building

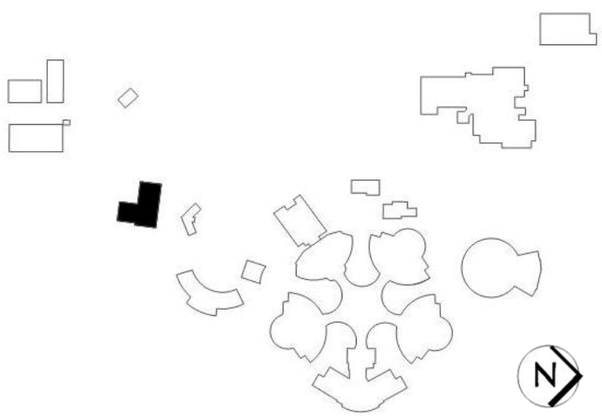
Improvement Priorities per Department

	Agriculture
1	Labs/ Storage
2	Classrooms
3	Student Areas
4	Staff Areas

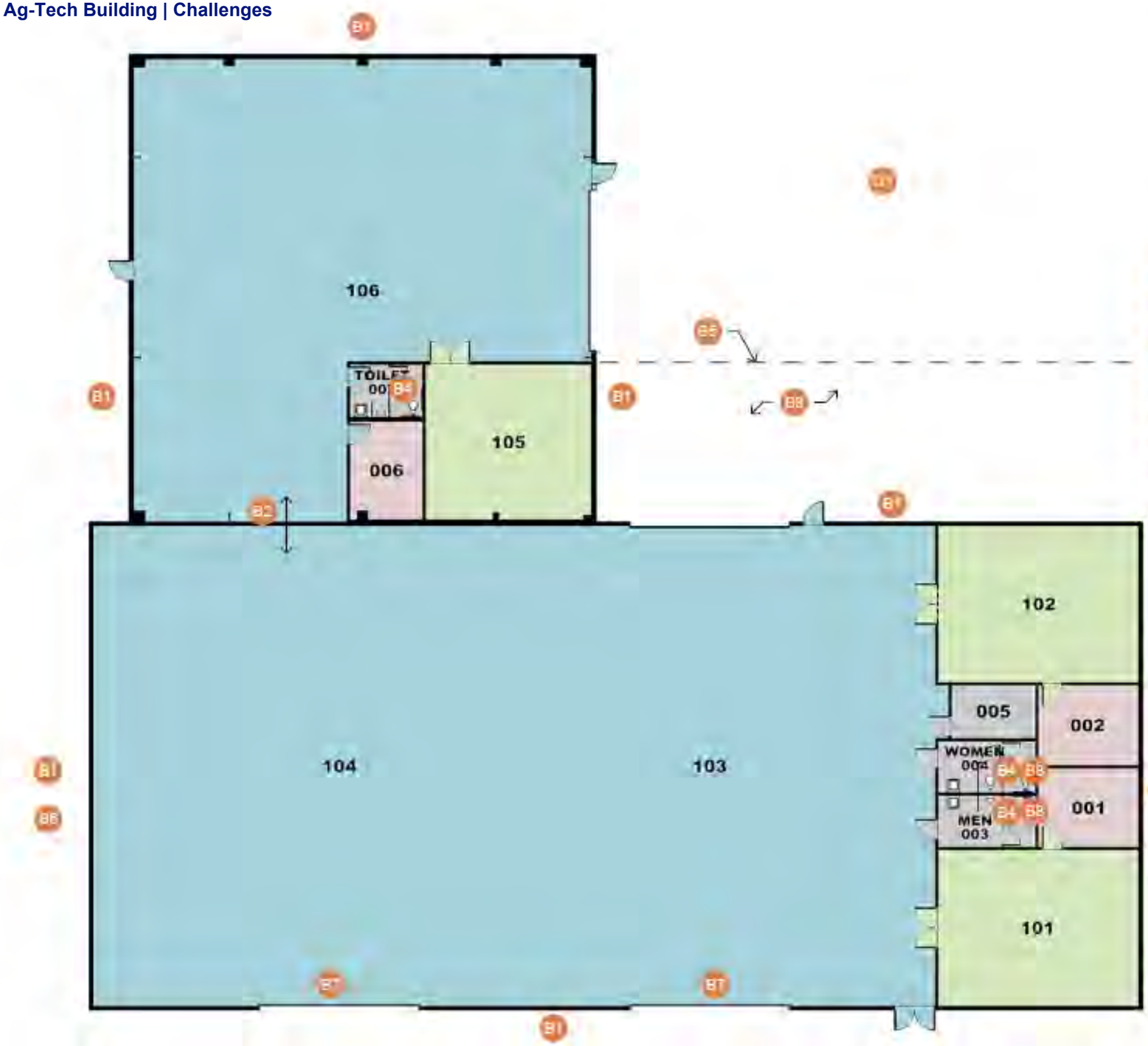
5.8.1 Ag-Tech Building | Departments Distribution

