

Facility Condition Assessment

The following three tables summarize the detailed requirement reports that follow. Each table is followed by a brief discussion of the data contained therein.

Executive Summary: Lake Michigan College facilities are in very good condition with an overall facility condition index (FCI) of .13, where anything below .20 is considered good. Our oldest facility, the Main Building (Napier Academic) is currently being renovated and therefore has seen a drastic decrease in the FCI based on work to be completed by March 2020. Our second oldest facility, the Mendel Center has modernization work planned for Summer 2019. Additional energy improvement projects at the Mendel Center are expected to reduce the FCI further once they are identified through a prioritization process which will include review of energy savings and end of useful life of equipment, project prioritization scheduled for December 2018. With completion of Main Building construction, our overall FCI will have improved to .04. Generally, all other facilities are well maintained and in very good condition. The College expects to have all facility condition assessments formally updated after the completion of the extensive capital improvements currently in design and construction.

Table 1: Facility Condition Index Summary

Facility Name	Year Constructed	Size (square feet)	Capital Replacement Value	One Year Requirement Cost	Facility Condition Index
Beckwith Hall	2014	66,912	\$9,199,700	\$104,831	.01
Niles	1998	34,283	\$7,501,200	\$580,281	.07
Hanson Tech. Ctr.	2016	42,275	\$10,300,500	\$0	.00
Mendel Center	1978	138,688	\$35,088,000	\$3,682,127	.10
Main Building (formally Napier Academic)	1968	300,689	\$89,425,000	\$2,978,748	.03
South Haven	2003	41,222	\$9,666,137	\$166,249	.02
Todd Center	2002	43,400	\$11,160,000	\$20,000	<.01
Total/Average		634,743	\$171,340,537	\$7,532,236	.04

Table 2: Requirement Year 2019 and Five-Year Totals

Facility Name	Requirement Year	
	2019	2020 - 2023
Beckwith Hall	\$104,831	\$621,246
Niles at Bertrand Crossing	\$580,281	\$1,175,648
Hanson Tech. Ctr.	\$0	\$450,500
Mendel Center	\$3,682,127	\$18,067,847
Benton Harbor Main Building	\$2,978,748	\$13,959,056
South Haven	\$166,249	\$985,537
Todd Center	\$20,000	TBD
Totals	\$7,532,236	\$35,259,834

Discussion: The newly acquired Todd Center has immediate needs to replace hardware for safety and security; however a full facility assessment has not yet been performed to fully evaluate the needs in this nearly 20-year old facility. Niles and South Haven facilities are now 19 and 14 years old respectively and are beginning to show requirements particularly in interior finishes, communications and data systems and technology.

Table 3: Requirement Criticality by Facility

Facility Name	Critical	Necessary	Not Critical	Potentially Critical	Total
Beckwith Hall		\$726,077			\$726,077
Niles at Bertrand Crossing	\$31,707	\$1,550,671		\$173,551	\$1,755,929
Hanson Tech. Ctr.			\$450,500		\$450,500
Mendel Center	\$1,016,373	\$19,810,841	\$262,446	\$660,314	\$21,749,974
Benton Harbor Main Building	\$405,472	\$14,051,701	\$354,151	\$2,126,480	\$16,937,804
South Haven		\$1,151,785			\$1,151,785
Todd Center	\$20,000				TBD
Totals	\$1,453,552	\$37,291,075	\$1,067,097	\$2,960,345	\$42,772,069

Discussion: The relative low amount of requirements deemed critical reflects the general good conditions of our well maintained facilities. This is countered by the high amount of requirements

considered necessary driven by equipment that is beyond its useful or expected lifetime. Simply put, while well maintained, much of our primary building infrastructure and systems, especially in the Mendel Center are beyond their useful life.

