

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 .03, 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 to be completed by February 2020. With completion of Main Building construction, our overall FCI will have improved to .03. Generally, all other facilities are well maintained and in very good condition. The College plans to have all facility condition assessments formally updated after the completion of the extensive capital improvements currently in construction. The new facility condition assessment is expected to uncover other deferred needs for long term planning given our aging infrastructure and systems approach end of useful life.

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	\$89,267	.04
Niles at Bertrand Crossing	1998	34,283	\$7,501,200	\$357,038	.05
Hanson Tech. Ctr.	2016	42,275	\$10,300,500	\$0	.04
Mendel Center	1978	138,688	\$35,088,000	\$1,242,190	.01
Main Building (formally Napier Academic)	1968	300,689	\$89,425,000	\$2,879,063	.03
South Haven	2003	41,222	\$9,666,137	\$11,000	.04
Todd Center	2002	43,400	\$11,160,000	\$20,000	<.01
Welch Center	2019	13,981	\$6,534,628	\$0	.00
Total/Average		681,450	\$178,875,165	\$4,598,558	.03

Table 2: Requirement Year 2020 and Five-Year Totals

Facility Name	Requirement Year	
	2020	2021 - 2025
Beckwith Hall	\$89,267	\$281,507
Niles at Bertrand Crossing	\$357,038	\$1,489,496
Hanson Tech. Ctr.	\$0	\$450,500
Mendel Center	\$1,242,190	\$19,566,412
Benton Harbor Main Building	\$2,879,063	\$15,352,666
South Haven	\$11,000	\$1,211,217
Todd Center	\$20,000	\$167,000
Welch Center	\$0	\$0
Totals	\$4,598,558	\$38,518,799

Discussion: The Todd Center, acquired in 2018, has not yet had a full facility assessment 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		\$370,775			\$370,775
Niles at Bertrand Crossing	\$33,343	\$1,630,685		\$182,507	\$1,846,534
Hanson Tech. Ctr.			\$450,500		\$450,500
Mendel Center	\$1,068,818	\$19,066,181	\$275,989	\$397,614	\$20,808,602
Benton Harbor Main Building	\$556,114	\$14,654,455	\$434,427	\$2,586,732	\$18,231,728
South Haven	\$11,000	\$1,211,217			\$1,222,217
Todd Center	\$20,000	\$167,000			\$187,000
Welch Center					\$0
Totals	\$1,689,275	\$37,100,313	\$1,160,916	\$3,166,853	\$43,117,357

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.

