



FY 2018 FIVE-YEAR CAPITAL OUTLAY PLAN

I. MISSION STATEMENT

The Mission: Schoolcraft College is a comprehensive, open-door, community-based college. The mission of the College is to provide a transformational learning experience designed to increase the capacity of individuals and groups to achieve intellectual, social, and economic goals.

The Vision: The College wishes to be a first choice provider of educational services, a competent organization, functioning with integrity, behaving strategically, and providing value beyond expectations.

College Values:

- We recognize the students are our reason for existence and that student success is paramount to our mission.
- We pledge to follow ethical practices in the classroom, boardroom, business operations, and all other areas of the College.
- We value diversity in our students, staff, and programming.
- o We are committed to having a positive intellectual, social, and economic impact on the communities we serve.
- We strive to achieve leadership in academics, management practices, employee relations, and institutional innovation.
- o We strive to maintain a supportive, cordial, and aesthetically pleasing environment for our students, staff, and community.
- We encourage lifelong learning for our students and staff by providing the most current programs, utilizing the most effective instructional delivery methods.
- We believe that higher education should be accessible to the greatest number of our constituents.

II. INSTRUCTIONAL PROGRAMMING

a) Descriptions of various existing academic programs and projected programming changes during the next five (5) years, in so far as academic programs are affected by specific structural considerations (i.e. laboratories, classrooms, current and future distance learning initiatives, etc.).

Traditional Classrooms and Labs

Schoolcraft College offers 95 certificate and associate degree programs in career areas such as Nursing, Culinary Arts, Computer Information Systems, Public Safety/Homeland Security, and Business. The 95 certificates and associate degrees are made up of 15 skills certificates, 39 one-





year certificates, 4 post-associate certificates, and 37 associate degrees. In addition, the College offers 8 major areas of transfer that include Applied Science, Arts, Business, Education, Engineering, Fine Arts (including Theater), General Studies, and Science (including Pre-Pharmacy). Student majors are roughly 54% career and 46% transfer.

For Fall 2016, Schoolcraft College has 11,608 credit students enrolled with 77% of available seats filled. While overall enrollment has slowed, the demand for courses remained steady with new trends showing fewer students taking more credit hours, especially in the areas of general education, sciences, mathematics, technology, and career offerings. This growth has strained classroom facilities and labs in several core areas. The most critical have been in Math/Engineering, Science, and Technical disciplines. These areas show the greatest growth potential based upon the strength of Schoolcraft Colleges programs within the community as well as the projected future job markets.

Fall 2016 Classes began August 29. As of October 4, 2016, the number of late starting classes were as follows:

Modality	# Late Starting 12-week classes (Begin 9-20-16)	# Late Starting 7-week classes (Begin 10-25-16)
Traditional Classes	87	30
Online Classes	98	24

Enrollment is monitored daily from the first day of registration through the last day to enroll for 2^{nd} 7-week courses to identify trends and courses filling early and/or throughout the registration process. Just-in-time courses are added to the current offerings, when possible, to meet the needs of students. For Fall 2016, 65 additional courses were offered after registration began to meet student needs.

There continues to be a critical need for specific lab space at the Radcliff Center located in Garden City, but in most cases it is at a very limited time (evening classes) and we have been able to manage the space effectively. The most needed revision would be the upgrade of the Biology Lab to get us to the BIOL 236 (Human Anatomy and Physiology) level. The majority of our allied health programs require BIOL 236 - Human Anatomy and Physiology. Our current Biology Lab located at the Radcliff campus does not support the technology requirements to offer BIOL 236, thereby forcing EMT, HIT, and MAS students to take the class at the Main Livonia campus.

The Allied Health programs that are housed at Radcliff include, Emergency Medical Technology (EMT), Health Information Technology (HIT), Health Coding/Specialist, Medical Assisting (MA), and Massage Therapy (MAS). Additionally, Schoolcraft College is a Michigan Department of Community Health approved sponsor for EMT programs enabling the College to increase college credit offerings and provide continuing education courses. Through our Medical Assisting program, the College is also now recognized as a National Center for Competency Testing. With the addition of our recent HIT Computer Lab, we have been able to meet the needs for increased numbers returning to acquire ICD-10-CM coding skills.





Credit hour offerings have increased by the following percentages since Fall, 2011:

Physics 26% Mathematics 8% Chemistry 9% Biology 3%

These growth rates are indicative of the addition of "distance learning" courses that were developed in these disciplines, as well as adding Friday and Saturday courses in Physics. This is not always an option in Biology and Chemistry as these courses must meet three days a week, due to the high number of contact hours involved. Growth for "traditional" courses in these disciplines has been halted for some time, as we lose the ability to add sections due to limited lab space.

Alternative Delivery

The College actively supports alternative deliveries of instruction that meet the needs of working/commuting students. These include online, hybrid (a combination of face-to-face and online), Open Entry/Open Exit (OE/OE), and accelerated courses.

In Fall 2016, over 6,436 seats were filled in online courses. The Fall 2016 semester offers 106 different courses comprising 259 sections.

The Open Entry/Open Exit program has over 814 students (as of 9-16-16) enrolled in 52 different courses. OE/OE courses are offered in diverse areas such as Accounting, Art, Biology, Business, Computer Aided Design, Computer Information Systems, Collegiate Skills, Environmental Technology, English, Geography, History, Humanities, Math, Music, Office Information Systems, Political Science, and Sociology. Enrollment opportunities in OE/OE courses extend through October 20, 2016. OE/OE enrollment hit its peak in 2009-2010, and has experienced some decline in enrollment as the College increases the availability of fully online courses. However, the OE/OE program plays a vital role in supporting student retention in occupational courses increasing their access to instructors, hardware, and software needed for successful course and program completion.

Hybrid courses were first offered in Spring 2004. The number of courses and sections available continues to increase. The popularity of this modality grows, for example, in Fall 2005, there were a total of 11 courses comprising 14 sections. In Fall 2016, there were a total of 20 courses comprising 48 sections.

These alternative deliveries have impacted the physical space in several ways:

- The rapid growth of distance learning precipitated a need for additional online support staff, training capabilities for new faculty, and centralized resource development for preparation of coursework.
- Open Entry/Open Exit requires different structural space in a lab format to meet the needs of students. As a result of additional course offerings and growing enrollment, the OE/OE program has been given lab space in the College's Biomedical Technology Center that opened Fall 2008. The BTC lab serves as the "house" for the OE/OE program and as an open lab for all registered Schoolcraft students.
- Accelerated courses have created a demand for more flexible scheduling to deliver more course work in fewer calendar days with longer class sessions.





b) Unique characteristics (i.e. two year degree and certificated technical/vocational training; workforce development training activities; adult education focus; continuing or lifelong educational programming; partnerships with intermediate school district(s), community activities; geographic service delivery area(s), articulation agreements or partnerships with four-year institutions, etc.).

Schoolcraft College is a two-year community college offering one Bachelor's Degree and a variety of associate degrees and certificates, as well as skill-specific certifications. For 2015-2016 there were 18,128 credit students who attended the College and 13,694 students who were registered for continuing education/adult education-type programs. The College operates a Business Development Center that since 1985 has been one of the largest contributors for new government contracts awarded to Michigan businesses with over \$2.2 billion infused into the local economy. Since 2011, the Center has also helped small businesses obtain over \$35 million in financing and has helped launch over 44 small businesses. In 2015, the Center also provided training to over 730 workers at 33 companies in technical and professional areas to enhance their skills on the job.

The College's official geographic boundaries consist of several Michigan school districts: Livonia, Plymouth-Canton, Northville, Garden City, and Clarenceville. The major campus is located in Livonia, and a satellite center is in Garden City.

Schoolcraft College partners with the Galileo Leadership Consortium in a special program called "Galileo Leaders" that prepares K-12 teachers and community college faculty to be leaders in their classrooms and within their schools. This year 112 teachers and faculty from 29 school districts, two community colleges and one university participated in the program from Wayne, Oakland, and Macomb Counties. The total number of Galileo Leaders to date is over 900 strong.

The College maintains articulation agreements or partnerships with many Michigan universities and the K-12 districts within the College's district boundaries as well as outside the district boundaries. The College has 39 articulation agreements with 8 secondary schools for 62 Schoolcraft College courses. In addition, the College has 54 articulation agreements with 16 colleges, universities, and technical institutions for specific programs. Several of the articulation agreements are 3+1 programs that allow students to complete the first three years at the community college and the final year at a university, resulting in great monetary savings for students. In addition, the College maintains several unique partnerships including the King-Chavez-Parks program (University Bound) with Wayne State University. The College will continue to increase partnerships with area high schools and four-year universities to create pathways for students to progress seamlessly toward a certificate, credential, employment, or post-secondary education. Currently 10 programs of study exist with Livonia Public School's CTE programs. Plymouth-Canton has two programs, Garden City has five (5) programs, and Wayne-Westland has 14 programs articulated. Additional agreements exist with Airport Public Schools and the Lenawee Intermediate School District.

When the College opened its Biomedical Technology Center in Fall 2008, the focus of the Center was to expand the offerings in math and science. New labs for Molecular and Cellular Biology and Anatomy and Physiology have supported studies for many allied health programs. New labs for engineering and Electron Microscopy support the Biomedical Engineering Technology, Sciences, Materials and Metallurgy, and Electronics programs. Additional classrooms for mathematics support all Career and Technical Education programs as this is a general education requirement for degree completion. New courses in advanced manufacturing and plastic





technology have been developed. Most of the Career and Technical programs that utilize classes in the building have work-based learning (clinicals, internships, etc.) as part of their curriculum (nursing, biomedical engineering technology, etc.).

In 2014, Schoolcraft College implemented a new initiative called Schoolcraft to U where Schoolcraft students could seamlessly transition from the two-year degree into four- and six-year degrees with our on-site University Partner Wayne State University who are located on the third floor of the Jeffress Center on Schoolcraft's main campus in Livonia. Wayne State is started with offering bachelor's degrees in:

- Accounting
- Management
- Computer Science
- Computer Technology
- Electronic Transportation Technology
- Electrical/Electronic Engineering Technology
- Electromechanical Engineering Technology
- Mechanical Engineering Technology

Additionally, Wayne State University is offering a master's degree in Business Administration.

Starting in the Fall of 2016 Wayne State University will expand its footprint and offerings at Schoolcraft College to include:

- Social Work
- Cyber Security
- Criminal Justice

Schoolcraft introduced a new certificate in Brewing and Distillation and began offering classes for the 2015 Fall semester. There is high involvement from local microbreweries including Plymouth's Liberty Street Brewing Company and Howell's Block Brewing Company, both breweries will have a representative teaching classes. Additionally, the Advisory Committee has professionals from Short's Brewing Company, Northern United Brewing Company, and Know Beer, LLC.

In Fall 2015, Schoolcraft College offered its first 300 level course within its Culinary and Dietary Operations Management Bachelor of Science degree. This was the first offering of a four-year degree in Schoolcraft's history as a community college.

c) Initiatives which may impact facilities usage.

There is anticipated growth in fields such as Medical Assisting, Massage Therapy, and Health Information Technology as continuing education becomes mandated to keep up with new legislation or updates, as is the case with HIT and MA health coding. There are new ICD-10 continuing education requirements layered on the existing CE requirements. Medical Assistants will be seeking the certification credential to meet new requirements in the workplace which are creating a significant shortage in the field.

Healthcare simulation technology facilities are now open and will impact facility use by making possible the development of cross-discipline activities between Nursing, Emergency Medical Technology, and Allied Health programs. In addition, the partnerships fostered between the College and local hospitals and healthcare professionals wishing to make use of the Health





Professions Simulation Lab will expose our students to encounters with industry professionals not often afforded to community college students.

A major initiative that has impacted facility usage is the partnership with Ferris State University to offer baccalaureate degree programs at Schoolcraft's Radcliff Center located in Garden City. Ferris State University currently offers the completion of a bachelor's degree in Criminal Justice. We are actively pursuing a partnership with University of Toledo to offer a baccalaureate degree in Health Care Administration or Health Information Management. We expect that these types of agreements will multiply in the next two years as we partner with other universities to offer upper-division courses on our campus. These new partnerships in 3+1 programs will result in greater savings of both time and money for students.

The new Brewing and Distillation Certificate, new in Fall of 2015, several of the certificate's required courses, such as Advanced Brewing and Distillation, need a specialized lab in order to brew, distill, and bottle beer. One of the unnecessary Demo Kitchens is being repurposed to become the new Production Brewery Lab.

The Schoolcraft to U initiative has grown from 130 seats in its first semester to over 350 seats in Fall 2016. We project this to keep rising and are looking to expand the space currently allocated for this initiative.

The Culinary and Dietary Operations Management Bachelor of Science degree has created an additional fifteen 300 and 400 level courses that will be offered on a continual basis. These courses will have to share the culinary labs, computer labs, and classroom spaces of our current offerings.

Schoolcraft College has partnered with the Livonia Transition Program (LTP) that provides post-secondary students with disabilities with learning opportunities in which to acquire life and employability skills necessary to be productive participants in our community. Starting in the Fall of 2014 the LTP has been housed in the Jeffress Center on the Livonia campus including classroom and office space. Additionally, Schoolcraft also has several departments where the LTP students are working on campus.

In November 2016 Schoolcraft College in partnership with Universal Properties will be officially opening a 110,500 square foot Sports Dome and Outdoor Competition Soccer field. The Michigan Wolves and Hawks have a 25-year lease to utilize the facility which will bring more than 800 players to campus.

d) Demonstration of economic development impact of current/future programs (i.e. technical training centers, life science corridor initiatives, etc.).

Having a trained work force is critical to the economic development of Michigan. Businesses choose to locate and expand in areas where there is a pool of people with the needed job skills, and communities are safe and supportive of business. Schoolcraft, through its Business Development Center and Corporate Training Services, helps entrepreneurs as well as established businesses grow their markets, secure new funds, and train their staff.

Schoolcraft College offers many career and technical programs for students seeking an education and the skills to enter the job market or to advance their current careers. For several years the College has offered a "Small Business for Entrepreneurs Associate Degree" and a "One-Year Certificate." The College's career programs are based on both the students' interests and





community employment needs. Advisory Boards for each career and technical education area are composed of faculty and industry leaders and professionals. Advisory board input is critical to the continued improvement of career programs and preparation of our students for their occupations. Competencies and program outcomes incorporated into occupational programs prepare students to enter challenging specialized careers after two years of college or less. Instructors emphasize job-specific knowledge, and students can pursue most programs full- or part-time. Schoolcraft tracks job placement in high demand, high skill, and high wage employment to ensure students find jobs.

Current programs, certificates, and courses are continually reviewed and updated for modernization and continuous quality improvement as well as to meet changing business and industry requirements. Scanning of job market sites, newspaper ads, business needs, assessment surveys, advisory committee input, and Department of Labor job forecasting help Schoolcraft stay current with job market demands and provide valuable information/data to drive program initiation. Newly developed environmental scans produced by the College's Research and Analytics department have provided a wealth of information about the prospects and outlook for viability of new educational programs based on reliable data. Enrollment trends are evaluated on a semester-by-semester basis to determine student interest and are reviewed for program expansion or contraction.

To increase access for all students to career and technical education programs, many of the courses in these programs are offered through the College's various modalities such as online, Open Entry/Open Exit, and hybrid, as well as traditional classrooms. For students balancing work, life, and an education, the availability of flexible scheduling affords them the opportunity to complete their education.

The College's Continuing Education and Professional Development Department (CEPD), is offering more classes aimed at preparing people for the workplace and building career and technical skills. This includes certificate programs, such as Pharmacy Technician and Personal Fitness Trainer, and computer classes geared toward workplace applications. Additionally, courses in specific content areas such as accounting, event planning, and continuing nursing education are offered through continuing education. Still more credit and non-credit programs have been submitted to the state for approval for funding through the Michigan Works Agencies. A growing partnership with the K-12 districts in the Schoolcraft district is likely to result in additional course offerings in teacher professional development.

With health care emerging as Michigan's number one private employer, Schoolcraft is offering both short-and long-term programs in Phlebotomy, Medical Billing, Coding Specialist, Nursing Assistant Training, Massage Therapy, and the Nursing Career Ladder Curriculum program.

Michigan's employment forecasts through 2022 project employment requiring an associate's degree will increase at a higher rate than for other levels of education. The top five high growth occupations in Southeast Michigan through 2020 that require an associate's degree/vocational training include Veterinary Technologists/Technicians, Heating/Air Cond/Refrig Mechanics, Diagnostic Medical Sonographers, Physical Therapist Assistants, and Industrial Engineering Technicians.





Schoolcraft College actively participates with a number of Economic Development organizations including:

- Advance Michigan Center for Apprenticeship Innovation (AMCAI)
- Ann Arbor Spark
- Ann Arbor/Ypsilanti Regional Chamber
- Association of Procurement Technical Assistance Centers (APTAC)
- Association of Small Business Development Centers (ASBDC)
- Automation Alley
- Canton Chamber of Commerce
- Detroit Regional Chamber of Commerce
- Garden City Business Alliance
- Learning Resources Network (LERN)
- Livonia Chamber of Commerce
- HR Manufacturing Roundtable Plymouth
- I-275 Industrial Council
- Michigan Association of Continuing Education and Training (MACET)
- Michigan Chamber of Commerce
- Michigan Department of Licensing and Regulatory Affairs (LARA)
- Michigan Department of Talent and Economic Development (TED)
- Michigan Coalition for Advanced Manufacturing (MCAM)
- Michigan Economic Developers Association (MEDA)
- Michigan Economic Development Corporation (MEDC)
- Michigan Energy Workforce Development Consortium (MEWDC)
- Michigan Life Science Innovation Center
- Michigan Small Business Development Center (MI-SBDC)
- Michigan Talent Investment Agency (TIA)
- Michigan Workforce Development Agency
- Midwest Higher Education Compact (MHEC)
- National Association of Community College Entrepreneurship (NAACCE)
- National Contract Management Association (NCMA)
- National Council for Continuing Education and Training (NCCET)
- National Defense Industrial Association (NDIA)
- Northville Chamber of Commerce
- Novi Chamber of Commerce
- Novi Economic Development
- Plymouth Chamber of Commerce
- PTACs of Michigan
- Small Business Association of Michigan (SBAM)
- Southeast Michigan Community Alliance (SEMCA)
- Southeast Michigan Community College Consortium (SMC3)
- Southeast Michigan Council of Governments (SEMCOG)
- Wayne County Economic Development Corporation (WCEDC)
- Westland Chamber of Commerce
- Workforce Intelligence Network (WIN) for Southeast Michigan





III. STAFFING AND ENROLLMENT

a) Description of current full and part-time student enrollment levels by academic program and define how the programs are accessed by the student (i.e. main or satellite campus instruction, collaboration efforts with other institutions, internet or distance learning, etc.).

Enrollment for Fall 2016 late-starting classes continues through November 1, 2016. As of September 29, enrollment for Fall 2016 had reached 11,608. For the fiscal year 2015-2016, Schoolcraft College had 18,128 credit students enrolled. In addition to traditional students, Schoolcraft College has a strong base of students in Continuing Education, enrolling 13,694 students during the academic year. Continuing Education courses include contracted training, certification programs, professional development, and personal development. As of Fall 2016, of the College's credit students 67% attend on a part-time basis (less than 12 credit hours) and 33% attend on a full-time basis (12 credit hours or more); 51% of our students reside within our College district and 49% reside outside of the College's district (including international students).

Our student population can also be defined by attendance type as in the following chart:

Student Attendance Type	Number of Students
Day Only	2,350
Evening Only	1,231
Weekend Only	3
Distance Learning (Online) Only	1,654
Distributed Learning (OE/OE or Hybrid) Only	589
Combination (traditional, online, OE/OE, Hybrid, day, evening, and weekend)	5,781
Total	11,608

As shown in the following charts, 46% of Schoolcraft College's credit students are enrolled in transfer programs. Another 35% are enrolled in associate or certificate career programs and 19% are enrolled in special programs such as post-certificate programs, skills certificate programs, and pre-programs (completing course requirements for admissions into Associate Degree programs).

The 5 largest populated programs are in Engineering (transfer), Criminal Justice, General Studies Associate (transfer), Liberal Arts (transfer) and Business Administration (transfer). Some programs cap their enrollment based upon available resources (space, staffing, clinical sites, etc.), such as Culinary Arts, Nursing, and the Criminal Justice Academy.

Students can gain access to academic programs through multiple venues. In addition to our main campus in Livonia, some programs can be completed at our satellite campus in Garden City, including Allied Health programs in Health Information Technology, Medical Assisting, Emergency Medical Technology, and Medical Transcription and Public Service programs in Fire Technology, Homeland Security, and Criminal Justice. Students can also access programs through a combination of traditional, hybrid, Open Entry/Open Exit, and online courses. Currently active for Fall 2016 are 1,522 sections available as traditional, combo, global, independent learning and VLC courses, 53 sections available as Open Entry/Open Exit courses, 30 sections available hybrid and 262 online sections. The alternative instructional delivery methods have experienced the fastest growth.





Enrollment in Fall 2016 by Program Majors and Full-time/Part-time

For the charts below, enrollment is divided into part-time students (less than 12 credit hours), full-time students (12 or more credit hours), and Other (18 or more credit hours).

Pre-Programs

Code	Program Name	Full-time	Part- time	Other	Total
P000	Pre-Nursing (RN)	336	1,019	0	1,355
P017	Pre-Practical Nursing	43	145	0	188
P024	Pre-Emergency Medical Technology (1yr)	4	19	0	23
P026	Pre-Medical Assisting	15	64	0	79
P079	Pre-Culinary Arts (1 yr.)	3	19	0	22
P087	Pre-Culinary Arts	47	120	0	167
P128	Pre-Biomedical Engineering Technology	22	58	0	80
P153	Pre-Health Info Tech	13	81	0	94
P240	Pre-Health Coding Specialist	9	54	0	63
P247	Pre-Culinary Baking and Pastry Arts	13	30	0	43
P250	Pre-Emergency Medical Technology	11	32	0	43
P255	Pre-Massage Therapy (1 yr.)	2	6	0	8
P266	Pre-Massage Therapy	5	11	0	16
P321	Pre-Nursing Assistant Skills Certificate	20	43	0	63
P397	Pre-Culinary & Dietary Operations Mgmt	5	14	0	19
	Pre-Programs Totals % of Total Enrollment	548 4.17%	1,715 13.04%	0 0.00%	2,263 17.21%

Skills Programs – Certificates

Code	Program Name	Full-time	Part- time	Other	Total
315	Child Development Associate Certificate	3	30	0	33
320	Electronic Technology Skills Certificate	2	6	0	8
321	Nursing Assistant Training Certificate	2	10	0	12
325	Phlebotomy Certificate	5	34	0	39
330	Physician Office Medical Transcription	5	10	0	15
350	Medical Biller/Receptionist Certificate	1	48	0	49
365	Accounting for Small Business	4	18	0	22
366	Computer Information Systems Programming Skills Certificate	5	32	0	37
370	Office Specialist Skills Certificate	1	3	0	4
	Totals (Skills Programs: Certificates) % of Total Enrollment	28 0.21%	191 1.45%	0 0.00%	219 1.67%





${\bf Career\ Programs-One-Year\ Certificates}$

Code	Program Name	Full-time	Part- time	Other	Total
1	Accounting	8	22	0	30
2	Basic Business	39	59	0	98
4	Computer Information Systems	3	19	0	22
24	Emergency Medical Technology	1	8	0	9
26	Medical Assisting	6	43	0	49
31	Child Care & Development	4	27	0	31
32	Child Care Special Need Paraprofessional	4	10	0	14
84	Brewing and Distillation Technology	10	50	0	60
119	CAD-Drafting/Technical *	1	16	0	17
125	Electronic Technology	2	9	0	11
127	Welding Fabrication	5	46	0	51
129	Pre-Apprenticeship Welding	3	16	0	19
131	Web and Interactive Media	2	3	0	5
132	3D and Video Graphics	1	5	0	6
136	Computer Graphics	12	29	0	41
144	Sound Recording Technology	2	21	0	23
149	Fire Fighter Technology	1	14	5	20
159	Computer Service Technician	1	16	0	17
162	Music Foundations	4	20	0	24
163	Intermediate Music	5	6	0	11
166	Office Specialist	1	10	0	11
170	Elementary Education	4	22	0	26
171	Secondary Education	4	17	0	21
213	Small Business for Entrepreneurs	4	16	0	20
237	Advanced Manufacturing	2	10	0	12
240	Health Coding Specialist	8	82	0	90
241	CIS Web Specialist 1 YR	1	4	0	5
242	Business Info Technology	1	4	0	5
247	Culinary Baking & Pastry Arts	15	8	11	34
255	Massage Therapy	8	4	0	12
270	Networking Technology Integration	5	17	0	22
276	Environmental Science Technician	1	4	0	5
	Totals (Career Programs: One Year Certificates)	168	637	16	821
	% of Total Enrollment	1.28%	4.84%	0.12%	6.24%

^{*} Program now inactive





${\bf Career\ Programs-Associate\ and\ Bachelor's\ Degree}$

Code	Program Name	Full-time	Part- time	Other	Total
0	Registered Nursing	55	275	0	330
5	Accounting	70	155	0	225
8	General Business	114	250	0	364
9	Marketing & Applied Management	95	161	0	256
10	Cosmetology Management	1	23	0	24
11	Small Business for Entrepreneurs	49	109	0	158
12	Computer Information Systems- Programming	61	109	1	171
14	Microcomputer Support Technician	29	54	0	83
20	Child Care & Development	40	125	0	165
21	Child Care Special Needs Paraprofessional	8	31	0	39
28	Computer Graphics Technology	79	138	0	217
31	Web and Interactive Media	1	9	0	10
32	3D and Video Graphics	11	20	1	32
41	Broadcast Communications	13	41	0	54
68	Special Study Careers	4	7	0	11
82	Welding-Joining Technology	18	35	0	53
86	Criminal Justice	209	365	30	604
87	Culinary Arts	99	87	0	186
120	Electronics Technology	9	49	0	58
128	Biomedical Engineering Technologist	2	14	0	16
133	Office Administration	7	35	0	42
135	Advanced Manufacturing	18	39	0	57
153	Health Information Technology	3	43	0	46
170	Computer Aided Mechanical Design	13	50	0	63
176	Environmental Studies	19	34	0	53
177	Fire Technology	18	73	9	100
184	Metallurgy and Materials Science	3	9	0	12
226	Mechatronics	4	2	0	6
244	Sound Recording Technology	36	62	1	99
250	Emergency Medical Technology	4	24	1	29
252	Homeland Security	22	44	0	66
266	Massage Therapy	13	8	0	21
275	Web Specialist	5	17	0	22
277	Business Information Technology	13	50	0	63
284	Physical Education Fitness Leadership	1	0	0	1
397	B.S. Culinary & Dietary Operations Mgmt	1	2	0	3
800	Degree Seeking Associate (Undecided)	2	28	0	30
	Totals (Career: Associate & Bachelor's Degree)	1,149	2,577	43	3,769
	% of Total Enrollment	8.74%	19.60%	0.33%	28.66%





Bachelor's Degree, Associate Degree, and One-Year Certificate Programs

		Full-time	Part-time	Other	Total
Enrollment		1,317	3,214	59	4,590
	% of Total Enrollment	9.99%	24.32%	0.45%	34.76%

Career Programs - Post-Certificates

Code	Program Name	Full-time	Part- time	Other	Total
155	Computer Information Systems	2	9	0	11
178	Biomedical Applications	1	4	0	5
	Totals (Career Programs: Post Certificates)	3	13	0	16
	% of Total Enrollment	0	0	0	0

Total Pre-Programs, Skills, Career, and Post-Certificate Enrollment

		Full-time	Part-time	Other	Total
Enrollment		1,896	5,133	59	7,088
% of	Total Enrollment	14.42%	39.04%	0.45%	53.91%

Transfer Programs

Code	Program Name	Other	Full-time	Part- time	Total
39	Engineering	215	313	0	528
42	Arts (Assoc.)	304	637	0	941
42	General Studies (Assoc.)	668	1,037	3	1,708
42	Science (Assoc.)	218	295	0	513
167	Guest Transfer	32	549	1	582
268	High School Credit/Dual Enrollment	2	9	0	11
401	Business Administration	253	403	2	658
402	Fine Arts	43	90	0	133
403	Pre-Pharmacy	63	77	1	141
500	Business Related Transfer	1	25	0	26
600	Health Related Transfer	18	60	0	78
700	Education Transfer	51	95	0	146
801	Degree Seeking, Transfer Program (Undecided)	2	24	0	26
900	Non-Degree Seeking	60	474	5	539
	Totals (Transfer Programs) % of Total Enrollment	1,930 14.68%	4,088 31.09%	12 0.09%	6,030 45.86%





Total Enrollment for Certificates, Associate Degrees, and Transfer

Program Type	Full-time	Other	Part- time	Total
Pre-Programs	548	1,715	0	2,263
Skills Certificates	28	191	0	219
One-Year Certificates	168	637	16	821
Associate and Bachelor's Degrees	1,149	2,577	43	3,769
Post-Associate Certificates	3	13	0	16
Transfer	1,930	4,088	12	6,030
Totals	3,826	9,221	71	13,118

NOTE: This report reflects students enrolled in more than one major.

Total Career and Transfer Enrollment as Percentage of Total Enrollment

Career & Transfer Enrollment	Full-time	Part- time	Other	Total
Career Programs Enrollment	1,843	4,631	74	6,548
Career Programs % of Total Enrollment	15.13%	38.02%	0.61%	53.76%
Transfer Programs	1,802	3,816	15	5,633
Transfer Programs % of Total Enrollment	14.79%	31.33%	0.12%	46.24%

b) Projected enrollment pattern next five (5) years (includes distance-learning initiatives).

The following chart shows annual unduplicated student credit enrollments and the projections for the next five years.

Fiscal Year	Credit Enrollment
2007	17,986
2008	18,349
2009	19,559
2010	20,784
2011	20,969
2012	20,458
2013	20,247
2014	19,307
2015	18,855
2016	18,115
2017	17,934
2018	17,755
2019	17,577
2020	17,577
2021	17,401
Italics = Projection of a	1% Enrollment Decrease





The growth of alternative delivery courses in the past several years has been rapid and steady. Students have more access to computers and are accustomed to alternative delivery methods such as online and Open Entry/Open Exit courses.

Students Enrolled Exclusively In:	Fall 2016
Online courses	1,602
Open Entry/Open Exit courses	157
Online and Open Entry/Open Exit courses	220

c) Evaluate enrollment patterns over the last five years.

The table below provides the headcount for each Fall Semester for the past five years taken at the end of the late registration/schedule adjustment period (Fall 2016 run October 4, 2016).

	2016	2015	2014	2013	2012
Fall Headcount	11,495	11,671	11,682	12,386	12,648

d) Provide instructional staff/student and administrative staff/student ratios for major academic programs or colleges.

For the 2015-16 academic year, the student (18,115) to instructional staff (536) ratio was 34:1. Instructional staff includes both full-time and part-time faculty members. The ratio for students to administrative staff (52) was 348:1. Administrative staff includes executives and administrators.

e) Project future staffing needs based on 5-year enrollment estimates and future programming changes.

The following chart shows annual staffing figures (includes both full-time and part-time employees) and the projections for the next five years.

Year	Staffing (FT & PT)
2007	759
2008	798
2009	835
2010	855
2011	895
2012	881
2013	854
2014	841
2015	845
2016	832
2017	832
2018	832
2019	832
2020	832
2021	832





f) Identify current average class size and projected average class size based on institution's mission and planned programming changes.

In general, class size has been a result of negotiated contracts between the College and faculty union. While the previous contracts allowed for a degree of flexibility, no major modifications occurred in the 31:1 maximum class size ratio. Section size may vary depending on room capacity and may be discipline specific. For example, the Computer Information System class sizes are determined by computer workstations in the lab, with a seat count in most of these courses ranging from 20-24 seats.

The average class size for 2015 is 19 students per course and includes enrollment in alternative delivery courses.

IV. Facility Assessment

a) Summary description of each facility according to categories outlined in "net-to-gross ratio guidelines for various building types," DTMB-Office of Design and Construction Major Project Design Manual, appendix 7. If facility is of more than one "type," please identify the percentage of each type within a given facility.

Please see Exhibit A.

b) Building and/or classroom utilization rates to industry standards.

Room Utilization Methodology

For Schoolcraft College the heaviest demand by students for classes falls into two categories: Daytime - Monday through Thursday, 8:00 a.m. - 2:00 p.m. and Evenings - Monday through Thursday, 6:00 p.m. - 10:00 p.m. However, we have reported room utilization based on the parameters set forth in this section of the capital outlay as follows:

Peak	Monday - Friday	10:00am - 3:00pm
Off Peak	Monday - Friday	8:00am - 10:00am
Off Peak	Monday - Friday	3:00pm - 5:00pm
Evening	Monday - Friday	5:00pm - 10:00pm
Weekends	Friday	5:00pm - 10:00pm
Weekends	Saturday - Sunday	8:00am - 10:00pm





Main Campus Fall Semester 2016 Facility Usage

	Peak	Off I	Peak	Evening	Weekend
Building	M-F 10am-3pm	M-F 8am-10am	M-F 3pm-5pm	M-Th 5pm-10pm	F 5pm-10pm Sa 8am-10pm Su 8am-10pm
Applied Science classrooms	67.20%	74.00%	31.00%	91.50%	5.20%
Biomedical Technology Center classrooms	81.50%	81.50%	75.40%	93.50%	3.50%
Forum classrooms	74.00%	80.00%	61.70%	67.50%	5.10%
Jeffress Center classrooms	33.10%	37.30%	17.30%	44.30%	4.20%
Library classrooms	52.00%	50.00%	45.00%	27.50%	0.00%
Liberal Arts classrooms	83.10%	89.20%	52.30%	74.60%	19.00%
McDowell Center classrooms	70.00%	90.00%	55.00%	87.50%	33.30%
Physical Education classrooms	66.00%	70.00%	40.00%	62.50%	86.40%
VisTaTech Center classrooms	81.30%	66.70%	90.00%	80.00%	63.60%
Applied Science - Computer Labs*	40.00%	47.30%	22.70%	69.50%	8.00%
Biomedical Technology Center -Computer Labs*	100.00%	100.00%	100.00%	80.00%	21.20%
Forum - Computer Labs*	92.00%	100.00%	70.00%	100.00%	6.10%
Jeffress Center – Computer Labs	32.00%	55.00%	23.30%	54.20%	14.10%
Liberal Arts - Computer Labs*	42.00%	50.00%	15.00%	12.50%	0.00%
McDowell Center - Computer Labs*	57.00%	25.00%	40.00%	31.30%	0.00%
VisTaTech Center - Computer Labs*	76.00%	80.00%	60.00%	77.50%	57.60%
Applied Science - Labs**	52.60%	46.90%	51.50%	69.20%	30.50%
Biomedical Technology Center -Labs**	55.60%	66.70%	51.10%	24.40%	32.00%
Forum – Labs**	65.60%	59.00%	57.00%	71.30%	12.90%
Liberal Arts - Theater***	16.00%	0.00%	20.00%	50.00%	21.20%
McDowell Center – Labs*	61.30%	80.00%	56.70%	58.30%	0.00%
Physical Education - Labs	60.70%	58.30%	58.30%	83.30%	59.60%
VisTaTech Center - Labs**	63.00%	65.00%	51.30%	41.90%	32.60%

^{*} When not scheduled for classes, computer labs are open for faculty to work with students from 8:00am to 10:00pm.

^{***} Theater is used for performances, plays, stage set-up, rehearsals, etc., when not scheduled for classes.



^{**} These are very specialized labs that are open only when a class is being held or an instructor is present in the lab because of the equipment present.



Radcliff Center Fall Semester 2016 Facility Usage

	Peak	Off 1	Peak	Evening	Weekend
Building	M-F 10am-3pm	M-F 8am-10am	M-F 3pm-5pm	M-Th 5pm-10pm	F 5pm-10pm Sa 8am-10pm Su 8am-10pm
Radcliff Classrooms	38.60%	40.80%	20.80%	75.60%	10.70%
Radcliff - Computer Labs*	13.00%	10.00%	0.00%	50.00%	0.00%
Radcliff - Labs**	22.70%	26.70%	26.70%	19.20%	0.50%
Final Total	32.90%	34.90%	19.40%	63.00%	7.70%

^{*} When not scheduled for classes, computer labs are open for faculty to work with students from 8:00am to 10:00pm.

Public Safety Training Complex Fall Semester 2016 Facility Usage

	Peak	Off P	eak	Evening	Weekend
Building	M-F 10am-3pm	M-F 8am-10am	M-F 3pm-5pm	M-Th 5pm-10pm	F 5pm-10pm Sa 8am-10pm Su 8am-10pm
Academy Training Center – Classrooms	90.00%	90.00%	90.00%	75.00%	45.50%
Firearms Training Center – Classrooms	75.00%	100.00%	67.50%	93.80%	14.40%
Firearms Training Center – Computer Lab	100.00%	100.00%	100.00%	50.00%	24.20%
Academy Training Center – Labs	95.00%	95.00%	95.00%	38.80%	48.50%
Firearms Training Center – Labs	100.00%	100.00%	85.00%	37.50%	39.40%
Public Safety Training Complex – Labs	50.00%	50.00%	50.00%	45.00%	31.80%
Final Total	84.00%	90.70%	80.00%	59.70%	33.90%

c) Mandated facility standards for specific programs, where applicable.

Many of our programs require specialized classrooms/labs such as Welding, Manufacturing, Metallurgy, Nursing, Culinary, Recording Technology, Child Development, Police and Fire Academies, EMT, and Medical Assisting.

d) Functionality of existing structures and space allocation to program areas served.

Please see Renovation Priorities and Major Maintenance Priorities (under section V, part b) and Exhibit A.



^{**} These are very specialized labs that are open only when a class is being held or an instructor is present in the lab because of the equipment present.



e) Replacement value of existing facilities (insured value of structures to the extent available).

Annually R.A. Schettler, Inc., an independent certified appraisal service, establishes the replacement value of the college's buildings. The most recently completed version was on October 1, 2015 and the summation is included in <u>Exhibit B</u>.

f) Utility system condition.

Please see Exhibit A.

g) Facility infrastructure condition.

Please see Exhibit A.

h) Adequacy of existing utilities and infrastructure systems to current and 5-year projected programmatic needs:

The McDowell Center project has been completed to encompass a true student services building. This project included the creation of a Veteran's Resource Center and Women's Resource Center; the expansion of Schoolcraft's English as a Second Language (ESL) and Testing Center; and the update and reconfiguration of the Registrar, Records, Cashiers, Financial Aid and Services, Registration, Counseling, Career and Disability Services, Enrollment Management and Communications, and Advising departments to better meet student's needs.

The Grote Center was updated to include our Information Technology Colleague team and the creation of a center of teaching excellence called the CAFE.

Extensive planning and research have gone into Security and Access Control upgrades. A new camera system (ONSSI), Card Access System (Galaxy), and Voice over Internet Protocol (VOIP) system has been purchased and deployed within the Jeffress Center. As each building on campus is renovated these systems will be put into play. New functions of this systems include: addition of duress buttons within the classroom spaces to allow faculty to lock down their classrooms in case of an emergency, a campus wide lock down function that allows the Campus Police Authority to lock down all rooms in case of an emergency, the systems will be monitored through the IOC located in the Jeffress Center, and the connection of the phone systems across campus.

In 2015 the college added additional parking with the addition of the first half of a ring road around campus and the east parking lot (329 additional spaces), Physical Education lot (39 spaces), and demolition of the CEPD building and creation of the bookstore parking lot (41 spaces).

In 2016 the college completed the ring road to allow for access to both Six and Seven Mile roads and allows students and community members to navigate the campus without going through the heart of it. This allows for greater safety for our students walking from building to building. Additionally, at the intersection for Seven Mile, the college has placed a light at the entrance to allow for a much safer egress. The College has also added two new parking lots and expanded one, to aloe for an additional 250 spaces. Master Planning and research has been prepared so that additional parking spaces can be strategically added.

The Information Technology department is in the process of completing an overhaul of the IT Infrastructure on campus to ensure better security, more reliability, and additional redundancy.





Aspects of this project include replacing physical servers with a Virtual Server Infrastructure (VSI), reducing the purchase of physical computers throughout campus and replacing with a Virtual Desktop Infrastructure (VDI), and creating a multi-tiered internal network.

Additional fiber has been added that is specific for the College's Fire Alarm system, which was previously on copper.

The College also has a Master Plan that it continuously updated to enable the College to plan for future programmatic and facility needs. Please see <u>Exhibit C</u>.

i) Does the institution have an enterprise-wide energy plan? What are its goals? Have energy audits been completed on all facilities, if not, what is the plan/timetable for completing such audits?

Schoolcraft has created a 5-year Energy Plan with goals including providing energy savings and cost avoidance. The plan also includes energy conservation measures that has been implemented and will continue to be implements over a five year period. An energy audit has been conducted in all of the college's buildings. The college worked with DTE to evaluate the conversion of the parking lot lights to LED and is slowly making the transition as opportunities arise.

The college also houses an oil well on its Livonia campus and has an agreement with the company to use the natural gas generated from the well instead of having the company flare the unwanted gas. The College researched the use of a Combined Head and Power (CHP) generator for the newly acquired Jeffress Center to convert the natural gas into electricity, but upon extensive research the CHP was not a feasible investment.

The college has saved upwards of \$450,000 in electricity and gas savings over the past six years due to conservation efforts and energy cost savings.

j) Land owned by the institution; include a determination of whether capacity exists for future development, additional acquisitions are needed to meet future demands, or surplus land can be conveyed for a different purpose.

Schoolcraft College currently has three campuses:

Livonia Campus 18600 Haggerty Road Livonia, MI 48152

Radcliff Campus 1751 Radcliff Street Garden City, MI 48135

Public Safety Training Complex
Academy Training Center & Driving Pad
31777 Industrial Road
Livonia, MI 48150

Firearms Training Center 31623 Industrial Road Livonia, MI 48150





Fire Training Site 32303 Glendale Livonia, MI 48150

The college also owns several properties adjacent to its main Livonia campus and has ground lease agreements with local businesses:

38695 Seven Mile Road 17900 Haggerty Road Livonia, MI 48152 Livonia, MI 48152

38701 Seven Mile Road 17410 College Parkway Livonia, MI 48152 Livonia, MI 48152

38703 Seven Mile Road 17400 Haggerty Road Livonia, MI 48152 Livonia, MI 48152

38705 Seven Mile Road Unit 11 - College Parkway Livonia, MI 48152 Livonia, MI 48152

17370 – 17395 Haggerty Road 17430 College Parkway Livonia, MI 48152 Livonia, MI 48152

17600 Haggerty Road 17440 College Parkway Livonia, MI 48152 Livonia, MI 48152

17700 Haggerty Road 17450 College Parkway Livonia, MI 48152 Livonia, MI 48152

17800 Haggerty Road Livonia, MI 48152

The College continually updates its Facilities Master Plan to best utilize the college's available space. This exercise has allowed Schoolcraft to identify several building sites on its main campus in Livonia, one within the center of campus and several along the eastern and northeastern perimeters of Schoolcraft's land. Please see Exhibit C.

The College has also extensively worked with the City of Livonia to identify city properties that can be re-established as academic properties, as it did with the city-owned landfill. In February of 2013 the college purchased an empty insurance building and has repurposed it to include classrooms and office space.

k) What portions of existing buildings if any, are currently obligated to the State Building Authority and when are these State Building Authority leases set to expire.

The Business and Industry Training Center and Waterman Campus Center Expansion (VisTaTech) is leased to the Sate and will expire in approximately January of 2019. The Technical Services Facility (Biomedical Technology Center) is leased to the State and will expire approximately November 1, 2043.





V. IMPLEMENTATION PLAN

a) Prioritize major capital projects requested from the State, including a brief project description and estimated cost, in the format provided.

Schoolcraft College has had only one Capital Outlay Request for the past several years, and this is for the Applied Sciences Renovation and Expansion project at an estimated cost of \$20,000,000. The planned expansion of approximately 34,200 is for expanding/reorganizing the Nursing Program; a relocated/expanded Medical Assisting Program; addition of two (2) Biology/ Anatomy & Physiology Labs; housing displaced lecture spaces that are right-sized for current class sizes; and offering some social spaces for students to lounge and study within Applied Science.

There are six (6) programs that would be moved to Applied Science upon Advanced Manufacturing; Metallurgy and Material Sciences; Welding, Computer-Aided Design (CAD) labs, and Plastics Lab being relocated to an industrial complex. These programs include Health Information Technology, Pharmacy Technician/Pharmacy Systems, Exercise Physiology, Dietary Technician/Nutrition Lab, Massage Therapy, and Medical Assisting.

b) If applicable, provide an estimate relative to the institution's current deferred maintenance backlog. Define the impact of addressing deferred maintenance and structural repairs, including programmatic impact, immediately versus over the next five years.

Exhibit A outlines the total deferred maintenance backlog of the college by building showing the costs of doing the repairs immediately and the additional cost that is accrued the longer the repairs are deferred. This information is taken from our 10-year Deferred Maintenance plan that has been created by Schoolcraft with the help of an outside architectural firm and is maintained by Schoolcraft's Department of Construction and Design.

Continuing to defer the maintenance needed in these buildings limits the amount of expansion that Schoolcraft can offer to its students. With limited lab and classroom space for particular programs, wait lists have to be created instead of allowing more students into the in-demand programs. Additionally, some of the classrooms need an update in technology to bring the classrooms to current Schoolcraft standards.