Facility Condition Assessment Requirement Listing

Facility	Priority	Requirement Name	Requirement Category	Prime System	Action Year	Linked System	Requirement Cost
Bertrand Crossing	Currently Critical	Emergency Battery Pack Lights Renewal	Beyond Useful Life	D5092 - Emergency Light and Power Systems	2019	Emergency Battery Pack Lights	31,707
Bertrand Crossing	Potentially Critical	Fire Alarm System - Average Density Renewal	Beyond Useful Life	D5037 - Fire Alarm Systems	2019	Fire Alarm System - Average Density	173,551
Bertrand Crossing	Necessary - Not Yet Critical	Security System - Light Density Renewal	Beyond Useful Life	D5038 - Security and Detection Systems	2021	Security System - Light Density	43,889
Bertrand Crossing	Necessary - Not Yet Critical	Chiller - Screw Renewal	Beyond Useful Life	D3030 - Cooling Generating Systems	2022	Chiller - Screw	281,398
Bertrand Crossing	Necessary - Not Yet Critical	LAN System - Average Density Renewal	Beyond Useful Life	D5039 - Local Area Networks	2019	LAN System - Average Density	134,261
Bertrand Crossing	Necessary - Not Yet Critical	Lighting - Exterior - HID Wall Packs Renewal	Beyond Useful Life	D5020 - Lighting and Branch Wiring	2022	Lighting - Exterior - HID Wall Packs	1,303
Bertrand Crossing	Necessary - Not Yet Critical	Water Heater - Gas Renewal	Beyond Useful Life	D2020 - Domestic Water Distribution	2020	Water Heater - Gas	15,820
Bertrand Crossing	Necessary - Not Yet Critical	Lighting Fixtures - Average Density Renewal	Beyond Useful Life	D5022 - Lighting Equipment	2022	Lighting Fixtures - Average Density	181,925
Bertrand Crossing	Necessary - Not Yet Critical	Painted Finish - Average (1 Coat Prime - 2 Coats Finish) Renewal	Beyond Useful Life	C3010 - Wall Finishes	2019	Painted Finish - Average (1 Coat Prime - 2 Coats Finish)	46,156
Bertrand Crossing	Necessary - Not Yet Critical	Carpeting 3 - Carpet Broadloom Renewal	Beyond Useful Life	C3020 - Floor Finishes	2019	Carpeting 3 - Carpet Broadloom	137,075
Bertrand Crossing	Necessary - Not Yet Critical	Water Coolers - Wall Mount Wheelchair Type Renewal	Beyond Useful Life	D2010 - Plumbing Fixtures	2022	Water Coolers - Wall Mount Wheelchair Type	9,329
Bertrand Crossing	Necessary - Not Yet Critical	VCT 2 Renewal	Beyond Useful Life	C3020 - Floor Finishes	2022	VCT 2	71,112
Bertrand Crossing	Necessary - Not Yet Critical	Exit Signs - Low Density Renewal	Beyond Useful Life	D5092 - Emergency Light and Power Systems	2022	Exit Signs - Low Density	15,993
Bertrand Crossing	Necessary - Not Yet Critical	ACT System Renewal	Beyond Useful Life	C3030 - Ceiling Finishes	2022	ACT System	96,430
Bertrand Crossing	Necessary - Not Yet Critical	DDC System Renewal	Beyond Useful Life	D3060 - Controls and Instrumentation	2022	DDC System	114,929
Bertrand Crossing	Necessary - Not Yet Critical	Exhaust System - Restroom w/Roof Fan Renewal	Beyond Useful Life	D3040 - Distribution Systems	2022	Exhaust System - Restroom w/Roof Fan	18,251
Bertrand Crossing	Necessary - Not Yet Critical	Fittings: Signage (Room Numbering and Identification) Renewal	Beyond Useful Life	C1035 - Identifying Devices	2019	Fittings: Signage (Room Numbering and Identification)	26,486
Bertrand Crossing	Necessary - Not Yet Critical	Return Air Ductwork and Fan Renewal	Beyond Useful Life	D3040 - Distribution Systems	2022	Return Air Ductwork and Fan	325,269
Bertrand Crossing	Necessary - Not Yet Critical	Folding Partitions Renewal	Beyond Useful Life	C1013 - Retractable Partitions	2019	Folding Partitions	31,044
Mendel Center	Currently Critical	Skylights - Monumental Renewal	Beyond Useful Life	B3021 - Glazed Roof Openings	2019	Skylights - Monumental	347,825
Mendel Center	Currently Critical	Branch Wiring, Original - Equipment & Devices Renewal	Beyond Useful Life	D5021 - Branch Wiring Devices	2019	Branch Wiring, Original - Equipment & Devices	504,633