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	2020	Emergency Battery Pack Lights	33,343
Bertrand Crossing	Potentially Critical	Fire Alarm System - Average Density Renewal	Beyond Useful Life	D5037 - Fire Alarm Systems	2020	Fire Alarm System - Average Density	182,507
Bertrand Crossing	Necessary - Not Yet Critical	Security System - Light Density Renewal	Beyond Useful Life	D5038 - Security and Detection Systems	2022	Security System - Light Density	46,153
Bertrand Crossing	Necessary - Not Yet Critical	Chiller - Screw Renewal	Beyond Useful Life	D3030 - Cooling Generating Systems	2023	Chiller - Screw	295,918
Bertrand Crossing	Necessary - Not Yet Critical	LAN System - Average Density Renewal	Beyond Useful Life	D5039 - Local Area Networks	2020	LAN System - Average Density	141,189
Bertrand Crossing	Necessary - Not Yet Critical	Lighting - Exterior - HID Wall Packs Renewal	Beyond Useful Life	D5020 - Lighting and Branch Wiring	2023	Lighting - Exterior - HID Wall Packs	1,371
Bertrand Crossing	Necessary - Not Yet Critical	Water Heater - Gas Renewal	Beyond Useful Life	D2020 - Domestic Water Distribution	2021	Water Heater - Gas	16,637
Bertrand Crossing	Necessary - Not Yet Critical	Lighting Fixtures - Average Density Renewal	Beyond Useful Life	D5022 - Lighting Equipment	2023	Lighting Fixtures - Average Density	191,313
Bertrand Crossing	Necessary - Not Yet Critical	Painted Finish - Average (1 Coat Prime - 2 Coats Finish) Renewal	Beyond Useful Life	C3010 - Wall Finishes	2022	Painted Finish - Average (1 Coat Prime - 2 Coats Finish)	48,537
Bertrand Crossing	Necessary - Not Yet Critical	Carpeting 3 - Carpet Broadloom Renewal	Beyond Useful Life	C3020 - Floor Finishes	2022	Carpeting 3 - Carpet Broadloom	144,148
Bertrand Crossing	Necessary - Not Yet Critical	Water Coolers - Wall Mount Wheelchair Type Renewal	Beyond Useful Life	D2010 - Plumbing Fixtures	2023	Water Coolers - Wall Mount Wheelchair Type	9,810
Bertrand Crossing	Necessary - Not Yet Critical	VCT 2 Renewal	Beyond Useful Life	C3020 - Floor Finishes	2023	VCT 2	74,781
Bertrand Crossing	Necessary - Not Yet Critical	Exit Signs - Low Density Renewal	Beyond Useful Life	D5092 - Emergency Light and Power Systems	2023	Exit Signs - Low Density	16,818
Bertrand Crossing	Necessary - Not Yet Critical	ACT System Renewal	Beyond Useful Life	C3030 - Ceiling Finishes	2023	ACT System	101,406
Bertrand Crossing	Necessary - Not Yet Critical	DDC System Renewal	Beyond Useful Life	D3060 - Controls and Instrumentation	2023	DDC System	120,860
Bertrand Crossing	Necessary - Not Yet Critical	Exhaust System - Restroom w/Roof Fan Renewal	Beyond Useful Life	D3040 - Distribution Systems	2023	Exhaust System - Restroom w/Roof Fan	19,192
Bertrand Crossing	Necessary - Not Yet Critical	Fittings: Signage (Room Numbering and Identification) Renewal	Beyond Useful Life	C1035 - Identifying Devices	2024	Fittings: Signage (Room Numbering and Identification)	27,853
Bertrand Crossing	Necessary - Not Yet Critical	Return Air Ductwork and Fan Renewal	Beyond Useful Life	D3040 - Distribution Systems	2023	Return Air Ductwork and Fan	342,053
Bertrand Crossing	Necessary - Not Yet Critical	Folding Partitions Renewal	Beyond Useful Life	C1013 - Retractable Partitions	2024	Folding Partitions	32,646
Mendel Center	Currently Critical	Skylights - Monumental Renewal	Beyond Useful Life	B3021 - Glazed Roof Openings	2020	Skylights - Monumental	365,773
Mendel Center	Currently Critical	Branch Wiring, Original - Equipment & Devices Renewal	Beyond Useful Life	D5021 - Branch Wiring Devices	2020	Branch Wiring, Original - Equipment & Devices	530,672