Major Maintenance (2017 - 2022)

Year 2017	
Road Construction - Completion of Ring Road	\$ 3,330,000.00
South Lot Extension and Detention	\$ 1,500,000.00
Year Total	\$ 3,330,000.00
Year 2018	
Fiber Loop, Electrical, and Generators	\$ 2,500,000.00
Year Total	\$ 2,500,000.00
Year 2019	
Secondary Electrical Replacement Phase 1 (WCC)	\$ 200,000.00
Administration Flat Roof & Fascia Replacement	\$ 55,000.00
Replace Forum Entry/Ramp Tile	\$ 25,000.00
Service Building Windows	\$ 65,000.00
Replace LA Interior Doors and Hardware	\$ 100,000.00
Parking Lot Sealcoating	\$ 50,000.00
Campus Sidewalk Replacements	\$ 30,000.00
Year Total	\$ 632,000.00
Year 2020	
Waterman Wing Roof Replacement	\$ 75,000.00
Water Main Replacements	\$ 150,000.00
Secondary Electrical Phase 2 (A/F)	\$ 150,000.00
Campus Sidewalk Replacements	\$ 30,000.00
Parking Lot Sealcoating	\$ 50,000.00
Year Total	\$ 755,000.00
Year 2021	
Fascia Replacement (SB/WCC)	\$ 100,000.00
Secondary Electrical Phase 3	\$ 250,000.00
Secondary Electrical Subpanels	\$ 250,000.00
Rebuild Parking Lot - Main Campus North	\$ 1,000,000.00
Parking Lot Sealcoating	\$ 60,000.00
Campus Sidewalk Replacements	\$ 60,000.00
Year Total	\$ 1,720,000.00
Year 2022	
PE North Roof Replacements - Pool/NE Mechanical Room	\$ 220,000.00
Service Building Roof Replacement	\$ 115,000.00
Administration Flat Roof & Fascia Replacement	\$ 55,000.00
Year Total	\$ 390,000.00





Renovation Priorities (2017 - 2022)

Year 2017	
Site work and infrastructure - south campus	\$ 1,000,000.00
Year Total	\$ 1,000,000.00
Year 2018	
Capital Outlay - Applied Science Addition/Renovation	\$ 10,000,000.00
Year Total	\$ 10,000,000.00
Year 2019	
Renovate Radcliff Library	\$ 495,000.00
Renovate Radcliff Learning Assistance offices	\$ 244,000.00
Renovate 2 classrooms in Children's Center	\$ 125,000.00
Waterman Student Activities Phase 2 Renovation	\$ 178,000.00
Computer room upgrades - Phase 2	\$ 200,000.00
Year Total	\$ 1,242,000.00
Year 2020	
Renovate 10 Radcliff Classrooms	\$ 600,000.00
Renovate Marketing offices in Service Building	\$ 100,000.00
Waterman Student Activities Phase 3 Renovation	\$ 500,000.00
Renovate Radcliff Library	\$ 450,000.00
Renovate 2 Children's Center Classrooms	\$ 125,000.00
Renovate 4 Forum Classrooms	\$ 240,000.00
Renovate 3 Liberal Arts Classrooms	\$ 180,000.00
Year Total	\$ 2,195,000.00
Year 2021	
Add Screening material to hide RC mechanical equipment	\$ 500,000.00
Install Forum Fume Hoods in F170/260/280	\$ 60,000.00
Renovate Forum classroom F470	\$ 60,000.00
Install room lighting Controls Forum F150/170/250/270	\$ 180,000.00
Upgrade Forum Theater Lighting F530	\$ 100,000.00
Waterman wing atrium	\$ 250,000.00
Renovate campus classrooms	\$ 600,000.00
Year Total	\$ 1,750,000.00
Year 2022	
Renovate RC hallways and lobbies	\$ 200,000.00
Expand cold storage and add utilities	\$ 150,000.00
Convert RC110 to a Chemistry lab	\$ 700,000.00
Renovate campus classrooms	\$ 600,000.00
Year Total	\$ 1,650,000.00





Include the status of on-going projects financed with State Building Authority resources and explain how completion coincides with the overall 5-year plan.

Schoolcraft College has no on-going projects finances with the State Building Authority resources at this time.

c) Identify, to the extent possible, a rate of return on planned expenditures.

Not applicable.

d) Where applicable, consider alternatives to new infrastructure, such as distance learning.

Schoolcraft College currently offers a wide variety of distance learning, hybrid, and Open Entry/Open Exit classes and have been experiencing enrollment increases each year in these programs.

e) Identify a maintenance schedule for major maintenance items in excess of \$1,000,000 for fiscal year 2017 through fiscal year 2021.

Please see Renovation Priorities and Major Maintenance Priorities (under section V, part b).

f) Identify the amount of non-routine maintenance the institution has budgeted for in its current fiscal year and relevant sources of financing.

Schoolcraft College has almost completed its Master Plan in regards to the campus ring road that directs traffic to the outskirts of the campus allowing for less congestion around campus buildings and increasing the safety of the students. Additionally, this road will connect the college students, faculty, and staff to Six and Seven Mile roads allowing for ease of access along with a light on Seven Mile road.



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ROOF REPLACEMENT.	MMM16	2012			25	1	24	\$0.00									
STEEL LINTEL MAINTENANCE.	MMM16	1988	110	LF	15	25	-10	\$10.80	\$ 1,188	\$ 1,	299	\$ 1	,322	\$ 1,346	\$ 1,3	70 \$	1,395
OVERHEAD DOOR SEAL REPAIRS.	780	1988	1	LS	15	25	-10	\$337.50	\$ 338	\$	369	\$	376	\$ 382	\$ 38	39 \$	396
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PLUMBING SYSTEMS (may be packaged with BI item scope)								L		\$	-	\$	-	\$ -	\$ -	\$	-
DOMESTIC HOT WATER RETURN CIRCULATING PUMP	,	02:2						A				-					
MAINTENANCE/REPLACEMENT.	UUU24	2012			20	1	19	\$0.00									
PLUMBING FIXTURE REPLACEMENTS.	UUU24	2012			20	1	19	\$0.00									
DOMESTIC HOT WATER HEATER REPLACEMENT.	UUU24	2012			10	1	9	\$0.00									
MECHANICAL SYSTEMS (may be packaged with BI item scope)								72.20		\$ 29,0	003	\$ 29	,525	\$ 30,057	\$ 30,59	8 \$	31,149
RAPID AIR HANDLING UNIT REPLACEMENT.	UUU25	2012			20	1	19	\$0.00		23,0		Ų 23	,525	7 30,037	7 30,33	J Y	51,143
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VAV/CAV BOX MAINTENANCE/REPLACEMENTS.	UUU25	2012			20	1	19	\$0.00									
EXHAUST AIR FAN MAINTENANCE/REPLACEMENT. PACKAGED SWIALL ROUFTUP AIR HAINDLING UNIT	UUU25	2012			20	1	19	\$0.00									
DEDI ACEMENTS	UUU25	2012			20	1	19	\$0.00									
CABINET UNIT HEATER REPLACEMENT.	UUU25	2010			20	3	17	\$0.00					Ī				
SPLIT SYSTEM BY A 10 HAUT DEDLA OF AFAIT		2010			4.5	2	12	60.00									
SPLIT-SYSTEM DX A/C UNIT REPLACEMENT.	UUU25	2010			15	5	12	\$0.00									
REFRIGERANT CONDENSING UNIT REPLACEMENT.	UUU25 UUU25	2010			15	3	12	\$0.00									

		YEAR ITEM			AVG	TIME		ITEM											
	FICM	WAS PUT	ITEM TOTAL	ITEM	EUL	IN USE	RUL	UNIT	ITEM										
ITEM	CODE	INTO SERVICE	QUANTITY	UNITS	(YRS)	(YRS)	(YRS)	COST	FIRST COST		2018		2019		2020		2021		2022
ALD COMPRESSOR AMAINTENANCE (DED) A CEMPATAT		2010			ا مما		47	¢0.00				1						T	
AIR COMPRESSOR MAINTENANCE/REPLACEMENT.	UUU25	2010			20	3	17	\$0.00		-						-		+	
MAIN JCI ROOFTOP UNIT.	UUU25	2010			20	3	17	\$0.00		-								-	
MAIN JCI ROOFTOP UNIT CONDENSER.	UUU25	2010			20	3	17	\$0.00		-								-	
DUCT CLEANING.	UUU25	2010	23,068	SF	10	3	7	\$1.15	\$ 26,528	\$	29,003	\$	29,525	\$	30,057	\$	30,598	-	31,149
ELECTRICAL SYSTEMS (may be packaged with BI item scope)										\$	-	\$	-	\$	-	\$	-	\$	-
BUILDING SERVICE TRANSFORMER (OWNED BY DTE).	UUU04	2010			20	3	17	\$0.00											
MAIN SWITCHBOARD.	UUU05	2010			20	3	17	\$0.00											
STANDBY GENERATOR.	UUU25	2010			20	3	17	\$0.00		1									
LIFE SAFETY AUTOMATIC TRANSFER SWITCH (ATS).	UUU25	2010			20	3	17	\$0.00											
STAINDBY POWER SYSTEIVIS AUTOIVIATIC TRAINSFER SWITCH	UUU25	2010			20	3	17	\$0.00		1									
ELECTRICAL DISTRIBUTION EQUIPMENT.	UUU05	2010			20	3	17	\$0.00											
VARIABLE FREQUENCY DRIVE (VFD).	UUU25	2012			15	1	14	\$0.00		1									
LIGHTING AND RECEPTACLE PANELBOARDS.	UUU05	2010			20	3	17	\$0.00		1									
EXTERIOR BUILDING MOUNTED LIGHTING.	UUU25	2010			20	3	17	\$0.00											
EXIT LIGHTING.	U06	2010			20	3	17	\$0.00											
CORRIDOR LIGHTING.	W06	2010			20	3	17	\$0.00		1									
CLASSROOM LIGHTING	100	2010			20	3	17	\$0.00		1									
OFFICE LIGHTING.	300	2010			20	3	17	\$0.00		1									
GARAGE LIGHTING.	740	2010			20	3	17	\$0.00		1									
PARKING LOT LIGHTING.	UUU10 AND UUU11	2010			30	3	27	\$0.00											
STORAGE AND UTILITY ROOM LIGHTING.	X01 AND Y04	2010			20	3	17	\$0.00											
VACANCY SENSOR LIGHTING CONTROLS (CLASSROOMS).	110 AND 210	2010			20	3	17	\$0.00		1									
VACANCY SENSOR LIGHTING CONTROLS (CORRIDORS)	W05 AND W06	2010			20	3	17	\$0.00		1									
BUILDING SYSTEMS (fire, security, IT/media infrastructure)		'		'						\$	-	\$	_	\$	-	\$	_	\$	-
FIRE ALARM SYSTEM MAIN AND REMOTE PANELS.	UUU07	2010			20	3	17	\$0.00											
FIRE ALARM DEVICES.	UUU07	2010			20	3	17	\$0.00											
BOILER EPO SYSTEM.	Y04	2010			20	3	17	\$0.00		1									
PRIMAX CLOCK SYSTEM.	UUU25	2010			20	3	17	\$0.00											
SECURITY SURVEILLANCE SYSTEM.	UUU14	2010			20	3	17	\$0.00											
SECURITY ACCESS SYSTEM.	UUU14	2010			20	3	17	\$0.00											
IT SYSTEMS	UUU02	2010			20			\$0.00											
SPECIALTY EQUIPMENT (food service, theatre, labs, shops)	<u> </u>			<u> </u>						\$	-	\$	-	\$	-	\$	-	\$	-
POLICE/FIRE TRAINING MAZE MAJOR MAINTENANCE.	550	2010			25	3	22	\$0.00											
ACCESSIBILITY IMPROVEMENTS										\$	-	\$	-	\$	-	\$	-	\$	-
NONE																			
	·				AN	NUAL FU	NDING	REQUIREME	NTS (ROUNDED):	\$	32,737	\$	33,327	\$	33,927	\$	34,537	\$	35,159

SCHEDULED MAINTENANCE PR	ROGRAM - YEAR ZERO:	2013
	BUILDING AGE	BUILDING AREA
BUILDING SECTION (BUILDING TYPE)	(YRS)	(GSF)
APPLIED SCIENCE - TOTAL (CLASSROOM)		74,109
APPLIED SCIENCE - ORIGINAL	1965	46,755
APPLIED SCIENCE - NORTH WING	1972	24,542

MAXIMUM MAINTENANCE BACKLOG VALUE FOR BUILDING: \$ 3,943,868

REPLACEMENT VALUE FOR THE BUILDING: \$ 18,001,400

FACILITY CONDITION INDEX (FCI): 22%



APPLIED SCIENCE - WELDING LAB ADDITION

FCI	BUILDING CONDITION
FCI < 5%	GOOD
5%< FCI< 10%	FAIR
10% < FCI	POOR

2,812

2003

ITEM	NO. CODES
AI: ACCESSIBILITY IM	PROVEMENT
BE: BUILDING EXTERI	OR
BI: BUILDING INTERIO)R
BS: BUILDING SYSTEM	Л
ES: ELECTRICAL SYSTE	M
MS: MECHANICAL SY	STEM
PS: PLUMBING SYSTE	М
SG: SITE GROUNDS	

INFLATION RATE (%):

1.8%

LEGEND
AVG: AVERAGE
CF: CUBIC FEET
CY: CUBIC YARDS
EA: EACH
EUL: ESTIMATED USEFUL LIFE
GSF: GROSS SQUARE FEET
LOC: LOCATION (SITE/BLDG)
PV: PRESENT VALUE
RUL: ESTIMATED USEFUL LIFE
SF: SQUARE FEET
SY: SQUARE YARDS
YRS: YEARS
DEMAINING LISECHT LISE (DITT) DAT

REMAINING USEFUL LIFE (RUL) BAROMETER

RUL = 1 YEAR OR LESS

RUL = 5 YEARS

RUL = 10 YEARS OR GREATER

		YEAR ITEM			AVG	TIME		ITEM										
	FICM	WAS PUT	ITEM TOTAL	ITEM	EUL	IN USE	RUL	UNIT	ITEM									
ITEM	CODE	INTO SERVICE	QUANTITY	UNITS	(YRS)	(YRS)	(YRS)	COST	FIRST COST	2	2018		2019		2020	2021		2022
BUILDING ENVELOPE (includes items exterior to building	g)									\$!	522,504	\$	531,910	\$	541,484	\$ 551,231	\$	561,153
SOUTHWEST RETAINING WALL MASONRY AND LIMESTONE CAP REPAIRS.	MMM16	1965	18	LF	50	48	2	\$33.75	\$ 608	\$	664	\$	676	\$	688	\$ 701	\$	713
NORTHWEST RETAINING WALL LIMESTONE CAP REPAIRS.	MMM16	1972	30	LF	50	41	9	\$14.85	\$ 446	\$	487	\$	496	\$	505	\$ 514	\$	523
NORTHWEST CONCRETE STEP TREADS REPLACEMENT	MMM16	2014	150	LF	25	0	25	\$60.75	\$ 9,113	\$	-	\$	-	\$	-	\$ -	\$	_
SPALLING FACE BRICK REPAIRS (ESPECIALLY EAST EXPOSURE).	MMM16	1965	700	SF	75	48	27	\$17.55	\$ 12,285	\$	13,431	\$	13,673	\$	13,919	\$ 14,170	\$	14,425
EXTERIOR DOOR REPLACEMENTS (ACCELERATED DETERIORATION AT EAST DOORS).	W06	2006			25	7	18	\$0.00										
EXTERIOR WINDOW REPLACEMENTS.	MMM16	2007			30	6	24	\$0.00										
EXTERIOR SEALANT MAINTENANCE.	MMM16	VARIOUS	2,000	LF	20			\$4.73	\$ 9,460	\$	10,343	\$	10,529	\$	10,718	\$ 10,911	\$	11,108
NORTH WING THEATRE SCENE SHOP ROLL-UP DOOR REPLACEMENT. INCLUDES NEW GARAGE DOOR OPENER.	210	2016	1	EA	25	0	25	\$4,252.00	\$ 4,252	\$	-	\$	-	\$	-	\$ -	\$	-
REPLACE DOOR AND DOOR HARDWARE ON AS84 - MEZZ MECHANICAL ROOM TO EXTERIOR.	Y04	1972	1	EA	15	41	-26	\$5,643.00	\$ 5,643	\$	6,169	\$	6,281	\$	6,394	\$ 6,509	\$	6,626
REPLACE EXTERIOR BENCHES IN NORTHWEST PATIO AREA WITH COLLEGE STANDARD LANDSCAPING FURNITURE.	SSS02	1972	50	LF	20	41	-21	\$499.50	\$ 24,975	\$	27,305	\$	27,797	\$	28,297	\$ 28,806	\$	29,325
REPLACE EXTERIOR BENCHES IN SOUTHWEST PATIO AREA WITH COLLEGE STANDARD LANDSCAPING FURNITURE.	SSS02	1965	32	LF	20	48	-28	\$499.50	\$ 15,984	\$	17,475	\$	17,790	\$	18,110	\$ 18,436	\$	18,768
EXTERIOR SOFFIT REPAIRS AND PAINTING.	MMM16	VARIOUS	6,500	SF	15			\$23.63	\$ 153,595	\$	167,925	\$	170,948	\$	174,025	\$ 177,157	\$	180,346
CLEAN EXTERIOR BRICK EFFLORESCENCE.	MMM16	1965	200	SF	75	48	27	\$1.89		\$	413	_	421	-	428	\$ 436		444
EXTERIOR MORTAR JOINT REPAIRS.	MMM16	VARIOUS			50			\$0.00									-	

SE: SPECIALTY EQUIPMENT

		YEAR ITEM			AVG	TIME		ITEM											
	FICM	WAS PUT	ITEM TOTAL	ITEM		IN USE	RUI	UNIT	ITEM										
ITEM	CODE	INTO SERVICE	QUANTITY	UNITS		(YRS)	(YRS)	COST	FIRST COST		2018		2019		2020		2021		2022
NORTH WING REROOFING (WHITE, SINGLE-PLY																			
MEMBRANE).	MMM16	1997	15,400	SF	25	16	9	\$16.20	\$ 249,480	\$	272,756	\$	277,666	\$	282,664	\$	287,752	\$	292,931
WELDING LAB ADDITION REROOFING.	MMM16	2003			25	10	15	\$0.00											
TAN, SINGLE-PLY REROOFING.	MMM16	2003			25	10	15	\$0.00											
STANDING SEAM METAL ROOFING.	MMM16	2003			50	10	40	\$0.00											
PENTHOUSE EXTERIOR LOUVER	Y04	1972	50	SF	40	41	-1	\$101.25	\$ 5,063	\$	5,535	\$	5,634	\$	5,736	\$	5,839	\$	5,944
BUILDING INTERIOR										\$	522,474	\$	531,879	\$	541,453	\$	551,199	\$	561,120
INTERIOR DOOR AND DOOR HARDWARE																			
REPLACEMENTS (MOSTLY WOOD DOORS). CORRIDOR BENCH SEATING / BOOTHS UPGRADES WITH	110, 210 AND 310	VARIOUS	39	EA	50			\$1,721.25		-	73,392		,		76,058	\$	77,427		78,820
POWER AND USB PORTS FOR STUDENT LAPTOPS.	W05	VARIOUS	260	LF	20			\$344.25	\$ 89,505	\$	97,856	\$	99,617	\$	101,410	\$	103,236	\$	105,094
SOUTH WING TOILET ROOM UPGRADES (INCLUDES										+									
PLUMBING FIXTURES, ADA COMPLIANCE	X03	2004	760	SF	25	9	16	\$54.00	\$ 41,040	\$	44,869	\$	45,677	\$	46,499	\$	47,336	\$	48,188
IMPROVEMENTS, AND LIGHTING UPGRADES). NORTH WING TOILET ROOM UPGRADES (INCLUDES		-						, , , , ,		ļ.	,		,-				,		
PLUMBING FIXTURES, ADA COMPLIANCE	X03	VARIOUS	430	SF	25			\$54.00	\$ 23,220	\$	25,386	\$	25,843	\$	26,309	\$	26,782	\$	27,264
IMPROVEMENTS, AND LIGHTING UPGRADES).								·		'	,		,	•	,		,		,
LAY-IN CEILING TILE REPLACEMENTS - ALLOWANCE.	100, 200, 300 AND W06	VARIOUS	19,180	SF	35			\$4.32	\$ 82,858	\$	90,588	\$	92,219	\$	93,879	\$	95,568	\$	97,289
FLOOR FINISH UPDATES - ALLOWANCE.	100, 200, 300 AND W06	VARIOUS						\$0.00											
WALL FINISH UPDATES - ALLOWANCE.	100, 200, 300 AND W06	VARIOUS						\$0.00											
SOUTH WING CORRIDOR DISPLAY CASE UPGRADES.	W05 AND W06	1965	1	LS	40	48	-8	\$0.00	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-
NORTH WING LOBBY EAST WALL UPGRADE (WALL	14/05	1072	160	C.E.	25	44	4.5	Ć40.50	ć 6.400	_	7.005	,	7 242	<u>,</u>	7 2 4 2	,	7.474	_	7.000
WITH DATED LOOK MOSAIC TILE).	W05	1972	160	SF	25	41	-16	\$40.50	\$ 6,480	\$	7,085	>	7,212	\$	7,342	\$	7,474	>	7,609
MAIN COMPUTER ROOM UPGRADES.	710	2010			25	3	22	\$0.00											
WATER-PROOF AS90 WHERE ELECTRICAL SERVICE FOR																			
NORTH WING OF APPLIED SCIENCE ENTERS THE BUILDING.	UUU05	1972	1	LS	15	41	-26	\$6,750.00	\$ 6,750	\$	7,380	\$	7,513	\$	7,648	\$	7,785	\$	7,926
NON-FIRE STOPPED FLOOR PENETRATIONS.	Y04	1965	5	SF	50	48	2	\$135.00	\$ 675	\$	738	\$	751	\$	765	\$	779	\$	793
PAINTED CONCRETE FLOOR.	Y04	1965	700	SF	15	48	-33	\$2.03	\$ 1,421	\$	1,554	\$	1,582	\$	1,610	\$	1,639	\$	1,668
ENTRANCE CARPETS.	W06	VARIOUS	1,300	SF	5			\$62.10			88,262	_	89,851		91,468	-	93,114	-	94,791
FOLDING PARTITIONS.	110 AND 210	2001	450	SF	20	12	8	\$9.86		_	4,851	_	4,938		5,027		5,118		5,210
CARPET REPLACEMENT	110 AND 210	VARIOUS	7,150	SF	12			\$7.09			55,423		56,421		57,436		58,470	1	59,523
MASONRY WALL REPAIR	110	1972	7,130	LS	50	41	9	\$22,950.00			25,091		25,543		26,003		26,471		26,947
PLUMBING SYSTEMS (may be packaged with BI item so		13/2	<u> </u>	LJ	50	41	3	722,330.00	7 22,530	ć	10,933	_	11,130		11,330	-	11,534		11,742
DOMESTIC HOT WATER HEATER REPLACEMENT -	.ope)									Ş	10,355	\$	11,130	\$	11,350	Ş	11,354	Ş	11,/42
SOUTH WING.	UUU24	2008			10	5	5	\$0.00											
DOMESTIC HOT WATER HEATER REPLACEMENT -	UUU24	2010			10	3	7	\$0.00											
NORTH WING	30024	2010			10		•	\$0.00		-									
METALLURGY LABORATORY ACID WASTE SYSTEM	UUU25	2010			10	3	7	\$0.00											
INSPECTION/MAINTENANCE.					\perp					-									
PLUMBING FIXTURES - SOUTH	X03	VARIOUS			40			\$0.00											
PLUMBING FIXTURES - NORTH	X03	VARIOUS			40			\$0.00											
INVESTIGATE SLOW FLUSHING URINALS IN NORTH GANG TOILETS - ALLOWANCE	X03	UNKNOWN	1	LS	1			\$10,000.00	\$ 10,000	\$	10,933	\$	11,130	\$	11,330	\$	11,534	\$	11,742
MECHANICAL SYSTEMS (may be packaged with BI item	scope)									\$1	,790,914	\$1	,823,150	\$ 1,	,855,967	\$ 1	,889,375	\$ 1	L,923,383

NEAR TIEM
ITEM CODE INTO SERVICE QUANTITY UNITS (YRS)
MAIN COMPUTER ROOM PRIMARY A/C SYSTEM AND ASSOCIATED ROOF MOUNTED CONDENSER 710 2002 20 11 9 \$0.00
ASSOCIATED ROOF MOUNTED CONDENSER MAIN COMPUTER ROOM BACK-UP A/C SYSTEM AND ASSOCIATED ROOF MOUNTED CONDENSER. 710 2002 20 11 9 \$0.00 ASSOCIATED ROOF MOUNTED CONDENSER. ASSOCIATED ROOF MOUNTED CONDENSER. ASSOCIATED ROOF MOUNTED CONDENSER. ASSOCIATED ROOF MOUNTED CONDENSER. ASSOCIATED ROOF MOUNTED CANDENSER. ASSOCIATED ROOF MOUNTED CONDENSER. ASSOCIATED ROOF MOUNTED CANDENSER. ASSOCIATED ROOF MOUNTED CANDENSER. 210 2005 10 8 2 \$0.00 REPLACEMENT (SOUTH WING). ASSOCIATED ROOF MOUNTED CANDENSER. 210 2005 10 8 2 \$0.00 REPLACEMENT (SOUTH WING). 8 \$2 \$0.00 10 \$ \$ \$0.00 REPLACEMENT OF INVE (5) INDOOR AIR HANDLING UUU25 2008 10 5 5 5 \$0.00 SYSTEMS UPGRADE PROJECT. REPLACEMENT OF OUTDOOR / SOUTH WING AIR HANDLING UNIT. INSTALLED UNDER MECHANICAL UUU25 2008 25 5 20 \$0.00 SYSTEMS UPGRADE PROJECT (CLIMATECRAFT). REPLACEMENT OF WEIDING LAB DIRECT-FIRED, ROOF- MOUNTED AIR HANDLING UNIT. SYSTEMS UPGRADE PROJECT (CLIMATECRAFT). REPLACEMENT OF MEDININ LAB DIRECT-FIRED, ROOF- MOUNTED AIR HANDLING UNIT. SUSPENDED MAKE-UP AIR UNIT. 210 2003 1 EA 25 5 20 \$57,375.00 \$ 57,375 \$ 62,728 \$ 63,857 \$ 65,007 \$ 66,177 \$ 67, REPLACEMENT OF METALLURGY LAB INTERIOR, SUSPENDED MAKE-UP AIR UNIT. REPLACEMENT OF METALLURGY LAB INTERIOR, SUSPENDED MAKE-UP AIR UNIT. 210 2008 1 EA 20 48 28 \$42,525.00 \$ 127,575 \$ 139,478 \$ 141,988 \$ 144,544 \$ 147,146 \$ 149, REPLACE OF FOUR (4) RETURN AIR FANS. 210 1965 3 EA 20 48 28 \$42,525.00 \$ 24,300 \$ 26,567 \$ 27,045 \$ 27,532 \$ 28,028
MAIN COMPUTER ROOM BACK-UP A/C SYSTEM AND ASSOCIATED ROOM MUNTED CONDENSER. 710 2002 20 11 9 \$0.00 20 11 9 \$0.00 20 20 20 20 20 20 20 20 20 20 20 20 20
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OXYGEN SIMULATION) REPLACEMENT. AS100/120 NURSING LABS VACUUM PUMP REPLACEMENT (SOUTH WING). NATP NURSING LAB VACUUM PUMP REPLACEMENT (NORTH WING). REPLACEMENT OF FIVE (5) INDOOR AIR HANDLING UNITS INSTALLED UNDER MECHANICAL SYSTEMS UUU25 2008 10 2 8 \$0.00 10 2 8 8 \$0.00 10 2 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8
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CHAIR CALL CONTINUE
REPLACEMENT OF FIVE (5) INDOOR AIR HANDLING UNITS INSTALLED UNDER MECHANICAL SYSTEMS UUU25 2008 10 5 5 \$0.00 UPGRADE PROJECT. REPLACEMENT OF OUTDOOR / SOUTH WING AIR HANDLING UNIT INSTALLED UNDER MECHANICAL UUU25 2008 SYSTEMS UPGRADE PROJECT (CLIMATECRAFT). REPLACEMENT OF WELDING LAB DIRECT-FIRED, ROOF- MOUNTED AIR HANDLING UNIT. REPLACEMENT OF METALLURGY LAB INTERIOR, SUSPENDED MAKE-UP AIR UNIT. 210 2003 1 EA 15 10 5 \$35,775.00 \$57,375.00 \$5
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UPGRADE PROJECT. REPLACEMENT OF OUTDOOR / SOUTH WING AIR UUU25 2008 25 5 20 \$0.00 SYSTEMS UPGRADE PROJECT (CLIMATECRAFT). \$0.00 SYSTEMS UPGRADE PROJECT (CLIMATECRAFT). \$0.00 SYSTEMS UPGRADE PROJECT (CLIMATECRAFT). \$0.00 \$0.0
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SYSTEMS UPGRADE PROJECT (CLIMATECRAFT). REPLACEMENT OF WELDING LAB DIRECT-FIRED, ROOF- MOUNTED AIR HANDLING UNIT. REPLACEMENT OF METALLURGY LAB INTERIOR, SUSPENDED MAKE-UP AIR UNIT. METALLURGY LAB FUME HOODS. 210 2008 1 EA 25 5 20 \$57,375.00 \$57,375.00 \$57,375.00 \$57,375.00 \$57,375.00 \$35,775.00 \$39,113 \$39,817 \$40,533 \$41,263 \$42,000 \$41,263 \$42,0
REPLACEMENT OF WELDING LAB DIRECT-FIRED, ROOF- MOUNTED AIR HANDLING UNIT. REPLACEMENT OF METALLURGY LAB INTERIOR, SUSPENDED MAKE-UP AIR UNIT. METALLURGY LAB FUME HOODS. REPLACE OF FOUR (4) RETURN AIR FANS. 210 2008 1 EA 25 5 20 \$57,375.00 \$57,375 \$62,728 \$63,857 \$65,007 \$66,177 \$67,000 \$66,177 \$67,000
MOUNTED AIR HANDLING UNIT. REPLACEMENT OF METALLURGY LAB INTERIOR, SUSPENDED MAKE-UP AIR UNIT. METALLURGY LAB FUME HOODS. REPLACE OF FOUR (4) RETURN AIR FANS. 210 2008 1 EA 25 5 20 \$57,375.00 \$ 57,375.00 \$ 62,728 \$ 63,857 \$ 65,007 \$ 66,177 \$ 67,007.00 \$ 67,007.00
REPLACEMENT OF METALLURGY LAB INTERIOR, SUSPENDED MAKE-UP AIR UNIT. METALLURGY LAB FUME HOODS. REPLACE OF FOUR (4) RETURN AIR FANS. 210 2003 1 EA 15 10 5 \$35,775.00 \$ 35,775.00 \$ 39,113 \$ 39,817 \$ 40,533 \$ 41,263 \$ 42,000 \$ 42,000 \$ 40,000
SUSPENDED MAKE-UP AIR UNIT. 210 2003 1 EA 15 10 5 \$35,775.00 \$ 35,775 \$ 39,113 \$ 39,817 \$ 40,533 \$ 41,263 \$ 42,000 \$
SUSPENDED MAKE-UP AIR UNIT. METALLURGY LAB FUME HOODS. 210 1965 3 EA 20 48 -28 \$42,525.00 \$ 127,575 \$ 139,478 \$ 141,988 \$ 144,544 \$ 147,146 \$ 149,788 \$ 140,745 \$ 140,746 \$ 14
REPLACE OF FOUR (4) RETURN AIR FANS. UUU25 2008 4 EA 20 5 15 \$6,075.00 \$ 24,300 \$ 26,567 \$ 27,045 \$ 27,532 \$ 28,028 \$ 28,028
WELDING LAB EXHAUST FAN REPLACEMENTS. 210 2003 4 EA 15 10 5 \$4,725.00 \$ 18,900 \$ 20,663 \$ 21,035 \$ 21,414 \$ 21,799 \$ 22,
AIR-COOLED CHILLER REPLACEMENTS. UUU20 2008 2 EA 20 5 15 \$143,775.00 \$ 287,550 \$ 314,378 \$ 320,037 \$ 325,798 \$ 331,662 \$ 337,000 \$ 325,798 \$ 331,662 \$ 337,000 \$ 325,798 \$ 331,662 \$ 337,000 \$ 325,798 \$ 331,662 \$ 337,000 \$ 325,798 \$ 325,798 \$ 331,662 \$ 337,000 \$ 325,798 \$ 325,798 \$ 331,662 \$ 337,000 \$ 325,798 \$ 325,798 \$ 331,662 \$ 337,000 \$ 325,798 \$ 325,798 \$ 325,798 \$ 325,798 \$ 331,662 \$ 337,000 \$ 325,798 \$ 32
HEATING HOT WATER BOILER REPLACEMENTS. UUU22 2008 2 EA 20 5 15 \$44,550.00 \$ 89,100 \$ 97,413 \$ 99,166 \$ 100,951 \$ 102,768 \$ 104,000 \$ 100,000 \$
CHILLED WATER SYSTEM PUMPS REPLACEMENT. UUU20 2008 2 EA 20 5 15 \$31,725.00 \$ 63,450 \$ 69,370 \$ 70,618 \$ 71,890 \$ 73,184 \$ 74,500 \$ 74,500 \$ 75,000
HEATING HOT WATER SYSTEM PUMPS REPLACEMENT. UUU22 2008 2 EA 20 5 15 \$31,725.00 \$ 63,450 \$ 69,370 \$ 70,618 \$ 71,890 \$ 73,184 \$ 74,55
DUMESTIC HOT WATER CIRCULATION PUMP DEDITION FOR THE PROPERTY STATES AND STA
ELECTRIC DUCT HEATER REPLACEMENTS. UUU25 2008 10 EA 10 5 \$8,775.00 \$ 87,750 \$ 95,937 \$ 97,664 \$ 99,422 \$ 101,211 \$ 103,000
CABINET UNIT HEATER REPLACEMENTS. UUU25 2008 12 EA 20 5 15 \$6,075.00 \$ 72,900 \$ 79,701 \$ 81,136 \$ 82,597 \$ 84,083 \$ 85,075.00
HOT WATER UNIT HEATER REPLACEMENTS. UUU25 2008 2 EA 20 5 15 \$4,725.00 \$ 9,450 \$ 10,332 \$ 10,518 \$ 10,707 \$ 10,900 \$ 11,000 \$ 1
VAV BOXES WITH ELECTRIC REHEAT REPLACEMENTS. UUU25 2008 24 EA 20 5 15 \$6,075.00 \$ 145,800 \$ 159,403 \$ 162,272 \$ 165,193 \$ 168,167 \$ 171,
EXHAUST FAN REPLACEMENTS FOR THOSE INSTALLED
UNDER MECHANICAL SYSTEMS UPGRADE PROJECT. UNU25 2008 4 EA 20 5 15 \$4,725.00 \$ 20,663 \$ 21,035 \$ 21,414 \$ 21,799 \$ 22,100 \$ 20,000 \$ 20,
HVAC SYSTEMS CLEANING - SOUTH BUILDING. UUU25 2000 46,000 SF 10 13 -3 \$1.15 \$ 52,900 \$ 57,836 \$ 58,877 \$ 59,936 \$ 61,015 \$ 62,
HVAC SYSTEMS CLEANING - NORTH BUILDING. UUU25 2010 24,000 SF 10 3 7 \$1.15 \$ 27,600 \$ 30,175 \$ 30,718 \$ 31,271 \$ 31,834 \$ 32,600
SUMP PUMP. UUU16 2010 15 3 12 \$0.00
JCI BUILDING CONTROL SYSTEM. UUU06 2002 74,109 SF 15 11 4 \$6.08 \$ 450,583 \$ 492,622 \$ 501,489 \$ 510,516 \$ 519,705 \$ 529,000 \$ 10
ELECTRICAL SYSTEMS (may be packaged with BI item scope) \$ 289,005 \$ 294,207 \$ 299,503 \$ 304,894 \$ 310,3
BUILDING SERVICE TRANSFORMER. UUU04 2003 20 10 10 \$0.00
MAIN SWITCHBOARD. UUU05 2008 20 5 15 \$0.00
STANDRY GENERATOR (OLYMPIA) REDUCED TO ONE
DIESEL GENERATOR. UUU25 20
STANDBY GENERATOR DIESEL (CUMMINS). UUU25 2016 20 0 20 \$0.00
LIFE SAFETY AUTOMATIC TRANSFER SWITCH (ATS). UUU25 2016 20 \$0.00
STANDRY POWER SYSTEMS ALITOMATIC TRANSFER
SWITCH (ATS) 20 0 20 \$0.00
ELECTRICAL DISTRIBUTION EQUIPMENT. UUU05 1965 2 EA 20 48 -28 \$30,000.00 \$ 60,000 \$ 65,598 \$ 66,779 \$ 67,981 \$ 69,204 \$ 70,000 \$ 70,000 \$ 65,598

		YEAR ITEM			AVG	TIME		ITEM										
	FICM	WAS PUT	ITEM TOTAL	ITEM	EUL	IN USE	RUL	UNIT	ITEM									
ITEM	CODE	INTO SERVICE	QUANTITY	UNITS	(YRS)	(YRS)	(YRS)	COST	FIRST COST	2018		2019		2020		2021		2022
VARIABLE FREQUENCY DRIVE (VFD).	UUU25	2008			15	5	10	\$0.00										
WELDING LAB VARIABLE FREQUENCY DRIVE	210	2003	0	0	15	10	5	\$6,750.00	\$ -	\$	- \$	-	\$	-	\$	-	\$	-
LIGHTING AND RECEPTACLE PANELBOARDS.	UUU05	1965	1	LS	20	48	-28	\$74,000.00	\$ 74,000	\$ 80,904	\$ \$	82,360	\$	83,843	\$	85,352	\$	86,888
EXTERIOR BUILDING MOUNTED LIGHTING.	UUU25	1965	22	EA	20	48	-28	\$708.75	\$ 15,593	\$ 17,047	7 \$	17,354	\$	17,666	\$	17,984	\$	18,308
EXIT LIGHTING.	W06	2002			20	11	9	\$0.00										
CORRIDOR LIGHTING.	W06	2002			20	11	9	\$0.00										
CLASSROOM LIGHTING.	110 AND 210	2002			20	11	9	\$0.00										
OFFICE LIGHTING.	310	2002			20	11	9	\$0.00										
STORAGE AND UTILITY ROOM LIGHTING.	X01 AND Y04	1965	1	LS	20	48	-28	\$13,500.00	\$ 13,500	\$ 14,760) \$	15,025	\$	15,296	\$	15,571	\$	15,851
VACANCY SENSOR LIGHTING CONTROLS (CLASSPOOMS)	110 AND 210	2002			20	11	9	\$0.00										
VACANCY SENSOR LIGHTING CONTROLS (CORRIDORS).	W05 AND W06	NONE	1	LS	20			\$74,250.00	\$ 74,250	\$ 81,177	7 \$	82,639	\$	84,126	\$	85,640	\$	87,182
DATA CENTER ELECTRICAL SERVICE EQUIPMENT.	710	2010			20	3	17	\$0.00										
POWER BUSWAYS.	UUU05	1965	1	LS	20	48	-28	\$27,000.00	\$ 27,000	\$ 29,519) \$	30,050	\$	30,591	\$	31,142	\$	31,703
BUILDING SYSTEMS (fire, security, IT/media infrastruction	ure)									\$ 295,328	\$	300,644	\$	306,056	\$	311,565	\$	317,173
FIRE ALARM SYSTEM MAIN AND REMOTE PANELS.	UUU07	2008			20	5	15	\$0.00										
FIRE ALARM DEVICES.	UUU07	2008			20	5	15	\$0.00										
BOILER EPO SYSTEM.	Y04	2008			20	5	15	\$0.00										
CONVERSION TO PRIMAX CLOCK SYSTEM.	UUU25	1965	1	LS	20	48	-28	\$65,030.00	\$ 65,030	\$ 71,09	7 \$	72,377	\$	73,680	\$	75,006	\$	76,356
CLOCK SYSTEM.	UUU25	1972	1	LS	20	41	-21	\$65,030.00	\$ 65,030	\$ 71,09	7 \$	72,377	\$	73,680	\$	75,006	\$	76,356
SECURITY SURVEILLANCE SYSTEM.	UUU14	2004			20	9	11	\$0.00										
SECURITY ACCESS SYSTEM.	UUU14	2004			20	9	11	\$0.00										
LIGHTNING PROTECTION SYSTEM.	UUU25	NONE	1	LS	20			\$140,066.00	\$ 140,066	\$ 153,134	\$	155,890	\$	158,696	\$	161,553	\$	164,461
SPECIALTY EQUIPMENT (food service, theatre, labs, sho	ps)			<u>'</u>						\$ 145,381	. \$	147,998	\$	150,662	\$	153,374	\$	156,135
WELDING LAB DUST COLLECTOR	210	2003	1	LS	20	10	10	\$54,000.00	\$ 54,000	\$ 59,038	, ,	60,101	\$	61,183	خ	62,284	ć	63,405
MAINTENANCE/REPLACEMENT.	210	2003		LS	20	10	10	\$34,000.00	3 34,000	3 33,030	, ,	00,101	۶	01,103	٦	02,204	Ą	03,403
EXTERIOR BUILDING SIGNAGE UPGRADE (COMPLIANCE	SSS16	VARIOUS	1	LS	25			\$43,200.00	\$ 43,200	\$ 47,233	\$	48,081	\$	48,946	\$	49,827	\$	50,724
WITH CURRENT COLLEGE BRANDING STANDARDS). METALLURGY LABORATORY FUME HOOD									<u> </u>			· · · · · · · · · · · · · · · · · · ·						
MAINTENANCE/REPLACEMENTS.	210	2010	1	LS	20	3	17	\$35,775.00	\$ 35,775	\$ 39,113	\$ \$	39,817	\$	40,533	\$	41,263	\$	42,006
ACCESSIBILITY IMPROVEMENTS										\$ 95,701	. \$	97,423	\$	99,177	\$	100,962	\$	102,780
EAST COURTYARD REPLACEMENT OF ASPHALT PAVING											 	- ,	<u> </u>	,			•	, ,
WITH DIVETS TO CONCRETE PAVED ADA WHEELCHAIR	SSS18	VARIOUS	1,870	SF	15			\$9.45	\$ 17,672	\$ 19,320) \$	19,668	\$	20,022	\$	20,382	\$	20,749
PATH.																		
ADA LIFT REPLACEMENT / RECONFIGURATION; SUCH																		
AS LIFT TO ELEVATOR OR LIFT TO WHEELCHAIR RAIL SYSTEM PARALLEL TO EXISTING STAIRS THAT ARE	W02	2009	2	EA	20	4	16	\$28,350.00	\$ 56,700	\$ 61,990) \$	63,106	\$	64,242	\$	65,398	\$	66,575
ADJACENT TO WHEEL CHAIR LIFT.																		
DISPLAY CASE CONSTITUTES PROTRUDING OBJECT	W06	2000	8	SF	40	13	27	\$126.56	\$ 1,012	\$ 1,10	7 \$	1,127	\$	1,147	\$	1,168	\$	1,189
BF ACCESSIBLE DRINKING FOUNTAINS	W06	VARIOUS	3	EA	20			\$4,050.00	-		_	13,523	1	13,766		14,014		14,266
						ANNUA	L FUND		MENTS (ROUNDED):	\$ 3,672,242		3,738,342	1	805,632	\$3	3,874,134		,943,868

SCHEDULED MAINTENANCE PI	ROGRAM - YEAR ZERO:	2013
		BUILDING AREA
BUILDING SECTION (BUILDING TYPE)	BUILDING AGE (YRS)	(GSF)
BIOTECHNOLOGY CENTER (CLASSROOM)	2008	50,128

MAXIMUM MAINTENANCE BACKLOG VALUE FOR BUILDING: \$ 157,280

REPLACEMENT VALUE FOR THE BUILDING: \$ 14,728,000

FACILITY CONDITION INDEX (FCI): 1%



FCI	BUILDING CONDITION
FCI < 5%	GOOD
5%< FCI< 10%	FAIR
10% < FCI	POOR

ITEM NO. CODES
AI: ACCESSIBILITY IMPROVEMENT
BE: BUILDING EXTERIOR
BI: BUILDING INTERIOR
BS: BUILDING SYSTEM
ES: ELECTRICAL SYSTEM
MS: MECHANICAL SYSTEM
PS: PLUMBING SYSTEM
SG: SITE GROUNDS
SE: SPECIALTY EQUIPMENT

END
EFUL LIFE
E FEET
E/BLDG)
EFUL LIFE
֡

REMAINING USEFUL LIFE (RUL) BAROMETER

RUL = 1 YEAR OR LESS

RUL = 5 YEARS

RUL = 10 YEARS OR GREATER

		YEAR ITEM			AVG	TIME		ITEM							
	FICM	WAS PUT	ITEM TOTAL	ITEM	EUL	IN USE	RUL	L UNIT	ITEM						
ITEM	CODE	INTO SERVICE	QUANTITY	UNITS	(YRS)	(YRS)	(YRS	s) COST	FIRST COST	2018	2019	2020		2021	2022
BUILDING ENVELOPE (includes items exterior to building)										\$ 8,200	\$ 8,347 \$	8,49	8 \$	8,651	\$ 8,806
ROOF REPLACEMENT.	MMM16	2008			20	5	15	\$0.00							
MASONRY MAINTENANCE.	MMM16	2008			50	5	45	\$0.00							
EXTERIOR SEALANT MAINTENANCE.	MMM16	2008			20	5	15	\$0.00							
WINDOW REPLACEMENTS.	MMM16	2008			30	5	25	\$0.00							
WEST ENTRY SLIDER DOUR MAINTENANCE /DEDLACEMENTS	W06	2008			20	5	15	\$0.00							
CLERESTORY MAINTENANCE.	MMM16	2008			20	5	15	\$0.00							
EAST PATIO MAINTENANCE.	SSS18	2008			20	5	15	\$0.00							
BREAKOUT AREA (OUTSIDE OF BTC300) LOUNGE FURNITURE UPDATES/REPAIRS/REPLACEMENTS	650	2008			20	5	15	\$0.00							
CORRECT GRADE DRAINAGE PROBLEM.	SSS18	2016	1	LS	20	0	20	\$10,000.00	\$10,000	\$ -	\$ - \$	-	\$	-	\$ -
PAVEMENT REPAIRS AT EXTERIOR BREAKOUT AREAS.	SSS18	2008	25	SF	20	5	15	\$300.00	\$7,500	\$ 8,199.74	\$ 8,347.34 \$	8,497.5	9 \$	8,650.55	\$ 8,806.26
BUILDING INTERIOR										\$ 54,938	\$ 55,927 \$	56,93	4 \$	57,959	\$ 59,002
LAB STOOL REPLACEMENTS.	210	2008	40	EA	10	5	5	\$200.00	\$8,000	\$ 8,746.39	\$ 8,903.83 \$	9,064.0	9 \$	9,227.25	\$ 9,393.34
LABORATORY SHEET FLOORING REPLACEMENTS.	210 AND 215	2008	2,400	SF	20	5	15	\$8.00	\$19,200	\$ 20,991.34	\$ 21,369.18 \$	21,753.8	3 \$	22,145.40	\$ 22,544.01
INTERIOR WOOD DOOR ASSESSMENT/MAINTENANCE/REPLACEMENTS.	110, 210, 215, 310 AND 410	2008			20	5	15	\$0.00							
WALL FINISH UPDATES - ALLOWANCE.	110, 210, 215, 310, 410, 650, W05 AND W06	2008			15	5	10	\$0.00							
FLOOR FINISH UPDATES - ALLOWANCE.	110, 210, 215, 310, 410, 650, W05 AND W06	2008			15	5	10	\$0.00							
ENTRANCE MAT REPLACEMENT.	W05 AND W06	2008	1,270	SF	10	5	5	\$15.00	\$19,050	\$ 20,827.34	\$ 21,202.24 \$	21,583.8	8 \$	21,972.39	\$ 22,367.89
STUDY ROOM GYPSUM BOARD WALL REPAIRS/PROTECTION TO ADDRESS DAMAGE FROM CHAIRS.	410	NONE	100	LF	20			\$40.00	\$4,000	\$ 4,373.20	\$ 4,451.91 \$	4,532.0	5 \$	4,613.62	\$ 4,696.67
FURNITURE UPDATES IN VENDING AREA.	650	2008			15	5	10	\$0.00							