Mendel Center	Currently Critical	ACT System - 1992 Renewal	Beyond Useful Life	C3030 - Ceiling Finishes	2019	ACT System - 1992	163,915
Mendel Center	Potentially Critical	Electrical Panel - Lack Circuit Identification	Life Safety	D5012 - Low Tension Service and Dist.	2019	Distribution Equipment, Panelboards, and Feeders 13, 1992 Ren	3,728
Mendel Center	Potentially Critical	Lighting Fixtures, Original - Average Density Renewal	Beyond Useful Life	D5022 - Lighting Equipment	2020	Lighting Fixtures, Original - Average Density	426,478
Mendel Center	Potentially Critical	Emergency Battery Pack Lights Renewal	Beyond Useful Life	D5092 - Emergency Light and Power Systems	2019	Emergency Battery Pack Lights	53,937
Mendel Center	Potentially Critical	Wall Covering - Vinyl Renewal	Beyond Useful Life	C3010 - Wall Finishes	2020	Wall Covering - Vinyl	40,640
Mendel Center	Potentially Critical	Intercom System Renewal	Beyond Useful Life	D5032 - Intercommunication and Paging System	2019	Intercom System	107,200
Mendel Center	Potentially Critical	Carpeting 3 - Carpet Broadloom - Hanson Renewal	Beyond Useful Life	C3020 - Floor Finishes	2020	Carpeting 3 - Carpet Broadloom - Hanson	28,331
Mendel Center	Necessary - Not Yet Critical	Water Dist Complete Renewal	Beyond Useful Life	D2020 - Domestic Water Distribution	2023	Water Dist Complete	518,628
Mendel Center	Necessary - Not Yet Critical	Wet Sprinkler System - w/Pump Renewal	Beyond Useful Life	D40 - Fire Protection	2021	Wet Sprinkler System - w/Pump	1,333,452
Mendel Center	Necessary - Not Yet Critical	Water Heater - Gas - 2000 Renewal	Beyond Useful Life	D2020 - Domestic Water Distribution	2021	Water Heater - Gas - 2000	15,151
Mendel Center	Necessary - Not Yet Critical	Lighting - Exterior Renewal	Beyond Useful Life	D5020 - Lighting and Branch Wiring	2021	Lighting - Exterior	7,946
Mendel Center	Necessary - Not Yet Critical	Door Assembly - 3 x 7 HM Renewal (partial)	Beyond Useful Life	B2030 - Exterior Doors	2023	Door Assembly - 3 x 7 HM	8,647
Mendel Center	Necessary - Not Yet Critical	VCT 2 Renewal	Beyond Useful Life	C3020 - Floor Finishes	2023	VCT 2	77,686
Mendel Center	Necessary - Not Yet Critical	Theater And Stage Equipment - Economy Renewal	Beyond Useful Life	E - Equipment and Furnishings	2022	Theater And Stage Equipment - Economy	291,995
Mendel Center	Necessary - Not Yet Critical	Access Office Flooring System - 1992 Renewal	Beyond Useful Life	C3020 - Floor Finishes	2021	Access Office Flooring System - 1992	34,877
Mendel Center	Necessary - Not Yet Critical	Boiler HW - Gas Fired w/Redundancy Renewal	Beyond Useful Life	D3020 - Heat Generating Systems	2021	Boiler HW - Gas Fired w/Redundancy	1,624,569
Mendel Center	Necessary - Not Yet Critical	Retaining Walls - Concrete Renewal	Beyond Useful Life	G2040 - Site Development	2022	Retaining Walls - Concrete	107,705
Mendel Center	Necessary - Not Yet Critical	LAN System - Average Density Renewal	Beyond Useful Life	D5039 - Local Area Networks	2020	LAN System - Average Density	543,138
Mendel Center	Necessary - Not Yet Critical	Unit Heaters - Hot Water Renewal	Beyond Useful Life	D3050 - Terminal and Package Units	2021	Unit Heaters - Hot Water	18,994
Mendel Center	Necessary - Not Yet Critical	Kitchen Equipment Renewal	Beyond Useful Life	E - Equipment and Furnishings	2021	Kitchen Equipment	125,650
Mendel Center	Necessary - Not Yet Critical	Exhaust System - General Building Renewal	Beyond Useful Life	D3040 - Distribution Systems	2022	Exhaust System - General Building	175,029
Mendel Center	Necessary - Not Yet Critical	Painted Finish - (1 Coat Prime - 2 Coats Finish) Renewal	Beyond Useful Life	C3010 - Wall Finishes	2022	Painted Finish - (1 Coat Prime - 2 Coats Finish)	116,725