PROGRAM KEY LEGEND

- Typical Classroom, Computer Labs
- Offices / Administration
- Science Labs (Experimental, Sciences, etc.)
- Training Labs (Cosmetology, atypical lab equipment)
- Lab Support
- Building Support (Storage, Restrooms, Mech/Elec., etc.)
- Common Area / Meeting / Study Space (Publicly Accessible, not within an office suite)
- Event / Multipurpose Space (Larger meeting spaces)
- Garage / Workshop
- Gym / Fitness Equipment Space



5.8.2 Ag-Tech Building | Challenges



General Challenges

1. No student lounge area
2. Need storage for heavy components
3. Additional storage needed
4. Exhaust has stained the interior finishes of the high bay spaces
5. Guttering around all of the building leaks

Specific Challenges

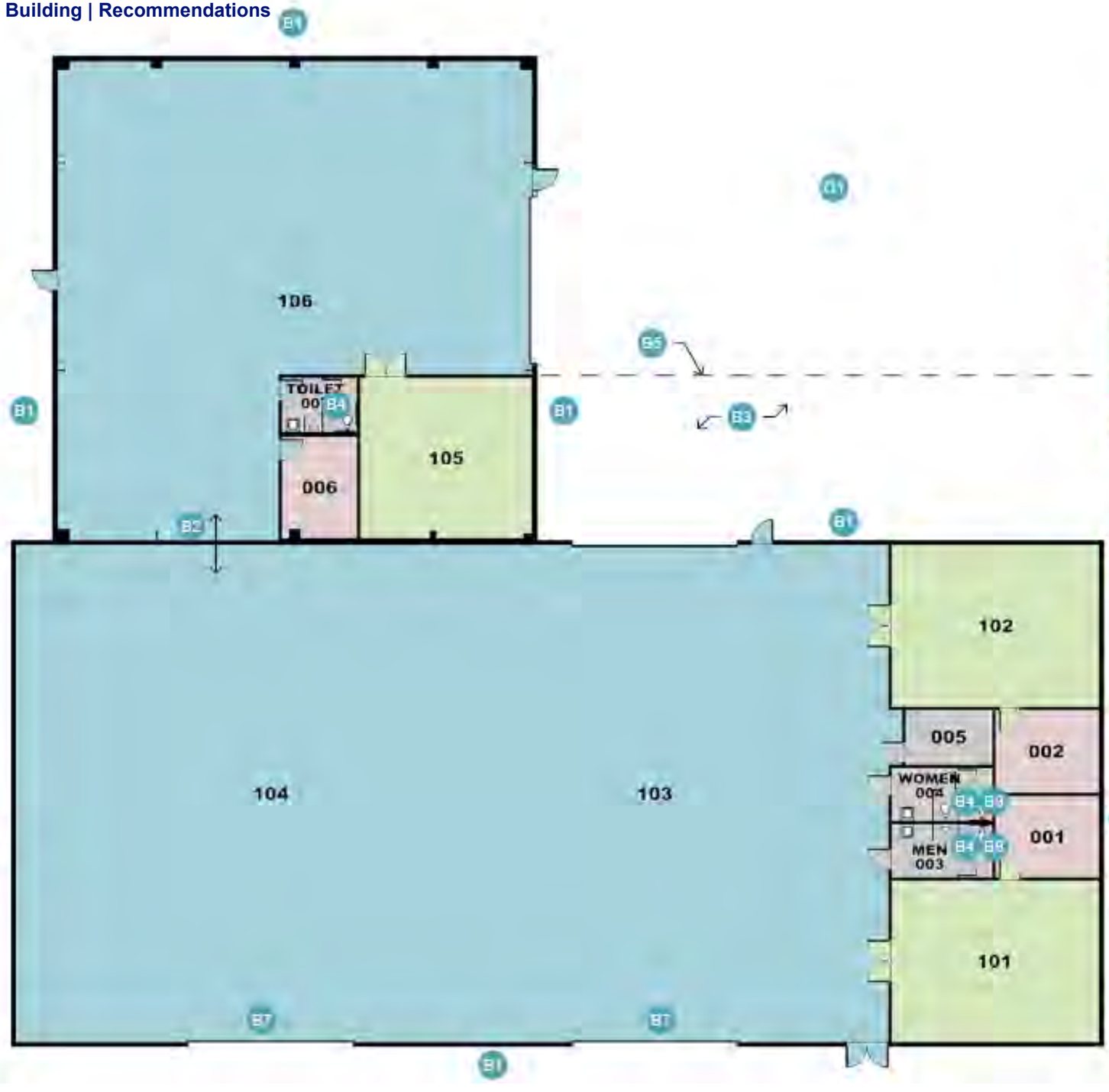
Building Support(B)