		YEAR ITEM			AVG	TIME		ITEM						
	FICM	WAS PUT	ITEM TOTAL			IN USE		UNIT	ITEM					
ITEM	CODE	INTO SERVICE	QUANTITY	UNITS	(YRS)	(YRS)	(YRS)	COST	FIRST COST	2018	2019	2020	2021	2022
CORRIDOR BENCH REPAIRS/REPLACEMENTS/UPDATES.	W05 AND W06	2008			15	5	10	\$0.00						
PLUMBING SYSTEMS (may be packaged with BI item scope)									\$	-	\$ -	\$ - \$	-	\$ _
DUIVIESTIC HUT WATER PUIVIP	UUU24	2008			20	5	15	\$0.00						
ACID WASTE TANK MAJOR MAINTENANCE.	210 AND 215	2015			10	0	10	\$0.00						
MECHANICAL SYSTEMS (may be packaged with BI item scop	oe)								\$	3,280	\$ 3,339	\$ 3,399 \$	3,460	\$ 3,523
WEATHER CAPS ON BOILER STACKS.	UUU22	2008	2	EA	40	5	35	\$1,500.00	\$3,000 \$	3,279.90	\$ 3,338.93	\$ 3,399.04 \$	3,460.22	\$ 3,522.50
BOILER REPLACEMENT.	UUU22	2008			30	5	25	\$0.00						
MAINTENANCE DEDI ACEMENTS	UUU22	2008			20	5	15	\$0.00						
CHILLED WATER PUMP MAINTENANCE/REPLACEMENTS.	UUU20	2008			20	5	15	\$0.00						
ANU-1 CIRCULATING PUIVIP	Y04	2008			20	5	15	\$0.00						
VF-1 CIRCULATING PUMP MAINTENANCE/REPLACEMENTS.	Y04	2008			20	5	15	\$0.00						
UNIT HEATER REPLACEMENTS.	Y04	2008			20	5	15	\$0.00						
CHILLER MAINTENANCE/REPLACEMENT/INDOOR UNIT.	UUU20	2008			25	5	20	\$0.00						
GENERAL EXHAUST FAN MAINTENANCE/REPLACEMENTS.	UUU25	2008			20	5	15	\$0.00						
LABURATURY EXHAUST FAIN	210	2008			25	5	20	\$0.00						
VAV BOX MAINTENANCE/REPLACEMENTS.	UUU25	VARIOUS			20			\$0.00						
LABORATORY AIRFLOW TERMINAL UNIT	240 AND 245	2000					20	÷0.00						
MAINTENANCE/REPLACEMENTS.	210 AND 215	2008			25	5	20	\$0.00						
AIR-COOLED CONDENSER.	UUU20	2008			15	5	10	\$0.00						
JCI BAS CONTROLS.	UUU06	VARIOUS			15			\$0.00						
CLEAN AIR DUCT.	UUU25	2008			10	5	5	\$0.00						
ELECTRICAL SYSTEMS (may be packaged with BI item scope)									\$	72,704	\$ 74,013	\$ 75,345 \$	76,702	\$ 78,082
BUILDING SERVICE TRANSFORMER.	UUU04	2008			20	5	15	\$0.00						
MAIN SWITCHBOARD.	UUU05	2008			20	5	15	\$0.00						
STANDBY GENERATOR.	UUU25	2008			20	5	15	\$0.00						
LIFE SAFETY AUTOMATIC TRANSFER SWITCH (ATS).	UUU25	2008			20	5	15	\$0.00						
STANDBY POWER SYSTEMS ATS.	UUU25	2008			20	5	15	\$0.00						
ELECTRICAL DISTRIBUTION EQUIPMENT.	UUU05	2008			20	5	15	\$0.00						
VARIABLE FREQUENCY DRIVE (VFD).	UUU25	2008			20	5	15	\$0.00						
LIGHTING AND RECEPTACLE PANELBOARDS.	UUU05	2008			20	5	15	\$0.00						
EXTERIOR BUILDING MOUNTED LIGHTING.	UUU25	2008			20	5	15	\$0.00						
EXIT LIGHTING.	W05 AND W06	2008			20	5	15	\$0.00						
SECONDARY CORRIDOR LIGHTING.	W05 AND W06	2008	1	LS	20	5	15	\$2,500.00	\$2,500 \$	2,733.25	\$ 2,782.45	\$ 2,832.53 \$	2,883.52	\$ 2,935.42
MAIN CORRIDOR LIGHTING.	W05 AND W06	2008			20	5	15	\$0.00						
CLASSROOMS/MEETING ROOM LIGHTING.	110, 210 AND 680	2008	1	LS	20	5	15	\$5,000.00	\$5,000 \$	5,466.49	\$ 5,564.89	\$ 5,665.06 \$	5,767.03	\$ 5,870.84
OFFICE LIGHTING.	310	2008	1	LS	20	5	15	\$2,500.00	\$2,500 \$	2,733.25	\$ 2,782.45	\$ 2,832.53 \$	2,883.52	\$ 2,935.42
STORAGE AND UTILITY ROOM LIGHTING.	Y04	2008	1	LS	20	5	15	\$1,500.00	\$1,500 \$	1,639.95	\$ 1,669.47	\$ 1,699.52 \$	1,730.11	\$ 1,761.25
VACANCY SENSOR LIGHTING CONTROLS.	110 AND 210	2008	1	LS	20	5	15	\$20,000.00	\$20,000 \$	21,865.98	22,259.56	22,660.24 \$	23,068.12	23,483.35
DAYLIGHT SENSORS.	W06	NONE	1	LS	20			\$35,000.00	\$35,000 \$		38,954.24	39,655.41 \$	40,369.21	41,095.86
BUILDING SYSTEMS (fire, security, IT/media infrastructure)									\$	6,232	6,344	6,458 \$	6,574	6,693
FIRE ALARM SYSTEM MAIN AND REMOTE PANELS.	UUU07	2008			20	5	15	\$0.00					•	
FIRE ALARM DEVICES.	UUU07	2008			20	5	15	\$0.00						
BOILER ROOM EPO SYSTEM.	Y04	2008			20	5	15	\$0.00						
PRIMAX CLOCK SYSTEM.	UUU25	2008			20	5	15	\$0.00						
SECURITY SURVEILLANCE SYSTEM.	UUU14	2008			20	5	15	\$0.00						
ECUNITY SURVEILLAINCE SYSTEIVI.	00014	2008			20	5	15	ŞU.UÜ						

		YEAR ITEM			AVG	TIME		ITEM									
	FICM	WAS PUT	ITEM TOTAL	ITEM	EUL	IN USE	RUL	UNIT	ITEM								
ITEM	CODE	INTO SERVICE	QUANTITY	UNITS	(YRS)	(YRS)	(YRS)	COST	FIRST COST	2018		2	019		2020	2021	2022
		1 1		1										1			
SECURITY ACCESS SYSTEM.	UUU14	2008			20	5	15	\$0.00									
IT SYSTEMS.	UUU02	2008	14	EA	10	5	5	\$300.00	\$4,200	\$ 4,5	91.86	\$	4,674.51	\$	4,758.65	\$ 4,844.31	\$ 4,931.50
IT SYSTEMS.	UUU02	2008			10	5	5	\$0.00									
IT SYSTEMS.	UUU02	2008	5	EA	10	5	5	\$300.00	\$1,500	\$ 1,6	39.95	\$	1,669.47	\$	1,699.52	\$ 1,730.11	\$ 1,761.25
IT SYSTEMS.	UUU02	2008			10	5	5	\$0.00									
SPECIALTY EQUIPMENT (food service, theatre, labs, shops)										\$	-	\$	-	\$	-	\$ -	\$ -
EXTERIOR BUILDING SIGNAGE UPGRADE (COMPLIANCE WITH CURRENT COLLEGE BRANDING STANDARDS).	SSS16	2008	1	LS	20	5	15	\$0.00	\$0	\$	-	\$	-	\$	-	\$ -	\$ -
ACCESSIBILITY IMPROVEMENTS										\$ 1	,093	\$	1,113	\$	1,133	\$ 1,153	\$ 1,174
DISPLAY CASE IMPROVEMENTS.	W06	2012	1	LS	20	1	19	\$1,000.00	\$1,000	\$ 1,0	93.30	\$	1,112.98	\$	1,133.01	\$ 1,153.41	\$ 1,174.17
						ANNU	AL FUN	DING REQUIREME	NTS (ROUNDED):	\$ 146	,447	\$	149,083	\$	151,767	\$ 154,499	\$ 157,280

RAM - YEAR ZERO:	2013
BUILDING AGE	BUILDING
(YRS)	AREA (GSF)
	24,236
1963	22,011
2005	2,225
	(YRS) 1963

MAXIMUM MAINTENANCE BACKLOG VALUE FOR BUILDING: \$ 500,984

REPLACEMENT VALUE FOR THE BUILDING: \$ 5,925,100

FACILITY CONDITION INDEX (FCI): 8%



FCI	BUILDING CONDITION
FCI < 5%	GOOD
5%< FCI< 10%	FAIR
10% < FCI	POOR

ITEM NO. CODES	
AI: ACCESSIBILITY IMPROVEMENT	
BE: BUILDING EXTERIOR	
BI: BUILDING INTERIOR	
BS: BUILDING SYSTEM	
ES: ELECTRICAL SYSTEM	
MS: MECHANICAL SYSTEM	
PS: PLUMBING SYSTEM	
SG: SITE GROUNDS	

INFLATION RATE (%):

1.8%

LEGEND
AVG: AVERAGE
CF: CUBIC FEET
CY: CUBIC YARDS
EA: EACH
EUL: ESTIMATED USEFUL LIFE
GSF: GROSS SQUARE FEET
LOC: LOCATION (SITE/BLDG)
PV: PRESENT VALUE
RUL: ESTIMATED USEFUL LIFE
SF: SQUARE FEET
SY: SQUARE YARDS
YRS: YEARS
REMAINING USEFUL LIFE (RUL) BA

RUL = 1 YEAR OR LESS

RUL = 5 YEARS

RUL = 10 YEARS OR GREATER

	FICM	YEAR ITEM WAS PUT	ITEM TOTAL			IN USE		UNIT	ITEM		2010	2020		
ITEM	CODE	INTO SERVICE	QUANTITY	UNITS	(YRS)	(YRS)	(YRS)	COST	FIRST COST	2018	2019	2020	2021	2022
BUILDING ENVELOPE (includes items exterior to building)										\$ 301,244	\$ 306,667	\$ 312,187	\$ 317,806	\$ 323,527
EXTERIOR WING WALL LIMESTONE CAP REPAIRS.	MMM16	1963	100	LF	50	50	0	\$10.80	\$ 1,080	\$ 1,181	\$ 1,202	\$ 1,224	\$ 1,246	\$ 1,268
EXTERIOR SOFFIT AND FASCIA PAINTING / SIDING RESTAINING.	MMM16	2010	5	SF	15	3	12	\$121.50	\$ 608	\$ 664	\$ 676	\$ 688	\$ 701	\$ 713
NE AND NW SLIDER DOOR REPLACEMENT .	W06	2005	2	EA	15	8	7	\$0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EAST EXTERIOR EXIT RECONFIGURATION.	W06	1963	300	SF	30	50	-20	\$4.73	\$ 1,419	\$ 1,551	\$ 1,579	\$ 1,608	\$ 1,637	\$ 1,666
SOUTH SATELLITE YARD FENCING REPLACEMENT AND LANDSCAPING.	MMM05	2014	65	LF	30			\$137.70	\$ 8,951	\$ -	\$ -	\$ -	\$ -	\$ -
MEDIA SERVICE ASPHALT DRIVE REPAIRS / REPAVING.	SSS09	2013	500	SF	15	0	15	\$9.45	\$ 4,725	\$ -	\$ -	\$ -	\$ -	\$ -
REPAIR BRICK MORTAR	MMM16	VARIOUS			10			\$0.00						
REMOVE AND REPLACE EXTERIOR SEALANT AT MASONRY CONTROL AND EXPANSION JOINTS.	MMM16	2005	100	LF	20	8	12	\$4.73	\$ 473	\$ 517	\$ 526	\$ 536	\$ 546	\$ 555
NORTH WINDOW SYSTEM MAINTENANCE/REPLACEMENT.	MMM16	2005	1,750	SF	25	8	17	\$0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
REROOFING OF VALLEYS (ADHERED, REINF. EPDM).	MMM16	1997	3,850	SF	25	16	9	\$22.95	\$ 88,358	\$ 96,601	\$ 98,340	\$ 100,110	\$ 101,912	\$ 103,746
REROOFING OF FLAT ROOF AREA (WHITE, SINGLE-PLY MEMBRANE).	MMM16	1994	8,500	SF	25	19	6	\$21.60	\$ 183,600	\$ 200,730	\$ 204,343	\$ 208,021	\$ 211,765	\$ 215,577
STANDING SEAM METAL ROOFING MAINTENANCE/REPLACEMENT.	MMM16	1997	9,150	SF	50	16	34	\$0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NORTH END SECTION REROOFING.	MMM16	2005			25	8	17	\$0.00						
BUILDING INTERIOR										\$ 109,761	\$ 111,737	\$ 113,748	\$ 115,796	\$ 117,880
WALL FINISH UPDATES - ALLOWANCE.	110, 300, 410, 420, 430, 440 AND 455	VARIOUS						\$0.00						
FLOOR FINISH UPDATES - ALLOWANCE.	110, 300, 410, 420, 430, 440 AND 456	VARIOUS						\$0.00						

SE: SPECIALTY EQUIPMENT

		YEAR ITEM			AVG	TIME		ITEM								
	FICM	WAS PUT	ITEM TOTAL	ITEM	EUL	IN USE	RUL	UNIT	ITEM							
ITEM	CODE	INTO SERVICE	QUANTITY	UNITS	(YRS)	(YRS)	(YRS)	COST	FIRST COST	2018	2019	2	020	2021		2022
NE, NW, AND W VESTIBULE MAINTENANCE (EXCLUDING	I	1		ı											T	
SLIDER DOOR REPLACEMENT COSTS).	W06	2005			15	8	7	\$0.00								
	110, 300, 410,															
REPLACE CARPET	420, 430, 440 AND 456	VARIOUS	14,160	SF	12			\$7.09	\$ 100,394	\$ 109,761	\$ 111,737	\$	113,748	\$ 115,796	\$	117,880
PLUMBING SYSTEMS (may be packaged with BI item scope)										\$ -	\$ -	\$	-	\$ -	\$	-
PLUMBING FIXTURE REPLACEMENTS, FAUCETS, FLUSH VALVES, & TMV'S.	X03	2005			15	8	7	\$0.00								
PLUMBING FIXTURE REPLACEMENTS, SINKS, TOILETS AND URINALS.	X03	2005			40	8	32	\$0.00								
MECHANICAL SYSTEMS (may be packaged with BI item scop	e)									\$ 43,076	\$ 43,851	\$	44,641	\$ 45,444	\$	46,262
AIR HANDLING UNIT REPLACEMENT.	UUU25	2005			40	8	32	\$0.00								
STEAM HUMIDIFIER REPLACEMENT.	UUU25	2005	1	EA	15	8	7	\$10,800.00	\$ 10,800	\$ 11,808	\$ 12,020	\$	12,237	\$ 12,457	\$	12,681
BOILER REPLACEMENT.	UUU22	2005			25	8	17	\$0.00								
HEATING HOT WATER BOILER PUMPS.	UUU22	2005			20	8	12	\$0.00								
HEATING SYSTEM PUMP REPLACEMENTS.	UUU22	2005			20	8	12	\$0.00								
COOLING SYSTEM PUMP REPLACEMENTS.	UUU20	2005			20	8	12	\$0.00								
DOMESTIC HOT WATER HEATER PUMP REPLACEMENT.	UUU24	2005			20	8	12	\$0.00								
EXHAUST FAN MAINTENANCE/REPLACEMENTS.	UUU25	2005			20	8	12	\$0.00								
RETURN AIR FAN REPLACEMENT.	UUU25	2005			25	8	17	\$0.00								
VAV BOX MAINTENANCE/REPLACEMENTS.	UUU25	2005			20	8	12	\$0.00								
UNIT HEATER REPLACEMENTS.	UUU25	2005			25	8	17	\$0.00								
CABINET UNIT HEATER REPLACEMENTS.	UUU25	2005			25	8	17	\$0.00								
HVAC SYSTEM CLEANING.	UUU25	2005	24,000	SF	10	8	2	\$1.15	\$ 27,600	\$ 30,175	\$ 30,718	\$	31,271	\$ 31,834	\$	32,407
SPLIT SYSTEM A/C UNIT REPLACEMENT.	UUU25	2011			15	2	13	\$0.00								
BAS UPGRADE	UUU06	2005			20	8	12	\$0.00								
INCREASE BOILER AND WATER HEATER STACK HEIGHT TO MEET CODE	UUU22	2005	1	LS	0	8	-8	\$1,000.00	\$ 1,000	\$ 1,093	\$ 1,113	\$	1,133	\$ 1,153	\$	1,174
ELECTRICAL SYSTEMS (may be packaged with BI item scope)										\$ 12,398	\$ 12,621	\$	12,848	\$ 13,080	\$	13,315
BUILDING SERVICE TRANSFORMER	UUU04	2005			20	8	12	\$0.00								
MAIN SWITCHBOARD.	UUU05	2004			20	9	11	\$0.00								
STANDBY GENERATOR.	UUU25	2005			20	8	12	\$0.00								
LIFE SAFETY AUTOMATIC TRANSFER SWITCH (ATS)	UUU25	2005			20	8	12	\$0.00								
STANDBY POWER SYSTEMS AUTOMATIC TRANSFER SWITCH (ATS).	UUU25	2005			20	8	12	\$0.00								
ELECTRICAL DISTRIBUTION EQUIPMENT.	UUU05	2005			20	8	12	\$0.00						 		
VARIABLE FREQUENCY DRIVE (VFD)	UUU25	2005			15	8	7	\$0.00								
LIGHTING AND RECEPTACLE PANELBOARDS.	UUU05	2005			20	8	12	\$0.00						 		
EXTERIOR BUILDING MOUNTED LIGHTING.	UUU25	2005	16	EA	20	8	12	\$708.75	\$ 11,340	\$ 12,398	\$ 12,621	\$	12,848	\$ 13,080	\$	13,315
EXIT LIGHTING.	W06	2005			20	8	12	\$0.00								
CORRIDOR LIGHTING.	W06	2005			20	8	12	\$0.00								
CLASSROOMS/MEETING ROOM LIGHTING.	110, 410, 420, 430 AND 440	2005			20	8	12	\$0.00								
OFFICE LIGHTING.	300, 400 AND 455	2005			20	8	12	\$0.00								

	FICM	YEAR ITEM WAS PUT	ITEM TOTAL	ITEM	AVG EUL	TIME IN USE	RUL	ITEM UNIT	ITEM								
ITEM	CODE	INTO SERVICE	QUANTITY	UNITS	(YRS)	(YRS)	(YRS)	COST	FIRST COST	2018	2019	20	020	2021	l	2	022
STORAGE AND UTILITY ROOM LIGHTING.	Y04	2005			20	8	12	\$0.00									
	110, 300, 410,																
VACANCY SENSOR LIGHTING CONTROLS.	420, 430, 440	2005			20	8	12	\$0.00									
	AND 455																
BUILDING SYSTEMS (fire, security, IT/media infrastructure)										\$ -	\$ -	\$	-	\$	-	\$	-
FIRE ALARM SYSTEM MAIN AND REMOTE PANELS.	UUU07	2005			20	8	12	\$0.00									
FIRE ALARM DEVICES.	UUU07	2005			20	8	12	\$0.00									
BOILER ROOM EPO SYSTEM.	Y04	2005			20	8	12	\$0.00									
PRIMAX CLOCK SYSTEM.	UUU25	2005			20	8	12	\$0.00									
SECURITY SURVEILLANCE SYSTEM.	UUU14	2005			20	8	12	\$0.00									
SECURITY ACCESS SYSTEM.	UUU14	2005			20	8	12	\$0.00									
NETWORK CABLING.			1	LS	20	0	20	\$200.00	\$ 200	\$ 219	\$ 23	23 \$	227	\$	231	\$	235
SPECIALTY EQUIPMENT (food service, theatre, labs, shops)										\$ -	\$ -	\$	-	\$	-	\$	-
LIBRARY FURNITURE REPLACEMENT - ALLOWANCE.	430	VARIOUS						\$0.00									
ACCESSIBILITY IMPROVEMENTS																	
NONE																	
					A	NNUAL I	UNDIN	G REQUIREME	ENTS (ROUNDED):	\$ 466,479	\$ 474,87	6 \$ 48	83,424	\$ 492	,125	\$ 5	00,984

SCHEDULED MAINTENANCE PRO	GRAM - YEAR ZERO:	2013
	BUILDING AGE	BUILDING
BUILDING SECTION (BUILDING TYPE)	(YRS)	AREA (GSF)
CHILDREN'S CENTER - TOTAL (CLASSROOM)	1995	9,597
	<u> </u>	

MAXIMUM MAINTENANCE BACKLOG VALUE FOR BUILDING: \$ 620,108

REPLACEMENT VALUE FOR THE BUILDING: \$ 1,287,100

FACILITY CONDITION INDEX (FCI): 48%



FCI	BUILDING
FCI < 5%	GOOD
5%< FCI< 10%	FAIR
10% < FCI	POOR

ITEM NO. CODES	
AI: ACCESSIBILITY IMPROVEMENT	
BE: BUILDING EXTERIOR	
BI: BUILDING INTERIOR	
BS: BUILDING SYSTEM	
ES: ELECTRICAL SYSTEM	
MS: MECHANICAL SYSTEM	
PS: PLUMBING SYSTEM	
SG: SITE GROUNDS	

INFLATION RATE (%):

1.8%

LEGEND
AVG: AVERAGE
CF: CUBIC FEET
CY: CUBIC YARDS
EA: EACH
EUL: ESTIMATED USEFUL LIFE
GSF: GROSS SQUARE FEET
LOC: LOCATION (SITE/BLDG)
PV: PRESENT VALUE
RUL: ESTIMATED USEFUL LIFE
SF: SQUARE FEET
SY: SQUARE YARDS
YRS: YEARS
DEMAINING LICEFUL LIFE (DLIL) DA

RUL = 1 YEAR OR LESS
RUL = 5 YEARS
RUL = 10 YEARS OR GREATER

		YEAR ITEM			AVG	TIME		ITEM												
	FICM	WAS PUT	ITEM TOTAL	ITEM	EUL	IN USE	RUL	UNIT	IT	EM										
ITEM	CODE	INTO SERVICE	QUANTITY	UNITS	(YRS)	(YRS)	(YRS)	COST	FIRST	COST	2	018	2	2019		2020	2	2021		2022
BUILDING ENVELOPE (includes items exterior to building)											\$	22,408	\$	22,812	\$	23,222	\$	23,640	\$	24,066
EXTERIOR FENCING REPLACEMENT.	MMM05	2012			30	1	29	\$0.00												
REDESIGN / REPAIR PAVEMENT IN CHILDREN'S CENTER DROP-	SSS09	1995	100	LF	15	18	-3	\$141.75	Ś	14,175	\$	15,498	\$	15,776	\$	16,060	\$	16,350	\$	16,644
OFF AREA TO ELIMINATE TRIP HAZARD POTENTIAL.	33303		100							•	<u>'</u>	,		-		-				
BRICK TUCKPOINTING.	MMM16	1995	10	SF	10	18	-8	\$10.80	\$	108	\$	118	\$	120	\$	122	\$	125	\$	127
EXTERIOR SIDING AND COPING MAINTENANCE.	MMM16	1995			15	18	-3	\$0.00												
SEALANT MAINTENANCE AROUND EXTERIOR WINDOWS.	MMM16	1995	600	LF	20	18	2	\$4.73	\$	2,838	\$	3,103	\$	3,159	\$	3,215	\$	3,273	\$	3,332
SPALLING BRICK REPAIRS NEAR MAIN ENTRANCE.	MMM16	1995	3	SF	10	18	-8	\$945.00	\$	2,835	\$	3,100	\$	3,155	\$	3,212	\$	3,270	\$	3,329
ROOFING REPLACEMENT.	MMM16	1995			25	18	7	\$0.00												
SEAL AROUND CONCRETE FLATWORK AT NORTHEAST EXTERIOR	SSS18	1995	8	LF	15	18	-3	\$67.50	ć	540	Ś	590	¢	601	\$	612	ć	623	Ċ	634
CORNER OF CHILDREN'S CENTER TO PREVENT WATER	33318	1993	8	LI	13	10		507.50	Ą	340	٧	330	۲	001	۲	012	۲	023	٦	034
MAIN ENTRY SLIDER DOOR REPLACEMENT.	W06	1995			15	18	-3	\$0.00												
MAIN CORRIDOR SKYLIGHT MAINTENANCE.	W06	1995	100	SF	25	18	7	\$0.00	\$	-	\$	-	\$	-	\$	-	\$	-	\$	- '
EXTERIOR DOOR REPLACEMENTS.	640 AND W06	1995			25	18	7	\$0.00												
BUILDING INTERIOR											\$ 1	.59,239	\$ 1	162,106	\$	165,024	\$ 1	167,994	\$	171,018
CC105 - STORAGE ROOM VCT FLOOR FINISH REPLACEMENT.	645	1995	700	SF	35	18	17	\$7.09	\$	4,963	\$	5,426	\$	5,524	\$	5,623	\$	5,724	\$	5,827
REPLACEMENT OF CORRIDOR VCT FLOORING WITH HIGHER	W06	1995	1,400	SF	35	18	17	\$4.73	ć	6,622	Ś	7,240	ć	7,370	Ś	7,503	ċ	7,638	ć	7,775
GRADE SOLID SURFACE FLOOR FINISH.		1993	1,400	31	33	10			<u> </u>		Ą	,	•	7,370	Ą	7,303	ې	7,036	Ą	1,113
STAFF TOILET ROOM FLOORING REPLACEMENT.	X03	1995	160	SF	20	18	2	\$28.01	\$	4,482	\$	4,900	\$	4,988	\$	5,078	\$	5,169	\$	5,262
STAFF TOILET ROOM COUNTER AND SINK REPLACEMENT.	X03	2014	8	LF	15	0	15	\$214.65	\$	1,717	\$	1,877	\$	1,911	\$	1,946	\$	1,981	\$	2,016
PAINTING ALLOWANCE - ENTIRE BUILDING ON 5 YR CYCLE.	310, 640, 645, W06 AND X03	VARIOUS						\$0.00												
MAIN CORRIDOR COAT/BOOT STORAGE UPGRADES.	W06	1995	80	LF	25	18	7	\$432.00	\$	34,560	\$	37,784	\$	38,465	\$	39,157	\$	39,862	\$	40,579
ALLOWANCE FOR CLASSROOM MILLWORK REPLACEMENTS.	640 AND 645	VARIOUS	30	LF	25			\$432.00	\$	12,960	\$	14,169	\$	14,424	\$	14,684	\$	14,948	\$	15,217

		YEAR ITEM			AVG	TIME		ITEM								
	FICM	WAS PUT	ITEM TOTAL	ITFM		IN USE	RIII	UNIT	ITEM							
ITEM	CODE	INTO SERVICE	QUANTITY	UNITS			(YRS)	COST	FIRST COST	2018	201	9	2020		2021	2022
	CODE	HATO SERVICE	QUARTITI	0	(1113)	(1113)	(1113)	333.		2010	201	,	2020		2021	LULL
MAIN CORRIDOR WOOD DOOR REPLACEMENTS/UPGRADE TO	310, 640 AND															
LAMINATE COVERED DOOR FOR CLEANING EASE AND IMPACT	645	1995	18	EA	50	18	32	\$1,431.00	\$ 25,758	\$ 28,161	\$ 2	3,668	\$ 29,184	ļ \$	29,709 \$	30,244
PROTECTION.	043													4		
MAINTENANCE/REPLACEMENT OF FRONT ENTRANCE SLIDER	W06	1995	2	EA	15	18	-3	\$11,070.00	\$ 22,140	\$ 24,206	\$ 2	1,641	\$ 25,085	\$ \$	25,536 \$	25,996
DOORS. MAIN CORRIDOR WALK-OFF MATTING SYSTEM REPLACEMENT.	W06	2008	240	C.E.	-	5		¢62.10	¢ 14.004	ć 16.30F	ć 1		ć 16.000		17 100 6	17.500
		2008		SF	5		0	\$62.10	• •		+ '	,,,,,,	\$ 16,886		17,190 \$	
ROOM CC100 CARPET REPLACEMENT.	640	1995	300	SF	12	18	-6	\$7.09	• • •				\$ 2,410		2,453 \$	
ROOM CC110 CARPET REPLACEMENT.	640	1995	240	SF	12	18	-6	\$7.09	• •			,	\$ 1,928		1,963 \$	
GYPSUM BOARD WALL DAMAGE REPAIR	645	1995	6	SF	15	18	-3	· ·	\$ 81	\$ 89	<u> </u>	90	\$ 92		93 \$	
MILLWORK CABINET REPLACEMENT	645	2008	20	LF	25	5	20	\$681.75	\$ 13,635		+	5,175	\$ 15,449	-	15,727 \$	
PLUMBING SYSTEMS (may be packaged with BI item scope)				,				_		\$ 6,081	-	,190	\$ 6,302	-	6,415	•
CENTRALIZED DOMESTIC HOT WATER HEATER REPLACEMENT.	UUU24	2007	1	EA	10	6	4	\$5,562.00	\$ 5,562	\$ 6,081	\$	5,190	\$ 6,302	2 \$	6,415	6,531
MECHANICAL SYSTEMS (may be packaged with BI item scope)										\$ 167,712	<u> </u>	,	\$ 173,804	\$	176,932	\$ 180,117
HVAC DUCT CLEANING.	UUU25	1995	9,500	SF	10	18	-8	\$1.15	\$ 10,925	\$ 11,944	\$ 1	2,159	\$ 12,378	\$ \$	12,601 \$	12,828
HVAC SYSTEMS REPLACEMENT. INCLUDES A/C CONDENSING	UUU25	1995	4	EA	15	18	-3	\$16,200.00	\$ 64,800	\$ 70,846	\$ 7	2,121	\$ 73,419	9 5	74,741 \$	76,086
UNITS AND HUMIDIFIERS.	00023	1333	·					Ψ10,200.00	V 04,000	7 70,010	,	-,	, , , , , , ,		, ,,, , = 4	70,000
TEMPERATURE CONTROLS UPGRADE FROM STAND-ALONE	UUU06	1995	9,000	SF	20	18	2	\$6.08	\$ 54,720	\$ 59,825	\$ 6),902	\$ 61,998	\$ \$	63,114 \$	64,250
ELECTRICAL TO NETWORKED DDC. ADD VENTILATION AND HEATING EQUIPMENT FOR EAST																
STORAGE ROOM USED FOR STORING PLAYGROUND	645	NONE	1	LS	15			\$6,750.00	\$ 6,750	\$ 7,380	\$	7,513	\$ 7,648	\$ \$	7,785	7,926
VENT GAS PRESSURE REGULATOR TO THE OUTDOORS.	645	NONE	1	LS	30			\$5,000.00	\$ 5,000	\$ 5,466	Ś	5,565	\$ 5,665	s \$	5,767	5,871
STAFF KITCHEN EXHAUST FAN.	645	NONE	1	LS	25			\$11,205.00	• •			2,471	· · · · · · · · · · · · · · · · · · ·		12,924 \$	
ELECTRICAL SYSTEMS (may be packaged with BI item scope)		110112	_					+==,===	+ ==,===	\$ 136,302		,755	\$ 141,253	-		\$ 146,383
MAIN SWITCHBOARD.	UUU05	1995	1	EA	20	18	2	\$81,000.00	\$ 81,000		-		\$ 91,774		93,426 \$	
ELECTRICAL DISTRIBUTION EQUIPMENT	UUU05	1995	2	EA	20	18	2	\$10,000.00	\$ 20,000			2,260	\$ 22,660		23,068 \$	
LIGHTING AND RECEPTACLE PANELBOARDS.	UUU05	2006			20	7	13	\$0.00	- 20,000	ψ 21,000	7 -	2,200	22,000	, ,	25,000 9	23,103
EXTERIOR BUILDING MOUNTED LIGHTING.	UUU25	1995	8	EA	20	18	2	\$708.75	\$ 5,670	\$ 6,199	Ś	5,311	\$ 6,424	ı s	6,540 \$	6,658
EXIT LIGHTING.	W06	2006			20	7	13	\$0.00	3 3,070	3 0,199	٦	,311	۶ 0,424	۲ ۲	0,540	0,036
CORRIDOR LIGHTING.	W06	2006	 			7		\$0.00								
					20	7	13	_						-		
CLASSROOM LIGHTING.	640	2006			20	7	13	\$0.00								
OFFICE LIGHTING.	310	2006			20	-	13	\$0.00								
STORAGE AND UTILITY ROOM LIGHTING.	X01 AND Y04	2006			20		13	\$0.00								
VACANCY SENSOR LIGHTING CONTROLS (CLASSROOMS).	640	2006			20	7	13	\$0.00								
VACANCY SENSOR LIGHTING CONTROLS (CORRIDORS).	W06	NONE	1	LS	20			\$18,000.00	\$ 18,000	\$ 19,679	\$ 2	0,034	\$ 20,394	l \$	20,761 \$	21,135
EMERGENCY LIGHTING	310, 640, 645, W06 AND X03	2014	1	LS	20	0	20	\$27,000.00	\$ 27,000		\$	-	\$	- \$	- 5	\$ -
BUILDING SYSTEMS (fire, security, IT/media infrastructure)										\$ 35,032	\$ 35	,663	\$ 36,305	\$	36,958	37,624
FIRE ALARM SYSTEM MAIN AND REMOTE PANELS.	UUU07	2006			20	7	13	\$0.00								
FIRE ALARM DEVICES.	UUU07	2006			20	7	13	\$0.00								
BOILER EPO SYSTEM.		NONE	1	LS	20			\$5,000.00	\$ 5,000	\$ 5,466	\$	5,565	\$ 5,665	\$	5,767	5,871
CLOCK SYSTEM.	UUU25	1995	1	LS	20	18	2	\$8,421.37	\$ 8,421	\$ 9,207	\$	9,373	\$ 9,542	\$	9,713 \$	9,888
SECURITY SURVEILLANCE SYSTEM.	UUU14	2004	1	LS	20	9	11	\$8,421.37	\$ 8,421	\$ 9,207	\$	9,373	\$ 9,542	\$	9,713	9,888
SECURITY ACCESS SYSTEM.	UUU14	2004	1	LS	20	9	11	\$10,000.00					\$ 11,330	_	11,534 \$	
COMMUNICATIONS SYSTEMS.			1	LS	10	2013		\$100.00				111		\$ \$	115	
NETWORK CABLING.			2	EA	10	2013		\$50.00	•			111		3 \$	115	

ITEM	FICM CODE	YEAR ITEM WAS PUT INTO SERVICE	ITEM TOTAL QUANTITY		EUL	TIME IN USE (YRS)		ITEM UNIT COST	ITEM FIRST COST	2018		2019	2020		2021	2022
					, ,		, ,									
SPECIALTY EQUIPMENT (food service, theatre, labs, shops)										\$ 50	625	\$ 51,536	\$ 52,4	64 \$	53,408	\$ 54,370
DEDAIDS /DEDI ACEMENTS	SSS18	VARIOUS	3,500	SF	15			\$13.23	\$ 46,305	\$ 50	,625	\$ 51,536	\$ 52,4	64 \$	53,408	\$ 54,370
ACCESSIBILITY IMPROVEMENTS																
NONE																
					1	ANNUAL	FUNDI	NG REQUIREME	NTS (ROUNDED):	\$ 577	400	\$ 587,793	\$ 598,3	73	\$ 609,144	\$ 620,108

SCHEDULED MAINTENANCE	PROGRAM - YEAR ZERO:	2013
		BUILDING
BUILDING SECTION (BUILDING TYPE)	BUILDING AGE (YRS)	AREA (GSF)
FIREARMS TRAINING CENTER (CLASSROOM)		26,609
		_

MAXIMUM MAINTENANCE BACKLOG VALUE FOR BUILDING: \$ 9,352

REPLACEMENT VALUE FOR THE BUILDING: \$ 7,645,100

FACILITY CONDITION INDEX (FCI): 0%



FCI	BUILDING CONDITION
FCI < 5%	GOOD
5%< FCI< 10%	FAIR
10% < FCI	POOR

	ITEM NO. CODES	
AI: ACCESS	SIBILITY IMPROVEMENT	
BE: BUILDI	NG EXTERIOR	
BI: BUILDI	NG INTERIOR	
BS: BUILDI	NG SYSTEM	
ES: ELECTF	RICAL SYSTEM	
MS: MECH	IANICAL SYSTEM	
PS: PLUME	BING SYSTEM	
SG: SITE G	ROUNDS	
SE: SPECIA	LTY EQUIPMENT	

INFLATION RATE (%):

1.8%

LEGEND
AVG: AVERAGE
CF: CUBIC FEET
CY: CUBIC YARDS
EA: EACH
EUL: ESTIMATED USEFUL LIFE
GSF: GROSS SQUARE FEET
LOC: LOCATION (SITE/BLDG)
PV: PRESENT VALUE
RUL: ESTIMATED USEFUL LIFE
SF: SQUARE FEET
SY: SQUARE YARDS
YRS: YEARS
DEMAINING LICEFUL LIFE (DILL) DA

	FICNA	YEAR ITEM	ITEMA TOTAL			TIME	DIII.	ITEM	ITEMA									
ITEM	FICM CODE	WAS PUT INTO SERVICE	ITEM TOTAL QUANTITY	UNITS	EUL (VRS)	IN USE	RUL (YRS)	UNIT COST	ITEM FIRST COST	201	g.	2	019	2020	20	021	202	,,
11210	CODE	HETO SERVICE	QUARTITI	00	(1113)	(1113)	(1113)		1	201	<u> </u>	_		-0-0		<u> </u>		
BUILDING ENVELOPE (includes items exterior to building)										\$ 1	,328	\$	1,352	\$ 1,377	\$	1,401	\$ 1	1,427
ROOF REPLACEMENT.	MMM16	2012			25	1	24	\$0.00										
OVERHEAD DOOR FRAME MAINTENANCE.	730	1989	2	EA	10	24	-14	\$607.50	\$ 1,215	\$	1,328	\$	1,352	\$ 1,377	\$	1,401	\$	1,427
BUILDING INTERIOR										\$ 7	,380	\$	7,513	\$ 7,648	\$	7,785	\$ 7	7,926
FIRING RANGE ARCHITECTURAL MAINTENANCE.	550	2012	1	LS	5	1	4	\$6,750.00	\$ 6,750	\$	7,380	\$	7,513	\$ 7,648	\$	7,785	\$	7,926
WALL FINISH UPDATES - ALLOWANCE.	110, 310, 550, 555, W06 AND X03	2012			15	1	14	\$0.00										
FLOOR FINISH UPDATES - ALLOWANCE.	110, 310, 550, 555, W06 AND X03	2012			15	1	14	\$0.00										
PLUMBING SYSTEMS (may be packaged with BI item scope)										\$	-	\$	-	\$ -	\$	-	\$	_
DOMESTIC HOT WATER RETURN CIRCULATING PUMP MAINTENANCE/REPLACEMENT.	UUU24	2012			20	1	19	\$0.00										
PLUMBING FIXTURE REPLACEMENTS.	X03	2012			20	1	19	\$0.00										
DOMESTIC HOT WATER HEATER REPLACEMENT.	UUU24	2012			10	1	9	\$0.00										
MECHANICAL SYSTEMS (may be packaged with BI item scope)										\$	-	\$	-	\$ -	\$	-	\$	-
AIR HANDLING UNIT REPLACEMENTS (YORK FAN WALL).	UUU25	2012			25	1	24	\$0.00										
AIR HANDLING UNIT REPLACEMENTS (YORK DIRECT FIRED).	UUU25	2012			25	1	24	\$0.00										
VAV/CAV BOX MAINTENANCE/REPLACEMENTS.	UUU25	2012			25	1	24	\$0.00										
SPLIT-SYSTEM DX A/C UNIT REPLACEMENTS.	UUU25	2012			15	1	14	\$0.00										
REFRIGERANT CONDENSING UNIT REPLACEMENTS.	UUU25	2012			15	1	14	\$0.00										
ELECTRIC DUCT HEATER MAINTENANCE/REPLACEMENTS.	UUU25	2012			10	1	9	\$0.00										
UNIT HEATER REPLACEMENTS.	UUU25	2012			20	1	19	\$0.00										
CABINET UNIT HEATER REPLACEMENT.	UUU25	2012			20	1	19	\$0.00										
EXHAUST AIR FAN MAINTENANCE/REPLACEMENTS.	UUU25	2012			20	1	19	\$0.00										
BOILER REPLACEMENT.	UUU22	2012			20	1	19	\$0.00										

		YEAR ITEM			AVG	TIME		ITEM									
	FICM	WAS PUT	ITEM TOTAL	ITEM	EUL	IN USE	RUL	UNIT	ITEM								
ITEM	CODE	INTO SERVICE	QUANTITY	UNITS	(YRS)	(YRS)	(YRS)	COST	FIRST COST	2018	}	2019	202	0	2021	2	022
	1																
DUCT CLEANING.	UUU25	1989			10	24	-14	\$0.00									
ELECTRICAL SYSTEMS (may be packaged with BI item scope)										\$	- \$	-	\$	- \$	-	\$	-
BUILDING SERVICE TRANSFORMER.	UUU04	2012			20	1	19	\$0.00									
MAIN SWITCHBOARD.	UUU05	2012			20	1	19	\$0.00									
STANDBY GENERATOR.	UUU25	2012			20	1	19	\$0.00									
LIFE SAFETY AUTOMATIC TRANSFER SWITCH (ATS).	UUU25	2012			20	1	19	\$0.00									
STAINDBY POWER SYSTEIVIS AUTOIVIATIC TRANSFÉR SWITCH	UUU25	2012			20	1	19	\$0.00									
ELECTRICAL DISTRIBUTION EQUIPMENT.	UUU05	2012			20	1	19	\$0.00									
VARIABLE FREQUENCY DRIVE (VFD).	UUU25	2012			15	1	14	\$0.00									
LIGHTING AND RECEPTACLE PANELBOARDS.	UUU05	2012			20	1	19	\$0.00									
EXTERIOR BUILDING MOUNTED LIGHTING.	UUU25	2012			20	1	19	\$0.00									
EXIT LIGHTING.	W06	2012			20	1	19	\$0.00									
CORRIDOR LIGHTING.	W06	2012			20	1	19	\$0.00									
CLASSROOM LIGHTING	110	2012			20	1	19	\$0.00									
OFFICE LIGHTING.	310	2012			20	1	19	\$0.00									
SHOOTING RANGE LIGHTING.	550	2012			20	1	19	\$0.00									
PARKING LOT LIGHTING.	UUU10 AND UUU11	2012			30	1	29	\$0.00									
STORAGE AND UTILITY ROOM LIGHTING.	X01 AND Y04	2012			20	1	19	\$0.00									
VACANCY SENSOR LIGHTING CONTROLS (CLASSROOMS).	110	2012			20	1	19	\$0.00									
VACANCY SENSOR LIGHTING CONTROLS (CORRIDORS)	W05 AND W06	2012			20	1	19	\$0.00									
BUILDING SYSTEMS (fire, security, IT/media infrastructure)										\$	- \$	-	\$	- \$	-	\$	-
FIRE ALARM SYSTEM MAIN AND REMOTE PANELS.	UUU07	2012			20	1	19	\$0.00									
FIRE ALARM DEVICES.	UUU07	2012			20	1	19	\$0.00									
BOILER EPO SYSTEM.	Y04	2012			20	1	19	\$0.00									
PRIMAX CLOCK SYSTEM.	UUU25	2012			20	1	19	\$0.00									
SECURITY SURVEILLANCE SYSTEM.	UUU14	2012			20	1	19	\$0.00									
SECURITY ACCESS SYSTEM.	UUU14	2012			20	1	19	\$0.00		1							
IT SYSTEMS.	UUU02	2012			20			\$0.00		1							
SPECIALTY EQUIPMENT (food service, theatre, labs, shops)										\$	- \$	-	\$	- \$	-	\$	-
FIRING RANGE SYSTEM MAINTENANCE/REPLACEMENT.	550	2012			20	1	19	\$0.00									
ACCESSIBILITY IMPROVEMENTS																	
NONE																	
						ANNUAL	FUNDING	REQUIREME	NTS (ROUNDED):	\$ 8.	708 \$	8,865	\$ 9	,024 \$	9,187	\$	9,352

SCHEDULED MAINTENANC	E PROGRAM - YEAR ZERO:	2013
		<u>, </u>
		BUILDING
BUILDING SECTION (BUILDING TYPE)	BUILDING AGE (YRS)	AREA (GSF)
FORUM - TOTAL (CLASSROOM)		54,953
FORUM - ORIGINAL	1963	53,867
FORUM (PUMP HOUSE)	2004	1,086
FORUM (GREEN HOUSE - NOT INCLUDED IN FORUM GSF)	2006	563
FORUM (KILN SHEDS - NOT INCLUDED IN FORUM GSF)	2006	855
MAXIMUM MAINTENANCE BACKL	OG VALUE FOR BUILDING:	\$ 1,614,573
REPLACEMENT \	ALUE FOR THE BUILDING:	\$ 16,905,500
FACILIT	Y CONDITION INDEX (FCI):	10%



	BUILDING
FCI	CONDITION
FCI < 5%	GOOD
5%< FCI< 10%	FAIR
10% < FCI	POOR

ITEM NO. CODES	
AI: ACCESSIBILITY IMPROVEMENT	
BE: BUILDING EXTERIOR	
BI: BUILDING INTERIOR	
BS: BUILDING SYSTEM	
ES: ELECTRICAL SYSTEM	
MS: MECHANICAL SYSTEM	
PS: PLUMBING SYSTEM	
SG: SITE GROUNDS	
SE: SPECIALTY EQUIPMENT	

1.8%

LEGEND
AVG: AVERAGE
CF: CUBIC FEET
CY: CUBIC YARDS
EA: EACH
EUL: ESTIMATED USEFUL LIFE
GSF: GROSS SQUARE FEET
LOC: LOCATION (SITE/BLDG)
PV: PRESENT VALUE
RUL: ESTIMATED USEFUL LIFE
SF: SQUARE FEET
SY: SQUARE YARDS
YRS: YEARS
REMAINING USEFUL LIFE (RUL) BARON