Facility Condition Assessment Requirement Listing

Facility	Priority	Requirement Name	Requirement Category	Prime System	Action Year	Linked System	Requirement Cost
Mendel Center	Necessary - Not Yet Critical	Door Assembly - 3 x 7 Storefront Renewal	Beyond Useful Life	B2030 - Exterior Doors	2023	Door Assembly - 3 x 7 Storefront	5,181
Mendel Center	Necessary - Not Yet Critical	Door Assembly - 6 x 7 HM Renewal	Beyond Useful Life	B2030 - Exterior Doors	2023	Door Assembly - 6 x 7 HM	42,327
Mendel Center	Necessary - Not Yet Critical	Lighting Fixtures, 1992 Renovation - Average Density Renewal	Beyond Useful Life	D5022 - Lighting Equipment	2021	Lighting Fixtures, 1992 Renovation - Average Density	309,478
Mendel Center	Necessary - Not Yet Critical	Exit Signs, Original - Low Density Renewal	Beyond Useful Life	D5092 - Emergency Light and Power Systems	2021	Exit Signs, Original - Low Density	64,697
Mendel Center	Necessary - Not Yet Critical	Smoke Hatches Renewal	Beyond Useful Life	B3020 - Roof Openings	2023	Smoke Hatches	87,453
Mendel Center	Necessary - Not Yet Critical	Aluminum Windows Renewal	Beyond Useful Life	B2020 - Exterior Windows	2022	Aluminum Windows	357,740
Mendel Center	Necessary - Not Yet Critical	Central AHU - VAV System w/Distribution Renewal	Beyond Useful Life	D3040 - Distribution Systems	2021	Central AHU - VAV System w/Distribution	1,191,342
Mendel Center	Necessary - Not Yet Critical	Wood Flooring Renewal	Beyond Useful Life	C3020 - Floor Finishes	2019	Wood Flooring	46,983
Mendel Center	Necessary - Not Yet Critical	Door Assembly - 6 x 7 Storefront Renewal	Beyond Useful Life	B2030 - Exterior Doors	2023	Door Assembly - 6 x 7 Storefront	97,963
Mendel Center	Necessary - Not Yet Critical	Four Pipe Distribution System w/Pump Renewal	Beyond Useful Life	D3040 - Distribution Systems	2023	Four Pipe Distribution System w/Pump	2,911,273
Mendel Center	Necessary - Not Yet Critical	Exhaust System - Restroom w/Roof Fan Renewal	Beyond Useful Life	D3040 - Distribution Systems	2022	Exhaust System - Restroom w/Roof Fan	73,831
Mendel Center	Necessary - Not Yet Critical	Fittings: Signage (Room Numbering and Identification) Renewal	Beyond Useful Life	C1035 - Identifying Devices	2022	Fittings: Signage (Room Numbering and Identification)	107,145
Mendel Center	Necessary - Not Yet Critical	Central AHU - Const Volume w/Distribution Renewal	Beyond Useful Life	D3040 - Distribution Systems	2019	Central AHU - Const Volume w/Distribution	1,880,080
Mendel Center	Necessary - Not Yet Critical	Water Coolers - Wall Mount Renewal	Beyond Useful Life	D2010 - Plumbing Fixtures	2023	Water Coolers - Wall Mount	39,301
Mendel Center	Necessary - Not Yet Critical	Overhead Doors (Electrically Operated) Renewal	Beyond Useful Life	B2030 - Exterior Doors	2023	Overhead Doors (Electrically Operated)	6,081
Mendel Center	Necessary - Not Yet Critical	Restroom - Complete - Single Renewal	Beyond Useful Life	C10 - Interior Construction	2022	Restroom - Complete - Single	49,990
Mendel Center	Necessary - Not Yet Critical	Dry Sprinkler System Renewal	Beyond Useful Life	D40 - Fire Protection	2023	Dry Sprinkler System	32,951
Mendel Center	Necessary - Not Yet Critical	Motor Control Center, Main Elec Room Renewal	Beyond Useful Life	D3069 - Other Controls and Instrumentation	2020	Motor Control Center, Main Elec Room	39,205
Mendel Center	Necessary - Not Yet Critical	Drain Pipe: Not Insulated	Accessibility	C10 - Interior Construction	2019	Restroom - Complete - Gang	1,764
Mendel Center	Necessary - Not Yet Critical	Carpeting 3 - Carpet Broadloom - 2006 Renewal	Beyond Useful Life	C3020 - Floor Finishes	2020	Carpeting 3 - Carpet Broadloom - 2006	69,232
Mendel Center	Necessary - Not Yet Critical	Paint Masonry/Epoxy Finish Renewal	Beyond Useful Life	C3010 - Wall Finishes	2019	Paint Masonry/Epoxy Finish	309,614