- B1 Gutter leaks
- B2 No connection between building areas
- B3 No protected area for exterior storage
- B4 Restrooms are unsightly and need improvement
- B5 Wash bay drain gets plugged up
- B6 Exterior needs paint or new metal
- B7 Garage doors need to be replaced
- B8 Mold issue in bathrooms 003 and 004

Other(O)

- O1 Exterior lawn needs a concrete pad for John Deere signage

5.8.3 Ag-Tech Building | Recommendations



General Recommendations

1. Provide student lounge area
2. Provide storage for heavy components
3. Provide additional storage building
4. Paint/refresh interior finishes
5. Inspect the guttering, replace damaged sections and seal leaks

Specific Recommendations

- B1 Repair gutter leaks
- B2 Provide a door to connect building areas
- B3 Provide protected area for exterior storage with roof and fence
- B4 Update restrooms
- B5 Repair wash bay drain
- B6 Paint exterior or new metal
- B7 Replace garage doors
- B8 Identify the source of the moisture, improve ventilation and clean the affected areas

Other(O)

- C1 Install a concrete pad for John Deere signage at exterior lawn

5.9 West Classroom Building | WB

Building Used by:

1. Agriculture
2. Technology
3. Business

Building Summary

The current facilities at Diesel and Kubota tech are in high demand and the need for additional education space has been identified. The classroom furniture could be improved; the desks are oversized and require a lot of additional space for circulation. The furniture impacts the instructional area as well. Instructors would benefit from standardized technology in the classrooms. An overhead crane and 3-phase power is also desired. The department has also expressed an interest in developing technology exhibit in the public areas of the facility as a learning environment and to increase interest in the program.

The cosmetology department/program has identified space for growth, including larger equipment and better mobility. The program has also identified a desire for a new barbering program if space could be allotted. The existing public areas of the cosmetology program could benefit from a more direct flow and welcoming entry. To assist in functionality of the space, additional cabinets, sink, and select wall removals were identified. Upgrades to the aesthetics and functionality are also needed.