		YEAR ITEM			ΔVG	TIME		ITEM								
	FICM	WAS PUT	ITEM TOTAL	ITEM		IN USE	RUI	UNIT	ITEM							
ITEM	CODE	INTO SERVICE	QUANTITY			(YRS)			FIRST COST	2018	2019	2020		2021		2022
					(/	(1110)	()									
BUILDING ENVELOPE (includes items exterior to building)										\$ 158,331 \$	161,181	\$ 164,082	\$	167,036	\$	170,042
EXTERIOR SEALANT MAINTENANCE.	MMM16	2004	1,000	LF	20	9	11	\$4.73	\$ 4,730	\$ 5,171 \$	5,264	\$ 5,359	\$	5,456	\$	5,554
EXTERIOR MASONRY MAINTENANCE.	MMM16	1963	500	SF	10	50	-40	\$1.89	\$ 945	\$ 1,033 \$	1,052	\$ 1,071	\$	1,090	\$	1,110
LIMESTONE CAPS AND SILLS REPAIRS / REPLACEMENTS.	MMM16	1963	115	SF	50	50	0	\$104.96	\$ 12,070	\$ 13,197 \$	13,434	13,676	\$	13,922	\$	14,173
PAINTING SLOPED SOFFITS AND STRUCTURAL WOOD BEAMS.	MMM16	VARIOUS			15			\$0.00								
ENTRANCE SOFFITS	MMM16	2005	1,200	SF	15	8	7	\$3.38	\$ 4,056	\$ 4,434 \$	4,514	\$ 4,595	\$	4,678	\$	4,762
EAST AND WEST ENTRANCE EIFS REPAIRS.	MMM16	2005			20	8	12	\$0.00								
NORTH AND SOUTH EXTERIOR DOOR REPLACEMENTS.	W06	2005	8	EA	25	8	17	\$11,340.00	\$ 90,720	\$ 99,184 \$	100,969	\$ 102,787	\$	104,637	\$	106,520
EXTERIOR WINDOW MAINTENANCE/REPLACEMENT.	210 AND W06	2005			30	8	22	\$0.00								
EXTERIOR DOOR MAINTENANCE/REPLACEMENT (EXCLUDES															Ī	
DOORS MENTIONED ELSEWHERE IN THIS SECTION THAT ARE	215 AND W06	2001			25	12	13	\$0.00							1	
DETERIORATING FASTER THAN DOORS IN GENERAL).																
SINGLE-PLY MEMBRANE REROOFING - GENERAL.	MMM16	2001			25	12	13	\$0.00								
SINGLE-PLY MEMBRANE REROOFING - PUMP HOUSE.	MMM16	2004			25	9	16	\$0.00							I	
STAINDING SEAW WETAL ROUFING	MMM16	2001			50	12	38	\$0.00							1	
KILN SHED WEST WALL EXTERIOR GUTTER AND BRICK	580	2006	600	SF	15	7	8	ć1 90	ć 1.12 <i>4</i>	 1 240 6	1 262	1 205	۲,	1 200	۲	1 222
CLEANING OF MOLD ON FACE BRICK.	360	2006	600	3F	15	/	ō	\$1.89	\$ 1,134	\$ 1,240 \$	1,262	\$ 1,285	Ş	1,308	۶ 	1,332
GREENHOUSE MAINTENANCE WITH BRICK/SILL BASE	580	2006			15	7	8	\$0.00							1	
CLEANING AND MAINTENANCE.		2000						\$0.00							<u> </u>	
SOUTH COURT DOUBLE-DOOR REPLACEMENT INCLUDING	W06	1963	1	EA	25	50	-25	\$2,808.00	\$ 2,808	\$ 3,070 \$	3,125	\$ 3,181	Ś	3,239	Ś	3,297
DOOR FRAME REPLACEMENT.									· ·	 , ,	,			-		-
ENTRANCE SOFFITS		1963	1,200	SF	15	50	-35	\$23.63	\$ 28,356	\$ 31,002 \$	31,560	32,128	\$	32,706	\$	33,295
BUILDING INTERIOR		,								\$ 476,557 \$	485,135	\$ 493,868	\$	502,757	\$	511,807
REPLACE FLOOR TILE ON CORRIDOR RAMPS.	W06	1963	1,450	SF	35	50	-15	\$31.05	\$ 45,023	\$ 49,223 \$	50,109	51,011	\$	51,929	\$	52,864
REPLACE BENCHES AND BOOTHS IN CORRIDORS ADDING LAPTOP POWER.	W05 AND W06	VARIOUS	60	LF	20	-		\$344.25	\$ 20,655	\$ 22,582 \$	22,989	23,402	\$	23,824	\$	24,252

		YEAR ITEM			AVG	TIME		ITEM									
	FICM	WAS PUT	ITEM TOTAL	ITEM	EUL	IN USE	RUL	UNIT	ITEM								
ITEM	CODE	INTO SERVICE	QUANTITY			(YRS)		COST	FIRST COST		2018		2019	2020		2021	2022
			-		/	<u> </u>	· -/										_
VCT CORRIDOR FLOOR TILE REPLACEMENT.	W06	VARIOUS	9,670	SF	35			\$4.73	\$ 45,73	9 \$	50,007	\$	50,907	\$ 51,83	23 \$	52,756 \$	53,705
INTERIOR WOOD DOORS AND DOOR HARDWARE	110, 115, 210, 215, 310,	VARIOUS	35	EA	50			\$1,350.00	\$ 47,25	0 5	51,658	\$	52,588	\$ 53.5	35 \$	54,498 \$	55,479
REPLACEMENTS.	315, X01 AND X03																
CORRIDOR CEILING AND LIGHTING UPGRADES.	W05 AND W06	2002	12,920	SF	35	11	24	\$5.67	\$ 73,25	6 \$	80,091	\$	81,533	\$ 83,0	00 \$	84,494 \$	86,015
FLOOR FINISH REPLACEMENTS.	110, 115, 210, 215, 310, 315 AND 610	VARIOUS	6,134	SF	15			\$7.09	\$ 43,49	0 \$	47,548	\$	48,403	\$ 49,2	75 \$	50,162 \$	51,065
INTERIOR WALL FINISH UPDATES - ALLOWANCE.	110, 115, 210, 215, 310, 315, X01 AND X03	VARIOUS						\$0.00									
CORRIDOR LOCKER MAINTENANCE/REPLACEMENTS.	W06	2007			25	6	19	\$0.00									
FLOOR FINISH UPDATES - ALLOWANCE.	110, 115, 210, 215, 310, 315, X01 AND X03	VARIOUS						\$0.00									
ASBESTOS FLOORING ABATEMENT / FLOOR FINISH REPLACEMENT IN ROOM F21.	Y04	1963	15	SF	35	50	-15	\$3.71	\$ 5	6 \$	61	\$	62	\$	53 \$	64 \$	65
ASBESTOS FLOORING ABATEMENT / FLOOR FINISH REPLACEMENT IN ROOM F81.	Y04	2016	40	SF	35			\$3.71	\$ 14	8 \$	-	\$	1	\$	- \$	- \$	-
REPLACE ASBESTOS CONTAINING DOOR FROM F81 TO RETURN AIR TUNNEL.	Y04	1963	1	EA	50	50	0	\$1,350.00	\$ 1,35	0 \$	1,476	\$	1,503	\$ 1,5	30 \$	1,557 \$	1,585
TOILET ROOM UPDATES.	X03	2002	700	SF	25	11	14	\$54.00	\$ 37,80	0 \$	41,327	\$	42,071	\$ 42,83	28 \$	43,599 \$	44,384
EAST AND WEST LOBBY FLOORING REPLACEMENT.	W05 AND W06	2012			35	1	34	\$0.00									
ENTRY MAT REPLACEMENT	W06	2008	1,880	SF	5	5	0	\$62.10	\$ 116,74	8 \$	127,640	\$	129,938	\$ 132,2	77 \$	134,658 \$	137,082
LAB SINK AND COUNTER REPLACEMENT.	210	2002	5	LF	25	11	14	\$418.50	\$ 2,09	3 \$	2,288	\$	2,329	\$ 2,3	71 \$	2,414 \$	2,457
CORRIDOR DOOR HARDWARE UPGRADES.	W06	VARIOUS	6	EA	50			\$405.00	\$ 2,43	0 \$	2,657	\$	2,705	\$ 2,7	3 \$	2,803 \$	2,853
PLUMBING SYSTEMS (may be packaged with BI item scope)										\$	99,774	\$	101,570	\$ 103,39	9 \$	105,260 \$	107,155
SANITARY DRAINAGE PIPING MAINTENANCE.	UUU13	1963	50,000	SF	50	50	0	\$0.00	\$	- \$	-	\$	-	\$	- \$	- \$	-
BIOLOGY/CHEMISTRY LABORATORY ACID WASTE SYSTEM INSPECTION/MAINTENANCE.	UUU25	VARIOUS	5,000	SF	10			\$6.75	\$ 33,75	0 \$	36,899	\$	37,563	\$ 38,2	39 \$	38,927 \$	39,628
GEOLOGY LABORATORY ACID WASTE SYSTEM	UUU25	2002	5,000	SF	10	11	-1	\$6.75	\$ 33,75	0 \$	36,899	\$	37,563	\$ 38,2	39 \$	38,927 \$	39,628
INSPECTION/MAINTENANCE. TOILET FIXTURES	X03	VARIOUS	44	EA	40			\$540.00	\$ 23,76	م د	25,977	ć	26,444	\$ 26.0	20 \$	27,405 \$	27,898
MECHANICAL SYSTEMS (may be packaged with BI item scope)	λ03	VARIOUS	44	LA	40			\$340.00	\$ 23,70							338,943 \$	
REPLACE ELECTRICAL HALL HEATERS AND PNEU CONTROLS	UUU06 AND UUU25	1963	10	EA	20	50	-30	\$0.00	\$	- \$	521,200	\$	527,005	\$ 332,93	- \$	- \$	-
WITH DDC. REPLACE REMAINING ORIG ELECTRIC DUCT HEATERS WITH	UUU06 AND UUU25	1963	10	EA	20	50	-30	\$0.00	\$	- \$	-	\$	-	\$	- \$	- \$	-
PNEU TO DDC CONTROLS UPGRADE. ADDRESS AIR HANDLING UNIT 3 CONDENSATE DRAINAGE	UUU25	2004	1	LS	30	0	21	\$13,200.00	\$ 13,20	م د	14,432	ć	14,691	\$ 1/1 Q	56 \$	15,225 \$	15,499
CHEIVISTRY LAB VACUUIVI PUIVIP	210	2004	1	LS	10	10	0	\$13,200.00		- \$		\$		\$ 14,9.	- \$	- \$	13,433
CONVERSION OF REMAINING PNEUMATIC TEMPERATURE	UUU06	2004	15,000	SF	10	9	1	\$6.08			99,709		101,504			<u> </u>	107,084
CONTROLS TO DDC. ELECTRIC DUCT HEATER REPLACEIVIENTS IN FACULTY OFFICE	210	2004	2 000	C.E.	20	9	11	¢0.00	6			4		\$	۲	<u> </u>	
EAST WECHANICAL KOOW EXPOSED DUCT INSULATION	310	2004	2,000	SF	20		11	\$0.00		- \$	4 420	\$		'	- \$	- \$	4.755
DEDAIDS	UUU25	1963	100	SF	25	50	-25	\$40.50		0 \$	4,428	1	4,508		39 \$	4,671 \$	4,755
HVAC SYSTEMS CLEANING.	UUU25	2007	50,000	SF	10	6	4	\$1.15			62,865	>	63,996	\$ 65,1	18 \$	66,321 \$	67,515
KILN SHED EXHAUST FAN REPLACEMENTS. WEST IVIECHANICAL ROOM EXPOSED DUCT INSULATION	210	2005			20	8	12	\$0.00			4 400		4.500	<u> </u>) A	4 674 - #	4
DEDAIDS LABORATORY/TEMBERATURE CONTROLS AIR COMPRESSOR	UUU25	2006	100	SF	25	/	18	\$40.50	\$ 4,05	0 \$	4,428	\$	4,508	\$ 4,5	39 \$	4,671 \$	4,755
LABORATORY/TEMPERATURE CONTROLS AIR COMPRESSOR REPLACEMENT.	UUU25	1963	1	EA	20	50	-30	\$56,025.00	\$ 56,02	5 \$	61,252	\$	62,355	\$ 63,4	77 \$	64,620 \$	65,783
PRIMARY CHILLED WATER LOOP PUMP MAINTENANCE/REPLACEMENTS.	UUU20	2014			20	0	20	\$0.00									

		YEAR ITEM			AVG	TIME		ITEM								
	FICM	WAS PUT	ITEM TOTAL			IN USE	RUL	UNIT	ITEM							
ITEM	CODE	INTO SERVICE	QUANTITY	UNITS	(YRS)	(YRS)	(YRS)	COST	FIRST COST	2018		2019	2020		2021	2022
CAIVIPUS CHILLED WATER DISTRIBUTION PUIVIP	UUU20	2004			20	9	11	\$0.00		I	I			ı		
BOILER CIRCULATING WATER PUMP REPLACEMENTS.	UUU22	2004			20	9	11	\$0.00								
FORUM BUILDING HEATING WATER PUMP REPLACEMENTS.	UUU22	2004		+	20	9	11	\$0.00								
AIR HANDLING UNIT REPLACEMENTS AHU-1. 2 AND 3.	UUU25	2004		 	30	9	21	\$0.00								
CABINET UNIT HEATER REPLACEMENTS.	UUU25	2004			25	9	16	\$0.00								
EXHAUST FAN MAINTENANCE/REPLACEMENTS.	UUU25	2004	5	EA	25	9	16	\$6,412.50	\$ 32,063	\$ 35,054	Ś	35,685	\$ 36,32	7 Ś	36,981 \$	37,647
BOILER REPLACEMENTS.	UUU22	2004			25	9	16	\$0.00		7 33,55	7		7 23/32	+	7 7 7	
PUMP HOUSE SPLIT SYSTEM A/C REPLACEMENT.	UUU25	2004			15	9	6	\$0.00								
FUME HOOD BALANCING AND SAFETY INSPECTION	210	2004	1	LS	2	9	-7	\$35,775.00	\$ 35,775	\$ 39,113	\$	39,817	\$ 40,53	3 \$	41,263 \$	42,006
ELECTRICAL SYSTEMS (may be packaged with BI item scope)					,		_	. ,	, , ,	\$ 223,861	-	227,891	\$ 231,99	_	236,169 \$	240,420
BUILDING SERVICE TRANSFORMER.	UUU04	2007			20	6	14	\$0.00		, ,,,,,		,	, ,,,,,	•	,	-, -
MAIN SWITCHBOARD.	UUU05	1963	1	EA	20	50	-30	\$81,000.00	\$ 81,000	\$ 88,557	\$	90,151	\$ 91,77	4 \$	93,426 \$	95,108
STANDBY GENERATOR.	UUU25	2007			20	6	14	\$0.00		,		,	,		, ,	
LIFE SAFETY AUTOMATIC TRANSFER SWITCH (ATS).	UUU25	2007			20	6	14	\$0.00								
STAINUBY PUWER SYSTEINS AUTUINATIC TRAINSFER SWITCH	UUU25	2007			20	6	14	\$0.00								
ELECTRICAL DISTRIBUTION EQUIPMENT.	UUU05	1963	2	EA	20	50	-30	\$1,000.00	\$ 2,000	\$ 2,187	\$	2,226	\$ 2,26	6 \$	2,307 \$	2,348
VARIABLE FREQUENCY DRIVE (VFD).	UUU25	2004			15	9	6	\$0.00								
LIGHTING AND RECEPTACLE PANELBOARDS.	UUU05	1963	1	LS	20	50	-30	\$81,000.00	\$ 81,000	\$ 88,557	\$	90,151	\$ 91,77	4 \$	93,426 \$	95,108
EXTERIOR BUILDING MOUNTED LIGHTING.	UUU25	1963	18	EA	20	50	-30	\$708.75	\$ 12,758	\$ 13,948	\$	14,199	\$ 14,45	4 \$	14,715 \$	14,979
EXIT LIGHTING.	W06	2002			2	11	-9	\$0.00								
CORRIDOR LIGHTING.	W06	2002			20	11	9	\$0.00								
CLASSROOM LIGHTING	110 AND 210	2002			20	11	9	\$0.00								
OFFICE LIGHTING.	310	2002			20	11	9	\$0.00								
STORAGE AND UTILITY ROOM LIGHTING.	X01 AND Y04	1963	1	LS	20	50	-30	\$0.00	\$ -	\$ -	\$	-	\$	- \$	- \$	-
VACANCY SENSOR LIGHTING CONTROLS (CLASSROOMS).	110 AND 210	2002			20	11	9	\$0.00								
VACANCY SENSOR LIGHTING CONTROLS (CORRIDORS)	W05 AND W06	NONE	1	LS				\$28,000.00	\$ 28,000	\$ 30,612	\$	31,163	\$ 31,72	4 \$	32,295 \$	32,877
BUILDING SYSTEMS (fire, security, IT/media infrastructure)										\$ 134,495	\$	136,916	\$ 139,38	0 \$	141,889 \$	144,443
FIRE ALARM SYSTEM MAIN AND REMOTE PANELS.	UUU07	2007			20	6	14	\$0.00								
FIRE ALARM DEVICES.	UUU07	2007			20	6	14	\$0.00								
BOILER EPO SYSTEM.	Y04	NONE	1	EA	20			\$3,375.00	\$ 3,375	\$ 3,690	\$	3,756	\$ 3,82	4 \$	3,893 \$	3,963
CLOCK SYSTEM.	UUU25	1963	1	LS	20	50	-30	\$48,221.26	\$ 48,221	\$ 52,720	\$	53,669	\$ 54,63	5 \$	55,619 \$	56,620
SECURITY SURVEILLANCE SYSTEM.	UUU14	2004	1	LS	20	9	11	\$48,221.26	\$ 48,221	\$ 52,720	\$	53,669	\$ 54,63	5 \$	55,619 \$	56,620
SECURITY ACCESS SYSTEM.	UUU14	2004	1	LS	20	9	11	\$0.00	\$ -	\$ -	\$	-	\$	- \$	- \$	-
THEATER LIGHTING AND CONTROL EQUIPMENT.	590	1963	1	LS	20	50	-30	\$0.00		\$ -	\$	-	\$	- \$	- \$	-
NETWORK CABLING.	UUU02	VARIOUS	1	LS	10			\$400.00	\$ 400	\$ 437	\$	445	\$ 45	3 \$	461 \$	470
NETWORK CABLE.	UUU02	VARIOUS	106	EA	10			\$200.00	• •		-	23,595			24,452 \$	24,892
NETWORK SYSTEMS.	UUU02	VARIOUS	2	EA	10			\$300.00	·		_	668		0 \$	692 \$	705
TP COMMUNICATION CABLE.	UUU02	VARIOUS	10	EA	10			\$100.00	\$ 1,000			1,113			1,153 \$	1,174
SPECIALTY EQUIPMENT (food service, theatre, labs, shops)										\$ 47,231	\$	48,081	\$ 48,94	6 \$	49,827 \$	50,724
F200 FUME HOODS RECONDITIONING/REPLACEMENT.	210	2007			20	6	14	\$0.00								
F210 FUME HOODS RECONDITIONING/REPLACEMENT.	210	2004			20	9	11	\$0.00								
F270 FUME HOODS RECONDITIONING/REPLACEMENT.	210	1997			20	16	4	\$0.00								
F400 SPRAY BOOTH RECONDITIONING/REPLACEMENT.	110	2001			20	12	8	\$0.00								

		YEAR ITEM			AVG	TIME		ITEM						
	FICM	WAS PUT	ITEM TOTAL	ITEM	EUL	IN USE	RUL	UNIT	ITEM					
ITEM	CODE	INTO SERVICE	QUANTITY	UNITS	(YRS)	(YRS)	(YRS)	COST	FIRST COST	2018	2019	2020	2021	2022
											1	1	1	ı
F410 CERAMICS GLAZING SPRAY BOOTH	210	2010			20	2	17	\$0.00						
RECONDITIONING/REPLACEMENT.	210	2010			20			Ş0.00						
EXTERIOR BUILDING SIGNAGE UPGRADE (COMPLIANCE WITH	CCC1C	1063	1	1.0	25	F0	25	¢42,200,00	ć 42.200	ć 47.221	ć 40.001	¢ 40.046	ć 40.027	¢ 50.724
CURRENT COLLEGE BRANDING STANDARDS).	SSS16	1963	1	LS	25	50	-25	\$43,200.00	\$ 43,200	\$ 47,231	\$ 48,081	\$ 48,946	\$ 49,827	\$ 50,724
ACCESSIBILITY IMPROVEMENTS										\$ 41,844	\$ 42,597	\$ 43,364	\$ 44,144	\$ 44,939
ADA WHEELCHAIR LIFT FOR IMPROVED ACCESS BETWEEN	MOC	NONE	60		20			6627.00	ć 20.272	ć 44.044	ć 42.507	42.264	¢ 44.44	ć 44.020
UPPER AND LOWER HALVES OF FORUM	W06	NONE	60	LF	20			\$637.88	\$ 38,273	\$ 41,844	\$ 42,597	\$ 43,364	\$ 44,144	\$ 44,939
					P	NNUAL	FUND	ING REQUIREME	NTS (ROUNDED):	\$ 1,503,372	\$ 1,530,433	\$ 1,557,981	\$ 1,586,024	\$ 1,614,573

ROGRAM - YEAR ZERO:	2013
BUILDING AGE	BUILDING
(YRS)	AREA (GSF)
1963	15,076

MAXIMUM MAINTENANCE BACKLOG VALUE FOR BUILDING: \$ 853,901

REPLACEMENT VALUE FOR THE BUILDING: \$ 3,860,200

FACILITY CONDITION INDEX (FCI): 22%



FCI	BUILDING CONDITION
FCI < 5%	GOOD
5%< FCI< 10%	FAIR
10% < FCI	POOR

ITEM NO. CODES
AI: ACCESSIBILITY IMPROVEMENT
BE: BUILDING EXTERIOR
BI: BUILDING INTERIOR
BS: BUILDING SYSTEM
ES: ELECTRICAL SYSTEM
MS: MECHANICAL SYSTEM
PS: PLUMBING SYSTEM
SG: SITE GROUNDS
SE: SPECIALTY EQUIPMENT

INFLATION RATE (%):

1.8%

LEGEND
AVG: AVERAGE
CF: CUBIC FEET
CY: CUBIC YARDS
EA: EACH
EUL: ESTIMATED USEFUL LIFE
GSF: GROSS SQUARE FEET
LOC: LOCATION (SITE/BLDG)
PV: PRESENT VALUE
RUL: ESTIMATED USEFUL LIFE
SF: SQUARE FEET
SY: SQUARE YARDS
YRS: YEARS
REMAINING USEFUL LIFE (RUL) BARO

		YEAR ITEM			AVG	TIME		ITEM										
	FICM	WAS PUT	ITEM TOTAL	ITEM	EUL	IN USE	RUL	UNIT	ITEM									
ITEM	CODE	INTO SERVICE	QUANTITY	UNITS	(YRS)	(YRS)	(YRS)	COST	FIRST COST		2018	2019		2020		2021		2022
BUILDING ENVELOPE (includes items exterior to building)										\$	87,458	\$ 89,033	\$	90,635	\$	92,267	\$	93,927
EXTERIOR PAINTING (SOFFITS, FASCIA, WOOD BEAMS).	MMM16	2005	2,120	SF	15	8	7	\$2.70	\$ 5,724	\$	6,258	\$ 6,371	\$	6,485	\$	6,602	\$	6,721
EXTERIOR METAL DOOR FRAME / DOOR REPLACEMENTS (FRAME CORROSION INVOLVED).	W06	VARIOUS	3	EA	25			\$2,754.00	\$ 8,262	\$	9,033	\$ 9,195	\$	9,361	\$	9,529	\$	9,701
FROST SLAB REPLACEMENTS AT EXTERIOR DOORS.	W06	1963	30	SF		50	-50	\$117.00	\$ 3,510	\$	3,837	\$ 3,907	\$	3,977	\$	4,048	\$	4,121
LIMESTONE WING WALL CAP REPLACEMENTS.	MMM16	1963	40	SF	50	50	0	\$36.11	\$ 1,444	\$	1,579	\$ 1,608	\$	1,637	\$	1,666	\$	1,696
EXTERIOR SEALANT MAINTENANCE.	MMM16	1963	150	LF	20	50	-30	\$4.73	\$ 710	\$	776	\$ 790	\$	804	\$	818	\$	833
BELL TOWER PAINTING.	MMM16	2011			15	2	13	\$0.00	-	-								
EXTERIOR WINDOWS REPLACEMENT.	MMM16	2006			30	7	23	\$0.00	-	-								
CLEAN BRICK EFFLORESCENCE.	MMM16	1963			10	50	-40	\$0.00	-	-								
MASONRY MAINTENANCE.	MMM16	1963			10	50	-40	\$0.00	-	-								
EAST AND WEST LOBBY STOREFRONT WINDOW SYSTEM MAINTENANCE.	W05	VARIOUS			30			\$0.00	-									
WINDOW MAINTENANCE (EXCLUDING EAST AND WEST LOBBY STOREFRONT WINDOW SYSTEM).	MMM16	2006			30	7	23	\$0.00	-									
ASPHALT BUILT-UP ROOFING MAINTENANCE/REPLACEMENT.	MMM16	1993	3,400	SF	20	20	0	\$16.20	\$ 55,080	\$	60,219	\$ 61,303	\$	62,406	\$	63,530	\$	64,673
PRESSURE LAWINATED SMOUTHING PRESSURE LAWINATED SMOUTURAL WOOD BEAIN RE-	MMM16	1998			50	15	35	\$0.00	-	-							i	
PRESSURE LAWIINATED STRUCTURAL WOOD BEAW RE-	MMM16	2005	650	SF	15	8	7	\$2.70	\$ 1,755	\$	1,919	\$ 1,953	\$	1,988	\$	2,024	\$	2,061
PROVIDE CONCRETE PAD AT EXTERIOR EXIT DOOR	W06	2006	15	SF	20	7	13	\$234.00	\$ 3,510	\$	3,837	\$ 3,907	\$	3,977	\$	4,048	\$	4,121
BUILDING INTERIOR										\$	151,335	\$ 154,059	\$	156,832	\$	159,655	\$	162,529
CORRIDOR VCT TILE REPLACEMENT.	W05 AND W06	2000	5,460	SF	35	13	22	\$4.73	\$ 25,826	\$	28,235	\$ 28,744	\$	29,261	\$	29,788	\$	30,324
INTERIOR WOOD DOOR / DOOR HARDWARE REPLACEMENT.	310 AND 350	VARIOUS	14	EA	50			\$1,350.00	\$ 18,900	\$	20,663	\$ 21,035	\$	21,414	\$	21,799	\$	22,192
UPDATE INFORMATION / BROCHURE RACK AT NORTHEAST CORRIDOR.	W05	1963	40	SF	15	50	-35	\$67.50	\$ 2,700	\$	2,952	\$ 3,005	\$	3,059	\$	3,114	\$	3,170

		YEAR ITEM			AVG	TIME		ITEM										
	FICM	WAS PUT	ITEM TOTAL			IN USE	RUL	UNIT	ITEM									
ITEM	CODE	INTO SERVICE	QUANTITY	UNITS	(YRS)	(YRS)	(YRS)	COST	FIRST COST	2018		2019	202	20	2021		202	.2
TOILET ROOM RENOVATIONS (FLOOR TILE, WALL TILE, ADA					-									1				
COMPLIANCE ISSUES INCLUDED).	X03	1963	350	SF	25	50	-25	\$54.00	\$ 18,900	\$ 20,663	\$ \$	21,035	\$	21,414	\$ 21	799	\$ 2	22,192
UPDATE / REPLACE CORRIDOR BENCH SEATING.	W05	1963	32	LF	20	50	-30	\$344.25	\$ 11,016	\$ 12,04	\$	12,261	\$	12,481	\$ 12	706	\$ 1	12,935
FLOOR FINISH UPDATES - ALLOWANCE.	310 AND 350	VARIOUS						\$0.00		,				,	<u> </u>		·	
WALL FINISH UPDATES - ALLOWANCE.	310, 350, W05 AND W06	VARIOUS						\$0.00										
A13 - PHONE SWITCHGEAR ASBESTOS FLOORING ABATEMENT AND REPLACEMENT.	Y04	2015		SF				\$5.06										
A13 - PHONE SWITCHGEAR ASBESTOS DOOR ABATEMENT AND REPLACEMENT.	Y04	1963	1	EA	50	50	0	\$1,485.00	\$ 1,485	\$ 1,624	\$	1,653	\$	1,683	\$ 1	713	\$	1,744
BOARD ROOM KITCHENETTE REPLACEMENT.	355	2012			20	1	19	\$0.00										
REPLACE OFFICE CARPETING	310 AND 350	VARIOUS	3,150	SF	15			\$7.09	\$ 22,334	\$ 24,417	7 \$	24,857	\$	25,304	\$ 25	760	\$ 2	26,223
REPLACE ENTRANCE MATS	W06	2009	600	SF	5	4	1	\$62.10	\$ 37,260	\$ 40,736	\$	41,470	\$	42,216	\$ 42	976	\$ 4	43,749
PLUMBING SYSTEMS (may be packaged with BI item scope)										\$ -	\$	-	\$	-	\$	-	\$	-
NONE									\$ -	\$	- \$	-	\$	-	\$	-	\$	-
MECHANICAL SYSTEMS (may be packaged with BI item scope)										\$ 250,703	\$	255,216	\$ 25	9,810	\$ 264,	186	\$ 26	9,247
HVAC SYSTEM CLEANING.	UUU25	1999	15,000	SF	10	14	-4	\$1.15	\$ 17,250	\$ 18,859	\$	19,199	\$	19,544	\$ 19	896	\$ 2	20,254
MECHANICAL SUMP PUMP MAINTENANCE / REPLACEMENT.	UUU16	VARIOUS	1	LS	15			\$1,080.00	\$ 1,080	\$ 1,183	\$	1,202	\$	1,224	\$ 1	246	\$	1,268
AIR HANDLING UNIT REPLACEMENT (ORIGINAL UNIT HOUSING MODIFIED AND RECOMMISSIONED IN 2006).	UUU25	2006			25	7	18	\$0.00										
CABINET UNIT HEATER REPLACEMENTS.	UUU25	2006			25	7	18	\$0.00										
FINNED TUBE RADIATION MAINTENANCE.	UUU25	2006			25	7	18	\$0.00										
MAINTENANCE	UUU22	2006			15	7	8	\$0.00										
RETURN AIR FAN MAINTENANCE.	UUU25	2006			20	7	13	\$0.00										
ELECTRIC DUCT HEATER REPLACEMENTS.	UUU25	2006			10	7	3	\$0.00										
CHILLED WATER DISTRIBUTION PUMP REPLACEMENTS.	UUU20	2006			20	7	13	\$0.00										
HEATING HOT WATER DISTRIBUTION PUMP REPLACEMENTS. HEATING HOT WATER BOILER CIRCULATING PUMPS.	UUU22	2006 2006		 FA	20	7	13	\$0.00	ć 12 F00	\$ 14,760	, ,	15.025	<u> </u>	15 206	ć 1F	F71	<u> </u>	1
HEATING HOT WATER BOILER CIRCULATING POMPS. HEATING HOT WATER BOILER REPLACEMENTS.	UUU22 UUU22	2006	2	EA EA	20	7	13 13	\$6,750.00 \$47,250.00	•			15,025 105,176		15,296 07,070	-	571 997		15,851 10,959
BAS UPGRADE.	UUU06	2006	15,000	SF	20	7	13	\$47,230.00				103,176		03,331		191		07,084
UPGRADE TOILET ROOM FIXTURES.	X03	VARIOUS	3	EA	40			\$2,700.00	-			9,015		9,177		343		9,511
CHW BUTTERFLY VALVES.	UUU20	2004	2	EA	15	9	6	\$1,350.00				3,005	-	3,059		114		3,170
RIGID INSULATION ON DUCTWORK.	UUU25	1963	50	SF	15	50	-35	\$19.58	-			1,090		1,109		129		1,150
ELECTRICAL SYSTEMS (may be packaged with BI item scope)	00023	1903	30	31	13	30		Ţ13.50	y 3/3	\$ 145,012	_	147,623		0,280				5,739
BUILDING SERVICE TRANSFORMER.	UUU04	2007			20	6	14	\$0.00		Ų 143,011	. Y	147,023	Ψ 10	0,200	y 132)		y 13.	3,733
MAIN SWITCHBOARD.	UUU05	1963	1	EA	20	50	-30	\$54,000.00	\$ 54,000	\$ 59,038	3 \$	60,101	Ś	61,183	\$ 62	284	\$ 6	63,405
STANDBY GENERATOR.	UUU25	2006			20	7	13	\$0.00		, , , , , , ,	1	, .		,	•			
LIFE SAFETY AUTOMATIC TRANSFER SWITCH (ATS).	UUU25	2006			20	7	13	\$0.00										
STAINUBY POWER SYSTEINS AUTOINIATIC TRAINSFER SWITCH	UUU25	2006			20	7	13	\$0.00										
ELECTRICAL DISTRIBUTION EQUIPMENT.	UUU05	1963	2	EA	20	50	-30	\$20,250.00	\$ 40,500	\$ 44,279	\$	45,076	\$	45,887	\$ 46	713	\$ 4	47,554
VARIABLE FREQUENCY DRIVE (VFD).	UUU25	2006			15	7	8	\$0.00										
LIGHTING AND RECEPTACLE PANELBOARDS.	UUU05	1963	1	LS	20	50	-30	\$13,500.00	\$ 13,500	\$ 14,760) \$	15,025	\$	15,296	\$ 15	571	\$ 1	15,851
EXTERIOR BUILDING MOUNTED LIGHTING.	UUU25	2006	10	EA	20	7	13	\$708.75	\$ 7,088	\$ 7,749	\$	7,888	\$	8,030	\$ 8	175	\$	8,322
EXIT LIGHTING.	W05 AND W06	2006			20	7	13	\$0.00										

		YEAR ITEM			AVG	TIME		ITEM									
	FICM	WAS PUT	ITEM TOTAL	ITEM	EUL	IN USE	RUL	UNIT	ITEM								
ITEM	CODE	INTO SERVICE	QUANTITY	UNITS	(YRS)	(YRS)	(YRS)	COST	FIRST COST	2018		2019	2020		2021		2022
CORRIDOR LIGHTING.	W05 AND W06	2006			20	7	13	\$0.00									
MEETING/CONFERENCE ROOM LIGHTING.	350	1999			20	14	6	\$0.00								 	-
OFFICE LIGHTING.	310	2006			20	7	13	\$0.00									
STORAGE AND UTILITY ROOM AND ATTIC LIGHTING.	Y04	1963	1	LS	20	50	-30	\$13,500.00	\$ 13,500	\$ 14,7	60 5	15,025	\$ 15,29	6 \$	15,571	\$	15,851
LIGHTING CONTROLS (OFFICES/MEETING ROOMS).	310 AND 350	2006			20	7	13	\$0.00				•			· · · · · · · · · · · · · · · · · · ·		•
VACANCY SENSOR LIGHTING CONTROLS (CORRIDORS).	W05 AND W06	NONE	1	LS	20			\$4,050.00	\$ 4,050	\$ 4,4	28 5	\$ 4,508	\$ 4,58	9 \$	4,671	\$	4,755
BUILDING SYSTEMS (fire, security, IT/media infrastructure)		'								\$ 86,2	53	\$ 87,805	\$ 89,38	6 \$	90,995	\$	92,632
FIRE ALARM SYSTEM MAIN AND REMOTE PANELS.	UUU07	2006			20	7	13	\$0.00									
FIRE ALARM DEVICES.	UUU07	2006			20	7	13	\$0.00									
BOILER EPO SYSTEM.	Y04	NONE	1	EA	20			\$3,375.00	\$ 3,375	\$ 3,6	90	3,756	\$ 3,82	4 \$	3,893	\$	3,963
CLOCK SYSTEM.	UUU25	1963	1	LS	20	50	-30	\$13,229.00	\$ 13,229	\$ 14,4	63	14,724	\$ 14,98	9 \$	15,258	\$	15,533
SECURITY SURVEILLANCE SYSTEM.	UUU14	2004	1	LS	20	9	11	\$45,588.00	\$ 45,588	\$ 49,8	41 5	50,738	\$ 51,65	2 \$	52,581	\$	53,528
SECURITY ACCESS SYSTEM.	UUU14	2004	1	LS	20	9	11	\$0.00	\$ -	\$	- 5	-	\$	- \$	-	\$	-
NETWORK LABELING	UUU02	VARIOUS	1	LS	10			\$200.00	\$ 200	\$ 2	19 \$	223	\$ 22	7 \$	231	\$	235
NETWORK CABLE	UUU02	2015		EA				\$200.00									
NETWORK CABLE	UUU02	2015		EA				\$25.00									
T.P. COMMUNICATION CABLE	UUU02	2015		EA				\$100.00									
NETWORK SYSTEMS	UUU02	VARIOUS	1	LS	10			\$12,000.00	\$ 12,000	\$ 13,1	20 \$	13,356	\$ 13,59	6 \$	13,841	\$	14,090
NETWORK CABLE	UUU02	VARIOUS	12	EA	10			\$200.00	\$ 2,400	\$ 2,6	24 5	\$ 2,671	\$ 2,71	9 \$	2,768	\$	2,818
NETWORK CABLE	UUU02	VARIOUS	24	EA	10			\$25.00	\$ 600	\$ 6	56 \$	668	\$ 68	0 \$	692	\$	705
NETWORK SYSTEMS	UUU02	VARIOUS	15	EA	10			\$100.00	\$ 1,500	\$ 1,6	40	\$ 1,669	\$ 1,70	0 \$	1,730	\$	1,761
SPECIALTY EQUIPMENT (food service, theatre, labs, shops)										\$ 73,7	98 \$	75,126	\$ 76,47	8 \$	77,855	\$	79,256
EXTERIOR BUILDING SIGNAGE UPGRADE (COMPLIANCE WITH	SSS16	1963	1	LS	25	50	-25	\$43,200.00	\$ 43,200	\$ 47.2	31 5	48,081	\$ 48,94	6 5	49,827	Ś	50,724
CURRENT COLLEGE BRANDING STANDARDS).									<u> </u>								
ENTRY ELECTRONIC KIOSK.	W05	NONE	1	EA	15			\$24,300.00	\$ 24,300		67 \$		-		28,028		28,532
ACCESSIBILITY IMPROVEMENTS										-	31	•	\$ 55		561	\$	571
FIRE EXTINGUISHER ACCESSIBILITY	W05 AND W06	1963	4	EA	50	50	0	\$121.50			31 \$		-	1 \$	561	\$	571
						ANNU	IAL FUND	ING REQUIREME	NTS (ROUNDED):	\$ 795,0	90 \$	809,402	\$ 823,97	1 \$	838,803	\$	853,901

PROGRAM - YEAR ZERO:	2013
	BUILDING
BUILDING AGE (YRS)	AREA (GSF)
	45,475
1967	40,071
1972	5,404
	BUILDING AGE (YRS) 1967

MAXIMUM MAINTENANCE BACKLOG VALUE FOR BUILDING:	\$ 2,026,328
REPLACEMENT VALUE FOR THE BUILDING:	\$ 11,828,500
FACILITY CONDITION INDEX (FCI):	17%



FCI	BUILDING CONDITION
FCI < 5%	GOOD
5%< FCI< 10%	FAIR
10% < FCI	POOR

ITEM NO. CODES	
AI: ACCESSIBILITY IMPROVEMENT	
BE: BUILDING EXTERIOR	
BI: BUILDING INTERIOR	
BS: BUILDING SYSTEM	
ES: ELECTRICAL SYSTEM	
MS: MECHANICAL SYSTEM	
PS: PLUMBING SYSTEM	

1.8%

LEGEND
AVG: AVERAGE
CF: CUBIC FEET
CY: CUBIC YARDS
A: EACH
UL: ESTIMATED USEFUL LIFE
SSF: GROSS SQUARE FEET
OC: LOCATION (SITE/BLDG)
PV: PRESENT VALUE
RUL: ESTIMATED USEFUL LIFE
F: SQUARE FEET
SY: SQUARE YARDS
RS: YEARS

PRS: YEARS

REMAINING USEFUL LIFE (RUL) BAROMETER

RUL = 1 YEAR OR LESS

RUL = 5 YEARS

RUL = 10 YEARS OR GREATER

		YEAR ITEM			AVG	TIME		ITEM										
	FICM	WAS PUT	ITEM TOTAL	ITEM	EUL	IN USE	RUL	UNIT	ITEM									
ITEM	CODE	INTO SERVICE	QUANTITY	UNITS	(YRS)	(YRS)	(YRS)	COST	FIRST COST	2018		2019		2020	2	2021	2	2022
BUILDING ENVELOPE (includes items exterior to building)										\$ 56	5,503	\$ 57,52	0 6	58,555	Ś	59,609	ċ	60,682
EXTERIOR SOFFIT, FASCIA, AND WINDOW/DOOR HEADER				1				ı		Ş 50	,505	<i>37,</i> 54	.U Ş	30,333	Ş	59,609	Ş	00,082
PAINTING.	MMM16	2006	4,700	SF	15	7	8	\$4.05	\$ 19,035	\$ 2	0,811	\$ 21,1	36 \$	21,567	\$	21,955	\$	22,350
SLIDER DOOR MAINTENANCE/REPLACEMENT.	W06	VARIOUS			15			\$0.00										
EXTERIOR SEALANT MAINTENANCE.	MMM16	VARIOUS	600	LF	20			\$4.73	\$ 2,838	\$	3,103	3,1	59 \$	3,215	\$	3,273	\$	3,332
STEEL DOOR REPLACEMENT AT EAST CUSTODIAL CLOSET.	X01	1967	1	EA	20	46	-26	\$2,808.00	\$ 2,808	\$	3,070	3,1	25 \$	3,181	\$	3,239	\$	3,297
REPAINTING OF ROOF-MOUNTED AIR HANDLING UNIT AND ASSOCIATED DUCTWORK.	UUU25	2005	1	EA	15	8	7	\$13,500.00	\$ 13,500	\$ 1	4,760	\$ 15,0	25 \$	15,296	\$	15,571	\$	15,851
SLOPED/MEZZ MECHANICAL ROOM SINGLE-PLY MEMBRANE REROOFING.	MMM16	2000			25	13	12	\$0.00										
STANDING SEAM METAL REROOFING.	MMM16	2000			50	13	37	\$0.00										
FLAT SINGLE-PLY MEMBRANE REROOFING.	MMM16	2006			25	7	18	\$0.00										
EXTERIOR DOOR MAINTENANCE/REPLACEMENTS.	W05 AND W06	2006			25	7	18	\$0.00										
EXTERIOR WINDOW MAINTENANCE/REPLACEMENT.	110, 310, W05 AND W06	2006			30	7	23	\$0.00										
CLEAN EXTERIOR BRICK EFFLORESCENCE.	MMM16	1967	0	0	15	46	-31	\$0.00	\$ -	\$	- :	\$	- \$	-	\$	-	\$	-
IMPROVE ACCESS TO ROOF MECHANICAL UNIT.	Y04	1967	1	LS	20	46	-26	\$13,500.00	\$ 13,500	\$ 1	4,760	\$ 15,0	25 \$	15,296	\$	15,571	\$	15,851
BUILDING INTERIOR										\$ 539	,540	\$ 549,25	2 \$	559,139	\$	569,203	\$!	579,449
REPLACEMENT OF LIBERAL ARTS INTERIOR DOOR AND DOOR HARDWARE REPLACEMENTS.	110 AND 310	VARIOUS	65	EA	50			\$1,350.00	\$ 87,750	\$ 9	5,937	\$ 97,6	54 \$	99,422	\$	101,211	\$	103,033
CORRIDOR BRICK CLEANING.	W06	1967	200	SF	20	46	-26	\$1.89	\$ 378	\$	413	5 42	21 \$	428	\$	436	\$	444
REPLACE CORRIDOR BENCHES AND BOOTHS WITH POWER FOR LAPTOPS INCLUDED.	W05	VARIOUS	8	EA	20			\$4,050.00	\$ 32,400	\$ 3	5,423	\$ 36,0	50 \$	36,710	\$	37,370	\$	38,043
CORRIDOR CEILING AND LIGHTING UPGRADE.	W05 AND W06	2000	11,000	SF	35	13	22	\$5.67	\$ 62,370	\$ 6	8,189	\$ 69,4	6 \$	70,666	\$	71,938	\$	73,233
TOILET ROOM UPGRADES; INCLUDING EXPANSION OF CENTRAL TOILET ROOMS AND ADA COMPLIANCE IMPROVEMENTS.	- X03	VARIOUS	880	SF	25			\$54.00			1,954	\$ 52,88	39 \$	53,841	\$	54,810	\$	55,796
INTERIOR WOOD DOOR AND DOOR HARDWARE	110 AND 310	VARIOUS	12	EA	50			\$877.50	\$ 10,530	\$ 1	1,512	\$ 11,7	20 \$	11,931	\$	12,145	\$	12,364
THEATRE STAGE/BACKSTAGE IMPROVEMENTS/UPGRADES.	590	VARIOUS	1	LS				\$0.00	\$ -	\$	- :	\$	- \$	-	\$	-	\$	-