Mendel Center	Currently Critical	ACT System - 1992 Renewal	Beyond Useful Life	C3030 - Ceiling Finishes	2020	ACT System - 1992	172,373
Mendel Center	Potentially Critical	Electrical Panel - Lack Circuit Identification	Life Safety	D5012 - Low Tension Service and Dist.	2020	Distribution Equipment, Panelboards, and Feeders 13, 1992 Ren	3,920
Mendel Center	Potentially Critical	Lighting Fixtures, Original - Average Density Renewal (partial)	Beyond Useful Life	D5022 - Lighting Equipment	2021	Lighting Fixtures, Original - Average Density	224,242
Mendel Center	Potentially Critical	Emergency Battery Pack Lights Renewal	Beyond Useful Life	D5092 - Emergency Light and Power Systems	2020	Emergency Battery Pack Lights	56,721
Mendel Center	Potentially Critical	Intercom System Renewal	Beyond Useful Life	D5032 - Intercommunication and Paging System	2020	Intercom System	112,731
Mendel Center	Necessary - Not Yet Critical	Water Dist Complete Renewal	Beyond Useful Life	D2020 - Domestic Water Distribution	2024	Water Dist Complete	545,390
Mendel Center	Necessary - Not Yet Critical	Wet Sprinkler System - w/Pump Renewal	Beyond Useful Life	D40 - Fire Protection	2022	Wet Sprinkler System - w/Pump	1,402,259
Mendel Center	Necessary - Not Yet Critical	Water Heater - Gas - 2000 Renewal	Beyond Useful Life	D2020 - Domestic Water Distribution	2022	Water Heater - Gas - 2000	15,933
Mendel Center	Necessary - Not Yet Critical	Lighting - Exterior Renewal	Beyond Useful Life	D5020 - Lighting and Branch Wiring	2022	Lighting - Exterior	8,356
Mendel Center	Necessary - Not Yet Critical	VCT 2 Renewal	Beyond Useful Life	C3020 - Floor Finishes	2024	VCT 2	81,694
Mendel Center	Necessary - Not Yet Critical	Theater And Stage Equipment - Economy Renewal	Beyond Useful Life	E - Equipment and Furnishings	2023	Theater And Stage Equipment - Economy	307,061
Mendel Center	Necessary - Not Yet Critical	Access Office Flooring System - 1992 Renewal	Beyond Useful Life	C3020 - Floor Finishes	2022	Access Office Flooring System - 1992	36,677
Mendel Center	Necessary - Not Yet Critical	Retaining Walls - Concrete Renewal	Beyond Useful Life	G2040 - Site Development	2023	Retaining Walls - Concrete	113,262
Mendel Center	Necessary - Not Yet Critical	LAN System - Average Density Renewal	Beyond Useful Life	D5039 - Local Area Networks	2021	LAN System - Average Density	571,163
Mendel Center	Necessary - Not Yet Critical	Unit Heaters - Hot Water Renewal	Beyond Useful Life	D3050 - Terminal and Package Units	2022	Unit Heaters - Hot Water	19,975
Mendel Center	Necessary - Not Yet Critical	Kitchen Equipment Renewal	Beyond Useful Life	E - Equipment and Furnishings	2022	Kitchen Equipment	132,133
Mendel Center	Necessary - Not Yet Critical	Exhaust System - General Building Renewal	Beyond Useful Life	D3040 - Distribution Systems	2023	Exhaust System - General Building	184,061
Mendel Center	Necessary - Not Yet Critical	Painted Finish - (1 Coat Prime - 2 Coats Finish) Renewal	Beyond Useful Life	C3010 - Wall Finishes	2023	Painted Finish - (1 Coat Prime - 2 Coats Finish)	122,748
Mendel Center	Necessary - Not Yet Critical	Door Assembly - 3 x 7 Storefront Renewal	Beyond Useful Life	B2030 - Exterior Doors	2024	Door Assembly - 3 x 7 Storefront	5,448
Mendel Center	Necessary - Not Yet Critical	Door Assembly - 6 x 7 HM Renewal	Beyond Useful Life	B2030 - Exterior Doors	2024	Door Assembly - 6 x 7 HM	44,511
Mendel Center	Necessary - Not Yet Critical	Lighting Fixtures, 1992 Renovation - Average Density Renewal	Beyond Useful Life	D5022 - Lighting Equipment	2022	Lighting Fixtures, 1992 Renovation - Average Density	325,448