Mendel Center	Necessary - Not Yet Critical	Restroom - Complete - Double Renewal	Beyond Useful Life	C10 - Interior Construction	2022	Restroom - Complete - Double	56,202
Mendel Center	Necessary - Not Yet Critical	Restroom - Complete - Gang Renewal	Beyond Useful Life	C10 - Interior Construction	2022	Restroom - Complete - Gang	190,737
Mendel Center	Necessary - Not Yet Critical	Restroom - Shower Renewal	Beyond Useful Life	C10 - Interior Construction	2022	Restroom - Shower	139,339
Mendel Center	Necessary - Not Yet Critical	Distribution Equipment, Panelboards, and Feeders 13 - 3000A 480Y/277V & 208Y/120	Beyond Useful Life	D5012 - Low Tension Service and Dist.	2023	Distribution Equipment, Panelboards, and Feeders 13 - 3000A 480Y/277V & 208Y/120	384,937
Mendel Center	Necessary - Not Yet Critical	Emergency Generator - Average 280KW Renewal	Beyond Useful Life	D5092 - Emergency Light and Power Systems	2023	Emergency Generator - Average 280KW	133,372
Mendel Center	Necessary - Not Yet Critical	DDC/Pneumatic System - Hybrid Renewal	Beyond Useful Life	D3060 - Controls and Instrumentation	2022	DDC/Pneumatic System - Hybrid	929,376
Mendel Center	Necessary - Not Yet Critical	Natural Gas Supply for Bldg Renewal	Beyond Useful Life	D2090 - Other Plumbing Systems	2022	Natural Gas Supply for Bldg	322,321
Mendel Center	Necessary - Not Yet Critical	Theater And Stage Equipment - High Quality - 1992 Renewal	Beyond Useful Life	E - Equipment and Furnishings	2023	Theater And Stage Equipment - High Quality - 1992	4,930,729
Mendel Center	Not Time Critical	Rooftop HVAC Equipment - Lacks Service Outlets	Grandfathered Code	D5021 - Branch Wiring Devices	2019	Branch Wiring, Original - Equipment & Devices	8,555
Mendel Center	Not Time Critical	Electrical Panels - Lack Dedicated Space	Grandfathered Code	D5012 - Low Tension Service and Dist.	2019	Distribution Equipment, Panelboards, and Feeders 13 - 3000A 480Y/277V & 208Y/120	40,362
Mendel Center	Not Time Critical	Guard and Handrails - Non-Compliant	Grandfathered Code	C20 - Stairs	2019	Stairs	43,865
Mendel Center	Not Time Critical	Electrical Outlets - Lack GFCI Receptacle	Grandfathered Code	D5021 - Branch Wiring Devices	2019	Branch Wiring, Original - Equipment & Devices	11,161
Mendel Center	Not Time Critical	Hardware - Not ADAAG Compliant	Accessibility	C1020 - Interior Doors	2019	Swinging Doors	144,695
Mendel Center	Not Time Critical	Partitions- Generator Room Non-Compliant	Grandfathered Code		2019		13,808
Napier Academic	Currently Critical	Carpeting 3 - Carpet Broadloom - D Wing Lecture Renewal (partial)	Beyond Useful Life	C3020 - Floor Finishes	2019	Carpeting 3 - Carpet Broadloom - D Wing Lecture	23,640
Napier Academic	Currently Critical	Motor Control Center Renewal	Beyond Useful Life	D3069 - Other Controls and Instrumentation	2019	Motor Control Center	372,451
Napier Academic	Currently Critical	Carpeting 3 - Carpet Broadloom - E Wing Renewal	Beyond Useful Life	C3020 - Floor Finishes	2019	Carpeting 3 - Carpet Broadloom - E Wing	9,381
Napier Academic	Potentially Critical	Branch Wiring, Original - Equipment & Devices Renewal	Beyond Useful Life	D5021 - Branch Wiring Devices	2019	Branch Wiring, Original - Equipment & Devices	1,101,862
Napier Academic	Potentially Critical	UPS System 120V Single Phase - per KVA Renewal	Beyond Useful Life	D5092 - Emergency Light and Power Systems	2020	UPS System 120V Single Phase - per KVA	70,574
Napier Academic	Potentially Critical	Carpeting 3 - Carpet Broadloom - S Wing Renewal (partial)	Beyond Useful Life	C3020 - Floor Finishes	2020	Carpeting 3 - Carpet Broadloom - S Wing	27,721
Napier Academic	Potentially Critical	ACT Concealed Spline System - S Wing Renewal (partial)	Beyond Useful Life	C3030 - Ceiling Finishes	2020	ACT Concealed Spline System - S Wing	30,897
Napier Academic	Potentially Critical	Exit Signs, Original - Low Density Renewal (partial)	Beyond Useful Life	D5092 - Emergency Light and Power Systems	2019	Exit Signs, Original - Low Density	47,516