Recommended Project Scope*

- Building Renovation
- FF&E

*Please reference project cost ranges in Section 5.0

FIGURE 5.9: West Classroom Building

Improvement Priorities per Department

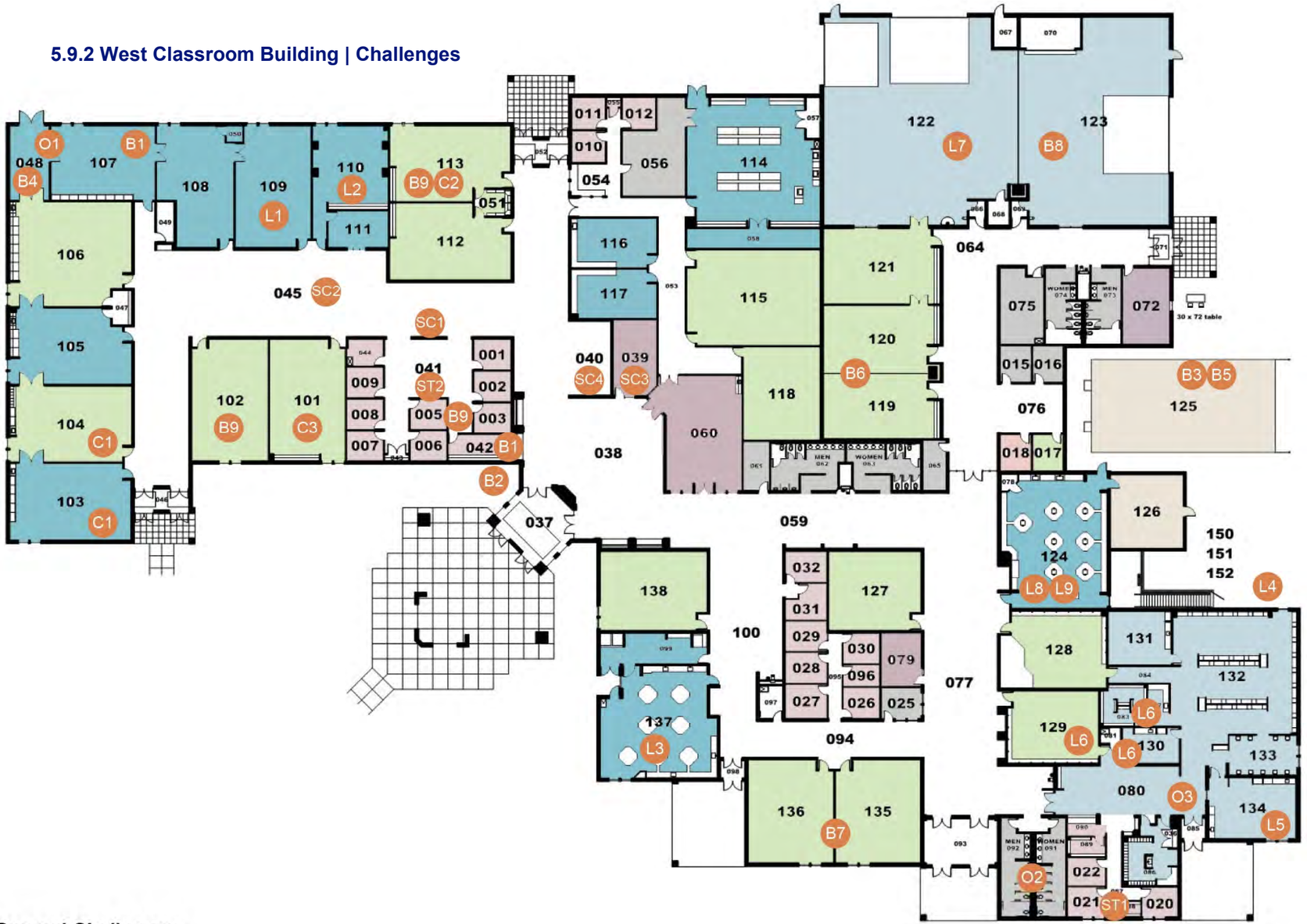
	Agriculture	Technology	Business
1	Labs	Classrooms	Classrooms
2	Classrooms	Staff Areas	Labs
3	Student Areas	Student Areas	Student Areas
4	Staff Areas	Labs	Staff Areas