SG: SITE GROUNDS

		YEAR ITEM			AVG	TIME		ITEM									
	FICM	WAS PUT	ITEM TOTAL	ITEM	EUL	IN USE	RUL	UNIT	ITEM								
ITEM	CODE	INTO SERVICE	QUANTITY	UNITS	(YRS)	(YRS)	(YRS)	COST	FIRST COST	2018		2019	2020		2021		2022
INSTALL PERMANENT STEEL STAIR TREADS FOR MEZZANINE	1	I		1	ı				Ì							I	
MECHANICAL ROOM DOOR TO ROOF.	Y04	NONE	1	EA	40			\$13,500.00	\$ 13,500	\$ 14,76	\$	15,025	\$ 15,2	96 \$	15,571	\$	15,851
WALL FINISH UPDATES - ALLOWANCE.	110, 210, 310, 590, W05, W06 AND X03	VARIOUS						\$0.00									
FLOOR FINISH UPDATES - ALLOWANCE.	110, 210, 310, 590, W05, W06 AND X03	VARIOUS						\$0.00									
ACOUSTICAL CEILING PANEL REPLACEMENT.	110, 210, 310, 590, W05, W06 AND X03	VARIOUS	12,500	SF	35			\$3.65	\$ 45,625	\$ 49,88	\$	50,780	\$ 51,6	94 \$	52,624	\$	53,571
ACOUSTICAL CEILING UPGRADE.	590	1967	1,750	SF	35	46	-11	\$4.32	\$ 7,560	\$ 8,26	5 \$	8,414	\$ 8,5	66 \$	8,720	\$	8,877
CORRIDOR DOORS HARDWARE UPGRADE.	110	VARIOUS	10	EA	50			\$405.00	\$ 4,050	\$ 4,42	\$ \$	4,508	\$ 4,5	89 \$	4,671	\$	4,755
CORRIDOR BENCHES UPGRADE.	W06	VARIOUS	80	LF	20			\$452.25	\$ 36,180	\$ 39,55	5 \$	40,268	\$ 40,9	92 \$	41,730	\$	42,481
ENTRANCE MATS AT EXTERIOR DOORS.	W06	2008	720	SF	5	5	0	\$62.10	\$ 44,712	\$ 48,88	\$	49,763	\$ 50,6	59 \$	51,571	\$	52,499
CARPET REPLACEMENT.	110 AND 310	VARIOUS	13,450	SF	15			\$7.09	\$ 95,361	\$ 104,25	3 \$	106,134	\$ 108,0	45 \$	109,989	\$	111,969
DOOR THRESHOLD MAINTENANCE.	W06	UNKNOWN	1	EA	25			\$5,562.00		\$ 6,08		6,190		02 \$	6,415	<u> </u>	6,531
PLUMBING SYSTEMS (may be packaged with BI item scope)								, ,,,,,,	7 3/332	\$ -	Ś	_	\$ -	\$	_	Ś	_
INVESTIGATE THEATRE STORM DRAINAGE PIPING WITH INTENT TO ELIMINATE POSSIBILITY OF SANITARY DRAINAGE BACK-UP	590	2016	1	LS	25	0	25	\$0.00	\$ -	\$	- \$	-	\$	- \$	-	\$	-
INTO THEATRE AS OCCURRED IN 2010.																	
TOILET ROOM FIXTURES.	X03	VARIOUS			40			\$0.00									
MECHANICAL SYSTEMS (may be packaged with BI item scope)							_		-	\$ 707,124	+ -	719,852	\$ 732,8		746,000	\$	759,428
REPLACE TOILET ROOM EXHAUST FAN EF-1.	X03	1967	1	EA	20	46	-26	\$7,087.50	\$ 7,088	\$ 7,74	\$	7,888	\$ 8,0	30 \$	8,175	\$	8,322
REPLACE RETURN AIR FAN RAF-1.	UUU25	1967	1	EA	20	46	-26	\$11,137.50	\$ 11,138	\$ 12,17	\$	12,396	\$ 12,6	19 \$	12,846	\$	13,077
ELIMINATE REDUNDANT HEATING AND COOLING COIL SHUT- OFFS CONVERTING REMAINING GATE VALVES TO QUARTER- TURN BALL VALVES.	UUU25	1967	4	EA	25	46	-21	\$607.50	\$ 2,430	\$ 2,65	\$	2,705	\$ 2,7	53 \$	2,803	\$	2,853
CHILLED WATER DISTRIBUTION PUMP MAINTENANCE/REPLACEMENTS.	UUU20	2005			20	8	12	\$0.00									
BOILER CIRCULATING WATER PUMP MAINTENANCE/REPLACEMENTS. BUILDING HEATING WATER PUMIP	UUU22	2005			20	8	12	\$0.00									
BUILDING HEATING WATER PUIVIP MAINTENANCE / DEDI ACEMENTS	UUU22	2005			20	8	12	\$0.00									
AIR HANDLING UNIT, AHR-1 HEATING WATER RECIRCULATING PUMP MAINTENANCE/REPLACEMENT.	UUU25	2005			20	8	12	\$0.00									
VAV BOX MAINTENANCE/REPLACEMENTS.	UUU25	2005			30	8	22	\$0.00									
ELECTRIC DUCT HEATER REPLACEMENTS.	UUU25	2005	24	EA	15	8	7	\$21,500.00	\$ 516,000	\$ 564,14	\$	574,297	\$ 584,6	34 \$	595,158	\$	605,870
BOILER REPLACEMENTS.	UUU22	2005			25	8	17	\$0.00				-					
AIR HANDLING UNIT REPLACEMENTS AH-1.	UUU25	2005	1	EA	40	8	32	\$28,350.00	\$ 28,350	\$ 30,99	; \$	31,553	\$ 32.1	21 \$	32,699	Ś	33,288
AIR HANDLING UNIT REPLACEMENTS AHR-1.	UUU25	2005			40	8	32	\$0.00		, , , , , ,	+ '	,			- ,		,
EXHAUST FAN MAINTENANCE/REPLACEMENTS.	UUU25	2005			20	8	12	\$0.00									
CABINET UNIT HEATER REPLACEMENTS.	UUU25	2005			25	8	17	\$0.00			+						
JCI BUILDING AUTOMATION SYSTEM.	UUU06	2005			20	Q	12	\$0.00									
DUCT CLEANING.	UUU25	2005	40,000	SF	10	Q	2	\$1.15		\$ 50,29	2 \$	51,197	¢ E21	19 \$	53,057	Ċ	54,012
VERTICAL UNIT VENTILATOR REPLACEMENT.	W06	2003	2	EA	25	11	14	\$1.13		\$ 30,29		39,817		33 \$	41,263		42,006
	VVUO	2002	۷	EA	25	11	14	05.180,11ډ	ې 55,775								
ELECTRICAL SYSTEMS (may be packaged with BI item scope)	1111104	2004			20	0	44	ć0.00		\$ 232,24	. >	236,422	\$ 240,6	77 3	245,009	Ş	249,420
BUILDING SERVICE TRANSFORMER.	UUU04	2004			20	9	11	\$0.00		ć 20.55	, ,	00.454	ć 04.7	74 6	02.420	ć	05 400
MAIN SWITCHBOARD.	UUU05	1967	1	EA	20	46	-26	\$81,000.00		\$ 88,55	\$	90,151	\$ 91,/	74 \$	93,426	\$	95,108
STANDBY GENERATOR.	UUU25	2009			20	4	16	\$0.00									
LIFE SAFETY AUTOMATIC TRANSFER SWITCH (ATS).	UUU25	2009			20	4	16	\$0.00									

		YEAR ITEM			AVG	TIME		ITEM							
	FICM	WAS PUT	ITEM TOTAL	ITEM	EUL	IN USE	RUL	UNIT	ITEM						
ITEM	CODE	INTO SERVICE	QUANTITY	UNITS	(YRS)	(YRS)	(YRS)	COST	FIRST COST	2018	2019		2020	2021	2022
STAINDBY FOWER STSTEINS AUTONIATIC TRAINSFER SWITCH		1 1		ı	l I	_					I				
/ATC\	UUU25	2009			20	4	16	\$0.00							
ELECTRICAL DISTRIBUTION EQUIPMENT.	UUU05	1967	2	EA	20	46	-26	\$0.00	\$ -	\$ -	\$	-	\$ - \$	- !	\$ -
VARIABLE FREQUENCY DRIVE (VFD).	UUU25	2007			15	6	9	\$0.00							
LIGHTING AND RECEPTACLE PANELBOARDS.	UUU05	1967	1	LS	20	46	-26	\$81,000.00	\$ 81,000	\$ 88,557	\$ 90	,151	\$ 91,774 \$	93,426	\$ 95,108
EXTERIOR BUILDING MOUNTED LIGHTING.	UUU25	1967	14	EA	20	46	-26	\$708.75	\$ 9,923	\$ 10,848	\$ 11	,044	\$ 11,242 \$	11,445	\$ 11,651
EXIT LIGHTING.	W06	2000			2	13	-11	\$0.00							
CORRIDOR LIGHTING.	W06	2000			20	13	7	\$0.00							
CLASSROOM LIGHTING.	110 AND 210	VARIOUS			20			\$0.00							
OFFICE LIGHTING.	310	VARIOUS			20			\$0.00							
STORAGE AND UTILITY ROOM LIGHTING.	X01 AND Y04	1967	1	LS	20	46	-26	\$27,000.00	\$ 27,000	\$ 29,519	\$ 30	,050	\$ 30,591 \$	31,142	\$ 31,703
VACANCY SENSOR LIGHTING CONTROLS.	110 AND 210	2002			20	11	9	\$0.00							
VACANCY SENSOR LIGHTING CONTROLS.	W05 AND W06	NONE	1	LS	20			\$13,500.00	\$ 13,500	\$ 14,760	\$ 15	,025	\$ 15,296 \$	15,571	\$ 15,851
BUILDING SYSTEMS (fire, security, IT/media infrastructure)		'								\$ 222,952	\$ 226,	965	\$ 231,051 \$	235,209	\$ 239,443
FIRE ALARM SYSTEM MAIN AND REMOTE PANELS.	UUU07	2007			20	6	14	\$0.00							
FIRE ALARM DEVICES.	UUU07	2007			20	6	14	\$0.00							
BOILER EPO SYSTEM.	Y04	NONE	1	EA	20			\$3,375.00	\$ 3,375	\$ 3,690	\$ 3	,756	\$ 3,824 \$	3,893	3,963
CLOCK SYSTEM.	UUU25	1967	1	LS	20	46	-26	\$39,904.00	\$ 39,904	\$ 43,627	\$ 44	,412	\$ 45,212 \$	46,026	\$ 46,854
SECURITY SURVEILLANCE SYSTEM.	UUU14	2004	1	LS	20	9	11	\$136,847.00	\$ 136,847	\$ 149,615	\$ 152	,308	\$ 155,049 \$	157,840	\$ 160,681
SECURITY ACCESS SYSTEM.	UUU14	2004	1	LS	20	9	11	\$0.00	\$ -	\$ -	\$	-	\$ - \$	- :	\$ -
LIGHTNING PROTECTION SYSTEM.	UUU25	NONE	1	LS	20			\$0.00	\$ -	\$ -	\$	-	\$ - \$	- !	\$ -
THEATER LIGHTING AND CONTROL EQUIPMENT.	UUU25	2004	1	LS	20	9	11	\$0.00	\$ -	\$ -	\$	-	\$ - \$	- :	\$ -
NETWORK SYSTEMS.	UUU02	VARIOUS	1	LS	25			\$0.00	\$ -	\$ -	\$	-	\$ - \$	- :	\$ -
NETWORK CABLING.	UUU02	VARIOUS	2	LS	25			\$200.00	\$ 400	\$ 437	\$	445	\$ 453 \$	461	\$ 470
TP COMMUNICATION CABLE.	UUU02	VARIOUS	48	EA	25			\$100.00	\$ 4,800	\$ 5,248	\$ 5	,342	\$ 5,438 \$	5,536	5,636
NETWORK SYSTEMS.	UUU02	VARIOUS	4	LS	25			\$2,000.00	\$ 8,000	\$ 8,746	\$ 8	,904	\$ 9,064 \$	9,227	9,393
NETWORK CABLE.	UUU02	VARIOUS	48	EA	25			\$200.00	\$ 9,600	\$ 10,496	\$ 10	,685	\$ 10,877 \$	11,073	\$ 11,272
TELEPHONE SYSTEMS.	UUU02	VARIOUS	10	EA	25			\$100.00		\$ 1,093	\$ 1	,113	\$ 1,133 \$	1,153	1,174
SPECIALTY EQUIPMENT (food service, theatre, labs, shops)										\$ 91,509		156			
EXTERIOR BUILDING SIGNAGE UPGRADE (COMPLIANCE WITH	CCC1C	1067	1	1.0	25	4.0	24	ć 42 200 00	ć 42.200						
CURRENT COLLEGE BRANDING STANDARDS).	SSS16	1967	1	LS	25	46	-21	\$43,200.00	\$ 43,200	\$ 47,231	\$ 48	,081	\$ 48,946 \$	49,827	\$ 50,724
INSTALL CRANE RAIL FOR CHAIN FALL THAT CAN BE USED TO	Y04	NONE	1	EA	35			\$40,500.00	\$ 40,500	\$ 44,279	\$ 45	,076	\$ 45,887 \$	46,713	\$ 47,554
HOIST EQUIPMENT OVER STAIRS.			<u> </u>							+ ++,2/3	7 43	,3.3	, .5,557	.0,713	
THEATRE STAGE LIGHTING SYSTEM MAINTENANCE/UPGRADES.	590	2004			20	9	11	\$0.00							
ACCESSIBILITY IMPROVEMENTS										\$ 36,899		563	\$ 38,239 \$	-	\$ 39,628
BARRIER-FREE IMPROVEMENTS TO FACULTY OFFICE BAYS.	310	1967	2	EA	20	46	-26	\$16,875.00		\$ 36,899		,563			
						ANNUAL	FUNDI	NG REQUIREMI	ENTS (ROUNDED):	\$ 1,886,768	\$ 1,920,	730	\$ 1,955,303 \$	1,990,499	2,026,328

SCHEDULED MAINTENANCE	2013	
		BUILDING
BUILDING SECTION (BUILDING TYPE)	BUILDING AGE (YRS)	AREA (GSF)
JEFFRESS CENTER (FORMERLY 7 MILE BUILDING)		110,000
WINGS A AND B	1980	
WING C	1985	

MAXIMUM MAINTENANCE BACKLOG VALUE FOR BUILDING:	\$ 1,222,505
REPLACEMENT VALUE FOR THE BUILDING:	\$ 23,880,900
FACILITY CONDITION INDEX (FCI):	5%



FCI	BUILDING CONDITION
FCI < 5%	GOOD
5%< FCI< 10%	FAIR
10% < FCI	POOR

	ITEM NO. CODES	
AI: ACCES	SIBILITY IMPROVEMENT	
BE: BUILD	ING EXTERIOR	
BI: BUILD	ING INTERIOR	
BS: BUILD	ING SYSTEM	
ES: ELECT	RICAL SYSTEM	
MS: MEC	HANICAL SYSTEM	
PS: PLUM	BING SYSTEM	
SG: SITE (GROUNDS	

1.8%

LEG	END
AVG: AVERAGE	
CF: CUBIC FEET	
CY: CUBIC YARDS	
EA: EACH	
EUL: ESTIMATED U	SEFUL LIFE
GSF: GROSS SQUA	RE FEET
LOC: LOCATION (SI	TE/BLDG)
PV: PRESENT VALU	E
RUL: ESTIMATED U	SEFUL LIFE
SF: SQUARE FEET	
SY: SQUARE YARDS	S
YRS: YEARS	
REMAINING USEFL	JL LIFE (RUL) BAROI

REMAINING USEFUL LIFE (RUL) BAROMETER

RUL = 1 YEAR OR LESS

RUL = 5 YEARS

RUL = 10 YEARS OR GREATER

	51034	YEAR ITEM	ITEM TOTAL	ITENA		TIME	D	ITEM UNIT		ITEM						
ITEM	FICM	WAS PUT	ITEM TOTAL			IN USE		COST		ST COST	2010	2019	2020	2021		2022
I I CIVI	CODE	INTO SERVICE	QUANTITY	UNITS	(YKS)	(YRS)	(YKS)	CO31	FIN	31 (031	2018	2019	2020	2021		2022
BUILDING ENVELOPE (includes items exterior to building)											\$ 120,047	\$ 122,208	\$ 124,408	\$ 126,647	\$	128,927
METAL WALL PANELS	MMM16	2014	15	EA	50	0	50	\$1,350.00	\$	20,250	\$ -	\$ -	\$ -	\$ -	\$	-
METAL WALL PANEL SEALANT REPLACEMENT	MMM16	2014	1	LS	25	0	25	\$381,456.00	\$	381,456	\$ -	\$ -	\$ -	\$	\$	-
ENTRANCE DOOR REPLACEMENTS	W05 AND W06	2014	3	EA	25	0	25	\$2,120.00	\$	6,360	\$ -	\$ -	\$ -	\$	\$	-
METAL WALL PANEL SOFFIT VENT REPLACEMENT	MMM16	2014	15	EA	50	0	50	\$540.00	\$	8,100	\$ -	\$ -	\$ -	\$	\$	-
ROOF SCREEN WALL MAINTENANCE	MMM16	1985	300	SF	25	28	-3	\$42.00	\$	12,600	\$ 13,776	\$ 14,024	\$ 14,276	\$ 14,533	\$	14,795
DOCK LIFT MAINTENANCE	W04	1985	1	EA	15	28	-13	\$21,600.00	\$	21,600	\$ 23,615	\$ 24,040	\$ 24,473	\$ 24,914	\$	25,362
LOADING DOCK CONCRETE WALL REPLACEMENT	W04	1985	1	LF	25	28	-3	\$63,788.00	\$	63,788	\$ 69,739	\$ 70,995	\$ 72,273	\$ 73,573	\$	74,898
METAL FLASHING REPAIR	MMM16	1985	5	LF	20	28	-8	\$2,363.00	\$	11,815	\$ 12,917	\$ 13,150	\$ 13,387	\$ 13,627	\$	13,873
BUILDING INTERIOR											\$ 1,771	\$ 1,803	\$ 1,835	\$ 1,869	\$	1,902
STAIR WINDOW SAFETY IMPROVEMENTS	W07	1985	3	EA	50	28	22	\$540.00	\$	1,620	\$ 1,771	\$ 1,803	\$ 1,835	\$ 1,869	\$	1,902
STAIR ENCLOSURE IMPROVEMENTS	W08	2014			50	0	50	\$0.00								
PLUMBING SYSTEMS (may be packaged with BI item scope)											\$ -	\$ -	\$ -	\$ -	\$	-
NONE																
MECHANICAL SYSTEMS (may be packaged with BI item scope)											\$ 617,982	\$ 629,105	\$ 640,429	\$ 651,957	\$	663,692
A/B WING CHILLER.	UUU20	1985	1	EA	20	28	-8	\$303,750.00	\$	303,750	\$ -	\$ -	\$ -	\$ -	\$	-
DEMOLISH AHU-1 HUMIDIFIER	UUU25	2014	1	EA	0	0	0	\$1,000.00	\$	1,000	\$ -	\$ -	\$ -	\$ -	\$	-
CHW PUMPS.	UUU20	1985	2	EA	20	28	-8	\$31,725.00	\$	63,450	\$ 69,370	\$ 70,618	\$ 71,890	\$ 73,184	\$	74,501
BOILER STACKS.	UUU22	1985	3	EA	25	28	-3	\$13,500.00	\$	40,500	\$ 44,279	\$ 45,076	\$ 45,887	\$ 46,713	\$	47,554
BUILDING CONTROLS.	UUU06	2014	1	LOT	20	0	20	\$408,375.00	\$	408,375	\$ -	\$ -	\$ -	\$ -	\$	-
A/B WING BOILERS.	UUU22	1985	3	EA	20	28	-8	\$34,762.50	\$	104,288	\$ 114,017	\$ 116,070	\$ 118,159	\$ 120,286	\$	122,451
C WING BOILERS.	UUU22	1985	2	EA	20	28	-8	\$48,262.50	\$	96,525	\$ 105,531	\$ 107,430	\$ 109,364	\$ 111,333	\$	113,337
C WING CHILLER.	UUU20	2013	1	EA	20	0	20	\$287,250.00	\$	287,250	\$ -	\$ -	\$ -	\$ -	\$	-
CHW PUMPS.	UUU20	2014	2	EA	20	0	20	\$21,262.50	\$	42,525	\$ -	\$ -	\$ -	\$ -	\$	-
DOMESTIC WATER BOOSTER PUMP.	UUU24	1985	1	EA	10	28	-18	\$14,512.50	\$	14,513	\$ 15,866	\$ 16,152	\$ 16,443	\$ 16,739	\$	17,040

CABINET UNIT HEATER.	UUU25	1985	1	EA	25	28	-3	\$2,295.00	Ś	2,295	Ś	2,509	Ś	2,554	Ś	2,600	Ś	2,647	Ś	2,695
FIN TUBE RADIATION.	UUU22	2014	100	LF	25	0	25	\$108.00	<u> </u>	10,800	_	_,555	\$		\$		\$		\$	-,055
AHU-1 AND AHU-2 - A/B WING.	UUU25	1985	2	EA	40	28	12	\$35,775.00	<u> </u>	71,550		78,226	-	79,634		81,067	<u> </u>	82,526	+	84,012
AHU-B.	UUU25	1985	1	EA	40	28	12	\$35,775.00	<u> </u>	35,775		39,113	-	39,817		40,533		41,263	+	42,006
AHU-1.	UUU25	1985	1	EA	40	28	12	\$35,775.00		35,775		39,113		39,817	+ -	40,533	l -	41,263	+ -	42,006
AHU-2.	UUU25	1985	1	EA	40	28	12	\$35,775.00	_	35,775		39,113		39,817		40,533		41,263		42,006
AHU-3.	UUU25	1985	1	EA	40	28	12	\$35,775.00	_	35,775	-	39,113		39,817		40,533		41,263	+ -	42,006
AHU-4.	UUU25	1985	1	EA	40	28	12	\$22,275.00	<u> </u>	22,275	_	24,353	-	24,792		25,238	-	25,692	+	26,155
ROOF RELIEF LOUVER.	UUU25	1985	1	EA	25	28	-3	\$6,750.00	_	6,750	Ś	7,380	<u> </u>	7,513		7,648		7,785	_	7,926
ELECTRICAL SYSTEMS (may be packaged with BI item scope)	3332	2303	_					φο, σοισο	Ť	0,100	\$ 39	98,507	\$	405,681		412,983	\$	420,417	_	427,984
BUILDING SERVICE TRANSFORMER T-1.	UUU04	1985	1	EA	20	28	-8	\$101,250.00	\$	101,250		10,697	\$	112,689		114,717	\$	116,782	1	118,884
BUILDING SERVICE TRANSFORMER T-2.	UUU04	1985	1	EA	20	28	-8	\$101,250.00	\$	101,250		10,697	\$	112,689	\$	114,717		116,782	+	118,884
MAIN SWITCHBOARD MSB-1.	UUU05	1985	1	EA	20	28	-8	\$81,000.00	\$	81,000	\$	88,557	\$	90,151	\$	91,774	\$	93,426	\$	95,108
MAIN SWITCHBOARD MSB-2.	UUU05	1985	1	EA	20	28	-8	\$81,000.00	\$	81,000	\$	88,557	\$	90,151	\$	91,774	\$	93,426	\$	95,108
STANDBY GENERATOR.	UUU25	1985			20	28	-8	\$0.00												
LIFE SAFETY AUTOMATIC TRANSFER SWITCH (ATS).	UUU25	1985			20	28	-8	\$0.00												
STANDBY POWER SYSTEMS AUTOMATIC TRANSFER SWITCH (ATS).	UUU25	1985			15	28	-13	\$0.00												
ELECTRICAL DISTRIBUTION EQUIPMENT.	UUU05	1985			20	28	-8	\$0.00												
VARIABLE FREQUENCY DRIVE (VFD)/STARTERS.	UUU25	2014	8	EA	20	0	20	\$6,750.00	_	54,000	\$	_	\$		\$	-	\$	-	\$	
LIGHTING AND RECEPTACLE PANELBOARDS.	UUU05	1985			20	28	-8	\$0.00	<u> </u>		<u> </u>		<u> </u>		<u>'</u>				† •	
EXTERIOR BUILDING MOUNTED LIGHTING.	UUU25	1985			20	28	-8	\$0.00	-											
EXIT LIGHTING.	W06	2014			20	0	20	\$0.00	-											
CORRIDOR LIGHTING.	W05 AND W06	2014			20	0	20	\$0.00												
GENERAL AREA LIGHTING.	650	2014			20	0	20	\$0.00												
OFFICE LIGHTING.	310	2014			20	0	20	\$0.00												
STORAGE AND UTILITY ROOM LIGHTING.	X01 AND Y04	2014			20	0	20	\$0.00												
VACANCY SENSOR LIGHTING CONTROLS.	110, 210, WUS AND	2014			20	0	20	\$0.00												
EXTERIOR SITE LIGHTING.	UUU10	2014			20	0	20	\$0.00												
BUILDING SYSTEMS (fire, security, IT/media infrastructure)											\$	-	\$	-	\$	-	\$	-	\$	-
FIRE ALARM SYSTEM MAIN PANEL.	UUU07	2014			20	0	20	\$0.00												
FIRE ALARM DEVICES.	UUU07	2014			20	0	20	\$0.00												
BOILER ROOM EPO SYSTEM.	Y04	2014			20	0	20	\$0.00												
CLOCK SYSTEM.	UUU25	2014			20	0	20	\$0.00												
SECURITY SURVEILLANCE SYSTEM.	UUU14	2014			20	0	20	\$0.00												
SECURITY ACCESS SYSTEM.	UUU14	2014			20	0	20	\$0.00												
LIGHTNING PROTECTION SYSTEM	UUU25	2014			20	0	20	\$0.00												
SPECIALTY EQUIPMENT (food service, theatre, labs, shops)											\$	-	\$	-	\$	-	\$	-	\$	-
EAST PASSENGER ELEVATORS	W02	2014	1	LS	25	0	25	\$350,000.00	\$	350,000	\$	-	\$	-	\$	-	\$	-	\$	-
ACCESSIBILITY IMPROVEMENTS											\$	-	\$	-	\$	-	\$	-	\$	-
DOOR HARDWARE REPLACEMENTS	110, 310, 350, 410, 650, 680, W05, W06, W07, X02, X03 AND Y04	2014	30	EA	20	0	20	\$743.00	\$	22,290	\$	-	\$	-	\$	-	\$	-	\$	-
WEST PASSENGER ELEVATOR IMPROVEMENTS	W02	2014	1	LS	20	0		\$80,000.00	\$	80,000	\$	-	\$	-	\$	-	\$	-	\$	-
STAIR HANDRAIL IMPROVEMENTS	W07	2014			25	-1	26	\$0.00												
				<u>'</u>		ANNUA	L FUND	ING REQUIREM	ENTS ((ROUNDED):	\$ 1,13	38,308	\$ 1	1,158,797	\$:	1,179,656	\$	1,200,889	\$	1,222,505

SCHEDULED MAINTENANCE P	ROGRAM - YEAR ZERO:	2013
	BUILDING AGE	BUILDING AREA
BUILDING SECTION (BUILDING TYPE)	(YRS)	(GSF)
MCDOWELL CENTER (ADMIN/CLASSROOM)	1994	66,746
MAXIMUM MAINTENANCE BACKLOG	VALUE FOR BUILDING:	\$ 2,545,395



FCI	BUILDING CONDITION
FCI < 5%	GOOD
5%< FCI< 10%	FAIR
10% < FCI	POOR

16%

REPLACEMENT VALUE FOR THE BUILDING: \$ 15,893,200

FACILITY CONDITION INDEX (FCI)

ITEM	NO. COD	ES	
AI: ACCESSIBILITY IMPRO	OVEMENT		
BE: BUILDING EXTERIOR			
BI: BUILDING INTERIOR			
BS: BUILDING SYSTEM			
ES: ELECTRICAL SYSTEM			
MS: MECHANICAL SYSTE	M		
PS: PLUMBING SYSTEM			
SG: SITE GROUNDS			
SE: SPECIALTY EQUIPME	NT		

INFLATION RATE (%):

1.8%

LEGEND
AVG: AVERAGE
CF: CUBIC FEET
CY: CUBIC YARDS
EA: EACH
EUL: ESTIMATED USEFUL LIFE
GSF: GROSS SQUARE FEET
LOC: LOCATION (SITE/BLDG)
PV: PRESENT VALUE
RUL: ESTIMATED USEFUL LIFE
SF: SQUARE FEET
SY: SQUARE YARDS
YRS: YEARS
REMAINING USEFUL LIFE (RUL) BA

	FICM	YEAR ITEM WAS PUT	ITEM TOTAL	ITEM	AVG EUL	TIME IN USE	RUL	ITEM UNIT	ITEM								
ITEM	CODE	INTO SERVICE	QUANTITY	UNITS	(YRS)	(YRS)	(YRS)	COST	FIRST COST		2018	2019		2020	2021		2022
ITEIVI	CODE	INTO SERVICE	QUANTITY	ONITS	(TKS)	(TKS)	(TKS)	031	FIRST COST		2018	2019		2020	2021		2022
BUILDING ENVELOPE (includes items exterior to building)										\$	556,981	\$ 567,007	\$	577,213	\$ 587,60	3 \$	598,180
PRE-CAST STOINE CLEAINING (WALL PAINELS AIND WINDOW	MMM16	2014	5,500	SF	20	0	20	\$1.35	\$ 7,425	\$	-	\$	- \$	-	\$	- \$	-
EXTERIOR SEALANT MAINTENANCE.	MMM16	1994	8,000	LF	20	19	1	\$5.40	\$ 43,200	\$	47,231	\$ 48,081	\$	48,946	\$ 49,83	27 \$	50,724
NORTHEAST PATIO SOFFIT REPAIRS.	MMM16	VARIOUS	1,000	SF	20			\$7.80	\$ 7,800	\$	8,528	\$ 8,681	\$	8,837	\$ 8,9	97 \$	9,159
SLIDING DOOR REPAIRS - 1ST FLOOR.	W06	1994	3	EA	15	19	-4	\$500.00	\$ 1,500	\$	1,640	\$ 1,669	\$	1,700	\$ 1,73	30 \$	1,761
SLIDING DOOR REPAIRS - 2ND FLOOR. INCLUDES WEST MAIN																	
ENTRANCE SLIDER DOOR MODIFICATIONS TO LESSEN AIR	W06	1994	2	EA	15	19	-4	\$1,500.00	\$ 3,000	\$	3,280	\$ 3,339	\$	3,399	\$ 3,40	50 \$	3,523
INFILTRATION/EXFILTRATION.										-							
DOCK REPAIRS; INCLUDING BOLLARD REPAIRS/REPLACEMENT								4		١.						_	
AND ADDRESSING OF RAINWATER DRAINAGE ISSUES	W04	1994	600	SF	15	19	-4	\$105.00	\$ 63,000	\$	68,878	\$ 70,118	3 \$	71,380	\$ 72,60	55 \$	73,973
CONTRIBUTING TO DOCK CORROSION. DOCK ROLL-UP DOOR REPLACEMENT.	W04	1994	110	SF	25	19	6	\$80.00	\$ 8,800	_	9,621	¢ 0.70		0.071	ć 10.1	.0 ¢	10 222
					25				• •	-		\$ 9,794		9,971	· · · ·		10,333
SKY LIGHT MAINTENANCE.	MMM16	1994	450	SF	25	19	6	\$10.00	\$ 4,500	\$	4,920	\$ 5,008	3 \$	5,099	\$ 5,1	90 \$	5,284
REPLACEMENT OF PARAPET COPING AND FLASHINGS.	MMM16	1994			40	19	21	\$0.00	<u></u>	.			1				
SINGLE-PLY MEMBRANE REROOFING.	MMM16	1994	31,000	SF	25	19	6	\$12.00	· · ·	\$	406,707	\$ 414,028	\$ \$	421,480	\$ 429,0	57 \$	436,790
EXTERIOR DOOR MAINTENANCE/REPLACEMENTS.	W06	1994	4	EA	25	19	6	\$550.00	\$ 2,200	\$	2,405	\$ 2,449) \$	2,493	\$ 2,5	37 \$	2,583
EXTERIOR WINDOW REPLACEMENTS.	MMM16	1994			30	19	11	\$0.00									
STEEL DOOR LINTEL MAINTENANCE	MMM16	1994	1	EA	15	19	-4	\$750.00	\$ 750	\$	820	\$ 835	\$	850	\$ 80	55 \$	881
DOCK LIFT MAINTENANCE	W04	1994	1	EA	20	19	1	\$1,500.00	\$ 1,500	\$	1,640	\$ 1,669	\$	1,700	\$ 1,7	30 \$	1,761
EXTERIOR BRICK CLEANING	MMM16	1994	300	SF	20	19	1	\$4.00	\$ 1,200	\$	1,312	\$ 1,336	5 \$	1,360	\$ 1,38	34 \$	1,409
BUILDING INTERIOR										\$	339,633	\$ 345,747	\$	351,970	\$ 358,30	6 \$	364,755
REPLACEMENT OF CORRIDOR BOOTHS AND BENCHES WITH LAPTOP POWER.	650 AND W05	2015	3	EA	20	0		\$650.00	\$ 1,950	\$	-	\$	- \$	-	\$	- \$	-
WALL FINISH UPDATES - ALLOWANCE.	110, 210, 310, 350, W05, W06 AND X03	VARIOUS	66,764	SF	15			\$5.00	\$ 333,820	\$	-	\$	- \$	-	\$	- \$	-

		YEAR ITEM			AVG	TIME		ITEM									
	FICM	WAS PUT	ITEM TOTAL	ITEM	EUL	IN USE	RUL	UNIT	ITEM								
ITEM	CODE	INTO SERVICE	QUANTITY	UNITS	(YRS)	(YRS)	(YRS)	COST	FIRST COST		2018	2019	2020		2021	2	2022
			,		, ,	, ,	` ,										
TOILET ROOM UPGRADES.	X03	1994	6	EA	25	19	6	\$45,000.00	\$ 270,00	0 \$	295,191	\$ 300,504	\$ 305	,913 \$	311,420	\$	317,025
	110, 210, 310, 350,																
FLOOR FINISH UPDATES - ALLOWANCE.	W05, W06 AND	VARIOUS	66,764	SF	15			\$7.00	\$ 467,34	8 \$	-	\$ -	\$	- \$	-	\$	-
W000 WW 010 WW 77 WW 77	X03	2015	450		4-		4.5	445.00	4 00		2.452	A 2.504	4 0		2.505		
WOOD WALL CAP MAINTENANCE	W05	2015	150	LF	15	0	15	\$15.00		0 \$	2,460	\$ 2,504		,549 \$			2,642
TOILET ROOM MIRRORS REPLACEMENT	X03	1994	27	EA	25	19	6	\$350.00	\$ 9,45	0 \$	10,332	\$ 10,518	\$ 10	,707 \$	10,900	\$	11,096
WOOD DOOR REPLACEMENTS	110, 210, 310 AND 350	1994	10	EA	50	19	31	\$850.00	\$ 8,50	0 \$	9,293	\$ 9,460	\$ 9	,631 \$	9,804	\$	9,980
	110, 210, 310 AND													-+			
CARPET REPLACEMENT	350	VARIOUS	3,000	SF	15			\$6.00	\$ 18,00	0 \$	19,679	\$ 20,034	\$ 20	,394 \$	20,761	\$	21,135
ENTRANCE MAT REPAIR	W06	2015	50	SF	5	0	5	\$10.00	\$ 50	0 \$	547	\$ 556	\$	567 \$	577	\$	587
PLUMBING SYSTEMS (may be packaged with BI item scope)										\$	2,269	\$ 2,309	\$ 2,	351 \$	2,393	\$	2,436
DOMESTIC HOT WATER HEATER REPLACEMENT.	UUU24	2007	1	EA	10	6	4	\$1,500.00	\$ 1,50	0 \$	1,640	\$ 1,669	\$ 1	,700 \$	1,730	\$	1,761
DOMESTIC HOT WATER HEATER RECIRCULATION PUMP	UUU24	1994	1	EA	10	19	-9	\$575.00	\$ 57	5 S	629	\$ 640	ć	651 \$	663	ć	675
REPLACEMENT.	00024	1994	•	LA	10	19	-9	\$373.00	3 37			<u> </u>				·	
MECHANICAL SYSTEMS (may be packaged with BI item scope)	1									_	1,238,434	\$ 1,260,726	\$ 1,283,	-	1,306,521		330,038
CHILLER REPLACEMENTS.	UUU20	1994	3	EA	30	19	11	\$65,000.00		_	213,193	\$ 217,031		,937 \$	/		228,963
BACK-UP A/C SYSTEM FOR TECH CLOSETS ON EACH FLOOR.	UUU25	NONE	3	EA	15			\$14,050.00	\$ 42,15	0 \$	46,083	\$ 46,912	\$ 47	,756 \$	48,616	\$	49,491
HVAC SYSTEMS CLEANING.	UUU25	NONE	50,000	SF	10			\$0.25	\$ 12,50	0 \$	13,666	\$ 13,912	\$ 14	,163 \$	14,418	\$	14,677
AIR HAINDLING UNIT, AH-1 DEELIDDISHMENT/DECOMMISSIONING	UUU25	1994	1	EA	25	19	6	\$25,000.00	\$ 25,00	0 \$	27,332	\$ 27,824	\$ 28	,325 \$	28,835	\$	29,354
CONVERSION FROM LEGACY/PNEUMATIC TEMPERATURE		1994 / 2014 /															
CONTROLS TO SC STANDARD JCI TEMPERATURE CONTROLS	UUU06	2015	24,000	SF	20			\$4.50	\$ 108,00	0 \$	118,076	\$ 120,202	\$ 122	,365 \$	124,568	\$	126,810
NETWORK (DDC).		4004			4-	40	_	44 500 00	A 4 B 6		1.640	A 4.550		700 4	4.700	_	
ROOM MC17 SUMP PUMP MAINTENANCE/REPLACEMENT.	UUU16	1994	1	EA	15	19	-4	\$1,500.00	\$ 1,50	0 \$	1,640	\$ 1,669	\$ 1	,700 \$	1,730	\$	1,761
AIR HANDLING UNIT, AH-2 HOUSING REFURBISHMENT (SHEETMETAL OXIDATION).	UUU25	1994	1	EA	25	19	6	\$45,000.00	\$ 45,00	0 \$	49,198	\$ 50,084	\$ 50	,986 \$	51,903	\$	52,838
AIR HANDLING UNIT, AH-Z HEAT TRANSFER COIL	UUU25	1994	2	EA	25	19	6	\$3,500.00	\$ 7,00	0 5	7,653	\$ 7,791	\$ 7	,931 \$	8,074	\$	8,219
CABINET UNIT HEATER REPLACEMENTS - STAIRWELLS.	W07	1994	6	EA	20	19	1	\$5,500.00			36,079	\$ 36,728		,389 \$	38,062		38,748
CABINET UNIT HEATER REPLACEMENTS - VESTIBULES.	W06	1994	6	EA	20	19	1	\$5,500.00			36,079			,389 \$		-	38,748
ZONING OF PERIMETER HOT WATER RADIANT HEATING	***************************************	1334		LA	20	13	-	\$5,500.00	7 33,00	7	30,073	ÿ 30,720	γ 37 ₁	303 7	30,002	7	30,740
SYSTEM FOR IMPROVED TEMPERATURE CONTROL IN VARIOUS	UUU22	1994 / 2015	24,000	SF	20			\$4.00	\$ 96,00	0 \$	104,957	\$ 106,846	\$ 108	,769 \$	110,727	\$	112,720
CLASSROOM AND OFFICE AREAS.		,	,					.	,		,			'	,	·	,
ROOF-MOUNTED EXHAUST FAN, EFR-1 REPLACEMENT.	UUU25	1994	1	EA	20	19	1	\$2,750.00	\$ 2,75	0 \$	3,007	\$ 3,061	\$ 3	,116 \$	3,172	\$	3,229
ROOF-MOUNTED EXHAUST FAN, EFR-2 REPLACEMENT.	UUU25	1994	1	EA	20	19	1	\$1,250.00	\$ 1,25	0 \$	1,367	\$ 1,391	\$ 1	,416 \$	1,442	\$	1,468
BOILER REPLACEMENTS.	UUU22	1994	3	EA	25	19	6	\$85,500.00	\$ 256,50	0 \$	280,431	\$ 285,479	\$ 290	,618 \$	295,849	\$	301,174
HOT WATER HEATING PUMP MAINTENANCE/REPLACEMENTS.	UUU22	1994	2	EA	20	19	1	\$15,750.00	\$ 31,50	0 \$	34,439	\$ 35,059	\$ 35	,690 \$	36,332	\$	36,986
CHILLER ROOF-MOUNTED CONDENSING UNIT	1111120	1004	2	ГЛ	20	10	4	¢12 F00 00					ć 45	007 6	46.712	4	47.554
MAINTENANCE/REPLACEMENTS.	UUU20	1994	3	EA	20	19	1	\$13,500.00	\$ 40,50	U \$	44,279	\$ 45,076	\$ 45	,887 \$	46,713	>	47,554
CHILLED WATER PUMP MAINTENANCE/REPLACEMENTS.	UUU20	1994	3	EA	20	19	1	\$12,750.00	\$ 38,25	0 \$	41,819	\$ 42,571	\$ 43	,338 \$	44,118	\$	44,912
CABINET UNIT HEATER REPLACEMENTS.	UUU25	1994	18	EA	20	19	1	\$1,950.00	\$ 35,10	0 \$	38,375	\$ 39,066	\$ 39	,769 \$	40,485	\$	41,213
SUPPLY AIR FAN MAINTENANCE/REPLACEMENT.	UUU25	1994	1	EA	25	19	6	\$25,000.00	\$ 25,00	0 \$	27,332	\$ 27,824	\$ 28	,325 \$	28,835	\$	29,354
RETURN AIR FAN MAINTENANCE/REPLACEMENTS.	UUU25	1994	2	EA	25	19	6	\$15,000.00	\$ 30,00	0 \$	32,799	\$ 33,389	\$ 33	,990 \$	34,602	\$	35,225
UNIT HEATER REPLACEMENTS.	UUU25	1994	1	EA	20	19	1	\$3,750.00	\$ 3,75	0 \$	4,100	\$ 4,174	\$ 4	,249 \$	4,325	\$	4,403
VAV BOX REPLACEMENTS.	UUU25	1994 / 2014 /2015	25,714	EA	20			\$8.70			76,531			,311 \$			82,192
ELECTRICAL SYSTEMS (may be packaged with BI item scope)										\$	213,467	\$ 217,309	\$ 221.	221 \$	225,203	\$ 2	229,256

		YEAR ITEM			AVG	TIME		ITEM								
	FICM	WAS PUT	ITEM TOTAL	ITEM	EUL	IN USE	RUL	UNIT	ITEM							
ITEM	CODE	INTO SERVICE	QUANTITY	UNITS	(YRS)	(YRS)	(YRS)	COST	FIRST COST	2018		2019	2020		2021	2022
	1 1	1		1 1							1		1.	1.	Ι.	
BUILDING SERVICE TRANSFORMER.	UUU04	1994	1	EA	20	19	1	\$77,500.00	\$ 77,500	\$ 84,	731 \$	\$ 86,256	\$ 87	808 \$	89,389 \$	90,998
MAIN SWITCHBOARD.	UUU05	1994			20	19	1	\$0.00								
STANDBY GENERATOR.	UUU25	2008	1	EA	20	5	1	\$25,000.00		\$	- \$	\$ -	\$	- \$	- \$	
LIFE SAFETY AUTOMATIC TRANSFER SWITCH (ATS). STAINDBY POWER SYSTEINIS AUTOMIATIC TRANSFER SWITCH	UUU25	2016	1	EA	20	0	1	\$10,000.00	\$ 10,000	\$	-	\$ -	\$	- \$	- \$;
(ATC)	UUU25	2016	1	EA	20	0	1	\$10,000.00	\$ 10,000	\$	- \$	\$ -	\$	- \$	- \$,
ELECTRICAL DISTRIBUTION EQUIPMENT.	UUU05	1994			20	19	1	\$0.00								
VARIABLE FREQUENCY DRIVE (VFD).	UUU25	1994	4	EA	20	19	1	\$15,000.00	\$ 60,000	\$ 65,	598 \$	\$ 66,779	\$ 67	981 \$	69,204 \$	70,450
LIGHTING AND RECEPTACLE PANELBOARDS.	UUU05	1994	12	EA	20	19	1	\$0.00	\$ -	\$	- \$	\$ -	\$	- \$	- \$;
EXTERIOR BUILDING MOUNTING LIGHTING.	UUU25	1994	15	EA	20	19	1	\$750.00	\$ 11,250	\$ 12,3	300 \$	\$ 12,521	\$ 12,	746 \$	12,976 \$	13,209
EXIT LIGHTING.	W06	1994 / <mark>2015</mark>			20			\$0.00								
CORRIDOR LIGHTING.	W06	1994 / 2015	1	LS	20			\$500.00	\$ 500	\$!	547 \$	5 556	\$	567 \$	577 \$	587
CLASSROOMS/MEETING ROOM LIGHTING.	110, 210 AND 350	1994 / 2015	1	LS	20			\$500.00	\$ 500	\$!	547 \$	5 556	\$	567 \$	577 \$	587
OFFICE LIGHTING.	310	2015	0	LS	20	-2	22	\$500.00	\$ -	\$	- 5	\$ -	\$	- \$	- \$,
STORAGE AND UTILITY ROOM LIGHTING.	X01 AND Y04	1994	1	LS	20	19	1	\$500.00	\$ 500	\$!	547 \$	5 556	\$	567 \$	577 \$	587
VACANCY SENSOR LIGHTING CONTROLS.	110, 210, W06 AND W07	2015	0	LS	15	-2	17	\$50,000.00	\$ -	\$	- \$	\$ -	\$	- \$	- \$,
BUILDING SYSTEMS (fire, security, IT/media infrastructure)										\$ 5,4	66	\$ 5,565	\$ 5,	665 \$	5,767 \$	5,871
FIRE ALARM SYSTEM MAIN AND REMOTE PANELS.	UUU07	1994			20	19	1	\$0.00								
FIRE ALARM DEVICES.	UUU07	2015			20	-2	22	\$0.00								
BOILER ROOM EPO SYSTEM.	Y04	NONE	1	EA	20			\$5,000.00	\$ 5,000	\$ 5,4	166	\$ 5,565	\$ 5	665 \$	5,767 \$	5,871
CLOCK SYSTEM.	UUU25	1994			20	19	1	\$0.00								
SECURITY SURVEILLANCE SYSTEM.	UUU14	2015			20	-2	22	\$0.00								
SECURITY ACCESS SYSTEM.	UUU14	2015			20	-2	22	\$0.00								
ABATE ABANDONED TWISTED PAIR NETWORK CABLING	UUU02	2015	0	LS	30			\$0.00	\$ -	\$	- 5	\$ -	\$	- \$	- \$,
CABLE TRAY AND CONDUIT PENETRATIONS INTO ROOM	Y04	2015	0	LS	30			\$7,500.00	\$ -	\$	- 5	\$ -	\$	- \$	- \$;
TELEPHONE BACKBOARD	UUU17	2015	0	LS	30			\$0.00	\$ -	\$	- 5	\$ -	\$	- \$	- \$;
BACK-UP A/C SYSTEM FOR TECH CLOSETS ON EACH FLOOR.	Y04	ONLY FOR MC14 - MDF AS OF 9/18/15.	1	LS	30			\$0.00	\$ -	\$	- \$	\$ -	\$	- \$	- \$,
WORKSPACE CLEARANCE	Y04	2015	0	LS	30			\$0.00	\$ -	\$	- 5	\$ -	\$	- \$	- \$	
EXISTING CATEGORY 5 NETWORK CABLING	UUU02	2015	0	LS	30			\$0.00	-	\$	- 5		\$	- \$		
SPECIALTY EQUIPMENT (food service, theatre, labs, shops)	00002	2013			50			70.00	T		93	\$ 9,460		631 \$	9,804 \$	
ELEVATOR MAJOR MAINTENANCE.	W02	1994	1	LS	25	19	6	\$8,500.00	\$ 8,500		293			631 \$	9,804 \$	
ACCESSIBILITY IMPROVEMENTS	*****	1554	•		23	13	<u> </u>	70,300.00	9 0,300		43			708 \$	4,792 \$	
BARRIER FREE DRINKING FOUNTAIN ADJUSTMENTS	W06	1994	6	EA	20	19	1	\$650.00	\$ 3,900		264			419 \$	4,498 \$	
COAT RACK ADJUSTMENTS		UNKNOWN		EA	20			\$255.00	-		279 \$			289 \$	294 \$	
JUAT NACK ADJUSTIVIENTS	X03	UINKINUVVIN	1	CA	20			\$255.UU	255	, د	4/9 \$	284	Ş	4 (۵۵	294 \$	299

SCHEDULED MAINTENANCE	(BUILDING TYPE) BUILDING AGE (YRS) A											
		BUILDING										
BUILDING SECTION (BUILDING TYPE)	BUILDING AGE (YRS)	AREA (GSF)										
PHYSICAL EDUCATION (CLASSROOM)	1968	94,045										

MAXIMUM MAINTENANCE BACKLOG VALUE FOR BUILDING: \$ 3,649,127

REPLACEMENT VALUE FOR THE BUILDING: \$ 22,454,200

FACILITY CONDITION INDEX (FCI): 16%



FCI	BUILDING CONDITION
FCI < 5%	GOOD
5%< FCI< 10%	FAIR
10% < FCI	POOR

ITEM	NO. CODES
AI: ACCESSIBILITY IM	PROVEMENT
BE: BUILDING EXTERI	OR
BI: BUILDING INTERIO)R
BS: BUILDING SYSTEN	Л
ES: ELECTRICAL SYSTE	M
MS: MECHANICAL SY	STEM
PS: PLUMBING SYSTE	M

INFLATION RATE (%):