Facility Condition Assessment Requirement Listing

Facility	Priority	Requirement Name	Requirement Category	Prime System	Action Year	Linked System	Requirement Cost
Napier Academic	Potentially Critical	Emergency Battery Pack Lights Renewal	Beyond Useful Life	D5092 - Emergency Light and Power Systems	2019	Emergency Battery Pack Lights	13,873
Napier Academic	Potentially Critical	Fire Alarm System - Average Density Renewal (partial)	Beyond Useful Life	D5037 - Fire Alarm Systems	2019	Fire Alarm System - Average Density	736,620
Napier Academic	Potentially Critical	ACT Concealed Spline System - D Wing Renewal (partial)	Beyond Useful Life	C3030 - Ceiling Finishes	2020	ACT Concealed Spline System - D Wing	4,922
Napier Academic	Potentially Critical	Public Address System - Average Density Renewal	Beyond Useful Life	D5031 - Public Address and Music Systems	2019	Public Address System - Average Density	30,275
Napier Academic	Potentially Critical	Carpeting 3 - Carpet Broadloom - C Wing Renewal (partial)	Beyond Useful Life	C3020 - Floor Finishes	2019	Carpeting 3 - Carpet Broadloom - C Wing	62,220
Napier Academic	Necessary - Not Yet Critical	Carpeting 3 - Carpet Broadloom - C Wing - 2008 Renewal	Beyond Useful Life	C3020 - Floor Finishes	2022	Carpeting 3 - Carpet Broadloom - C Wing - 2008	22,515
Napier Academic	Necessary - Not Yet Critical	Roof Drainage Renewal	Beyond Useful Life	D2040 - Rain Water Drainage	2022	Roof Drainage	694,956
Napier Academic	Necessary - Not Yet Critical	Exterior Stairs - Concrete Renewal	Beyond Useful Life	B1015 - Exterior Stairs and Fire Escapes	2022	Exterior Stairs - Concrete	28,128
Napier Academic	Necessary - Not Yet Critical	Door Assembly - 3 x 7 HM Renewal	Beyond Useful Life	B2030 - Exterior Doors	2022	Door Assembly - 3 x 7 HM	73,501
Napier Academic	Necessary - Not Yet Critical	Plaster Walls - 3 Coats Renewal (partial)	Beyond Useful Life	C1010 - Partitions	2022	Plaster Walls - 3 Coats	609,169
Napier Academic	Necessary - Not Yet Critical	Paint Masonry/Epoxy Finish - Economy Renewal (partial)	Beyond Useful Life	C3010 - Wall Finishes	2019	Paint Masonry/Epoxy Finish - Economy	35,399
Napier Academic	Necessary - Not Yet Critical	Painted Finish - (1 Coat Prime - 2 Coats Finish) Renewal (partial)	Beyond Useful Life	C3010 - Wall Finishes	2022	Painted Finish - (1 Coat Prime - 2 Coats Finish)	264,930
Napier Academic	Necessary - Not Yet Critical	VCT 2 - A Wing Renewal	Beyond Useful Life	C3020 - Floor Finishes	2021	VCT 2 - A Wing	598
Napier Academic	Necessary - Not Yet Critical	VAT - C Wing	Asbestos	C3020 - Floor Finishes	2020	VCT 2 - C Wing	240,651
Napier Academic	Necessary - Not Yet Critical	Carpeting 3 - Carpet Broadloom - B Wing Renewal (partial)	Beyond Useful Life	C3020 - Floor Finishes	2021	Carpeting 3 - Carpet Broadloom - B Wing	11,882
Napier Academic	Necessary - Not Yet Critical	VCT 2 - E Wing Renewal	Beyond Useful Life	C3020 - Floor Finishes	2021	VCT 2 - E Wing	14,939
Napier Academic	Necessary - Not Yet Critical	Custodial/Utility Sinks Renewal	Beyond Useful Life	D2010 - Plumbing Fixtures	2019	Custodial/Utility Sinks	171,024
Napier Academic	Necessary - Not Yet Critical	Door Assembly - 6 x 7 Storefront Renewal	Beyond Useful Life	B2030 - Exterior Doors	2022	Door Assembly - 6 x 7 Storefront	130,617
Napier Academic	Necessary - Not Yet Critical	VAT - A Wing	Asbestos	C3020 - Floor Finishes	2019	VCT 2 - A Wing	1,077
Napier Academic	Necessary - Not Yet Critical	LAN System - Average Density Renewal (partial)	Beyond Useful Life	D5039 - Local Area Networks	2020	LAN System - Average Density	569,856
Napier Academic	Necessary - Not Yet Critical	Door Assembly - 6 x 7 HM Renewal	Beyond Useful Life	B2030 - Exterior Doors	2022	Door Assembly - 6 x 7 HM	25,396
Napier Academic	Necessary - Not Yet Critical	Scoreboard Single Sided – College/High school Arena (Lower End) Renewal	Beyond Useful Life	D5031 - Public Address and Music Systems	2021	Scoreboard Single Sided – College/High school Arena (Lower End)	4,868