5.9.1 West Classroom Building | Departments Distribution

PROGRAM KEY LEGEND

- Typical Classroom, Computer Labs
- Offices / Administration
- Science Labs (Experimental, Sciences, etc.)
- Training Labs (Cosmetology, atypical lab equipment)
- Lab Support
- Building Support (Storage, Restrooms, Mech/Elec., etc.)
- Common Area / Meeting / Study Space (Publicly Accessible, not within an office suite)
- Event / Multipurpose Space (Larger meeting spaces)
- Garage / Workshop
- Gym / Fitness Equipment Space

5.9.2 West Classroom Building | Challenges



General Challenges

1. Diesel tech and kubota tech looking for additional space
2. Classroom furniture should be updated soon
3. AG has a need for a multipurpose event facility near campus
4. Building needs some 3-phase power and more outlets
5. Desks are oversized and not laid out well
6. Typical classroom technology could be better standardized for instructors to use
7. Not enough informal space for students
8. Cosmetology growth is coming from larger equipment, better mobility in space and new programs
9. Cosmetology needs clothes changing space
10. Both Greenhouses(125 and 126) are in need of repair/replacement.
11. Cosmetology area has HVAC issue
12. HID fixtures are not ideal

Specific Challenges

Classrooms(C)

- C1 Crowded - needs cabinets, and area for tool boxes
- C2 Additional storage needed
- C3 Furniture needs to be more flexible

Labs(L)

- L1 Furniture not aligned with equipment. Improve organization
- L2 Procom equipment is too high
- L3 Lab stations not ideal
- L4 Add barbering classroom and lab space
- L5 Need updated ergonomic equipment
- L6 Existing area is too small and needs better flow
- L7 Need overhead crane and improved exhaust
- L8 Cabinets do not work well
- L9 Soil monolith drawer needed

Student Collaboration Areas (SC)

- SC1 Area needs to be more visible
- SC2 Area should exhibit technology and also be usable for classes
- SC3 Requires a computer and monitor
- SC4 Under-used space

Staff Areas (ST)

- ST1 Could be improved/enlarged
- ST2 Walls and door needed for workspace

Building Support(B)

- B1 Need more power options
- B2 Needs sink
- B3 HVAC issues
- B4 Wall and ceiling repairs needed
- B5 Glass panels need to be resealed
- B6 Divider wall in 119/120 works but is aging
- B7 Roof leaking
- B8 Air conditioning needed
- B9 Needs lighting control improvements

Others(O)

- O1 Wall could be demolished for one room
- O2 Aesthetic and functional upgrades needed
- O3 Labs are too visible as the public enters the waiting area

5.9.3 West Classroom Building | Recommendations

General Recommendations

1. Investigate additional space for Diesel tech and kubota tech
2. Update classroom furniture
3. Investigate location for multipurpose AG facility
4. Upgrade areas to 3 phase power and add outlets
5. Provide flexible, mobile, ergonomic furniture
6. Standardize classroom techonology
7. Create additional informal learning space
8. Investigate space for Cosmetology growth
9. Investigate space for clothes changing area
10. Investigate repair/replace for greenhouse
11. Update HVAC for cosmetology area
12. Replace HID fixtures with LED

Specific Recommendations

Classrooms(C)

- C1 Improve storage & furniture
- C2 Create additional storage space
- C3 Provide flexible, mobile, ergonomic furniture

Labs(L)

- L1 Align furniture with space function
- L2 Add white board at lower level
- L3 Provide flexible, mobile, ergonomic furniture
- L4 Investigate expansion of cosmetology barber & lab space
- L5 Provide updated ergonomic equipment
- L6 Reorganize area for improved function & flow
- L7 Investigate feasibility of overhead crane and improved exhaust
- L8 Modify cabinets to create a usable table top workspace
- L9 Add soil monolith drawer

Student Collaboration Areas (SC)

- SC1 Install glass partitions for visibility and high tech feel
- SC2 Create a technology corridor for a learning opportunity
- SC3 Install a computer & monitor
- SC4 Create an informal learning area/computer alcove