1.8%

LEG	END
AVG: AVERAGE	
CF: CUBIC FEET	
CY: CUBIC YARDS	
EA: EACH	
EUL: ESTIMATED U	ISEFUL LIFE
GSF: GROSS SQUA	RE FEET
LOC: LOCATION (S	ITE/BLDG)
PV: PRESENT VALU	JE
RUL: ESTIMATED U	JSEFUL LIFE
SF: SQUARE FEET	
SY: SQUARE YARD	s
YRS: YEARS	
REMAINING USEFL	JL LIFF (RUL) BARON

REMAINING USEFUL LIFE (RUL) BAROMETER

RUL = 1 YEAR OR LESS

RUL = 5 YEARS

RUL = 10 YEARS OR GREATER

		YEAR ITEM			AVG	TIME		ITEM										
	FICM	WAS PUT	ITEM TOTAL	ITEM	EUL	IN USE	RUL	UNIT	ITEM									
ITEM	CODE	INTO SERVICE	QUANTITY	UNITS	(YRS)	(YRS)	(YRS)	COST	FIRST COST		2018	2019		2020	2021		20	022
BUILDING ENVELOPE (includes items exterior to building)										\$	722,312	\$ 735,314	\$	748,550	\$ 762,	023	\$ 7	775,740
PE ROOF REPLACEMENT - NORTHEAST MECHANICAL ROOM.	MMM16	1991	14,500	SF	25	22	3	\$22.95	\$ 332,775	\$	363,823	\$ 370,371	\$	377,038	\$ 383	825	\$	390,734
PE NORTH ROOF REPLACEMENT (POOL)	MMM16	1993	11,500	SF	25	20	5	\$22.95	\$ 263,925	\$	288,549	\$ 293,743	\$	299,030	\$ 304	413	\$	309,892
SINGLE-PLY MEMBRANE REROOFING.	MMM16	2002			25	11	14	\$0.00										
STANDING SEAM METAL ROOFING	MMM16	2002			50	11	39	\$0.00										
MAINTENANCE/REPLACEMENT.	IVIIVIIVITO	2002			30	11	33	\$0.00										
POLYURETHANE SPRAY FOAM ROOFING	MMM16	2007			15	6	9	\$0.00										
MAINTENANCE/REPLACEMENT.								·		-								
IMPROVEMENTS/REPAIRS TO NORTHWEST ENTRY.	W06	1968	1	LS	20	45	-25	\$0.00	\$ -	\$	-	\$ -	\$	-	\$	-	\$	-
EXTERIOR MASONRY REPAIRS; INCLUDES ADDRESSING	MMM16	2006	350	SF	15	7	8	\$25.00	\$ 8,750	5	9,566	\$ 9,739	Ś	9,914	\$ 10	092	\$	10,274
POPPING BRICK FACES AND TUCKPOINTING.									<u> </u>		3,300	3,733		-				
WATERPROOFING NORTH SIDE OF RACQUETBALL COURTS.	520	2014	1,500	SF	25	0	25	\$6.75	\$ 10,125	\$	-	\$ -	\$	-	\$	-	\$	
EAST VESTIBULE WITH SLIDER DOOR REDESIGN/REPLACEMENT.	W06	2006	1	LS	15	7	8	\$20,925.00	\$ 20,925	\$	22,877	\$ 23,289	\$	23,708	\$ 24	135	\$	24,569
REPLACE ORIGINAL METAL COPINGS/FLASHINGS.	MMM16	1968	1,150	LF	40	45	-5	\$20.25	\$ 23,288	\$	25,460	\$ 25,918	\$	26,385	\$ 26	860	\$	27,343
EXTERIOR DOOR MAINTENANCE/REPLACEMENTS (EXCLUDES	110, 310, 350, 520																	ŀ
WORK ON OTHER EXTERIOR DOORS MENTIONED IN THIS	AND W06	2006			25	7	18	\$0.00										
SECTION).	AND WOO									-								
EXTERIOR WINDOW REPLACEMENTS.	MMM16	2007			30	6	24	\$0.00										
IVIAIIN (VVEST) ENTRAINCE DOURS/DOUR FRAIVIES DEDLACEMENT	W05	2006			25	7	18	\$0.00										
PE FITNESS CENTER EXTERIOR WINDOWS	520	2011			25	2	23	\$0.00										
MAINTENANCE/REPLACEMENT.	320	2011			23		25	\$0.00										
EXTERIOR SEALANT REPLACEMENT	MMM16	2006	1	LS	20	7	13	\$10,000.00	\$ 10,000	\$	10,933	\$ 11,130	\$	11,330	\$ 11	534	\$	11,742
STEEL LINTEL MAINTENANCE.	MMM16	1968	6	LF	15	45	-30	\$10.80	\$ 65	\$	71	\$ 72	\$	73	\$	75	\$	76
CLEAN EXTERIOR BRICK EFFLORESCENCE	MMM16	1968	500	SF	10	45	-35	\$1.89	\$ 945	\$	1,033	\$ 1,052	\$	1,071	\$ 1	090	\$	1,110
BUILDING INTERIOR										\$	418,376	\$ 425,907	\$	433,573	\$ 441,	378	\$ 4	149,322

SG: SITE GROUNDS

		YEAR ITEM			AVG	TIME		ITEM										
	FICM	WAS PUT	ITEM TOTAL	ITEM	EUL	IN USE	RUL	UNIT	ITEM									
ITEM	CODE	INTO SERVICE	QUANTITY	UNITS	(YRS)	(YRS)	(YRS)	COST	FIRST COST	2018		2019	2	2020		2021		2022
INSTALL METAL SERVICE PLATFORMS FOR SUSPENDED EQUIPMENT REQUIRING ROUTINE ACCESS FOR MAINTENANCE.	Y04	NONE	4	EA	50			\$13,500.00	\$ 54,000	\$ 59,038	\$	60,101	\$	61,183	\$	62,284	\$	63,405
INSTALL AT CATWALK SYSTEM ABOVE THE POOL CEILING FOR BETTER/SAFER ACCESS TO MAINTAIN LIGHT FIXTURES.	520	1968	1	LS	40	45	-5	\$27,000.00	\$ 27,000	\$ 29,519	\$	30,050	\$	30,591	\$	31,142	\$	31,703
POOL CEILING.	520	1968	10,640	SF	35	45	-10	\$5.67	\$ 60,329	\$ 65,957	\$	67,145	\$	68,353	\$	69,584	\$	70,836
TOILET ROOM UPGRADES; INCLUDING ADA IMPROVEMENTS.	X03	1968	680	SF	25	45	-20	\$54.00	\$ 36,720	\$ 40,146	\$	40,869	\$	41,604	\$	42,353	\$	43,115
WOOD SPECIALTY FLOOR REFINISHING.	520	VARIOUS	26,900	SF	10			\$1.69	\$ 45,461	\$ 49,702	\$	50,597	\$	51,508	\$	52,435	\$	53,379
TEAM ROOM UPGRADES.	525	VARIOUS			25			\$0.00										
FACULTY LOCKER ROOM UPGRADES.	525	VARIOUS			25			\$0.00										
WALL FINISH UPDATES - ALLOWANCE.	110, 310, 520, 525, W05, W06 AND X03	VARIOUS			15			\$0.00										
FLOOR FINISH UPDATES - ALLOWANCE.	110, 310, 520, 525 AND X03	VARIOUS			15			\$0.00										
MAIN LOBBY CEILING AND LIGHTING UPGRADE.	W05	1968	2,500	SF	35	45	-10	\$17.67	\$ 44,175	\$ 48,296	\$	49,166	\$	50,051	\$	50,952	\$	51,869
WEST TERRAZZO STEP REPAIRS.	W05	2004			20	9	11	\$0.00										
MAIN GYM PAINTING.	520	UNKNOWN	18,400	SF	15			\$1.35	\$ 24,840	\$ 27,158	\$	27,646	\$	28,144	\$	28,651	\$	29,166
WOMEN'S LOCKER ROOM SHOWER/CHANGING AREA SPECIALTIES UPDATES (I.E. SHOWER CURTAINS, ADA FOLD- DOWN BENCHES, DISPENSERS).	525	2012			25	1	24	\$0.00										
MEN'S LOCKER ROOM SHOWER/CHANGING AREA SPECIALTIES UPDATES (I.E. SHOWER CURTAINS, ADA FOLD-DOWN BENCHES, DISPENSERS).	525	2012			25	1	24	\$0.00										
PE FITNESS CENTER CARPET TILE REPLACEMENT.	520	2011			15	2	13	\$0.00										
PE FITNESS CENTER FINISH REPAIRS/UPGRADES - ALLOWANCE.	520	2011			15	2	13	\$0.00										
VCT FLOOR MAINTENANCE.	W06	2005	8	SF	35	8	27	\$4.73		\$ 41	\$	42	\$	43	\$	44	\$	44
STAIR HANDRAIL IMPROVEMENTS.	W07	1968	60	LF	20	45	-25	\$135.00			+	9,015	-	9,177		9,343		9,511
ACOUSTICAL CEILING REPLACEMENT.	520	2013	725	SF	35	0	35	\$4.32		-		3,486		3,549	-		\$	3,677
CONDUIT ENTRANCE WATERPROOFING.	Y04	2011	1	LS	20	2	18	\$13,500.00	-		+ -	15,025		15,296	-		\$	15,851
RACQUETBALL STAIR IMPROVEMENTS.	520	1968	1	LS	25	45	-20	\$20,250.00	. ,		+	22,538		22,943	-		\$	23,777
POOL MECHANICAL ROOM CONCRETE REPAIRS.	Y04	1968	1	LS	25	45	-20	\$0.00		\$ -	\$		\$	-	\$		\$	-
DOOR REPLACEMENTS.	520, W05 AND Y04	1968	10	EA	50	45	5	\$3,037.50		\$ 33,209		33,807	-	34,415	-	35,035		35,665
DOOR HARDWARE REPAIR.	W06	1968	1	EA	30	45	-15	\$1,282.50			_	1,427		1,453	-	1,479	_	1,506
CARPET REPLACEMENT.	310, 350 AND 520	VARIOUS	1,900	SF	15			\$7.09			_	14,993	-	15,263	-	15,538		15,817
ENTRANCE MAT REPLACEMENT	W05 AND W06	UNKNOWN	420	SF	15			\$0.00		\$ -	\$	-	\$	-	\$	-	\$	
PLUMBING SYSTEMS (may be packaged with BI item scope)										\$ 368,029	Ś	374,654	\$:	381,397	\$	388,262	\$	395,251
REPLACE PLASTIC PIPING ON POOL FILTRATION SYSTEM.	520	2004	75	LF	25	9	16	\$40.50	\$ 3,038	-	\$	3,381	-	3,442	\$	3,503	\$	3,567
WOMEN'S LOCKER ROOM SHOWER/CHANGING AREA										7 3,522	7	-,	,	7,	,	3,000	т	
PLUMBING FIXTURE UPDATES.	525	2012			40	1	39	\$0.00										
MEN'S LOCKER ROOM SHOWER/CHANGING AREA PLUMBING FIXTURE UPDATES.	525	2012			40	1	39	\$0.00										
GANG TOILET ROOM FIXTURE UPGRADES.	X03	1968	31	EA	40	45	-5	\$10,597.50	\$ 328,523	\$ 359,173	\$	365,638	\$	372,220	\$	378,920	\$	385,740
DOMESTIC WATER PIPE.	Y04	1968	150	LF	50	45	5	\$33.75			\$	5,634	\$	5,736	\$	5,839	\$	5,944
MECHANICAL SYSTEMS (may be packaged with BI item scope)										\$ 219,534		223,486	\$:	227,509	\$	231,604	\$	235,773
REPLACE AIR HANDLING UNIT, AH-9 CONVERTING FROM DX COOLING TO CHILLED WATER.	UUU25	2000	1	EA	40	13	27	\$21,600.00	\$ 21,600			24,040		24,473		24,914	\$	25,362
POOL DRAIN TILE PUMP MAINTENANCE/REPLACEMENTS.	UUU25	2012			20	1	19	\$0.00										

		YEAR ITEM			AVG	TIME		ITEM											
	FICM	WAS PUT	ITEM TOTAL	ITEM	EUL	IN USE	RUL	UNIT	ITEM										
ITEM	CODE	INTO SERVICE	QUANTITY	UNITS	(YRS)	(YRS)	(YRS)	COST	FIRST COST		2018		2019		2020	- 7	2021		2022
BOILER LOOP PUMP (POOL HEATER)				1															
MAINTENANCE/REPLACEMENTS.	UUU22	2012			20	1	19	\$0.00										I	
BUILDING HWH LOOP MAINTENANCE/REPLACEMENT.	UUU22	2012	80,000	SF	2	1	1	\$49.95	\$ 3,996,00	00 \$	-	\$	-	\$	-	\$	-	\$	-
POOL WATER PUMP MAINTENANCE/REPLACEMENTS.	UUU22	2012	2	EA	20	1	19	\$29,025.00	\$ 58,0	50 \$	63,466	\$	64,608	\$	65,771	\$	66,955	\$	68,160
BOILER LOOP PUMP (WATER HEATER) MAINTENANCE/REPLACEMENTS.	UUU22	2012			20	1	19	\$0.00											
DOMESTIC HOT WATER PUMP REPLACEMENTS.	UUU24	2012			20	1	19	\$0.00										I	
LAUNDRY HOT WATER PUMP MAINTENANCE/REPLACEMENT.	UUU24	2012			20	1	19	\$0.00											
LAUNDRY HOT WATER RETURN PUMP MAINTENANCE/REPLACEMENT.	UUU24	2012			5	1	4	\$0.00											
LAUNDRY WATER HEATER REPLACEMENT.	UUU24	2012			15	1	14	\$0.00										 I	
ELECTRIC WATER HEATER REPLACEMENTS	UUU24	2012			10	1	9	\$0.00											
AIR HANDLING UNIT REPLACEMENTS - AH-2 THRU AH-8.	UUU25	2012			40	1	39	\$0.00											
LAUNDRY KOOIVI SUPPLY AIR FAIN	UUU25	2012	1	EA	40	1	39	\$0.00	\$	- 9	5 -	\$	_	\$	-	\$	-	\$	
CABINET UNIT HEATER REPLACEMENTS - GENERAL.	UUU25	2012	10	EA	30	1	29	\$6,750.00	•			<u> </u>	75,126	<u> </u>	76,478	•	77,855	·	79,256
UNIT HEATER REPLACEMENTS.	UUU25	2012			30	1	29	\$0.00		'	70,700	+	70,220	7	7 6, 17 6	т	7.7,000		- 75,255
BOILER REPLACEMENTS.	UUU22	2012			30	1	29	\$0.00											-
CRAWL SPACE PROPELLER FAN REPLACEMENT.	UUU25	2012			20	1	19	\$0.00											-
SAF-1 SYSTEM DUCT-MOUNTED HEATING COIL REPLACEMENTS.	UUU25	2012			25	1	24	\$0.00											
POUL WATER HEAT EXCHANGER	UUU22	2012			25	1	24	\$0.00											
CHILLER MAINTENANCE/REPLACEMENTS.	UUU20	2012			20	1	19	\$0.00											
DOMESTIC WATER HEAT EXCHANGER.	UUU24	2012			20	1	19	\$0.00											
VAV BOX MAINTENANCE/REPLACEMENTS.	UUU25	2012			25	2	23	\$0.00											
AIR HANDLING UNIT REPLACEMENT, AH-1 THERMAL STORAGE	UUU25	2011			40	2	38	\$0.00										 	
LOOP CHILLED WATER PUMP MAINTENANCE/REPLACEMENTS. HVAC SYSTEMS CLEANING.	UUU25	2001	80,000	SF	10	12	-2	\$1.15	\$ 92,00	00 9	•	\$		\$		ċ		\$	
JCI BAS SYSTEM.	UU06	2012	80,000	SF	20	1	19	\$0.00	¢ 32,00	- 9		\$		\$		\$		\$	
HEATING HOT WATER PUMPS.	UUU22	2012			20	1	19	\$0.00	y		, -	٦		٦	-	ې		ب	
		2012				1													
CHW PUMPS. SUPPLY AND RETURN AIR GRILLES IN NATATORIUM.	UUU20			SF	20	45	19 -20	\$0.00			11.070	_	11 200	4	11 472	۲	11 670		11 000
RETURN AIR FAN RAF-1.	520 UUU25	1968 1968	150	EA	25 25	45	-20	\$67.50 \$6,075.00		75 S		_	11,269 6,761		11,472 6,883		11,678 7,007		11,888 7,133
EXHAUST FAN EF-3.	UUU25		1	_	_	45		\$4,725.00		25 S		_							5,548
		1968	1	EA	25	45	-20		•		-	_	5,259		5,353		5,450		-
EXHAUST FAN EF-4.	UUU25	1968	1	EA	25	45	-20	\$4,725.00		25 5		_	5,259		5,353		5,450		5,548
ROOF MOUNTED HOODS.	UUU25	1968	14	EA	20	45	-25	\$2,000.00	\$ 28,00	00 3			31,163		31,724		32,295		32,877
ELECTRICAL SYSTEMS (may be packaged with BI item scope) BUILDING SERVICE TRANSFORMER.	1111104	2012		1	20	-1	19	\$0.00		3	854,178	Ş	869,553	Ş	885,205	Ş	901,139	\$	917,359
MAIN SWITCHBOARD.	UUU04				20	1		\$0.00											
	UUU05	2012			20		19												
STANDBY GENERATOR.	UUU25	2008			20	5	15	\$0.00											
LIFE SAFETY AUTOMATIC TRANSFER SWITCH (ATS). STANDBY POWER SYSTEMS AUTOMATIC TRANSFER SWITCH	UUU25 UUU25	2008			20	5	15 15	\$0.00 \$0.00											
(ATS). ELECTRICAL DISTRIBUTION EQUIPMENT.	UUU05	2012			20	1	19	\$0.00				+-							
VARIABLE FREQUENCY DRIVE (VFD) - GENERAL.	UUU25	2012			15	1	14	\$0.00		_		-							
VARIABLE FREQUENCY DRIVE (VFD) - GENERAL. VARIABLE FREQUENCY DRIVE (VFD) - MECHANICAL ROOM.	UUU25					2	13					-							
VARIABLE PREQUENCY DRIVE (VPD) - IVIECHANICAL KOOM.	00025	2011			15		15	\$0.00											

		YEAR ITEM			AVG	TIME		ITEM										
	FICM	WAS PUT	ITEM TOTAL	ITEM	EUL	IN USE	RUL	UNIT	ITEM									
ITEM	CODE	INTO SERVICE	QUANTITY	UNITS	(YRS)	(YRS)	(YRS)	COST	FIRST COST		2018		2019		2020	2021		2022
		, ,																
LIGHTING AND RECEPTACLE PANELBOARDS.	UUU05	1968	1	LS	20	45	-25	\$94,000.00	\$ 94,000	\$	102,770	\$	104,620	\$	106,503	108,420	\$	110,372
EXTERIOR BUILDING MOUNTED LIGHTING.	UUU25	2008			20	5	15	\$0.00										
EXIT LIGHTING.	W06	2008			20	5	15	\$0.00										
CORRIDOR LIGHTING.	W06	1968	1	LS	20	45	-25	\$177,660.00	\$ 177,660	\$	194,235	\$	197,732	\$	201,291	204,914	\$	208,603
CLASSROOM LIGHTING.	110	2009			20	4	16	\$0.00										
LOCKER ROOM LIGHTING.	525	2012	1	LS	20	1	19	\$141,750.00	\$ 141,750	\$	154,975	\$	157,765	\$	160,604	163,495	\$	166,438
SHOWER ROOM LIGHTING.	525	2012			20	1	19	\$0.00										
STORAGE AND UTILITY ROOM LIGHTING.	X01 AND Y04	1968	1	LS	20	45	-25	\$47,250.00	\$ 47,250	\$	51,658	\$	52,588	\$	53,535	54,498	\$	55,479
VACANCY SENSOR LIGHTING CONTROLS (CLASSROOMS).	110	2009			20	4	16	\$0.00										
VACANCY SENSOR LIGHTING CONTROLS (CORRIDORS).	W05 AND W06	2012	1	LS	20	1	19	\$18,900.00	\$ 18,900	\$	20,663	\$	21,035	\$	21,414	21,799	\$	22,192
AEROBIC STUDIO LIGHTING.	520	2008	1	LS	20	5	15	\$14,175.00	\$ 14,175	\$	15,498	\$	15,776	\$	16,060	16,350	\$	16,644
MAIN GYM LIGHTING.	520	1968	1	LS	20	45	-25	\$98,550.00			107,745		109,684		111,658			115,714
FITNESS CENTER LIGHTING.	520	2012			20	1	19	\$0.00		1			,		, ,	,		,
POOL LIGHTING.	520	2015	1	LS	20	0	15	\$189,000.00	\$ 189,000	Ś	-	\$	-	Ś	- 9	· -	Ś	-
RACQUET BALL COURT LIGHTING.	520	2012			30	1	29	\$0.00		+ -				· ·			1	
BUILDING SYSTEMS (fire, security, IT/media infrastructure)								, , , , ,		Ś	482,023	Ś	490,700	Ś	499,532	508,524	Ś	517,677
MAGNETIC HOLD OPENS FOR CORRIDOR DOORS THAT AUTO				I				Г		Ť	.02,020	Ψ	100/100	T	100,000		Ţ	0_1,011
RELEASE ON FIRE ALARM SYSTEM ACTIVATION.	UUU07	2014	8	EA	20	0	20	\$22,680.00	\$ 181,440	\$	-	\$	-	\$	- 5	-	\$	-
FIRE ALARM SYSTEM MAIN AND REMOTE PANELS.	UUU07	2009	0	0	20	4	16	\$0.00	Ś -	Ś	-	\$	-	\$	- 9	<u> </u>	Ś	-
FIRE ALARM DEVICES.	UUU07	2009	0	0	20	4	16	\$0.00	·	Ś	_	\$	_	\$		<u> </u>	\$	_
BOILER EPO SYSTEM.	Y04	2012	0	0	20	1	19	\$3,375.00	·	Ś		\$	_	\$	_ (· · · · · · · · · · · · · · · · · · ·	\$	_
CLOCK SYSTEM.	UUU25	1968	1	LS	20	45	-25	\$82,506.00		+	90,204	\$	91,827	т .	93,480	95,163	7	96,876
SECURITY SURVEILLANCE SYSTEM.	UUU14	2004	1	LS	20	9	11	\$335,483.00	• •	_	366,783	-	373,385		380,106			393,913
SECURITY ACCESS SYSTEM.	UUU14	2004	1	LS	20	9	11	\$0.00	• •	Ś	300,703	\$		\$	_ (- 300,340		
POOL BASEMENT CONDUITS.	UUU05	1968	1	LS	20	45	-25	\$10,000.00		+	10,933	-	11,130	-	11,330	-		11,742
COMMUNICATION SYSTEMS.	UUU02	VARIOUS	20	EA	20			\$200.00			4,373		4,452		4,532			4,697
COMMUNICATION SYSTEMS.	UUU02	VARIOUS	1	EA	10			\$3,000.00	<u> </u>	_	3,280		3,339		3,399	•		3,523
COMMUNICATION SYSTEMS.	UUU02	VARIOUS	1	LS	20			\$500.00			547		556		567			587
COMMUNICATION SYSTEMS.	UUU02	VARIOUS	24	EA	20			\$200.00		_	5,248		5,342	-	5,438			5,636
COMMUNICATION SYSTEMS.	UUU02	VARIOUS	24	EA	20			\$25.00	· · · · · · · · · · · · · · · · · · ·	_	656		668		680 \$			705
	00002	VAINOUS	24	LA	20			\$25.00	\$ 000	ċ	250,693		255,206	_	259,800	264,476		269,237
SPECIALTY EQUIPMENT (food service, theatre, labs, shops)				Τ						Ş	250,035	Ş	255,200	Ş	255,600	204,470	Ş	203,237
REPLACE COMMERCIAL WASHERS AND DRYERS WITH OZONE	525	1968	1	LS	20	45	-25	\$70,000.00	\$ 70,000	١	76,531	\$	77,908	\$	79,311	80,738	\$	82,192
SYSTEM TO REDUCE WASHER HOT WATER USAGE.	323		-					<i>\$10,000.00</i>	70,000	•	, 0,331	Ÿ	77,300	*	73,311	30,730		02,232
GYM BLEACHER REPLACEMENTS.	520	1968	200	FT	30	45	-15	\$337.50	\$ 67,500	\$	73,798	\$	75,126	\$	76,478	77,855	\$	79,256
INIAIIN GAINI RACKROAKO 2321 EINI	520	1968	8	EA	30	45	-15	\$6,075.00	\$ 48,600	_	53,134		54,091		55,064			57,065
MANITENANCE/BEDI ACEMENTS MEN'S LOCKER ROOM LOCKER MAINTENANCE/REPLACEMENTS.	525	2009			25	4	21	\$0.00		+	,		,		, ,	,		,
WOMEN'S LOCKER ROOM LOCKER										1								
MAINTENANCE/REPLACEMENTS.	525	2011			25	2	23	\$0.00										
PE FITNESS CENTER LOCKER MAINTENANCE/REPLACEMENTS.	520	2011			25	2	23	\$0.00										
EXTERIOR BUILDING SIGNAGE UPGRADE (COMPLIANCE WITH	SSS16	VARIOUS	1	LS	25			\$43,200.00	\$ 43,200	۲	47,231	\$	48,081	Ġ	48,946	49,827	¢	50,724
CURRENT COLLEGE BRANDING STANDARDS).	33310	VAINIOUS	1	LS				J-3,200.00	43,200	۲		ڔ		-				
ACCESSIBILITY IMPROVEMENTS										\$	82,653	\$	84,141	\$	85,656	87,197	\$	88,767

		YEAR ITEM			AVG	TIME		ITEM							
	FICM	WAS PUT	ITEM TOTAL	ITEM	EUL	IN USE	RUL	UNIT	ITEM						
ITEM	CODE	INTO SERVICE	QUANTITY	UNITS	(YRS)	(YRS)	(YRS)	COST	FIRST COST	2018	2019	2020	2021	20	022
IMPROVE BARRIER-FREE ACCESS TO PE LEVELS AT WEST END OF BUILDING (I.E. WHEELCHAIR LIFTS)	W05 AND W06	NONE	1	LS	20			\$75,600.00	\$ 75,600	\$ 82,653	\$ 84,141	\$ 85,656	\$ 87,197	\$	88,767
					A	NNUAL	FUNDI	NG REQUIREM	ENTS (ROUNDED):	\$ 3,397,800	\$ 3,458,960	\$ 3,521,222	\$ 3,584,604	\$ 3,6	549,127

SCHEDULED MAINTENANCE	PROGRAM - YEAR ZERO:	2013
		BUILDING
BUILDING SECTION (BUILDING TYPE)	BUILDING AGE (YRS)	AREA (GSF)
RADCLIFF CENTER (CLASSROOM)	1960	87,433

MAXIMUM MAINTENANCE BACKLOG VALUE FOR BUILDING: \$ 7,396,520

REPLACEMENT VALUE FOR THE BUILDING: \$ 20,651,400

FACILITY CONDITION INDEX (FCI): 36%



FCI	BUILDING CONDITION
FCI < 5%	GOOD
5%< FCI< 10%	FAIR
10% < FCI	POOR

INFLATION RATE (%):	1.8%

	ITEM NO. CODES	
AI: AC	ESSIBILITY IMPROVEMENT	
BE: BU	LDING EXTERIOR	
BI: BUI	LDING INTERIOR	
BS: BU	LDING SYSTEM	
ES: ELE	CTRICAL SYSTEM	
MS: M	ECHANICAL SYSTEM	
PS: PLU	IMBING SYSTEM	
SG: SIT	E GROUNDS	
SE: SPE	CIALTY EQUIPMENT	

LEGEND
AVG: AVERAGE
CF: CUBIC FEET
CY: CUBIC YARDS
EA: EACH
EUL: ESTIMATED USEFUL LIFE
GSF: GROSS SQUARE FEET
LOC: LOCATION (SITE/BLDG)
PV: PRESENT VALUE
RUL: ESTIMATED USEFUL LIFE
SF: SQUARE FEET
SY: SQUARE YARDS
YRS: YEARS

		YEAR ITEM			AVG	TIME		ITEM								
	FICM	WAS PUT	ITEM TOTAL	ITEM	EUL	IN USE	RUL	UNIT	ITEM							
ITEM	CODE	INTO SERVICE	QUANTITY	UNITS	(YRS)	(YRS)	(YRS)	COST	FIRST COST	2018	20	19	2020		2021	2022
BUILDING ENVELOPE (includes items exterior to building)										\$ 1,082,105	\$ 1,	101,583	\$ 1,121,4	l 1 \$	1,141,597	\$ 1,162,146
EXTERIOR MASONRY REPAIRS.	MMM16	1960			75	53	22	\$0.00								
UPPER WALL INSULATION AND SIDING FOR EAST AND WEST COMMUNITY ROOM .	MMM16	1960	1,100	SF	35	53	-18	\$41.99	\$ 46,189	\$ 50,498	\$	51,407	\$ 52,3	33 \$	53,275	\$ 54,234
NORTHEAST CANOPY REPAIRS - METAL FASCIA AND UNDERSIDE PREP/PAINTING.	MMM16	VARIOUS	2,150	SF	15			\$2.36	\$ 5,074	\$ 5,547	\$	5,647	\$ 5,7	49 \$	5,852	\$ 5,958
EXTERIOR PAINTING.	MMM16	VARIOUS	1	LS	15			\$13,500.00	\$ 13,500	\$ 14,760	\$	15,025	\$ 15,2	96 \$	15,571	\$ 15,851
SECTION A - SINGLE-PLY MEMBRANE REROOFING.	MMM16	2000			25	13	12	\$0.00								
SECTION B - SINGLE-PLY MEMBRANE REROOFING.	MMM16	2004			25	9	16	\$0.00								
SECTION C - SINGLE-PLY MEMBRANE REROOFING.	MMM16	2007			25	6	19	\$0.00								
SECTION D - SINGLE-PLY MEMBRANE REROOFING.	MMM16	1996	7,060	SF	25	17	8	\$16.20	\$ 114,372	\$ 125,043	\$	127,294	\$ 129,5	85 \$	131,917	\$ 134,292
SECTION E - SINGLE-PLY MEMBRANE REROOFING.	MMM16	1997	11,550	SF	25	16	9	\$16.20	\$ 187,110	\$ 204,567	\$	208,249	\$ 211,9	98 \$	215,814	\$ 219,698
SECTION F - SINGLE-PLY MEMBRANE REROOFING.	MMM16	2007			25	6	19	\$0.00								
SECTION G - SINGLE-PLY MEMBRANE REROOFING.	MMM16	1997	6,420	SF	25	16	9	\$16.20	\$ 104,004	\$ 113,707	\$	115,754	\$ 117,8	38 \$	119,959	\$ 122,118
SECTION H - SINGLE-PLY MEMBRANE REROOFING.	MMM16	1998	14,230	SF	25	15	10	\$16.20	\$ 230,526	\$ 252,034	\$	256,570	\$ 261,1	89 \$	265,890	\$ 270,676
SECTION I - SINGLE-PLY MEMBRANE REROOFING.	MMM16	1999			25	14	11	\$0.00								
EXTERIOR DOOR MAINTENANCE/REPLACEMENTS.	W05 AND W06	2008			25	5	20	\$0.00								
EXTERIOR DOOR REPLACEMENT ON GAS METER ROOM.	Y04	1960	1	EA	15	53	-38	\$3,037.50	\$ 3,038	\$ 3,321	\$	3,381	\$ 3,4	42 \$	3,503	\$ 3,567
ARCHITECTURAL SCREENING OF ROOFTOP MECHANICAL EQUIPMENT.	MMM16	NONE	6,000	SF	35			\$27.00	\$ 162,000	\$ 177,114	\$	180,302	\$ 183,5	48 \$	186,852	\$ 190,215
NORTHEAST CANOPY SKY LIGHT MAINTENANCE.	MMM16	1996			25	17	8	\$0.00								
EXTERIOR WINDOW REPLACEMENTS (EXCLUDING WINDOWS IDENTIFIED ELSEWHERE IN THIS SECTION).	MMM16	VARIOUS			30			\$0.00								
EXTERIOR WINDOW REPLACEMENTS FOR ROOMS PART OF 300 CORRIDOR, RC455, RC465, RC475, RC485, RC660, RC670, & RC680.	MMM16	2005	1,200	SF	30	8	22	\$87.75	\$ 105,300	\$ 115,124	\$	117,197	\$ 119,3	06 \$	121,454	\$ 123,640
EAST COURTYARD WINDOW REPLACEMENTS.	MMM16	2007			30	6	24	\$0.00								

		YEAR ITEM			AVG	TIME		ITEM									
	FICM	WAS PUT	ITEM TOTAL	ITEM	EUL	IN USE	RUL	UNIT	ITEM								
ITEM	CODE	INTO SERVICE	QUANTITY	UNITS	(YRS)	(YRS)	(YRS)	COST	FIRST COST	2018		2019	2020		2021		2022
WEST COURTYARD WINDOW REPLACEMENTS.	MMM16	2008			30	_	25	\$0.00						1			
NORTH EXTERIOR WINDOW REPLACEMENTS.	MMM16	2009	 		30	4	26	\$0.00									
						_		_		\$ 14.7	CO ¢	15.025	ć 15.20C	<u> </u>	15 571	<u> </u>	15.051
EXTERIOR SEALANT MAINTENANCE.	MMM16	1960	1	LS	20	53	-33	\$13,500.00	\$ 13,500		60 \$	15,025			15,571		15,851
GUTTER REPLACEMENT.	MMM16	1960	250	LF	25	53	-28	\$10.80	\$ 2,700		52 \$	3,005			3,114		3,170
STEEL LINTEL MAINTENANCE.	MMM16	1960	8	LF	15	53	-38	\$10.80	•		94 \$			+ -	100	-	101
CANOPY POSTS MAINTENANCE.	MMM16	1960	7	EA	15	53	-38	\$337.50	\$ 2,363		83 \$	2,629		-	2,725	\$ •	2,774
BUILDING INTERIOR				_			_			\$ 1,183,0		1,204,318	\$ 1,225,996	\$	1,248,064	\$	1,270,529
CORRIDOR CEILING AND LIGHTING REPLACEMENT.	W05 AND W06	1960	16,385	SF	35	53	-18	\$4.32	• •					\$	81,642		83,111
CORRIDOR LOCKER REPLACEMENTS.	W06	VARIOUS	430	EA	25			\$405.00	\$ 174,150	\$ 190,3	98 \$	193,825	\$ 197,314	\$	200,866	\$	204,481
TOILET ROOM UPGRADES; INCLUDING ADA COMPLIANCE IMPROVEMENTS.	X03	1960	1,680	SF	25	53	-28	\$108.00	\$ 181,440	\$ 198,3	68 \$	201,939	\$ 205,574	\$	209,274	\$	213,041
CORRIDOR VCT FLOORING REPLACEMENT.	W05 AND W06	2009	16,000	SF	35	4	31	\$4.73	\$ 75,680	\$ 82,7	41 \$	84,230	\$ 85,746	\$	87,290	\$	88,861
CLASSROOM CEILING UPGRADES FROM 12X12 SPLINE TO LAY-IN SYSTEM.	110 AND 210	1960	5,425	SF	35	53	-18	\$15.12	\$ 82,026	\$ 89,6	79 \$	91,293	\$ 92,936	\$	94,609	\$	96,312
INTERIOR DOOR MAINTENANCE/REPLACEMENTS.	110, 210, 310, 350, 430, 440, 610, X03 AND	2007	25	EA	50	6	44	\$3,037.50	\$ 75,938	\$ 83,0	22 \$	84,517	\$ 86,038	\$	87,587	\$	89,163
PAINTING OF CMU HEADERS AND TREATMENT/PAINTING OF	MMM16	VARIOUS			15			\$0.00									
STEEL SUPPORTING STRUCTURE ABOVE EXTERIOR WINDOWS. WALK-OFF IVIAT HING SYSTEIVI REPLACEIVIENTS AT EXTERIOR																	
DOORS	W05 AND W06	VARIOUS	8	EA	5			\$12,420.00	\$ 99,360	\$ 108,6	30 \$	110,586	\$ 112,576	\$	114,602	\$	116,665
WALL FINISH UPDATES - ALLOWANCE.	110, 210, 310, 350, 430, 440, 610, 615, X03	VARIOUS						\$0.00									
FLOOR FINISH UPDATES - ALLOWANCE.	AND Y04 110, 210, 310, 350, 430, 440, 610, 615, X03 AND Y04	VARIOUS						\$0.00									
CLASSROOM CEILING PAD CHANGEOUTS (WITHIN EXISTING CEILING GRID) TO SCHOOLCRAFT COLLEGE STANDARD LAY-IN TILES WITH HUMIDITY PROTECTION.	110 AND 210	VARIOUS	18,370	SF	35			\$4.32	\$ 79,358	\$ 86,7	62 \$	88,324	\$ 89,914	\$	91,532	\$	93,180
UPGRADE REMAINING, ORIGINAL STEEL INSTRUCTOR LOCKERS	110 AND 210	1995	6	EA	25	18	7	\$371.25	\$ 2,228	\$ 2.4	35 \$	2,479	\$ 2,524	Ś	2,569	Ś	2,615
TO SCHOOLCRAFT COLLEGE STANDARD P-LAM LOCKER.									•			,	<u> </u>				
MALE LOCKER ROOM UPGRADES.	615	VARIOUS	820		25			\$81.00			17 \$				76,609		77,988
COMMUNITY ROOM STAGE.	610	1960	50	EA	25	53	-28	\$607.50	\$ 30,375	\$ 33,2	09 \$	33,807	\$ 34,415	\$	35,035	\$	35,665
DOOR HARDWARE UPGRADES.	110, 210, 310, 350, 430, 440, 610, 615, X03 AND Y04	VARIOUS	40	EA	30			\$337.50	\$ 13,500	\$ 14,7	60 \$	15,025	\$ 15,296	\$	15,571	\$	15,851
CARPET REPLACEMENT.	110, 210, 310, 350, 430 AND 440	VARIOUS	18,450	SF	15			\$7.09	\$ 130,811	\$ 143,0	15 \$	145,589	\$ 148,210	\$	150,878	\$	153,593
PLUMBING SYSTEMS (may be packaged with BI item scope)										\$ 300,7	75 \$	306,189	\$ 311,700	\$	317,311	\$	323,022
DOMESTIC WATER PIPE.	UUU24	1960	20,000	SF	50	53	-3	\$9.00	\$ 180,000		94 \$	200,336	\$ 203,942	\$	207,613		211,350
TOILET FIXTURES, LAVATORIES, URINALS, SINKS.	X03	1960	42	EA	40	53	-13	\$2,160.00			84 \$	100,969			104,637	\$	106,520
MEN'S LOCKER SHOWER POLE.	615	1960	1	EA	20	53	-33	\$4,387.50			97 \$	4,883			5,061		5,152
MECHANICAL SYSTEMS (may be packaged with BI item scope)										\$ 2,633,5			\$ 2,729,171	_	2,778,296		2,828,305
CONVERT REMAINING PNEUMATIC TEMPERATURE CONTROLS TO SCHOOLCRAFT COLLEGE STANDARD JCI DDC TEMPERATURE	UU06	VARIOUS	87,000	SF	20			\$6.08	\$ 528,960		11 \$	588,721			610,106		621,088
CONTROLS NETWORK.	1111122	LINIKALOVACA	2	F.4	20			¢14 427 50	ć 22.27F	ć 34.1	F2 A	24 702	ć 35.333	_	25 602	٠	20.455
BOILER REPLACEMENTS.	UUU22	UNKNOWN	2	EA	30			\$11,137.50			53 \$	24,792			25,692		26,155
DOMESTIC WATER BOILER.	UUU24	2013	1	EA	30	0	30	\$34,762.50			06 \$				40,095		40,817
HOT WATER HEATING PUMPS.	UUU22	UNKNOWN	2	EA	20			\$29,025.00	\$ 58,050	\$ 63,4	66 \$	64,608	\$ 65,771	\$	66,955	\$	68,160

		YEAR ITEM			AVG	TIME		ITEM								
	FICM	WAS PUT	ITEM TOTAL	ITEM	EUL	IN USE	RUL	UNIT	ITEM							
ITEM	CODE	INTO SERVICE	QUANTITY	UNITS	(YRS)	(YRS)	(YRS)	COST	FIRST COST	2018		2019	2020	2021		2022
		1	ı	1										1 .		
SUMP PUMP.	UUU16	2012	1	EA	20	1	19	\$29,025.00			733 \$	32,304				34,080
DRAIN TILE.	MMM16	1960	1	LS	50	53	-3	\$40,500.00	-,		279 \$	45,076		\$ 46,713		47,554
CEILING HUNG UNIT VENTILATOR.	UUU25	1960	1	LS	20	53	-33	\$21,600.00	\$ 21,600		615 \$	24,040		\$ 24,914		25,362
WATER MAIN ISOLATION VALVE.	UUU24	1960	1	EA	25	53	-28	\$877.50	\$ 878		959 \$	977	•	\$ 1,012	_	1,030
FUME HOOD CONTROLS.	210	1998	2	EA	10	15	-5	\$2,000.00	\$ 4,000		373 \$	4,452	-			4,697
FUME HOOD EXHAUST.	210	1998	1	EA	15	15	0	\$20,250.00	\$ 20,250	\$ 22	139 \$	22,538	\$ 22,943	\$ 23,356	\$	23,777
HORIZONTAL UNIT VENTILATORS AND ASSOCIATED WINDOW AIR CONDITIONERS.	UUU25	VARIOUS	9	EA	20			\$22,612.50	\$ 203,513	\$ 222	500 \$	226,505	\$ 230,582	\$ 234,733	\$	238,958
VERTICAL UNIT VENTILATORS.	UUU25	VARIOUS	1	EA	20			\$8,437.50	\$ 8,438	\$ 9	225 \$	9,391	\$ 9,560	\$ 9,732	\$	9,907
CARRIER AHR-145.	UUU25	2006	1	EA	15	7	8	\$26,325.00	\$ 26,325	\$ 28	781 \$	29,299	\$ 29,827	\$ 30,363	\$	30,910
TRANE AHR-425.	UUU25	1992	1	EA	15	21	-6	\$29,025.00	\$ 29,025	\$ 31	733 \$	32,304	\$ 32,886	\$ 33,478	\$	34,080
YORK AHR-130.	UUU25	1992	1	EA	15	21	-6	\$26,325.00	\$ 26,325	\$ 28	781 \$	29,299	\$ 29,827	\$ 30,363	\$	30,910
AAON UNIT ACR-125 AND ACR-135.	UUU25	2008	2	EA	15	5	10	\$0.00	\$ -	\$	- \$	-	\$ -	\$ -	\$	-
GYM PEAK VENTS.	UUU25	1960	3	EA	15	53	-38	\$14,850.00	\$ 44,550	\$ 48	706 \$	49,583	\$ 50,476	\$ 51,384	\$	52,309
TRANE GYM/STAGE UNITS AHR-1, 2 AND 3.	UUU25	1994	3	EA	15	19	-4	\$51,975.00	\$ 155,925	\$ 170	473 \$	173,541	\$ 176,665	\$ 179,845	\$	183,082
TRANE AHR-240.	UUU25	UNKNOWN	1	EA	15			\$29,025.00	\$ 29,025	\$ 31	733 \$	32,304	\$ 32,886	\$ 33,478	\$	34,080
AAON ROOFTOP UNIT ACR-235.	UUU25	2008	1	EA	15	5	10	\$34,425.00	\$ 34,425	\$ 37	637 \$	38,314	\$ 39,004	\$ 39,706	\$	40,421
YORK AHR-250.	UUU25	UNKNOWN	1	EA	15			\$26,325.00	\$ 26,325	\$ 28	781 \$	29,299	\$ 29,827	\$ 30,363	\$	30,910
YORK AHR-260.	UUU25	1999	1	EA	15	14	1	\$29,025.00	\$ 29,025	\$ 31	733 \$	32,304	\$ 32,886	\$ 33,478	\$	34,080
YORK AHR-270.	UUU25	UNKNOWN	1	EA	1			\$30,375.00	\$ 30,375	\$ 33	209 \$	33,807	\$ 34,415	\$ 35,035	\$	35,665
YORK AHR-274.	UUU25	UNKNOWN	1	EA	15			\$30,375.00	\$ 30,375	\$ 33	209 \$	33,807	\$ 34,415	\$ 35,035	\$	35,665
YORK AHR-280.	UUU25	UNKNOWN	1	EA	15			\$34,425.00	\$ 34,425	\$ 37	637 \$	38,314	\$ 39,004	\$ 39,706	\$	40,421
SOUTH END GAS-FIRED CHILLERS WC-27A, B AND C.	UUU25	2006	3	EA	15	7	8	\$37,125.00	\$ 111,375	\$ 121	766 \$	123,958	\$ 126,189	\$ 128,461	\$	130,773
CARRIER MODULAR ROOFTOP UNIT AHR-320.	UUU25	2006			15	7	8	\$0.00								
TRANE AHR-460.	UUU25	1998	1	EA	15	15	0	\$57,375.00	\$ 57,375	\$ 62	728 \$	63,857	\$ 65,007	\$ 66,177	\$	67,368
AAON ACR-465.	UUU25	2009			15	4	11	\$0.00								
TRANE AHR-480.	UUU25	1998	1	EA	15	15	0	\$34,425.00	\$ 34,425	\$ 37	637 \$	38,314	\$ 39,004	\$ 39,706	\$	40,421
YORK AHR-675.	UUU25	1999	1	EA	15	14	1	\$77,625.00	\$ 77,625	\$ 84	867 \$	86,395	\$ 87,950			91,145
YORK ARC-375 AND ACR-385.	UUU25	UNKNOWN	2	EA	15			\$27,675.00	\$ 55,350	\$ 60	514 \$	61,603	\$ 62,712	\$ 63,841	\$	64,990
TRANE AHR-625.	UUU25	1995	1	EA	15	18	-3	\$37,125.00	\$ 37,125	\$ 40	589 \$	41,319	\$ 42,063	\$ 42,820	\$	43,591
TRANE AHR-150.	UUU25	1992	1	EA	15	21	-6	\$43,875.00	\$ 43,875		968 \$	48,832	\$ 49,711			51,517
NORTH END GAS CHILLERS WCR-11A AND WCR-11B.	UUU25	2004	2	EA	15	9	6	\$50,625.00	\$ 101,250		697 \$	112,689		\$ 116,782	_	118,884
ROOF HOODS.	UUU25	VARIOUS	10	EA	30			\$20,250.00	\$ 202,500		393 \$	225,378			_	237,769
ROOF MOUNTED EXHAUST FANS.	UUU25	VARIOUS	10	EA	25			\$16,200.00	\$ 162,000		114 \$	180,302			_	190,215
CLEAN DUCTWORK.	UUU25	NONE	50,000	SF	10			\$1.15			865 \$	63,996				67,515
SUSPENDED AIR HANDLING UNIT AH-220	UUU25	NONE			15			\$0.00						-		-
ELECTRICAL SYSTEMS (may be packaged with BI item scope)										\$ 1,373,	107 \$	1,397,823	\$ 1,422,984	\$ 1,448,597	\$	1,474,672
BUILDING SERVICE TRANSFORMER.	UUU04	DTE			20			\$0.00								
MAIN SWITCHBOARD.	UUU05	1994	1	EA	20	19	1	\$25,000.00	\$ 25,000	\$ 27	332 \$	27,824	\$ 28,325	\$ 28,835	\$	29,354
STANDBY GENERATOR.	UUU25	2004			20	9	11	\$0.00								
LIFE SAFETY AUTOMATIC TRANSFER SWITCH (ATS).	UUU25	2004			20	9	11	\$0.00								
STAINDBY POWER SYSTEINS AUTOINATIC TRANSFÉR SWITCH	UUU25	NONE			20			\$0.00								
ELECTRICAL DISTRIBUTION EQUIPMENT.	UUU05	1960	2	EA	20	53	-33	\$81,000.00	\$ 162,000	\$ 177	114 \$	180,302	\$ 183,548	\$ 186,852	\$	190,215
VARIABLE FREQUENCY DRIVE (VFD).		NONE	6	EA	20			\$6,750.00	\$ 40,500		279 \$	45,076				47,554
LIGHTING AND RECEPTACLE PANELBOARDS.	UUU05	1960	1	LS	20	53	-33	\$121,500.00			836 \$	135,227		-		142,661
								, ===,555.50	,	,	Y			_ ,0,200	T	= :=,===