Napier Academic	Necessary - Not Yet Critical	Distribution Equipment, Panelboards, and Feeders 13 - 4000A 480Y/277V & 208Y/120	Beyond Useful Life	D5012 - Low Tension Service and Dist.	2022	Distribution Equipment, Panelboards, and Feeders 13 - 4000A 480Y/277V & 208Y/120	1,451,974
Napier Academic	Necessary - Not Yet Critical	Carpeting 3 - Carpet Broadloom - C Wing - 2000 Renewal (partial)	Beyond Useful Life	C3020 - Floor Finishes	2022	Carpeting 3 - Carpet Broadloom - C Wing - 2000	100,540
Napier Academic	Necessary - Not Yet Critical	Carpeting 3 - Carpet Broadloom - A Wing Renewal	Beyond Useful Life	C3020 - Floor Finishes	2019	Carpeting 3 - Carpet Broadloom - A Wing	51,352
Napier Academic	Necessary - Not Yet Critical	Carpeting 3 - Carpet Broadloom - A Wing - 2000 Renewal	Beyond Useful Life	C3020 - Floor Finishes	2022	Carpeting 3 - Carpet Broadloom - A Wing - 2000	58,162
Napier Academic	Necessary - Not Yet Critical	Carpeting 3 - Carpet Broadloom - B Wing - 2000 Renewal	Beyond Useful Life	C3020 - Floor Finishes	2022	Carpeting 3 - Carpet Broadloom - B Wing - 2000	240,529
Napier Academic	Necessary - Not Yet Critical	Restroom - Complete - Gang - L Wing Renewal (partial)	Beyond Useful Life	C10 - Interior Construction	2022	Restroom - Complete - Gang - L Wing	57,221
Napier Academic	Necessary - Not Yet Critical	Carpeting 3 - Carpet Broadloom - D Wing - 2000 Renewal	Beyond Useful Life	C3020 - Floor Finishes	2022	Carpeting 3 - Carpet Broadloom - D Wing - 2000	22,984
Napier Academic	Necessary - Not Yet Critical	Overhead Doors (Manually Operated) - B Wing Renewal	Beyond Useful Life	B2030 - Exterior Doors	2022	Overhead Doors (Manually Operated) - B Wing	23,585
Napier Academic	Necessary - Not Yet Critical	CMU Block Walls - Plain Renewal (partial)	Beyond Useful Life	C1010 - Partitions	2022	CMU Block Walls - Plain	59,695
Napier Academic	Necessary - Not Yet Critical	Natural Gas Supply for Bldg Renewal	Beyond Useful Life	D2090 - Other Plumbing Systems	2022	Natural Gas Supply for Bldg	704,534
Napier Academic	Necessary - Not Yet Critical	Unit Heaters - Hot Water Renewal	Beyond Useful Life	D3050 - Terminal and Package Units	2020	Unit Heaters - Hot Water	37,990
Napier Academic	Necessary - Not Yet Critical	Door Assembly - 3 x 7 Storefront Renewal	Beyond Useful Life	B2030 - Exterior Doors	2022	Door Assembly - 3 x 7 Storefront	31,086
Napier Academic	Necessary - Not Yet Critical	Hydraulic Passenger Elevator Renewal	Beyond Useful Life	D1010 - Elevators and Lifts	2020	Hydraulic Passenger Elevator	315,781
Napier Academic	Necessary - Not Yet Critical	Restroom - Complete - Double - A Wing Renewal	Beyond Useful Life	C10 - Interior Construction	2022	Restroom - Complete - Double - A Wing	56,202
Napier Academic	Necessary - Not Yet Critical	Four Pipe Distribution System w/Pump Renewal (partial)	Beyond Useful Life	D3040 - Distribution Systems	2022	Four Pipe Distribution System w/Pump	3,054,489
Napier Academic	Necessary - Not Yet Critical	VAT - E Wing	Asbestos	C3020 - Floor Finishes	2020	VCT 2 - E Wing	4,500
Napier Academic	Necessary - Not Yet Critical	Wet Standpipe System Renewal	Beyond Useful Life	D40 - Fire Protection	2022	Wet Standpipe System	660,252
Napier Academic	Necessary - Not Yet Critical	Sanitary Waste Renewal	Beyond Useful Life	D2030 - Sanitary Waste	2022	Sanitary Waste	2,153,324
Napier Academic	Necessary - Not Yet Critical	Pedestrian Sky Bridges - Concrete Renewal	Beyond Useful Life	B2010 - Exterior Walls	2022	Pedestrian Sky Bridges - Concrete	979,316
Napier Academic	Necessary - Not Yet Critical	Hydraulic Freight Elevator Renewal	Beyond Useful Life	D1010 - Elevators and Lifts	2020	Hydraulic Freight Elevator	251,162
Napier Academic	Necessary - Not Yet Critical	Carpeting 3 - Carpet Broadloom - B Wing - 2008 Renewal	Beyond Useful Life	C3020 - Floor Finishes	2022	Carpeting 3 - Carpet Broadloom - B Wing - 2008	16,886