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	Exit Signs, Original - Low Density Renewal	Beyond Useful Life	D5092 - Emergency Light and Power Systems	2022	Exit Signs, Original - Low Density	68,036
Mendel Center	Necessary - Not Yet Critical	Smoke Hatches Renewal	Beyond Useful Life	B3020 - Roof Openings	2024	Smoke Hatches	91,966
Mendel Center	Necessary - Not Yet Critical	Aluminum Windows Renewal	Beyond Useful Life	B2020 - Exterior Windows	2023	Aluminum Windows	376,200
Mendel Center	Necessary - Not Yet Critical	Central AHU - VAV System w/Distribution Renewal	Beyond Useful Life	D3040 - Distribution Systems	2022	Central AHU - VAV System w/Distribution	1,252,815
Mendel Center	Necessary - Not Yet Critical	Door Assembly - 6 x 7 Storefront Renewal	Beyond Useful Life	B2030 - Exterior Doors	2024	Door Assembly - 6 x 7 Storefront	103,018
Mendel Center	Necessary - Not Yet Critical	Four Pipe Distribution System w/Pump Renewal	Beyond Useful Life	D3040 - Distribution Systems	2024	Four Pipe Distribution System w/Pump	3,061,495
Mendel Center	Necessary - Not Yet Critical	Exhaust System - Restroom w/Roof Fan Renewal	Beyond Useful Life	D3040 - Distribution Systems	2023	Exhaust System - Restroom w/Roof Fan	77,641
Mendel Center	Necessary - Not Yet Critical	Fittings: Signage (Room Numbering and Identification) Renewal	Beyond Useful Life	C1035 - Identifying Devices	2023	Fittings: Signage (Room Numbering and Identification)	112,674
Mendel Center	Necessary - Not Yet Critical	Central AHU - Const Volume w/Distribution Renewal (partial)	Beyond Useful Life	D3040 - Distribution Systems	2024	Central AHU - Const Volume w/Distribution	1,977,092
Mendel Center	Necessary - Not Yet Critical	Water Coolers - Wall Mount Renewal	Beyond Useful Life	D2010 - Plumbing Fixtures	2024	Water Coolers - Wall Mount	41,329
Mendel Center	Necessary - Not Yet Critical	Overhead Doors (Electrically Operated) Renewal	Beyond Useful Life	B2030 - Exterior Doors	2024	Overhead Doors (Electrically Operated)	6,395
Mendel Center	Necessary - Not Yet Critical	Restroom - Complete - Single Renewal	Beyond Useful Life	C10 - Interior Construction	2023	Restroom - Complete - Single	52,569
Mendel Center	Necessary - Not Yet Critical	Dry Sprinkler System Renewal	Beyond Useful Life	D40 - Fire Protection	2024	Dry Sprinkler System	34,651
Mendel Center	Necessary - Not Yet Critical	Motor Control Center, Main Elec Room Renewal	Beyond Useful Life	D3069 - Other Controls and Instrumentation	2021	Motor Control Center, Main Elec Room	41,228
Mendel Center	Necessary - Not Yet Critical	Drain Pipe: Not Insulated	Accessibility	C10 - Interior Construction	2021	Restroom - Complete - Gang	1,855
Mendel Center	Necessary - Not Yet Critical	Carpeting 3 - Carpet Broadloom - 2006 Renewal	Beyond Useful Life	C3020 - Floor Finishes	2021	Carpeting 3 - Carpet Broadloom - 2006	72,805
Mendel Center	Necessary - Not Yet Critical	Paint Masonry/Epoxy Finish Renewal	Beyond Useful Life	C3010 - Wall Finishes	2023	Paint Masonry/Epoxy Finish	325,590
Mendel Center	Necessary - Not Yet Critical	Restroom - Complete - Double Renewal	Beyond Useful Life	C10 - Interior Construction	2023	Restroom - Complete - Double	59,102
Mendel Center	Necessary - Not Yet Critical	Restroom - Complete - Gang Renewal	Beyond Useful Life	C10 - Interior Construction	2023	Restroom - Complete - Gang	200,580
Mendel Center	Necessary - Not Yet Critical	Restroom - Shower Renewal	Beyond Useful Life	C10 - Interior Construction	2023	Restroom - Shower	146,529
Mendel Center	Necessary - Not Yet Critical	Distribution Equipment, Panelboards, and Feeders 13 - 3000A 480Y/277V & 208Y/120V	Beyond Useful Life	D5012 - Low Tension Service and Dist.	2024	Distribution Equipment, Panelboards, and Feeders 13 - 3000A 480Y/277V & 208Y/120V	404,799