		YEAR ITEM			AVG	TIME		ITEM						
	FICM	WAS PUT	ITEM TOTAL	ITEM	EUL	IN USE	RUL	UNIT	ITEM					
ITEM	CODE	INTO SERVICE	QUANTITY	UNITS	(YRS)	(YRS)	(YRS)	COST	FIRST COST	2018	2019	2020	2021	2022
EXTERIOR BUILDING MOUNTED LIGHTING.	UUU25	2004	26	EA	20	9	11	\$708.75	18,428	\$ 20,147 \$	20,509 \$	20,879 \$	21,254	\$ 21,637
EXIT LIGHTING.	W05 AND W06	1960	26	EA	20	53	-33	\$371.25 \$	9,653			10,936 \$	11,133	
CORRIDOR LIGHTING.	W05 AND W06	1960	1	LS	20	53	-33	\$202,500.00 \$	202,500		225,378 \$	229,435 \$	233,565	
CLASSROOM LIGHTING.	110 AND 210	1994	1	LS	20	19	1	\$405,000.00 \$	405,000		450,756 \$	458,870 \$	467,129	
OFFICE LIGHTING.	310 AND 350	1960	1	LS	20	53	-33	\$94,500.00 \$	94,500		105,176 \$	107,070 \$	108,997	\$ 110,959
STORAGE AND UTILITY ROOM LIGHTING.	X01 AND Y04	1960	1	LS	20	53	-33	\$6,750.00 \$	6,750		7,513 \$	7,648 \$	7,785	\$ 7,926
VACANCY SENSOR LIGHTING CONTROLS (CLASSROOMS).	110 AND 210	VARIOUS	1	LS	20			\$67,500.00 \$	67,500		75,126 \$	76,478 \$	77,855	
VACANCY SENSOR LIGHTING CONTROLS (CORRIDORS).	W05 AND W06	NONE	1	LS	20			\$21,600.00 \$	21,600	\$ 23,615 \$	24,040 \$	24,473 \$	24,914	
MULTI-PURPOSE ROOM LIGHTING.	610	1960	1	LS	20	53	-33	\$13,500.00 \$	13,500		15,025 \$	15,296 \$	15,571	\$ 15,851
ROOF MOUNTED ELECTRICAL EQUIPMENT.	UUU05	1960	2	EA	20	53	-33	\$33,750.00 \$	67,500		75,126 \$	76,478 \$	77,855	
BUILDING SYSTEMS (fire, security, IT/media infrastructure)										\$ 149,123 \$	151,807 \$	154,540 \$	157,322	\$ 160,153
FIRE ALARM SYSTEM MAIN AND REMOTE PANELS.	UUU07	2010	1	EA	20	3	17	\$0.00 \$	-	\$ - \$	- \$	- \$	-	\$ -
FIRE ALARM DEVICES.	UUU07	2010	1	LS	20	3	17	\$20,250.00 \$	20,250	\$ 22,139 \$	22,538 \$	22,943 \$	23,356	\$ 23,777
BOILER EPO SYSTEM.	Y04	NONE	1	EA	20			\$3,375.00 \$	3,375	\$ 3,690 \$	3,756 \$	3,824 \$	3,893	\$ 3,963
CLOCK SYSTEM.	UUU25	1960	1	LS	20	53	-33	\$76,722.46 \$	76,722	\$ 83,881 \$	85,390 \$	86,927 \$	88,492	
SECURITY SURVEILLANCE SYSTEM.	UUU14	2004	1	LS	20	9	11	\$0.00 \$	-	\$ - \$	- \$	- \$	-	\$ -
SECURITY ACCESS SYSTEM.	UUU14	2004	1	LS	20	9	11	\$0.00 \$	-	\$ - \$	- \$	- \$	-	\$ -
LIGHTNING PROTECTION SYSTEM.	UUU25	NONE	1	LS	20			\$0.00 \$	-	\$ - \$	- \$	- \$	-	\$ -
IT SYSTEMS.	UUU02	VARIOUS	144	EA	20			\$200.00 \$	28,800	\$ 31,487 \$	32,054 \$	32,631 \$	33,218	\$ 33,816
IT SYSTEMS.	UUU02	VARIOUS	96	EA	20			\$25.00 \$	2,400	\$ 2,624 \$	2,671 \$	2,719 \$	2,768	\$ 2,818
IT SYSTEMS.	UUU02	VARIOUS			20			\$0.00						
IT SYSTEMS.	UUU02	VARIOUS	1	LS	20			\$50.00 \$	50	\$ 55 \$	56 \$	57 \$	58	\$ 59
IT SYSTEMS.	UUU02	VARIOUS	24	EA	20			\$200.00 \$	4,800	\$ 5,248 \$	5,342 \$	5,438 \$	5,536	\$ 5,636
IT SYSTEMS.	UUU02	VARIOUS	36	EA	20			\$25.00 \$	900	\$ 984 \$	1,002 \$	1,020 \$	1,038	\$ 1,057
IT SYSTEMS.	UUU02	VARIOUS	60	EA	20			\$200.00 \$	12,000	\$ 13,120 \$	13,356 \$	13,596 \$	13,841	\$ 14,090
IT SYSTEMS.	UUU02	VARIOUS	38	EA	20			\$25.00 \$	950	\$ 1,039 \$	1,057 \$	1,076 \$	1,096	\$ 1,115
SPECIALTY EQUIPMENT (food service, theatre, labs, shops)				· · · · · · · · · · · · · · · · · · ·						\$ 109,221 \$	111,187 \$	113,188 \$	115,225	\$ 117,299
CANOPY SIGNAGE UPGRADE (COMPLIANCE WITH CURRENT COLLEGE BRANDING STANDARDS).	SSS16	1985	1	LS	15	28	-13	\$49,950.00 \$	49,950	\$ 54,610 \$	55,593 \$	56,594 \$	57,613	\$ 58,650
WEST ENTRY SIGNAGE UPGRADE (COMPLIANCE WITH CURRENT COLLEGE BRANDING STANDARDS).	SSS16	1985	1	LS	15	28	-13	\$49,950.00 \$	49,950	\$ 54,610 \$	55,593 \$	56,594 \$	57,613	\$ 58,650
ACCESSIBILITY IMPROVEMENTS										\$ 56,234 \$	57,246 \$	58,276 \$	59,325	\$ 60,393
INSTALL ADA COMPLIANT CORRIDOR DOORWAY TO RC220 - WOMEN'S LOCKER ROOM.	555	1960			20	53	-33	\$0.00						
INSTALL ADA COMPLIANT CORRIDOR DOORWAY TO RC210 - MEN'S LOCKER ROOM.	555	1960	1	LS	20	53	-33	\$14,850.00 \$	14,850	\$ 16,235 \$	16,528 \$	16,825 \$	17,128	\$ 17,436
FIRE EXTINGUISHER CABINETS.	W06	1960	8	EA	50	53	-3	\$607.50 \$	4,860	\$ 5,313 \$	5,409 \$	5,506 \$	5,606	\$ 5,706
FEMALE LOCKER ROOM BARRIER FREE IMPROVEMENTS.	555	2010	1	LS	25	3	22	\$20,250.00 \$	20,250			22,943 \$	23,356	
IMPROVE ACCESS TO RAISED PLATFORM.	110	2006	1	EA	20	7	13	\$2,025.00 \$	2,025		2,254 \$	2,294 \$	2,336	
IMPROVE ACCESS TO LAB BENCH.	210	1998	1	EA	20	15	5	\$9,450.00 \$	9,450		10,518 \$	10,707 \$	10,900	
								NG REQUIREMENTS		\$ 6,887,099 \$	7,011,067 \$	7,137,266 \$	-	\$ 7,396,520

SCHEDULED MAINTENANCE PROGR	RAM - YEAR ZERO:	2013
	BUILDING AGE	BUILDING
BUILDING SECTION (BUILDING TYPE)	(YRS)	AREA (GSF)
SERVICE BUILDING - TOTAL (ADMIN)		37,443
SERVICE BUILDING - ORIGINAL	1963	4,243
SERVICE BUILDING - N & S ADDITIONS	1969	29,262
CAMPUS SECURITY POLICE ADDITION	2002	938
BOOKSTORE EXPANSION	2011	3,000
MAXIMUM MAINTENANCE BACKLOG VALU	JE FOR BUILDING:	\$ 1,849,869
REPLACEMENT VALUE FO	OR THE BUILDING:	\$ 7,988,200
FACILITY CONDI	TION INDEX (FCI):	23%



FCI	BUILDING CONDITION
FCI < 5%	GOOD
5%< FCI< 10%	FAIR
10% < FCI	POOR

	ITEM NO	D. CODI	ES	
AI: ACCESSIBIL	ITY IMPRO	OVEMEN	NT	
BE: BUILDING	EXTERIOR			
BI: BUILDING I	NTERIOR			
BS: BUILDING	SYSTEM			
ES: ELECTRICA	L SYSTEM			
MS: MECHANI	CAL SYSTE	M		
PS: PLUMBING	SYSTEM			
SG: SITE GROU	INDS			
SE: SPECIALTY	EQUIPME	NT		

1.8%

LEG	END
AVG: AVERAGE	
CF: CUBIC FEET	
CY: CUBIC YARDS	
EA: EACH	
EUL: ESTIMATED U	ISEFUL LIFE
GSF: GROSS SQUA	RE FEET
LOC: LOCATION (SI	ITE/BLDG)
PV: PRESENT VALU	JE
RUL: ESTIMATED U	JSEFUL LIFE
SF: SQUARE FEET	
SY: SQUARE YARD	S
YRS: YEARS	
REMAINING USEFU	JL LIFE (RUL) BAROI

RUL = 1 YEAR OR LESS

RUL = 5 YEARS

RUL = 10 YEARS OR GREATER

		YEAR ITEM			AVG	TIME		ITEM										
	FICM	WAS PUT	ITEM TOTAL	ITEM	EUL	IN USE	RUL	UNIT	ITEM									
ITEM	CODE	INTO SERVICE	QUANTITY	UNITS	(YRS)	(YRS)	(YRS)	COST	FIRST COST		2018	2	2019	2020		2021		2022
																	1.	
BUILDING ENVELOPE (includes items exterior to building)				,						\$	369,202	\$ 3	375,848	\$ 382	613	\$ 389,500	\$	396,511
EXTERIOR WINDOW REPLACEMENT.	MMM16	VARIOUS			30			\$0.00										
ASBESTOS CONTAINING FASCIA PANEL REPLACEMENT WITH	MMM16	1969	200	SF	25	44	-19	\$12.15	\$ 2,430	\$	2,657	\$	2,705	ς .	,753	\$ 2,803	خ	2,853
STANDING SEAM METAL ROOFING PANELS.	IVIIVIIVI	1505	200	31	23			712.13	2,430	,	2,037	٧	2,703	,	,733	2,003	,	2,033
MANSARD METAL ROOFING PANEL	MMM16	1969	6,100	SF	40	44	_4	\$13.37	\$ 81,557	\$	89,166	\$	90,771	\$ 92	,405	\$ 94,068	¢	95,762
MAINTENANCE/REPLACEMENT.	1411411411	1505	0,100	J1	70			715.57	9 01,557	,	05,100	7	30,771	, J.	,403	J-1,000	7	33,702
DOCK/WAREHOUSE REROOFING.	MMM16	1995	11,500	SF	25	18	7	\$16.20	\$ 186,300	\$	203,682	\$	207,348	\$ 21:	,080	\$ 214,880	\$	218,747
REROOF OFFICES/SHOPS/STORAGE AREAS AT NORTH SIDE	MMM16	2004			25	9	16	\$0.00										
OF BUILDING.	IVIIVIIVITO	2004			23		10	Ş0.00										
REROOF DOCK/ELECTRICAL PRIMARY ROOM.	MMM16	2005			25	8	17	\$0.00										
DOCK AWNING REROOFING.	MMM16	2006			25	7	18	\$0.00										
BOOKSTORE EXPANSION SECTION REROOFING.	MMM16	2011			25	2	23	\$0.00										
GARAGE ROLL-UP DOOR REPLACEMENTS.	730 AND 740	VARIOUS	2	EA	25			\$6,750.00	\$ 13,500	\$	14,760	\$	15,025	\$ 1	,296	\$ 15,571	\$	15,851
MAIN ENTRY DOOR AND WINDOW SYSTEM REPLACEMENT.	W05	1969	75	SF	25	44	-19	\$141.75	\$ 10,631	\$	11,623	\$	11,832	\$ 12	,045	\$ 12,262	\$	12,483
MASONRY MAINTENANCE.	MMM16	2004	1	LS	10	9	1	\$4,000.00	\$ 4,000	\$	4,373	\$	4,452	\$ 4	,532	\$ 4,614	\$	4,697
SERVICE YARD SOUTHWEST CONCRETE STAIR REPAIRS.	W07	2013	1	LS	25	0	25	\$7,830.00	\$ 7,830	\$	-	\$	-	\$	-	\$ -	\$	-
SERVICE YARD CONCRETE PAD REPAIRS.	SSS09	1969	1	LS	25	44	-19	\$2,600.00	\$ 2,600	\$	2,843	\$	2,894	\$ 2	,946	\$ 2,999	\$	3,053
DOCK AWNING MAINTENANCE.	W04	2006			20	7	13	\$0.00										
SERVICE VEHICLE AWNING AESTHETIC WORK AND WEST	MMM16	NONE	1	LS	20			\$5,000.00	\$ 5,000	\$	5,466	\$	5,565	¢ 1	,665	\$ 5,767	خ	5,871
END EXPANSION TO PROTECT EXPOSED EQUIPMENT AND	INIINIINI	NONE	1	LS	20			\$5,000.00	\$ 5,000	۶	3,400	Ş	5,505	٠ .	,005	\$ 5,767	Ş	3,8/1
EXTERIOR SEALANT MAINTENANCE.	MMM16	VARIOUS	1	LS	20			\$0.00	\$ -	\$	-	\$	-	\$	-	\$ -	\$	-
VEHICLE STORAGE YARD GUARD POSTS UPGRADE.	SSS04	1969	7	EA	25	44	-19	\$405.00	\$ 2,835	\$	3,100	\$	3,155	\$:	,212	\$ 3,270	\$	3,329
GARAGE ROLL-UP DOOR JAMB REPAIR.	730	1969	14	EA	10	44	-34	\$743.00	\$ 10,402	\$	11,372	\$	11,577	\$ 1:	,786	\$ 11,998	\$	12,214
LOADING DOCK STAIR PAINTING.	W04	1963	1	LS	15	50	-35	\$675.00	\$ 675	\$	738	\$	751	\$	765	\$ 779	\$	793
LOADING DOCK STAIR CONCRETE REPAIR.	W04	1963	1	LS	25	50	-25	\$2,025.00	\$ 2,025	\$	2,214	\$	2,254	\$,294	\$ 2,336	\$	2,378

		YEAR ITEM			AVG	TIME		ITEM									
	FICM	WAS PUT	ITEM TOTAL	ITEM	EUL	IN USE	RUL	UNIT	ITEM								
ITEM	CODE	INTO SERVICE	QUANTITY	UNITS				COST	FIRST COST		2018	2019		2020	2021		2022
	ı																
EXTERIOR DOOR REPLACEMENT.	W06	VARIOUS	1	EA	15			\$5,500.00	\$ 5,500	\$	6,013	\$ 6,121	\$	6,232 \$	6,344	\$	6,458
SERVICE YARD RETAINING WALL WATERPROOFING.	MMM09	1969	450	SF	25	44	-19	\$6.75	\$ 3,038	\$	3,321	\$ 3,381	\$	3,442 \$	3,503	\$	3,567
ROOF SCREEN WALL MAINTENANCE.	MMM16	1969	60	SF	15	44	-29	\$3.38	\$ 203	\$	222 \$	\$ 226	\$	230 \$	234	\$	238
ROOF MOUNTED EQUIPMENT SAFETY IMPROVEMENTS.	MMM16	1969	20	LF	25	44	-19	\$150.00	\$ 3,000	\$	3,280	\$ 3,339	\$	3,399 \$	3,460	\$	3,523
ROOF REPAIR.	MMM16	2004	100	SF	25	9	16	\$40.00	\$ 4,000	\$	4,373	\$ 4,452	\$	4,532 \$	4,614	\$	4,697
BUILDING INTERIOR								_		\$	39,800	\$ 40,517	\$	41,246 \$	41,989	\$	42,744
BOOKSTORE SLIDER DOOR MAINTENANCE/REPLACEMENTS.	660	2012			15	1	14	\$0.00									
BOOKSTOKE WALK-OFF IVIAT HING	660	2012	375	SF	5	1	4	\$62.10	\$ 23,288	\$	25,460	\$ 25,918	\$	26,385 \$	26,860	\$	27,343
MAINTENANCE / DEDI ACEMENT	310, 350, 660,									<u> </u>		. ,	Ť	, ,			,
WALL FINISH UPDATES - ALLOWANCE.	665, W05, W06	VARIOUS			15			\$0.00									
FLOOR FINISH UPDATES - ALLOWANCE.	310, 350, 660,	VARIOUS			15			\$0.00									
	665, W05, W06	VARIOUS						Ş0.00		_							
MODIFY DOORS ENTERING BOOKSTORE OFFICES FROM																	
SALES FLOOR. DOORS FORMERLY WERE INSTALLED FOR BOOK STORAGE APPLICATION WITH SPECIAL CLOSURES AND	660	1995			20	18	2	\$0.00									
GUARD RAILINGS.																	
REPLACE CARPET.	310	VARIOUS	1,850	SF	15			\$7.09	\$ 13,117	\$	14,340	\$ 14,598	\$	14,861 \$	15,129	\$	15,401
PLUMBING SYSTEMS (may be packaged with BI item scope)			,							\$	45,372	\$ 46,189	_	47,020 \$	47,866		48,728
GALVANIZED MAIN PIPING REPLACEMENT.	UUU24	1969	5,000	SF	50	44	6	\$5.00	\$ 25,000	Ś	27,332		_	28,325 \$	28,835		29,354
OIL SEPARATOR.	UUU13	1969	1	LS	25	44	-19	\$16,500.00		\$	18,039		_	18,695 \$	19,031		19,374
TOILET FIXTURES, LAVATORIES, URINALS, SINKS.	X03	VARIOUS	12	EA	40			\$0.00	· · · · · · · · · · · · · · · · · · ·	\$	- 9		\$	- \$		\$	
MECHANICAL SYSTEMS (may be packaged with BI item scop		.,						φσ.σσ	<u>Y</u>	\$	347,942	\$ 354,205	<u> </u>	360,581 \$	367,071	\$	373,679
HVAC SYSTEMS CLEANING.	UUU25	2009	10,000	SF	10	4	6	\$1.15	\$ 11,500	Ś	12,573	• •	-	13,030 \$	13,264	\$	13,503
CABINET UNIT HEATER REPLACEMENT.	UUU25	2009			20	4	16	\$0.00		 	12,373	, 12,733		23,030 γ	10,201	7	13,303
HEATING HOT WATER CIRCULATING PUMP		2003			-20		10			-							
MAINTENANCE/REPLACEMENTS.	UUU22	2009			20	4	16	\$0.00									
CHILLED WATER CIRCULATING PUMP		2000			20		1.0	40.00		1							
MAINTENANCE/REPLACEMENTS.	UUU20	2009			20	4	16	\$0.00									
BOILER RECIRCULATING PUMP REPLACEMENTS.	UUU22	2009			20	4	16	\$0.00									
BOILER REPLACEMENTS.	UUU22	2009			25	4	21	\$0.00									
SHOP AIR COMPRESSOR MAINTENANCE/REPLACEMENT.	UUU25	2009			20	4	16	\$0.00									
SPLIT-SYSTEM A/C UNIT REPLACEMENTS.	UUU25	2009			15	4	11	\$0.00									
DOCK MAIL SORTING ROOM AIR CONDITIONING UNIT.	UUU25	2009	1	LS	15	4	11	\$8,000.00	\$ 8,000	\$	8,746	\$ 8,904	\$	9,064 \$	9,227	\$	9,393
UNIT HEATER REPLACEMENTS.	UUU25	2009			20	4	16	\$0.00		Ħ				, ,			,
DUCT-MOUNTED REHEAT COIL REPLACEMENTS.	UUU22	2009	12	EA	15	4	11	\$2,025.00	\$ 24,300	Ś	26,567	\$ 27,045	Ś	27,532 \$	28,028	Ś	28,532
EXHAUST FAN MAINTENANCE/REPLACEMENTS.	UUU25	2009	8	EA	20	4	16	\$16,200.00		_	141,692		_	146,838 \$	149,481		152,172
OFFICE AH-4.	UUU25	2009			30	4	26	\$0.00		+	111,032	7 1.1,2.12	ļ ,	Σ 10,030 φ	113,101	Ψ	132,172
BOOKSTORE AH-5.	UUU25	2009		+	30	1	26	\$0.00		-			-				
AIR-COOLED CHILLER.	UUU20	2009	1	EA	25	4	21	\$132,975.00	\$ 132,975	١	145,381	\$ 147,998	ć	150,662 \$	153,374	ć	156,135
PAINT SHOP MAKEUP AIR UNIT.	-					4				د ا	143,301	147,338	۲	130,002 \$	133,374	٧	130,133
	UUU25	2009		 FA	20	4	16	\$0.00	 ć 11.07F	_	13.003	ć 42.247	_	12 455 6	42.007	<u>۲</u>	12.042
PAINT SHOP EXHAUST FAN.	UUU25	1969	1	EA	20	44	-24	\$11,875.00	\$ 11,875	\$	12,983	\$ 13,217	\$	13,455 \$	13,697	Þ	13,943
AHU-1 AND AHU-2.	UUU25	2009			20	4	16	\$0.00		4	400 704	A 400.40-	4	407.070	445.70		450 -0-
ELECTRICAL SYSTEMS (may be packaged with BI item scope)									A	\$	422,531	\$ 430,137		437,879 \$	445,761	\$	453,785
BUILDING SERVICE TRANSFORMER.	UUU04	2005	1	EA	20	8	12	\$35,000.00	\$ 35,000	\$	38,265	\$ 38,954	\$	39,655 \$	40,369	\$	41,096
MAIN SWITCHBOARD.	UUU05	2010			20	3	17	\$0.00									

		YEAR ITEM			AVG	TIME		ITEM							
	FICM	WAS PUT	ITEM TOTAL	ITEM	EUL	IN USE	RUL	UNIT	ITEM						
ITEM	CODE	INTO SERVICE	QUANTITY	UNITS			(YRS)	COST	FIRST COST	2018	2019	2020	2021	2	2022
STANDRY SENERATOR		2000		1	ا مما		10	¢0.00							
STANDBY GENERATOR.	UUU25	2009			20	4	16	\$0.00							
LIFE SAFETY AUTOMATIC TRANSFER SWITCH (ATS).	UUU25	2009			20	4	16	\$0.00							
STANDBY POWER SYSTEMS AUTOMATIC TRANSFER SWITCH (ATS).	UUU25	2009			20	4	16	\$0.00							
ELECTRICAL DISTRIBUTION EQUIPMENT.	UUU05	1963	2	EA	20	50	-30	\$25,000.00	\$ 50,000	\$ 54,665	\$ 55,649	\$ 56,651 \$	57,670	\$	58,708
VARIABLE FREQUENCY DRIVE (VFD).	UUU25	2009			15	4	11	\$0.00							
LIGHTING AND RECEPTACLE PANELBOARDS.	UUU05	2010			20	3	17	\$0.00							
EXTERIOR BUILDING MOUNTED LIGHTING.	UUU25	2002	17	EA	20	11	9	\$708.75	\$ 12,049	\$ 13,173	\$ 13,410	\$ 13,651 \$	13,897	\$	14,147
EXIT LIGHTING.	W05 AND W06	2002	20	EA	2	11	-9		\$ 7,425	\$ 8,118			8,564	-	8,718
CORRIDOR LIGHTING.	W06	2002	1	LS	20	11	9	\$45,000.00	\$ 45,000	\$ 49,198		\$ 50,986 \$	51,903	Ś	52,838
CLASSROOMS/MEETING ROOM LIGHTING.	350	2002	1	LS	20	11	9	\$160,000.00	\$ 160,000	\$ 174,928			184,545	\$	187,867
OFFICE LIGHTING.	310	2002	1	LS	20	11	9	\$35,000.00	\$ 35,000	\$ 38,265		\$ 39,655 \$	40,369	\$	41,096
STORAGE AND UTILITY ROOM LIGHTING.	STO AIVU	2002		_	20									<u>'</u>	
STORAGE AND UTILITY ROOM LIGHTING.	350, 665, W05,	2002	1	LS	20	11	9	\$14,000.00	\$ 14,000	\$ 15,306	\$ 15,582	\$ 15,862 \$	16,148	Ş	16,438
VACANCY SENSOR LIGHTING CONTROLS.	W06 AND X03	2002	1	LS	20	11	9	\$28,000.00	\$ 28,000	\$ 30,612	\$ 31,163	\$ 31,724 \$	32,295	\$	32,877
BUILDING SYSTEMS (fire, security, IT/media infrastructure)										\$ 124,964	\$ 127,213	\$ 129,503 \$	131,834	\$	134,207
FIRE ALARM SYSTEM MAIN AND REMOTE PANELS.	UUU07	2009			20	4	16	\$0.00							
FIRE ALARM DEVICES.	UUU07	2009	1	LS	20	4	16	\$15,000.00	\$ 15,000	\$ 16,399	\$ 16,695	\$ 16,995 \$	17,301	\$	17,613
BOILER ROOM EPO SYSTEM.	Y04	2010			20	3	17	\$0.00							
PRIMAX CLOCK SYSTEM.	UUU25	2011			20	2	18	\$0.00							
SECURITY SURVEILLANCE SYSTEM.	UUU14	2004	1	LS	20	9	11	\$70,000.00	\$ 70,000	\$ 76,531	\$ 77,908	\$ 79,311 \$	80,738	\$	82,192
SECURITY ACCESS SYSTEM.	UUU14	2004			20	9	11	\$0.00		,	,		· · · · · · · · · · · · · · · · · · ·		,
LIGHTNING PROTECTION SYSTEM.	UUU25	NONE			20			\$0.00							
IT SYSTEMS.	UUU02	VARIOUS	1	LS	20			\$500.00	\$ 500	\$ 547	\$ 556	\$ 567 \$	577	\$	587
IT SYSTEMS.	UUU02	VARIOUS	144	EA	20			\$200.00	\$ 28,800	\$ 31,487			33,218		33,816
IT SYSTEMS.	UUU02	VARIOUS	3	EA	20			\$300.00	\$ 900	\$ 984	\$ 1,002		1,038		1,057
IT SYSTEMS.		VARIOUS	144	EA	20			\$25.00	\$ 3,600	\$ 3,936	-	\$ 4,079 \$	4,152		4,227
IT SYSTEMS.	UUU02										, ,			-	,
	UUU02	VARIOUS	3	EA	20			\$50.00	-				173	-	176
IT SYSTEMS.	UUU02	VARIOUS	30	EA	20			\$100.00					3,460	-	3,523
IT SYSTEMS.	UUU02	VARIOUS	1	LS	20			\$500.00					577	-	587
IT SYSTEMS.	UUU02	VARIOUS	24	EA	20			\$200.00		\$ 5,248			5,536	-	5,636
IT SYSTEMS.	UUU02	VARIOUS	2	EA	20			\$50.00	\$ 100	\$ 109	\$ 111	\$ 113 \$	115	\$	117
IT SYSTEMS.	UUU02	VARIOUS			20			\$0.00							
SPECIALTY EQUIPMENT (food service, theatre, labs, shops) GASOLINE PUMP WAS REPLACED IN 2014. FUEL STORAGE										\$ 372,651	\$ 379,359	\$ 386,187 \$	393,138	\$	400,215
TANK AND SYSTEM CONTROL PANEL NEEDS UPGRADING TO	MMM12	1969	1	EA	15	44	-29	\$45,500.00	\$ 45,500	\$ 49,745	\$ 50,641	\$ 51,552 \$	52,480	\$	53,425
LATEST REGULATION COMPLIANCE.										,			•		,
GARAGE LIFT REPLACEMENTS.	W04	VARIOUS	2	EA	20			\$75,000.00	\$ 150,000	\$ 163,995	\$ 166,947	\$ 169,952 \$	173,011	\$	176,125
DOCK LIFT AND BUMPER BLOCK REPLACEMENTS.	W04	VARIOUS	1	EA	20			\$28,475.00	\$ 28,475	\$ 31,132	\$ 31,692	\$ 32,263 \$	32,843	\$	33,434
BOOKSTORE LIFT MAINTENANCE/REPLACEMENT.	660	VARIOUS	1	EA	20			\$31,150.00					35,929		36,575
BOOKSTORE MILLWORK UPGRADES.	660	2012			20	1	19	\$0.00		, , , , , , ,	,===	. , +	,- ,-		, -
CARDBOARD COMPACTOR MAINTENANCE/REPLACEMENT.	665 AND W04	2002	1	EA	20	11	9	\$42,525.00	\$ 42,525	\$ 46,493	\$ 47,329	\$ 48,181 \$	49,049	Ś	49,931
EXTERIOR BUILDING SIGNAGE UPGRADE (COMPLIANCE										-					
WITH CURRENT COLLEGE BRANDING STANDARDS).	SSS16	1969	1	LS	25	44	-19	\$43,200.00	\$ 43,200	\$ 47,231	\$ 48,081	\$ 48,946 \$	49,827	\$	50,724

		YEAR ITEM			AVG	TIME		ITEM						
	FICM	WAS PUT	ITEM TOTAL	ITEM	EUL	IN USE	RUL	UNIT	ITEM					
ITEM	CODE	INTO SERVICE	QUANTITY	UNITS	(YRS)	(YRS)	(YRS)	COST	FIRST COST	2018	2019	2020	2021	2022
MEN'S CHANGING AREA LOCKER REPLACEMENT.	725	1969			25	44	-19	\$0.00						
WOMEN'S CHANGING AREA LOCKER REPLACEMENT.	725	1969			25	44	-19	\$0.00						
ACCESSIBILITY IMPROVEMENTS														
NONE														
						ANNUA	L FUND	ING REQUIREME	NTS (ROUNDED):	\$ 1,722,463	\$ 1,753,467	\$ 1,785,030	\$ 1,817,160	\$ 1,849,869

SCHEDULED MAINTENANC	CE PROGRAM - YEAR ZERO:	2013
		BUILDING
BUILDING SECTION (BUILDING TYPE)	BUILDING AGE (YRS)	AREA (GSF)
VISTATECH CENTER / WATERMAN WING - TOTAL (MULTI USE)		130,999
WATERMAN - ORIGINAL	1965	35,870
WATERMAN - EXPANSION	1981	7,948
VISTATECH CENTER - TOTAL	2002	87,181
VISTATECH CENTER - MEZZANINE MECHANICAL ROOM	2002	14,060
MAXIMUM MAINTENANCE BACKL	OG VALUE FOR BUILDING:	\$12,003,762
REPLACEMENT V	VALUE FOR THE BUILDING:	\$ 48,404,300
FACILIT	Y CONDITION INDEX (FCI):	25%



FCI	BUILDING CONDITION
FCI < 5%	GOOD
5%< FCI< 10%	FAIR
10% < FCI	POOR

ITEM NO. CODES
AI: ACCESSIBILITY IMPROVEMENT
BE: BUILDING EXTERIOR
BI: BUILDING INTERIOR
BS: BUILDING SYSTEM
ES: ELECTRICAL SYSTEM
MS: MECHANICAL SYSTEM
PS: PLUMBING SYSTEM
SG: SITE GROUNDS

SE: SPECIALTY EQUIPMENT

INFLATION RATE (%):

1.8%

LEGEND							
AVG: AVERAGE							
CF: CUBIC FEET							
CY: CUBIC YARDS							
EA: EACH							
EUL: ESTIMATED USEFUL LIFE							
GSF: GROSS SQUARE FEE	Т						
LOC: LOCATION (SITE/BLI	OG)						
PV: PRESENT VALUE							
RUL: ESTIMATED USEFUL	LIFE						
SF: SQUARE FEET							
SY: SQUARE YARDS							
YRS: YEARS							

RUL = 1 YEAR OR LESS

RUL = 5 YEARS

RUL = 10 YEARS OR GREATER

		YEAR ITEM			AVG	TIME		ITEM									
	FICM	WAS PUT	ITEM TOTAL	ITEM	EUL	IN USE	RUL	UNIT	ITEM								
ITEM	CODE	INTO SERVICE	QUANTITY	UNITS	(YRS)	(YRS)	(YRS)	COST	FIRST COST		2018	2019		2020	2	2021	2022
BUILDING ENVELOPE (includes items exterior to building)								_		\$	6,776,336	1 -//-	-	7,022,479		7,148,884 \$	7,277,564
WATERMAN WING (ORIGINAL) HIGH BAY REROOF.	MMM16	1996	131,000	SF	25	17	8	\$22.95	\$ 3,006,450	\$	3,286,948	\$ 3,346,113	\$	3,406,343	\$	3,467,658 \$	3,530,075
WATERMAN WING (EXPANSION) REROOF.	MMM16	1997	131,000	SF	25	16	9	\$22.95	\$ 3,006,450	\$	3,286,948	\$ 3,346,113	\$	3,406,343	\$	3,467,658 \$	3,530,075
VISTATECH SINGLE-PLY MEMBRANE REROOFING.	MMM16	2002			25	11	14	\$0.00									
VISTATECH STANDING SEAM METAL MAINTENANCE/REPLACEMENT.	MMM16	2002			50	11	39	\$0.00									
WATERMAN WING (ORIGINAL) REROOF.	MMM16	2009			25	4	21	\$0.00									
WATERMAN WING (ORIGINAL) HIGH BAY STANDING SEAM METAL ROOFING MAINTENANCE/REPLACEMENT.	MMM16	2009			50	4	46	\$0.00									
WATERMAN FOOD SERVICE DOCK STEEL FASCIA PANEL REPLACEMENT.	MMM16	1981	800	SF	25	32	-7	\$55.00	\$ 44,000	\$	48,105	\$ 48,971	. \$	49,853	\$	50,750 \$	51,663
WATERMAN ROOF-MOUNTED, STEEL EQUIPMENT SCREEN WALL MAINTENANCE/REPLACEMENT.	MMM16	1981	1,700	SF	15	32	-17	\$48.00	\$ 81,600	\$	89,213	\$ 90,819	\$	92,454	\$	94,118 \$	95,812
REPLACE GASKETING SYSTEM ON VT EXTERIOR, ARCHITECTURAL STEEL PANELS.	MMM16	2002	4,500	SF	20	11	9	\$6.75	\$ 30,375	\$	33,209	\$ 33,807	\$	34,415	\$	35,035 \$	35,665
VT MAIN STREET SKY LIGHT MAINTENANCE.	MMM16	2002	1,800	SF	25	11	14	\$0.00	\$ -	\$	-	\$	- \$	-	\$	- \$	-
WATERMAN (HENRY'S) SKY LIGHT MAINTENANCE.	MMM16	2002	150	SF	25	11	14	\$0.00	\$ -	\$	-	\$.	- \$	-	\$	- \$	-
VT PRECAST STONE MAINTENANCE (CLEANING AND SEALING).	MMM16	2014	9,000	SF	15	0	15	\$3.24	\$ 29,160	\$	-	\$.	- \$	-	\$	- \$	-
WATERMAN WING STONE WALL SYSTEM REPAIRS.	MMM16	2011			15	2	13	\$0.00		1							
VT/WATERMAN EXTERIOR, STEEL FASCIA PANEL SYSTEM REGASKETING/GASKETING MAINTENANCE.	MMM16	2003	900	SF	20	10	10	\$6.75	\$ 6,075	\$	6,642	\$ 6,761	. \$	6,883	\$	7,007 \$	7,133
WATERMAN SOUTH WING WALL LIMESTONE CAP REPLACEMENTS.	MMM16	1965	25	SF	50	48	2	\$85.00	\$ 2,125	\$	2,323	\$ 2,365	\$	2,408	\$	2,451 \$	2,495
PAINTING OF EXTERIOR SOFFIT AND WOOD BEAMS.	MMM16	2002	1,600	SF	15	11	4	\$2.36	\$ 3,776	\$	4,128	\$ 4,203	\$	4,278	\$	4,355 \$	4,434
VT MAIN STREET ENTRANCE CANOPY FASCIA PANEL MAINTENANCE.	MMM16	2002	1,230	SF	20	11	9	\$0.00	\$ -	\$	_	\$ -	- \$	-	\$	- \$	-
VT MAIN STREET ENTRANCE CANOPY SOFFIT MAINTENANCE.	MMM16	VARIOUS	5,000	SF	20			\$0.00	\$ -	\$	-	\$.	- \$	-	\$	- \$	-
VT ICE CARVING DECK REPLACEMENT.	MMM16	2002			35	11	24	\$0.00									
WATERMAN FOOD SERVICE DOCK EDGE REPAIRS.	W04	2003	75	LF	20	10	10	\$229.50	\$ 17,213	\$	18,818	\$ 19,157	7 \$	19,502	\$	19,853 \$	20,210

		YEAR ITEM			AVG	TIME		ITEM							
	FICM	WAS PUT	ITEM TOTAL	ITEM	EUL	IN USE	RUL	UNIT	ITEM						
ITEM	CODE	INTO SERVICE	QUANTITY			(YRS)		COST	FIRST COST	2018	2019	20	20	2021	2022
BUILDING INTERIOR										\$ 142,541	\$ 145,107	\$	147,719 \$	150,378	153,085
MAIN STREET NORTH ENTRANCE VESTIBULE CARPET REPLACEMENT.	W06	2015	900	SF	5	0	5	\$7.09	\$ 6,381	\$ - \$	-	\$	- \$	- \$	-
VISTATECH ACOUSTICAL TREATMENTS REPAIR/REPLACEMENT	W05 AND W06	2002	800	SF	20	11	9	\$35.00	\$ 28,000	\$ 30,612	31,163	Ś	31,724 \$	32,295	32,877
ALONG MAIN STREET.	110 210 210 (10 (15								, ,,,,,	. , .	•		, ,	, .	•
WALL FINISH UPDATES - ALLOWANCE.	110, 210, 310, 610, 615, 630, 635, 680, 685, W05, W06 AND X03	VARIOUS						\$0.00							
FLOOR FINISH UPDATES - ALLOWANCE.	110, 210, 310, 610, 615, 630, 635, 680, 685, W05, W06 AND X03	VARIOUS						\$0.00							
FURNITURE UPDATES IN VT - ALLOWANCE.	110, 210, 310, 610, 630, 680, 685, W05 AND W06	VARIOUS						\$0.00							
VISTATECH PRESENTATION ROOM FLOORING INSTALLATIONS.	610	2002	1,200	SF	15	11	4	\$7.09	\$ 8,508	\$ 9,302 \$	9,469	\$	9,640 \$	9,813 \$	9,990
IVIAIN STREET INTERIOR, RED STEEL PAINEL SYSTEIVI	W05 AND W06	2002	700	SF	25	11	14	\$6.75	\$ 4,725	\$ 5,166 \$	5,259	\$	5,353 \$	5,450 \$	5,548
VISTATECH PRESENTATION ROOM SEATING REPLACEMENT.	610	2002			20	11	9	\$0.00					, ,	, ,	
REPLACE/UPDATE HENRY'S BOOTHS AND BENCHES.	630	2013	125	LF	20	0	20	\$450.00	\$ 56,250	\$ - \$; -	\$	- \$	- 5	-
WATERMAN WING STONE WALL SYSTEM REPAIRS WITHIN	W07	2003			20	10	10	\$0.00							
SOUTH ENTRY VESTIBULE. REPLACEIVIENT OF LOWER WATERIVIAN STEEL STAIRWELL	W07	1965	2	ΕΛ		48	_	¢4 800 00	\$ 9,600	ć 10.40C	10.005	ċ	10,877 \$	11,073	11 272
LOWER WATERMAN MOVABLE DIVIDER WALL	VVU7	1905	2	EA	50	48	2	\$4,800.00	\$ 9,600	\$ 10,496 \$	10,685	Ş	10,877 \$	11,073	11,272
MAINTENANCE/REPLACEMENT.	670	2009			20	4	16	\$0.00							
VISTATECH DIPONIO ROOM MOVABLE DIVIDER WALL	610	2012			20	1	19	\$0.00							
MAINTENANCE/REPLACEMENT.	010	2012			20		19	\$0.00							
WATERMAN WING STUDENT ACTIVITIES FURNITURE MAINTENANCE/UPDATES.	670	VARIOUS						\$0.00							
LOWER WATERMAN STORAGE AREA ASBESTOS CONTAINING VCT FLOORING ABATEMENT/REPLACEMENT.	730	1965	740	SF	35	48	-13	\$4.73	\$ 3,500	\$ 3,827	3,896	\$	3,966 \$	4,037 \$	4,110
AMERICAN HARVEST RESTAURANT FLOORING REPLACEMENT.	630	2003	2,130	SF	35	10	25	\$4.73	\$ 10,075	\$ 11,015 \$	11,213	\$	11,415 \$	11,620	11,830
DIPONIO ROOM WALL FINISH UPDATES.	630	VARIOUS						\$0.00							<u> </u>
DIPONIO ROOM WALL FINISH UPDATES.	630	VARIOUS						\$0.00							
DIPONIO ROOM FURNITURE UPDATES.	630	VARIOUS						\$0.00							
VISTATECH INTERIOR DOOR REPLACEMENT.	635	2003	4	EA	50	10	40	\$1,450.00	\$ 5,800	\$ 6,341	6,455	Ġ	6,571 \$	6,690 \$	6,810
WATERMAN SLIDING GLASS DOOR MAINTENANCE.	630	2003	70	LF	15	10	5	\$0.00		\$ - \$	-	\$	- \$		
WATERMAN CARPET REPLACEMENT.	680 AND 685	2003	1,400	SF	15	10	5	\$7.09	•			-	11,246 \$		
WATERMAN UPGRADE CEILING.					-			\$4.32					6,167 \$		
WATERINAN OPGRADE CEILING. WATERINAN FULDING PARTITION	670	2003	1,260	SF	35	10	25	_							6,391
MAINTENIANCE/DEDIACEMENT	680	2011	1,280	SF	20	2	18	\$35.00	\$ 44,800				50,759 \$		52,603
PLUMBING SYSTEMS (may be packaged with BI item scope)										\$ - !	-	\$	- \$	- \$	-
WATERMAN TOILET ROOM FIXTURES, LAVATORIES, URINALS AND SINKS	X03	2003	18	EA	40	10	30	\$0.00	\$ -	\$ - \$	-	\$	- \$	- \$	-
VISTATECH TOILET ROOM FIXTURES, LAVATORIES, URINALS AND SINKS	Х03	2002	64	EA	40	11	29	\$0.00	\$ -	\$ - \$		\$	- \$		
MECHANICAL SYSTEMS (may be packaged with BI item scope)										\$ 3,422,189	3,483,789	\$ 3,	546,497 \$	3,610,334 \$	3,675,320
VT BOILER REPLACEMENTS.	UUU22	2002	7	EA	15	11	4	\$53,325.00	\$ 373,275	\$ 408,101 \$	415,447	\$	422,925 \$	430,538 \$	438,287
VT HEATING HOT WATER PUMP REPLACEMENTS.	UUU22	2002	2	EA	20	11	9	\$30,375.00	\$ 60,750	\$ 66,418 \$	67,613	\$	68,830 \$	70,069	71,331
VT CABINET UNIT HEATER REPLACEMENTS.	UUU25	2002			25	11	14	\$0.00							
VT DUCT HEATING COIL REPLACEMENTS.	UUU22	2002			25	11	14	\$0.00							
VT CHILLER REPLACEMENTS.	UUU20	2014	2	EA	20	0	20	\$379,700.00	\$ 759,400	\$ - \$; -	\$	- \$	- 5	-