Staff Areas (ST)

- ST1 Investigate opportunities to improve/enlarge area
- ST2 Install walls and door for workspace

Building Support(B)

- B1 Install more power options for room's function
- B2 Install sink
- B3 Replace HVAC components
- B4 Repair wall and ceiling
- B5 Reseal glass panels
- B6 Inspect the divider wall, repair or replacement if necessary
- B7 Identify the source of the leak and repair
- B8 Update air conditioning
- B9 Upgrade lighting controls

Others(O)

- O1 Investigate ability to demolish wall to create a larger room
- O2 Refresh/renovate to contemporary standards
- O3 Add door

5.10 Lensink Hall | LH

Building Used by:

1. Marketing and Public Relations (MPR)
2. Human Resources

Building Summary

As with all growing programs, changes and increases in staff present challenges to an occupied space. Additional office space for Human Resources and Marketing is needed for increased staff. MPR has repurposed a small breakroom to provide space for interns and part-time staff. One way to accommodate this increase in staff is to reconfigure current office areas into open office areas. A shared meeting room, media studio, and landing spots for interns were spaces also identified as needs for the two departments. The staff identified a desire for a break room/kitchenette and the restrooms could be renovated to provide a bit more space. There is a large mechanical space which was originally intended to be a learning space; this area could be reviewed and repurposed.

With the facility housing Marketing and Human Resources, which have a public aspect, there is a desire to have a welcoming entry area where students and guests are also able to wait for appointments.

Recommended Project Scope*

- Building Renovation
- FF&E

*Please reference project cost ranges in Section 5.0

FIGURE 5.10: Lensink Hall

Improvement Priorities per Department

	Marketing and PR	Human Resources
1	Media Studio & Meeting Spaces	Staff Areas
2	Classrooms	Storage
3	Storage	--

5.10.1 Lensink Hall | Departments Distribution

PROGRAM KEY LEGEND

- Typical Classroom, Computer Labs
- Offices / Administration
- Science Labs (Experimental, Sciences, etc.)
- Training Labs (Cosmetology, atypical lab equipment)
- Lab Support
- Building Support (Storage, Restrooms, Mech/Elec., etc.)
- Common Area / Meeting / Study Space (Publicly Accessible, not within an office suite)
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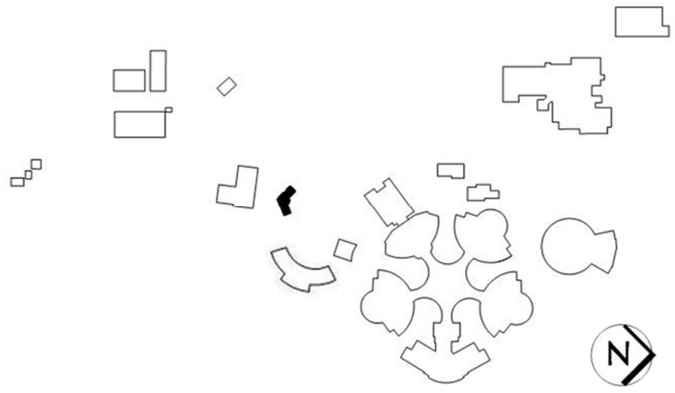

5.10.2 Lensink Hall | Challenges

General Challenges

1. Restrooms feel too small
2. Additional office space, meeting rooms, true media studio, and landing spots for interns all needed
3. Entry should be more gracious for public guests, retirees, and potential new employees
4. MPR side does not have a break room

Specific Challenges

Staff Areas (ST)

ST1 Part-time staff workstations are located in the break room for lack of space

ST2 Room is too small

ST3 All staff do not require offices and an open office configuration could be explored

Others(O)

O1 Original space not utilized as designed

5.10.3 Lensink Hall | Recommendations

General Recommendations

1. Investigate feasibility to redesign and enlarge restrooms
2. Investigate a large scale interior renovation and/or addition to accomodate space needs

Specific Recommendations

See General Recommendations