Facility Condition Assessment Requirement Listing

Facility	Priority	Requirement Name	Requirement Category	Prime System	Action Year	Linked System	Requirement Cost
Napier Academic	Necessary - Not Yet Critical	VCT 2 - C Wing Renewal	Beyond Useful Life	C3020 - Floor Finishes	2021	VCT 2 - C Wing	87,576
Napier Academic	Necessary - Not Yet Critical	Lighting Fixtures, Original - Average Density Renewal (partial)	Beyond Useful Life	D5022 - Lighting Equipment	2021	Lighting Fixtures, Original - Average Density	423,038
Napier Academic	Necessary - Not Yet Critical	GWB Walls - Standard (Non-Painted) Renewal (partial)	Beyond Useful Life	C1010 - Partitions	2022	GWB Walls - Standard (Non-Painted)	256,092
Napier Academic	Necessary - Not Yet Critical	Exterior Stairs - Concrete - Platform Renewal	Beyond Useful Life	B1015 - Exterior Stairs and Fire Escapes	2022	Exterior Stairs - Concrete - Platform	30,051
Napier Academic	Necessary - Not Yet Critical	Water Coolers - Wall Mount Renewal	Beyond Useful Life	D2010 - Plumbing Fixtures	2020	Water Coolers - Wall Mount	23,870
Napier Academic	Not Time Critical	Hardware - Not ADAAG Compliant (partial)	Accessibility	C1020 - Interior Doors	2019	Swinging Doors	285,655
Napier Academic	Not Time Critical	Guard and Handrails - Non-Compliant (partial)	Grandfathered Code	C20 - Stairs	2020	Stairs	32,092
Napier Academic	Not Time Critical	Electrical Outlets - Lack GFCI Receptacle (partial)	Grandfathered Code	D5021 - Branch Wiring Devices	2019	Branch Wiring, Original - Equipment & Devices	7,729
Napier Academic	Not Time Critical	Guards - Lacking	Grandfathered Code		2019		28,675
South Haven	Necessary - Not Yet Critical	Fire Alarm System - Average Density Renewal	Beyond Useful Life	D5037 - Fire Alarm Systems	2022	Fire Alarm System - Average Density	208,679
South Haven	Necessary - Not Yet Critical	Vinyl Sheet Goods Renewal	Beyond Useful Life	C3020 - Floor Finishes	2022	Vinyl Sheet Goods	38,210
South Haven	Necessary - Not Yet Critical	Paint Masonry/Epoxy Finish - Economy Renewal	Beyond Useful Life	C3010 - Wall Finishes	2022	Paint Masonry/Epoxy Finish - Economy	14,376
South Haven	Necessary - Not Yet Critical	Carpeting 5 - Carpet Tiles Renewal	Beyond Useful Life	C3020 - Floor Finishes	2019	Carpeting 5 - Carpet Tiles	166,249
South Haven	Necessary - Not Yet Critical	LAN System - Average Density Renewal	Beyond Useful Life	D5039 - Local Area Networks	2022	LAN System - Average Density	161,436
South Haven	Necessary - Not Yet Critical	DX Condensing Unit Renewal	Beyond Useful Life	D3030 - Cooling Generating Systems	2022	DX Condensing Unit	210,371
South Haven	Necessary - Not Yet Critical	Water Heater - Gas Renewal	Beyond Useful Life	D2020 - Domestic Water Distribution	2022	Water Heater - Gas	30,302
South Haven	Necessary - Not Yet Critical	Unit Heaters - Electric Renewal	Beyond Useful Life	D3050 - Terminal and Package Units	2022	Unit Heaters - Electric	29,483
South Haven	Necessary - Not Yet Critical	Folding Partitions Renewal	Beyond Useful Life	C1010 - Partitions	2022	Folding Partitions	129,290
South Haven	Necessary - Not Yet Critical	Fittings: Signage (Room Numbering and Identification) Renewal	Beyond Useful Life	C1035 - Identifying Devices	2023	Fittings: Signage (Room Numbering and Identification)	31,847
South Haven	Necessary - Not Yet Critical	Painted Finish - (1 Coat Prime - 2 Coats Finish) Renewal	Beyond Useful Life	C3010 - Wall Finishes	2022	Painted Finish - (1 Coat Prime - 2 Coats Finish)	78,771
South Haven	Necessary - Not Yet Critical	Security System - Light Density Renewal	Beyond Useful Life	D5038 - Security and Detection Systems	2021	Security System - Light Density	52,772
Beckwith Hall	Necessary - Not Yet Critical	Repaint suite wall surfaces	Beyond Useful Life	C3010 - Wall Finishes	2020	Painted Finish - (1 Coat Prime - 2 Coats Finish)	35,679
Beckwith Hall	Necessary - Not Yet Critical	Repaint suite wall surfaces	Beyond Useful Life	C3010 - Wall Finishes	2020	Painted Finish - (1 Coat Prime - 2 Coats Finish)	35,679
Beckwith Hall	Necessary - Not Yet Critical	Replace hallway carpet	Beyond Useful Life	C3020 - Floor Finishes	2019	Carpeting 3 - Carpet Broadloom - 1 Floor	34,944
Beckwith Hall	Necessary - Not Yet Critical	Replace hallway carpet	Beyond Useful Life	C3020 - Floor Finishes	2019	Carpeting 3 - Carpet Broadloom - 1 Floor	34,944
Beckwith Hall	Necessary - Not Yet Critical	Replace hallway carpet	Beyond Useful Life	C3020 - Floor Finishes	2019	Carpeting 3 - Carpet Broadloom - 1 Floor	34,944
Beckwith Hall	Necessary - Not Yet Critical	Replace suite carpet	Beyond Useful Life	C3020 - Floor Finishes	2023	Carpeting 3 - Carpet Broadloom - 1 Floor	34,944
Beckwith Hall	Necessary - Not Yet Critical	Replace suite carpet	Beyond Useful Life	C3020 - Floor Finishes	2023	Carpeting 3 - Carpet Broadloom - 1 Floor	34,944
Beckwith Hall	Necessary - Not Yet Critical	P-TAC replacement	Beyond Useful Life	D3050 - Terminal and Package Units	2021	P-TAC replacement	240,000
Beckwith Hall	Necessary - Not Yet Critical	P-TAC replacement	Beyond Useful Life	D3050 - Terminal and Package Units	2022	P-TAC replacement	240,000