		YEAR ITEM			AVG	TIME		ITEM									
	FICM	WAS PUT	ITEM TOTAL	ITEM	EUL	IN USE	RUL	UNIT	ITEM								
ITEM	CODE	INTO SERVICE	QUANTITY	UNITS	(YRS)	(YRS)	(YRS)	COST	FIRST COST		2018	2019		2020		2021	2022
VT CHILLED WATER PUMP REPLACEMENTS.	UUU20	2014	2	EA	20	0	20	\$36,525.00	\$ 73,050	Ś	- :	\$ -	Ś	-	Ś	-	. -
VT AIR HANDLING UNIT REPLACEMENTS.	UUU25	2003	12	EA	30	10	20	\$0.00		\$	- 9	-	Ś	-	\$	-	<u>-</u>
VT TOILET EXHAUST FAN MAINTENANCE/REPLACEMENTS.	X03	2003	2	EA	20	10	10	\$14,025.00	-		30,667		\$	31,781	\$	32,353	\$ 32,935
VT ELECTRIC ROOM VENTILATION SYSTEM				+ -/-					20,030	· ·	30,007	ψ 31,E13	+	31,731	· ·	32,033	52,500
MAINTENANCE/REPLACEMENTS.	Y04	2002			20	11	9	\$0.00									
VT VAV BOX MAINTENANCE/REPLACEMENTS.	UUU25	2002			25	11	14	\$0.00									
VT SPLIT SYSTEM A/C REPLACEMENTS FOR TELECOM CLOSETS.	UUU25	2002			15	11	4	\$0.00									
VT WALK-IN COOLER REFRIGERATION EQUIPMENT	625	2002	25	ΕΛ.	15	11	4	¢42 625 00	¢ 1.065.635	Ļ	1 165 047	¢ 1 106 017	۲,	1 207 266	Ļ	1 220 000	1 251 222
MAINTENANCE/REPLACEMENTS.	635	2002	25	EA	15	11	4	\$42,625.00	\$ 1,065,625	\$	1,165,047	\$ 1,186,017	\$	1,207,366	\$	1,229,098	1,251,222
VT KITCHEN EXHAUST FAN MAINTENANCE/REPLACEMENTS.	635	2002	19	EA	20	11	9	\$14,175.00	\$ 269,325	\$	294,453	\$ 299,753	\$	305,148	\$	310,641	316,233
WATERMAN KITCHEN EXHAUST FAN	635	2003	2	EA	20	10	10	\$14,175.00	\$ 28,350	Ś	30,995	\$ 31,553	Ś	32,121	Ś	32,699	\$ 33,288
MAINTENANCE/REPLACEMENTS.				+				7 - 1, - 1 - 1	T	T		,,	T		7		
WATERMAN WALK-IN COOLER REFRIGERATION EQUIPMENT MAINTENANCE/REPLACEMENTS.	635	VARIOUS	8	EA	15			\$37,125.00	\$ 297,000	\$	324,710	\$ 330,555	\$	336,505	\$	342,562	348,728
WATERMAN AIRFLOW MEASURING STATION REPLACEMENTS.	UUU25	2003	2	EA	10	10	0	\$52,025.00	\$ 104,050	\$	113,758	\$ 115,805	\$	117,890	Ś	120,012	122,172
WATERMAN AIR HANDLING UNIT REPLACEMENTS.	UUU25	1965	2	EA	40	48	-8	\$32,025.00			70,026		+	72,569		73,876	
WATERMAN DOMESTIC WATER BOILER REPLACEMENTS.	UUU24	2004	1	EA	15	9	6	\$45,225.00	-		49,444		\$	51,240	-	52,163	
HVAC SYSTEMS CLEANING.	UUU25	VARIOUS	35,000	SF	10			\$1.15			44,005		\$	45,604	\$	46,425	\$ 47,260
VI/WATERIVIAIN IVIECHAINICAL STSTEIVIS RETRO		NONE	,	SF				\$2.50		\$	355,322		+ -	368,229	\$	374,857	
WATERMAN BOILERS.	UUU25	INOINE	130,000	EA	10 20	2013	###	\$42,525.00			92,985		_	96,363	т	98,097	
WATERMAN KITCHEN MAKEUP AIR UNITS.	635	2003	2	+	_						274,527		+	284,499	\$		
				EA	20	10	10	\$125,550.00					+	-	7	289,620	294,833
VISTATECH DOMESTIC WATER HEATER.	UUU24	2002	2	EA	10	11		\$46,525.00	\$ 93,050	\$ <u>^</u>	101,731		\$ ^	105,427	\$ <u>^</u>	107,324	
ELECTRICAL SYSTEMS (may be packaged with BI item scope)		2002		1	20	44		¢0.00		>	626,620	\$ 637,899	>	649,381	>	661,070	\$ 672,969
VT BUILDING SERVICE TRANSFORMER.	UUU04	2002			20	11	9	\$0.00									
VT MAIN SWITCHBOARD.	UUU05	2002			20	11	9	\$0.00									
VT STANDBY GENERATOR.	UUU25	2002			20	11	9	\$0.00									
VT LIFE SAFETY AUTOMATIC TRANSFER SWITCH (ATS).	UUU25	2002			20	11	9	\$0.00									
VT STANDBY POWER SYSTEMS ATS.	UUU25	2002			20	11	9	\$0.00									
VT ELECTRICAL DISTRIBUTION EQUIPMENT.	UUU05	2002			20	11	9	\$0.00									
VT VARIABLE FREQUENCY DRIVE (VFD). FIVE (5) VFDs WERE	UUU25	VARIOUS			15			\$0.00									
REPLACED IN 2014.	LUUIOE	2002			20	11		¢0.00									
VT LIGHTING AND RECEPTACLE PANELBOARDS.	UUU05	2002			20	11	9	\$0.00	 ć 2.025	<u> </u>	2 244	ć 2.2F4	<u> </u>	2,294	<u> </u>	2 226 (2 2 2 2 2
VT PRESENTATION ROOM POWER AT SEATING AREA.	UUU05	NONE	1	LS	20			\$2,025.00			2,214				-	2,336	-
VT EXTERIOR BUILDING MOUNTED LIGHTING.	UUU25	2002	17	EA	20	11	9	\$708.75	\$ 12,049	\$	13,173	\$ 13,410	\$	13,651	\$	13,897	\$ 14,147
VT EXIT LIGHTING.	W06	2002			20	11	9	\$0.00									
VT MAIN STREET CORRIDOR AND PUBLIC AREA LIGHTING.	W05 AND W06	2002			20	11	9	\$0.00									
VT TEACHING/WORKSPACE LIGHTING.	110 AND 210	2002			20	11	9	\$0.00									
VT OFFICE AND MEETING AREA LIGHTING.	310 AND 350	2002			20	11	9	\$0.00					_				
VT MAIN STREET EXTERIOR ENTRANCE CANOPY LIGHTING.	UUU10	2002	25	EA	20	11	9	\$708.75			19,372			20,076	-	20,437	-
VT MAIN STREET INTERIOR VESTIBULE LIGHTING.	W06	2002	6	EA	20	11	9	\$650.00	•		4,264			4,419		4,498	
VT ICE CARVING DECK LIGHTING.	UUU25	2002	7	EA	20	11	9	\$743.00	\$ 5,201	\$	5,686	\$ 5,789	\$	5,893	\$	5,999	6,107
VT AMERICAN HARVEST RESTAURANT LIGHTING.	630	2002			20	11	9	\$0.00									
VT DIPONIO ROOM LIGHTING.	610	2002			20	11	9	\$0.00									
VT STORAGE AND UTILITY ROOM LIGHTING.	X01 AND Y04	2002			20	11	9	\$0.00									
VT VACANCY SENSOR LIGHTING CONTROLS.	610	NONE	1	LS	20			\$25,000.00	\$ 25,000	\$	27,332	\$ 27,824	\$	28,325	\$	28,835	\$ 29,354
VT VACANCY SENSOR LIGHTING CONTROLS.	110 AND 210	NONE	1	LS	20			\$50,000.00	\$ 50,000	\$	54,665	\$ 55,649	\$	56,651	\$	57,670	\$ 58,708
VT MAIN STREET DAY LIGHTING CONTROLS.	W05 AND W06	NONE	1	LS	20			\$75,000.00	\$ 75,000	\$	81,997	\$ 83,473	\$	84,976	\$	86,505	\$ 88,063

		YEAR ITEM			AVG	TIME		ITEM						
	FICM	WAS PUT	ITEM TOTAL	ITEM	EUL	IN USE	RUL	UNIT	ITEM					
ITEM	CODE	INTO SERVICE	QUANTITY	UNITS	(YRS)	(YRS)	(YRS)	COST	FIRST COST	2018	2019	2020	2021	2022
											1	1	1	1
W BUILDING SERVICE TRANSFORMER.	UUU04	2002			20	11	9	\$0.00						
W MAIN SWITCHBOARD.	UUU05	1965	1	EA	20	48	-28	\$81,000.00	\$ 81,000	\$ 88,557	\$ 90,151	\$ 91,774	\$ 93,426	\$ 95,108
W STANDBY GENERATOR.		NONE			20			\$0.00						
W LIFE SAFETY AUTOMATIC TRANSFER SWITCH (ATS).	UUU25	2003			20	10	10	\$0.00						
W STANDBY POWER SYSTEMS ATS.	UUU25	2003			20	10	10	\$0.00						
W ELECTRICAL DISTRIBUTION EQUIPMENT.	UUU05	VARIOUS	2	EA	20			\$81,000.00	\$ 162,000	\$ 177,114	\$ 180,302	\$ 183,548	\$ 186,852	\$ 190,215
W VARIABLE FREQUENCY DRIVE (VFD).	UUU25	VARIOUS	1	LS	15			\$0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
W LIGHTING AND RECEPTACLE PANELBOARDS (ORIGINAL).	UUU05	1965	4	LS	20	48	-28	\$25,000.00	\$ 100,000	\$ 109,330	\$ 111,298	\$ 113,301	\$ 115,341	\$ 117,417
W LIGHTING AND RECEPTACLE PANELBOARDS (NEWER).	UUU05	VARIOUS			20			\$0.00						
W EXTERIOR BUILDING MOUNTED LIGHTING.	UUU25	2003	6	EA	20	10	10	\$708.75	\$ 4,253	\$ 4,649	\$ 4,733	\$ 4,818	\$ 4,905	\$ 4,993
W EXIT LIGHTING.	W05 AND W06	2003			20	10	10	\$0.00						
W CORRIDOR LIGHTING.	W05 AND W06	2003			20	10	10	\$0.00						
W CLASSROOM LIGHTING.		VARIOUS			20			\$0.00						
W OFFICE LIGHTING.	310	VARIOUS			20			\$0.00						
W STORAGE AND UTILITY ROOM LIGHTING.	X01 AND Y04	VARIOUS	1	LS	20			\$20,000.00	\$ 20,000	\$ 21,866	\$ 22,260	\$ 22,660	\$ 23,068	\$ 23,483
W VACANCY SENSOR LIGHTING CONTROLS.	110 AND 680	NONE	1	LS	20			\$15,000.00						
BUILDING SYSTEMS (fire, security, IT/media infrastructure)					,			. ,	, .,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		\$ 7,513	\$ 7,648	\$ 7,785	
VT FIRE ALARM SYSTEM MAIN AND REMOTE PANELS.	UUU07	2003			20	10	10	\$0.00		7 1,000	7 1,525	7 770	7 77 77	7 1,020
VT FIRE ALARM DEVICES.	UUU07	2010			20	3	17	\$0.00						
VT BOILER EPO SYSTEM.	Y04	NONE	1	EA	20			\$3,375.00	\$ 3,375	\$ 3,690	\$ 3,756	\$ 3,824	\$ 3,893	\$ 3,963
VT PRIMAX CLOCK SYSTEM.	UUU25	2002			20	11	9	\$0.00		ψ 3,030	ў 3,730	ψ 3,62 i	ў 3,033	9,303
VT SECURITY SURVEILLANCE SYSTEM.	UUU14	2004			20	0	11	\$0.00						
VT SECURITY ACCESS SYSTEM.	UUU14	2004			20	9	11	\$0.00						
W FIRE ALARM SYSTEM MAIN AND REMOTE PANELS.	UUU07	2010			20	2	17	\$0.00						
W FIRE ALARM DEVICES.	UUU07	2010			20	3	17	\$0.00						
W BOILER EPO SYSTEM.	Y04	NONE	1	EA	20	3		\$3,375.00	\$ 3,375	\$ 3,690	\$ 3,756	\$ 3,824	\$ 3,893	\$ 3,963
W CLOCK SYSTEM.	UUU25	1965	1			40	-28	\$0.00		\$ 3,090	\$ 3,730	\$ 3,824	\$ 3,693	\$ 3,903
W SECURITY SURVEILLANCE SYSTEM.		2004	1	LS	20	48	11			\$ -	\$ -	\$ -	\$ -	\$ -
	UUU14	+		LS	$\overline{}$	9		\$0.00		•			\$ -	· ·
W SECURITY ACCESS SYSTEM.	UUU14	2004	1	LS	20	9	11	\$0.00	Ş -	\$ -	\$ -			\$ -
SPECIALTY EQUIPMENT (food service, theatre, labs, shops)	625	1006	4		20	27		¢45.025.00	ć 45.025	\$ 201,960	-		-	
FOOD SERVICE DISHWASHER REPLACEMENT.	635	1986	1	EA	20	27	-/-	\$45,025.00	\$ 45,025	\$ 49,226	\$ 50,112	\$ 51,014	\$ 51,932	\$ 52,867
EXTERIOR BUILDING SIGNAGE UPGRADE (COMPLIANCE WITH CURRENT COLLEGE BRANDING STANDARDS).	SSS16	VARIOUS	1	LS	25			\$44,000.00	\$ 44,000	\$ 48,105	\$ 48,971	\$ 49,853	\$ 50,750	\$ 51,663
ELEVATOR MAJOR MAINTENANCE.	W02	1981	1	LS	25	32	-7	\$40,000.00	\$ 40,000	\$ 43,732	\$ 44,519	\$ 45,320	\$ 46,136	\$ 46,967
VT/WATERMAN COMMERCIAL KITCHEN EQUIPMENT									40,000	ψ 13,73 <u>2</u>	Ų 11,323	Ų 13,320	ψ 10,130	Ψ 10,307
REPLACEMENTS - ALLOWANCE.	635	VARIOUS						\$0.00						
VT CULINARY ARTS DOCK LEVELER REPLACEMENT.	635	2002	1	LS	20	11	9	\$22,275.00	\$ 22,275	\$ 24,353	\$ 24,792	\$ 25,238	\$ 25,692	\$ 26,155
DIPONIO ROOM STAGE LIGHTING SYSTEM UPGRADES.	610	VARIOUS			15			\$0.00						
STAGE LIGHTING UPGRADES.	610	2002	1	LS	15	11	4	\$5,000.00	\$ 5,000	\$ 5,466	\$ 5,565	\$ 5,665	\$ 5,767	\$ 5,871
WATERMAN FOOD SERVICE DOCK LEVELER MAINTENANCE	635	2003	1	LS	20	10	10	\$22,275.00	\$ 22,275	\$ 24,353	\$ 24,792	\$ 25,238	\$ 25,692	\$ 26,155
WATERMAN IT SYSTEMS	UUU02	VARIOUS	24	EA	20			\$200.00						
WATERMAN IT SYSTEMS	UUU02	VARIOUS	48	EA	20			\$25.00					-	
VISTATECH IT SYSTEMS	UUU02	VARIOUS	3	EA	20			\$50.00						
VISTATECH IT SYSTEMS	UUU02	VARIOUS			20			\$0.00						
VISTATECH IT SYSTEMS	UUU02	VARIOUS			20			\$0.00						+
VISTATECH IT SYSTEMS	UUU02	VARIOUS		+	20			\$0.00						+
TIGHT TOTAL TIGHT	30002	V/1111003			20			70.00				<u> </u>		

ITEM	FICM CODE	YEAR ITEM WAS PUT INTO SERVICE	ITEM TOTAL QUANTITY		EUL	TIME IN USE (YRS)			ITEM FIRST COST	2018	2019	2020	2021	2022
VISTATECH IT SYSTEMS VISTATECH IT SYSTEMS	UUU02 UUU02	VARIOUS VARIOUS	3	EA	20			\$50.00 \$0.00		\$ 164	\$ 167	\$ 170	\$ 173	\$ 176
ACCESSIBILITY IMPROVEMENTS	3332	V/1111003			20			Ç0.00						
NONE						ANNU	AL FUN	DING REQUIRE	MENTS (ROUNDED):	\$ 11,177,026	\$ 11,378,212	\$ 11,583,020	\$ 11,791,514	\$ 12,003,762

Exhibit B

R.A. SCHETTLER, INC SUMMATION OF

Asset Acct: SCHOOLCRAFT COLLEGE

As of 10/1/16

REAL ESTATE - BUILDING

Summary by:	Replacement Value New	Sound or Depr. Value
ACADEMY	4,645,000.00	4,041,100.00
APPLIED SCIENCE	18,001,400.00	10,800,800.00
BIOMEDICAL TECH CTR.	14,728,000.00	13,402,500.00
BRADNER LIBRARY	5,925,100.00	3,377,300.00
CAMPUS GARAGE CHILDRENS'	258,100.00	209,100.00
CENTER FIRE ARMS	1,287,100.00	1,060,300.00
FIRE TRAINING SERVICE	7,645,100.00	6,880,600.00
FIRE TRAINING TOWER	68,300.00	65,000.00
FORUM	1,087,100.00	1,032,800.00
GREENHOUSE	16,905,500.00	9,467,100.00
GROTE CENTER JEFFRESS	213,500.00	192,100.00
CENTER	3,860,200.00	2,354,700.00
KILN SHELTER	23,880,900.00	18,627,100.00
LIBERAL ARTS	183,800.00	165,400.00
MASCO	11,828,500.00	6,032,500.00
MCDOWELL CENTER	21,169,600.00	21,169,600.00
PHYSICAL EDUCATION	15,893,200.00	13,032,500.00
	22,454,200.00	14,370,700.00

CONTINUED

R.A. SCHETTLER, INC SUMMATION OF

Asset Acct: SCHOOLCRAFT COLLEGE

As of 10/1/16

REAL ESTATE - BUILDING

Summary by:	Replacement Value New	Sound or Depr. Value
RADCLIFF CENTER	20,651,400.00	9,086,900.00
RADCLIFF GARAGE	68,700.00	55,000.00
SALT STORAGE	173,300.00	126,500.00
SERVICE BUILDING	7,988,200.00	5,511,900.00
SOCCER DOME	6,420,000.00	6,420,000.00
TENNIS/MOTORCYCLE STORAGE	97,900.00	67,600.00
WATERMAN CAMPUS/	48,404,300.00	39,691,500.00
VISTA TECH CENTER		

ASSET ACCOUNT GRAND TOTAL	253,838,400.00	187,248,300.00
PERCENT DEPRECIATION	Х	





SCHOOLCRAFT COLLEGE MASTER PLAN

FEBRUARY 2016

SCALE: 1"=100'





Fiscal Year 2018 Capital Outlay Project Request

Institution Name: Schoolcraft College

Project Title: Applied Science Renovation and Expansion

Project Focus: Academic

Type of Project: Addition & Renovation

Program Focus of Occupants: <u>Transitioning occupancy from mixed use Science, Technology, Engineering, and Mathematics (STEM) technologies to programs focusing on allied health.</u>

Building Area Calculations (approximates):

Current: 74,109 Square Feet

With Proposed Additions: 108,309 Square Feet

Total Estimated Cost: \$20,000,000 (includes \$571,575 classroom / computer lab furniture cost)

Estimated Start / Completion Dates:

<u>Construction: January 2018 – September 2019 – Completion. Involves phased work within a partially occupied building.</u>

Is the Five-Year Plan posted on the institutions public internet site? Yes

Is the requested project the top priority in the Five-Year Capital Plan? Yes

Is the requested project focused on a single, stand-alone facility? Yes

Project Purpose:

Applied Science Building was originally constructed in 1965. Many of its classrooms and lab spaces are now aged and outdated. Advanced Manufacturing; Metallurgy and Material Sciences; and Welding programs within the building have outgrown their allotted spaces. None of them can accommodate expansion within Science, Technology, Engineering, and Mathematics (STEM) technologies. Schoolcraft College is actively seeking a complex, within an industrial setting, that is right-sized and configured according to best practices. Computer-Aided Design (CAD) labs and new Plastics program would relocate from Applied Science Building as well since they too are involved in product manufacturing.

This Project Request regards repurposing, reallocating, updating, and expanding spaces in Applied Science Building following the departure of above-mentioned programs. The building would transition from housing STEM programs to those in allied health fields. Programs that would move to Applied Science Building are Health Information Technology (HIT); Pharmacy Technician / Pharmacy Systems; Exercise Physiology; Dietary Technician / Nutrition Lab; Massage Therapy; and Medial Assisting.





Project Scope:

This is a proposed renovation and expansion project. Requesting 34,200 square feet of new space is for expanding/reorganizing the Nursing Program; a relocated/expanded Medical Assisting Program; addition of two (2) Biology/ Anatomy & Physiology Labs; housing displaced lecture spaces that are right-sized for current class sizes; and offering some social spaces for students to lounge and study within Applied Science.

These are the six (6) programs that would be moved to Applied Science upon Advanced Manufacturing; Metallurgy and Material Sciences; Welding, Computer-Aided Design (CAD) labs, and Plastics Lab being relocated to an industrial complex.

HEALTH INFORMATION TECHNOLOGY (HIT)

Background: Program growth is restricted by limited computer labs setup for HIT instruction. There are two (2) computer labs total, but only one is setup to simulate real-world conditions with dual monitors. This program does not have access to biology lab resources as available on Main Campus.

Opportunities:

- Medical Coding Technician with \$34,160 median salary.
- Medical Records Technician with \$34,160 median salary.
- Students can take the Certified Coding Associate exam to become a "CCA" offered through the American Health Information Management Association.
- Growing profession.

Involvement:

- Trips to clinical sites as part of learning process. Program faculty work at these participating institutions/health systems adding value.
- Part of a large, active alumni group (100+ members).
- There are articulation agreements with Madonna University, Eastern Michigan University, and a 3 +1 with Davenport University.
- Health system partners with Trinity Health, U of M, Beaumont, and others.
- Medical assisting students from this program have been offered signing bonuses by health systems familiar with this program.

Current Location: Radcliff Center (satellite site).

Proposed Location: Would occupy the former Advanced Manufacturing Lab and a reallocated lecture room.





PHARMACY TECHNICIAN / PHARMACY SYSTEMS

Background: Was a CEPD program (100 hours) that is becoming a certificate program (600 hours) in Fall 2017. 2020 changes will require an accredited program for pharmacy technicians to get certified in Michigan. This program is being created where a student can apply for a license and depart ready to work. Mandatory Pharmacy Systems hours of simulated experience will be needed – but this lab is yet to be constructed. This program in general has no dedicated space allocations.

Opportunities:

- Schoolcraft College is looking to establish a benchmark Pharmacy Technician Certificate Program prior to 2020 changes that will require new Pharmacy Technicians earn a certificate from an accredited program in order to take Pharmacy Technician Certification Board exam.
- Graduates completing the program will be ready to take the Pharmacy Technician Certification Board exam and enter the workforce in community pharmacies, hospitals, compounding, and specialty pharmacies.

Involvement:

- Practical work in CVS and Walgreens pharmacies and/or in hospital settings.

Current Location: Courses are taught at Main Campus now, but without the simulation lab that will be required by 2017 program requirements.

Proposed Location: Would occupy the former Metallurgy and Material Sciences Labs with dedicated computer lab in a new addition for health sciences.

EXERCISE PHYSIOLOGY

Background: Program started Fall 2016. Program graduates gain entry-level experience that is applicable to personal training; group exercise instruction; ACSM Health Coach; even to those working with cancer patients or pregnant clients. This program in general has no dedicated space allocations. The Exercise Techniques course is taught in the Fitness Center amongst the center's patrons. Students would be better served by a dedicated Exercise Lab. The Tests & Measurements course needs a lab that includes privacy for lightly clothed persons undergoing body tests.

Opportunities:

- Exercise Physiologists with \$44,770 median salary.
- Athletic Trainer with \$42,090 median salary.
- Fitness Trainers and Instructors with \$31,720 median salary.
- Professional certification opportunities exist through ACSM, NSCA, NASM, ACE, and NCCA who certify fitness certifications.

Involvement:

- High school athletics programs could be involved with Schoolcraft College students learning body testing methods common for general public.
- High performance athletes and/or police/fire could receive testing with highly accurate Bod Pod and/or metabolic cart. These level tests can be revenue generators.
- Being a potential hub for professional development, hosting professional conferences, etc.
- Internship is required to obtain an associate degree.

Current Location: Courses are taught at Main Campus now, but without the allocated space to maximize program effectiveness.

Proposed Location: Would occupy former welding lab spaces as-well-as the classroom and storage





room. This program would be located adjacent to the Nutrition Program that uses some of the same body testing and measuring equipment. It is also near Nursing Labs that offer program resource sharing potential.

DIETARY TECHNICIAN / NUTRITION LAB

Background: The Nutrition Program is currently offered. It uses traditional lecture classrooms and a computer lab. The Dietary Technician Program is not currently offered. Access to a working kitchen is essential for this program. The Food Nutrition Lab exposes students to how a non-commercial kitchen operates in hospitals, nursing homes, and other settings where special food preparation is conducted for a customer's dietary needs. Also, teaching / preparing special dietary meals as part of the lab. Currently, there is no dedicated Food Nutrition Lab and it is very difficult to utilize Culinary Arts kitchens for this purpose.

Opportunities:

- Nutrition and Food Science courses are the focal point of the Culinary and Dietary Operations Management Bachelor of Science Degree.
- Students completing the program should be successfully prepared to complete exams for the Certified Dietary Manager (CDM) credential from the Association of Nutrition and Food Service Professionals (ANFP), an important credential for students interested in food service operations. CDM credential is needed to work for national companies that serve nursing home dietary needs.

Involvement:

- There are partnerships with local hospitals where students gain invaluable experience prior to graduation.

Current Location: Courses are taught at Main Campus now, but without the allocated space to maximize program effectiveness. Most disruptive is trying to get Culinary Arts kitchen time; especially with a former Demo Kitchen converting to a Production Brewery Lab.

Proposed Location: Would occupy former Welding program fabrication lab and office. Also, using a reallocated lecture room nearby. This program would be located adjacent to the Exercise Physiology Program that uses some of the same body testing and measuring equipment. Also near Nursing Lab that offers program resource sharing potential. A greenhouse on Main Campus would serve food science instruction from growing and composting food waste. This resource would be shared with Culinary Arts program that grows herbs.





MASSAGE THERAPY

Background: Program started in 2005. One (1) dedicated lecture classroom that doubles as a massage teaching lab. Best if used for lecture only eliminate time spend setting up and tearing down a massage teaching lab. There is just enough space to run massage clinics for the public. Slightly larger cubicles would help persons change clothing with less curtain contact. General public that arrive for massage appointments have to sit in the corridor, because the program has no waiting area. There are ten (10) persons waiting each hour clinic is open.

Opportunities:

- Massage Therapist with \$35,970 median salary.
- General level State licensure for Michigan since November of 2014 for students passing the MBLEX Exam.
- Advanced level credential opportunities as well. One is in integrated health and the other relates to field medical/sports recovery settings.

Involvement:

- The program works with the general public in the Livonia and Garden City, Michigan communities.
- The program is involved with community service events; such as senior centers, health and fitness centers, and elementary/middle school staff. Chair messages are typically done here.

Current Location: Radcliff Center (satellite site).

Proposed Location: Would occupy former CAD Labs, a reallocated lecture room, and former Plastics Lab storage room. Provides a waiting room, so the public attending clinic would no longer wait in building corridors.

MEDICAL ASSISTING

Background: The program currently uses four (4) designated rooms with shared computer lab. Two (2) designated rooms are traditional classrooms. The other two (2) are specialty labs. One (1) specialty lab is a former middle school science lab originally built in 1960s. The program currently has nothing related to x-ray lab, but the advisory board has recommended it. There is no dedicated lab for phlebotomy. Have not been able to expand specialty labs for medical assisting, because they are renovation cost prohibitive at their current site.

Opportunities:

- Medical Assistant with \$29,370 median salary.
- Medical Biller/Receptionist with \$31,350 median salary.
- Phlebotomist with \$29,730 median salary.
- A Certified Medical Assistant credential can be obtained through a national certification process CMA(AAMA).
- Currently there is a 3 + 1 program with Davenport University.
- Growing professions.

Involvement:

- Each student has to do 180 hours of practicum at health institutions. Some Program partners are U of M, Henry Ford, Beaumont Hospital, and private practices.

Current Location: Radcliff Center (satellite site).

Proposed Location: Located in a new addition for health sciences. These program resources, such as





exam rooms and imaging labs (i.e. X-ray, ultrasound), are also used by Nursing and BMET programs that can be shared.

Additional Information:

1. How does the project enhance Michigan's job creation, talent enhancement, and economic growth initiatives on a local, regional, and/or statewide basis?

Schoolcraft College is looking into job markets that are growing in the local community, region, and the state as a whole. Jobs like Health Information Technology, Pharmacy Technicians, and Medical Assisting are all growing. In 2020, Pharmacy Technicians will need to be trained by an accredited program. Schoolcraft College is looking to be ahead of the curve and develop a program with ready graduates to pass the Pharmacy Technician Certification Board Exam and then enter the workforce in community pharmacies, hospitals, compounding, and specialty pharmacies. Please see attached diagrams.

2. How does the project enhance the core academic and/or research mission of the institution?

The mission of Schoolcraft College is to provide a transformational learning experience designed to increase the capacity of individuals and groups to achieve intellectual, social, and economic goals. The Applied Science Renovation and Expansion Project allows for Schoolcraft College to update its facilities, locate like programs within the same building, and expand upon current programs and seamlessly integrating new programs. This project would allow to create learning facilities for students to prepare them for the work environment by following advisory committee and local business recommendations. Please see attached diagrams.

3. How does the project support investment in or adaptive re-purposing of existing facilities and infrastructure?

It provides the ability to repurpose and effective utilize approximately 16,000 square feet of abandoned shop space inventory. The locations of incoming, specialty labs that require substantial ventilation have been planned for spaces offering high potential for mechanical equipment and/or roof penetration reuse. The same can be said for labs with high electrical service needs.

4. Does the project address or mitigate any current health/safety deficiencies relative to existing facilities? If yes, please indicate.

Seven (7) instructional spaces in Applied Science Building, with exterior wall exposures, have been termed "musty" to the extent allergy symptoms trigger. Similar has been reported for instructional spaces at the site where HIT, Medical Assisting, and Massage Therapy operate. Project scope would address this issue explicitly as part of its goals and objectives.

Project Scope would include security system upgrades that involve ID card access system with emergency lockdown readers in each instructional space. The addition of higher resolution, CCTV security cameras would be included as well.





5. How does the institution measure utilization of its existing facilities, and how does it compare relative to established benchmarks for educational facilities? How does the project help to improve the utilization of existing space and infrastructure, or conversely how does current utilization support the need for additional space and infrastructure?

Schoolcraft College tracks room utilization for all classrooms and labs. Room Utilization reports are generated on a semester by semester basis. Adding specialized labs that are needed, such as Phlebotomy and the Food Nutrition Lab, would free up the more general spaces for additional sections of other in-demand courses. Expansion of our classroom and lab space will allow us to add additional seats in current courses as well as offer additional course offerings to better serve the needs of existing and future students.

6. How does the institution intend to integrate sustainable design principles to enhance the efficiency and operations of the facility?

It is intended that this project, at minimum, would employ these fundamental principles of sustainable building:

- Optimizing Site Potential by reuse of an existing building.
- Optimizing Energy Use by improving energy performance of an existing building. Starting
 with energy efficient light fixture upgrades and introducing daylighting and occupancy
 lighting control schemes.
- Optimize Building Space and Material Use by designing for use and reuse of building materials in a fashion most productive and sustainable.
- Enhancing Indoor Environmental Quality (IEQ) through updated ventilation and acoustical
 performance by-way-of manufacturing space conversions to lecture rooms and high tech
 specialty labs.
- 7. Are match resources currently available for the project? If <u>yes</u>, what is the source of the match resources? If <u>no</u>, identify the intended source and the estimated timeline for securing said resources.

Yes, the college currently has match proceeds for the Applied Science Renovation and Expansion project, including local support and land lease proceeds.

8. If authorized for construction, the state typically provides a <u>maximum</u> of 75% of the total cost for university projects and 50% of the total cost for community college projects. Does the institution intend to commit additional resources that would reduce the state share from the amounts indicated? If so, by what amount?

The college does not have any plans or sources at this time that would reduce the state's share from the amount indicated.





9. Will the completed project increase operation costs to the institution? If yes, please provide as estimate cost (annually, and over a five-year period) and indicate whether the institution has identified available funds to support the additional cost.

The additional operating costs that may come from the Applied Sciences Renovation and Expansion project would be: custodial and supplies, utilities, maintenance and supplies, insurance, and security. These costs have been estimated to be approximately:

Per Square Foot Annually:

Custodial & Supplies - \$1.60/square foot
Utilities - \$2.66/square foot
Maintenance and Supplies - \$1.43/square foot
Insurance - \$.27/square foot
Security - \$.34/square foot
\$6.30/square foot

Annual Estimated Cost - \$ 126,000 Five-Year Estimated Cost - \$ 630,000

The college receives free natural gas from the oil well it houses on campus which will help to offset the additional costs the additions will add to the Applied Science building.

10. What impact, if any, will the project have on tuition costs?

The Applied Science Renovation and Expansion would have no impact on Schoolcraft's tuition costs.

11. If this project is not authorized, what are the impacts to the institution and its students?

If this project was not authorized Schoolcraft College, its students, and in ways the community would be effected for these primary reasons. In addition, please see attached diagrams.

- Applied Science lecture room shortages and overcrowding to meet present demand remains.
- Nursing Program growth is halted by unavailable space inventory for specialty labs on Main Campus.
- Ability loss for allied health programs in Nursing, BMET, and Medical Assisting to share specialty lab resources. Examples exam cubicles with hospital beds and imaging labs; such as x-ray and ultrasound.
- Updating and expanding HIT, Medical Assisting, and Massage Therapy spaces at their current, remote locations would have higher spending per square foot renovation costs based on conversion of 1960 middle school classrooms to higher learning institution spaces.
- The public involved with Massage Therapy clinic will continue to check-in and await their clinic session in a main building corridor vs. dedicated waiting room. Maintaining client confidentiality when performing check-ins as unrelated building occupants pass by is a concern.
- New nutrition and exercise physiology programs would have to continue working out of spaces shared with and intended for other programs or operational functions. For example,





- the exercise physiology program conducts labs in our Fitness Center amongst the fitness center patrons who create auditory and visual distractions from learning.
- The Pharmacy Technician / Pharmacy Systems program has no dedicated lecture or specialty lab space and program content has increased from 100 hours to 600 hours. The accrediting body requires a pharmacy simulation lab that will need to be constructed somewhere regardless of the outcome of this request.
- Persons in wheelchairs will continue to use a grandfathered lift system, instead of standard elevator, to travel between upper and lower levels of Applied Science South Wing. This lift is intimidating to use due to its confined space and has trapped a wheelchair occupant in the past.

12. What alternatives to this project were considered? Why is the requested project preferable to those alternatives?

The Applied Science Building is one of the oldest buildings on campus and has one of the largest deferred maintenance backlogs. There is approximately 16,000 square feet of space that will be vacated when Plastics, Welding, Metallurgy, Advanced Manufacturing, and CAD programs are relocated to an industrial site that adequately addresses their spatial needs and integrates them within a real-world industry setting.

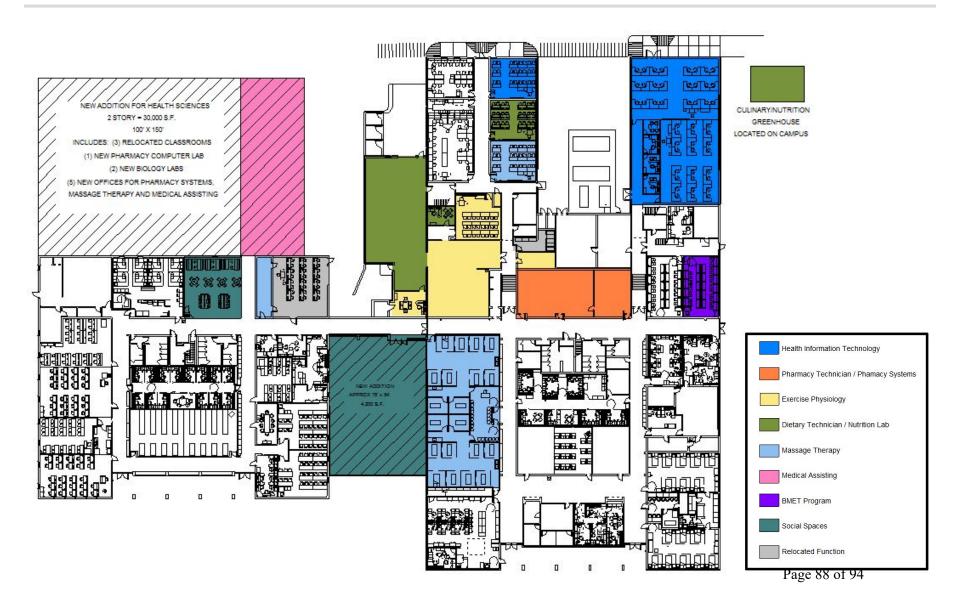
Our HIT, Medical Assisting, and Massage Therapy programs at our satellite campus have overlapping needs with Nursing and BMET programs already operating from Applied Science. Repurposing 16,000 square feet of vacated space inventory in conjunction with approximately 30,500 square feet of proposed building additions allows Schoolcraft College to accomplish:

- Integrate three (3) existing allied health programs with Nursing and BMET.
- Provided dedicated spaces for three (3) new health-related programs in pharmacy, nutrition, and exercise physiology.
- Strategically reorganize and expand Nursing Labs.
- Allied health programs gaining two (2) more Biology / Anatomy & Physiology Labs where additional course sections can be offered each semester.
- Address space inventory gap and issue of undersized, thirty (30) student lecture rooms.
- Reduce deferred maintenance burden by integrating those improvements logically within renovation project scope.



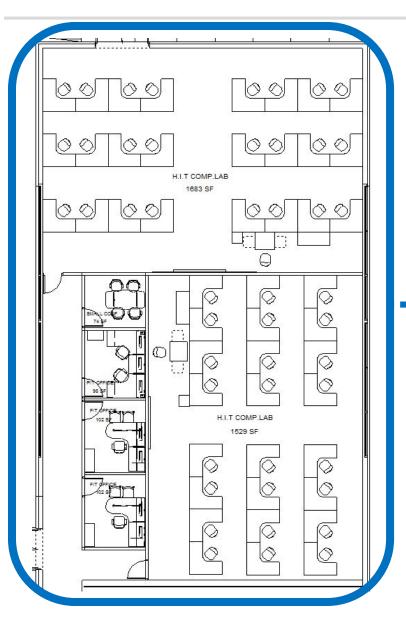


2018 CAPITAL OUTLAY PROJECT REQUEST APPLIED SCIENCE BUILDING OVERALL REPURPOSING PLAN

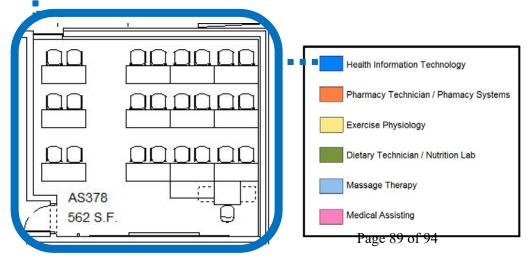




2018 CAPITAL OUTLAY PROJECT REQUEST APPLIED SCIENCE BUILDING HEALTH INFORMATION TECHNOLOGY



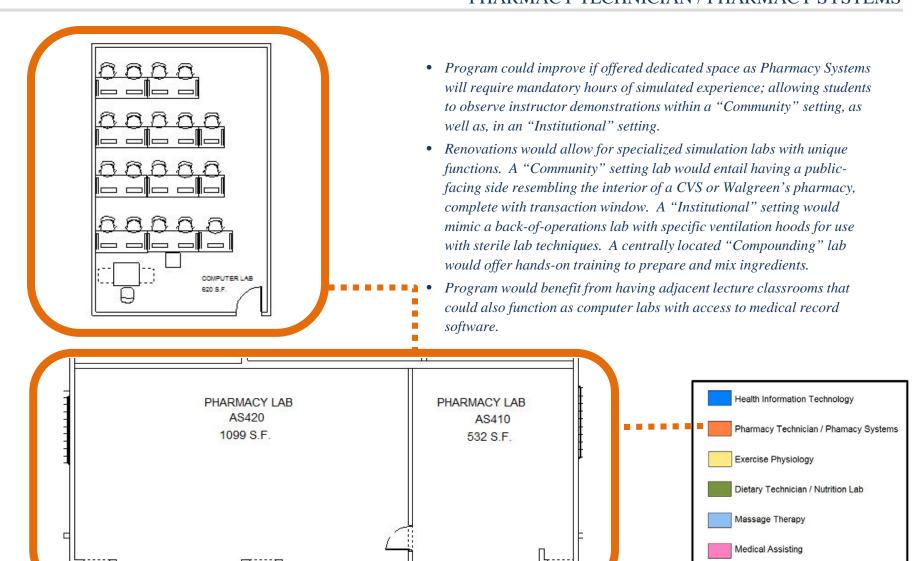
- Program could improve if offered additional lab space with high-tech software and technology to better meet AHEMA guidelines; making Schoolcraft College a leader in electronic health records and forensics.
- Renovations would allow for more classes to be scheduled at the same time; as well as, accommodating the needs of students available at different timeframes (i.e. day and evening).
- Program would benefit from having access to Biology labs on main campus current location does not offer enough of this resource.
- Computer labs with dual monitors would mimic real-life health information management departments by allowing students to access electronic health records through the internet on one screen and industry specific software on the other.





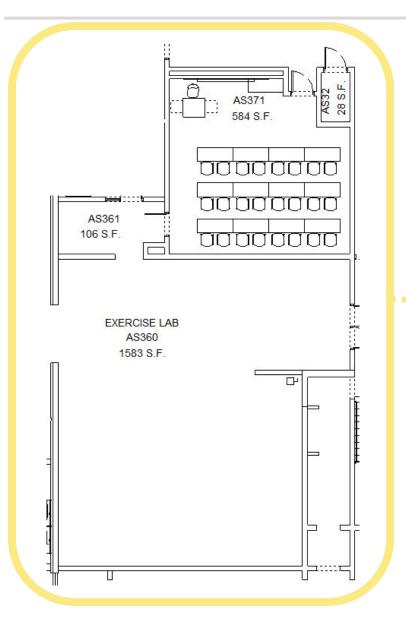
2018 CAPITAL OUTLAY PROJECT REQUEST APPLIED SCIENCE BUILDING PHARMACY TECHNICIAN / PHARMACY SYSTEMS

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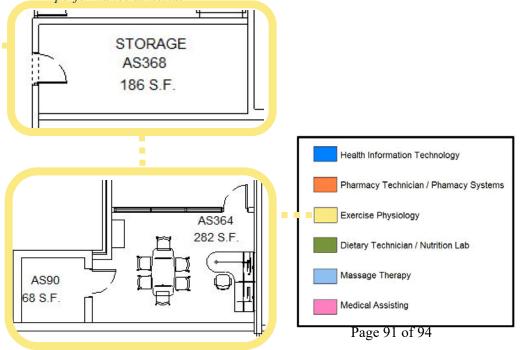




2018 CAPITAL OUTLAY PROJECT REQUEST APPLIED SCIENCE BUILDING EXERCISE PHYSIOLOGY

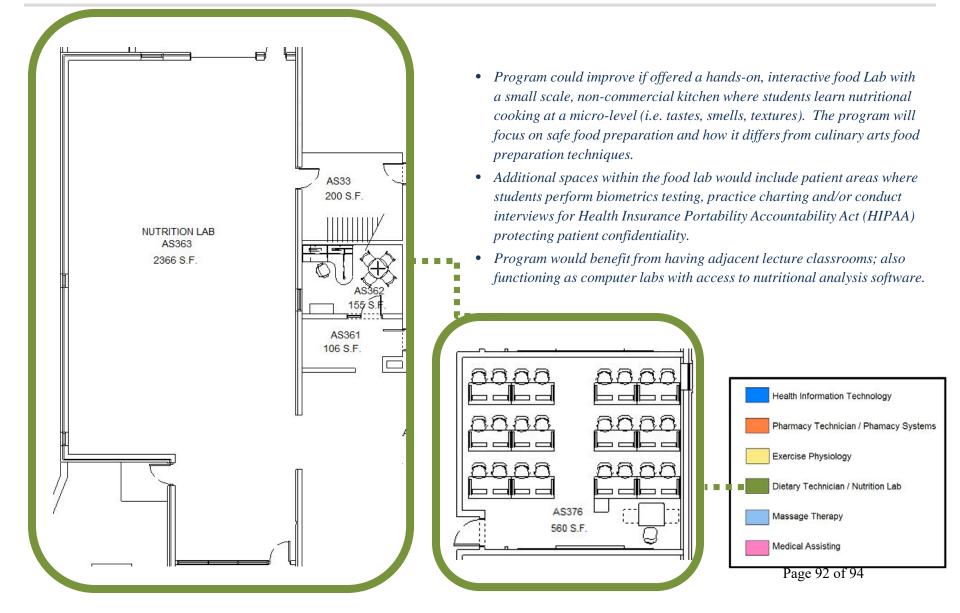


- Program could improve if offered a dedicated Exercise Lab for use with testing and measurement equipment including treadmills, exercise bicycles, a BOD POD and a Metabolic cart; where an instructor can provide practical demonstrations.
- An adjacent classroom would allow for various educators and/or guest speakers to lecture and teach up-to-date methods in fitness with equipment near by.
- Exercise lab with specialized equipment could be a potential source of revenue offering a local clinic setting to health professionals, near by hospitals, high school or collegiate athletics programs and high-performance athletes.





2018 CAPITAL OUTLAY PROJECT REQUEST APPLIED SCIENCE BUILDING DIETARY TECHNICIAN / NUTRITION LAB

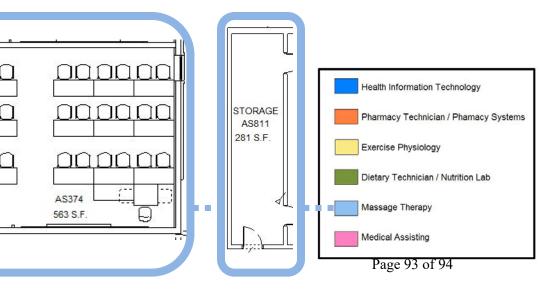




2018 CAPITAL OUTLAY PROJECT REQUEST APPLIED SCIENCE BUILDING MASSAGE THERAPY

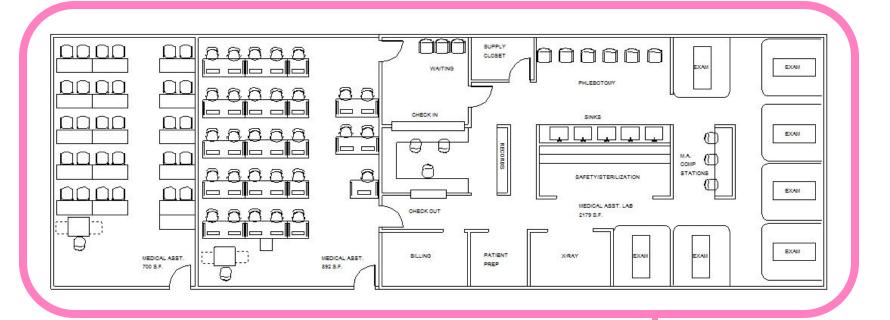
MASSAGE CLINIC 1495 SF RECEPTION 468 SF MASSAGE CLINIC

- Program could improve if offered additional lab space and lecture classroom. Currently, program is taught with one lab space doubling as a teaching lab and requires set up/tear down prior to start of class.
- Renovations would allow for upgrades such as large, deep handwashing sinks to minimize splashing and a video system to display instructor techniques in a lab and/or classroom setting. The program would benefit from a spacious clinic with slightly larger cubicles and a suitable sized reception area to seat 20 people. At this time, people wait in the building corridor each hour for an appointment.
- Program would benefit from aesthetics improvements; interior design representing a tranquil and professional clinic. Present clinic resembles a K-12 classroom.





2018 CAPITAL OUTLAY PROJECT REQUEST APPLIED SCIENCE BUILDING MEDICAL ASSISTING



- Program could improve if offered designated lab space(s) that mirror a real-life medial office floorplan. An ideal medical office lab layout would include exam rooms (adult and pediatrics) along the perimeter with working space, bed-style exam tables and EKG equipment. It would also include specialized labs (i.e. X-ray, Phlebotomy, Safety and Sterilization) with counters/storage for prep equipment and work with medical specimens. In addition, check-in/out stations, a billing office with access to medical records, a patient prep room, medical assisting computer stations, and waiting areas would also be included.
- Renovations would provide dedicated lecture and computer lab spaces with direct access to the medical office lab via a folding partition. Lecture spaces would have flexible furniture that could be arranged in a traditional set up or in a collaborative set up. (i.e. fulfilling the need to create open floor space for CPR training).