Mendel Center	Necessary - Not Yet Critical	Emergency Generator - Average 280KW Renewal	Beyond Useful Life	D5092 - Emergency Light and Power Systems	2024	Emergency Generator - Average 280KW	140,254
Mendel Center	Necessary - Not Yet Critical	DDC/Pneumatic System - Hybrid Renewal	Beyond Useful Life	D3060 - Controls and Instrumentation	2023	DDC/Pneumatic System - Hybrid	977,332
Mendel Center	Necessary - Not Yet Critical	Natural Gas Supply for Bldg Renewal	Beyond Useful Life	D2090 - Other Plumbing Systems	2023	Natural Gas Supply for Bldg	338,953
Mendel Center	Necessary - Not Yet Critical	Theater And Stage Equipment - High Quality - 1992 Renewal	Beyond Useful Life	E - Equipment and Furnishings	2024	Theater And Stage Equipment - High Quality - 1992	5,185,155
Mendel Center	Not Time Critical	Rooftop HVAC Equipment - Lacks Service Outlets	Grandfathered Code	D5021 - Branch Wiring Devices	2025	Branch Wiring, Original - Equipment & Devices	8,997
Mendel Center	Not Time Critical	Electrical Panels - Lack Dedicated Space	Grandfathered Code	D5012 - Low Tension Service and Dist.	2025	Distribution Equipment, Panelboards, and Feeders 13 - 3000A 480Y/277V & 208Y/120V	42,445
Mendel Center	Not Time Critical	Guard and Handrails - Non-Compliant	Grandfathered Code	C20 - Stairs	2025	Stairs	46,128
Mendel Center	Not Time Critical	Electrical Outlets - Lack GFCI Receptacle	Grandfathered Code	D5021 - Branch Wiring Devices	2025	Branch Wiring, Original - Equipment & Devices	11,737
Mendel Center	Not Time Critical	Hardware - Not ADAAG Compliant	Accessibility	C1020 - Interior Doors	2025	Swinging Doors	152,161
Mendel Center	Not Time Critical	Partitions- Generator Room Non-Compliant	Grandfathered Code		2025		14,521
Napier Academic	Currently Critical	Carpeting 3 - Carpet Broadloom - D Wing Lecture Renewal (partial)	Beyond Useful Life	C3020 - Floor Finishes	2021	Carpeting 3 - Carpet Broadloom - D Wing Lecture	74,580
Napier Academic	Currently Critical	Motor Control Center Renewal	Beyond Useful Life	D3069 - Other Controls and Instrumentation	2020	Motor Control Center	391,670
Napier Academic	Currently Critical	Carpeting 3 - Carpet Broadloom - E Wing Renewal	Beyond Useful Life	C3020 - Floor Finishes	2021	Carpeting 3 - Carpet Broadloom - E Wing	9,865
Napier Academic	Currently Critical	Plaza Guard and Handrails - Non-Compliant (partial)	Grandfathered Code	C20 - Stairs	2022	Stairs	80,000
Napier Academic	Potentially Critical	Branch Wiring, Original - Equipment & Devices Renewal	Beyond Useful Life	D5021 - Branch Wiring Devices	2020	Branch Wiring, Original - Equipment & Devices	1,158,718
Napier Academic	Potentially Critical	UPS System 120V Single Phase - per KVA Renewal	Beyond Useful Life	D5092 - Emergency Light and Power Systems	2021	UPS System 120V Single Phase - per KVA	74,216
Napier Academic	Potentially Critical	Carpeting 3 - Carpet Broadloom - S Wing Renewal (partial)	Beyond Useful Life	C3020 - Floor Finishes	2021	Carpeting 3 - Carpet Broadloom - S Wing	38,868
Napier Academic	Potentially Critical	ACT Concealed Spline System - S Wing Renewal (partial)	Beyond Useful Life	C3030 - Ceiling Finishes	2021	ACT Concealed Spline System - S Wing	32,491
Napier Academic	Potentially Critical	Exit Signs, Original - Low Density Renewal (partial)	Beyond Useful Life	D5092 - Emergency Light and Power Systems	2020	Exit Signs, Original - Low Density	51,475
Napier Academic	Potentially Critical	Emergency Battery Pack Lights Renewal	Beyond Useful Life	D5092 - Emergency Light and Power Systems	2020	Emergency Battery Pack Lights	14,589

Facility Condition Assessment Requirement Listing

Facility	Priority	Requirement Name	Requirement Category	Prime System	Action Year	Linked System	Requirement Cost
Napier Academic	Potentially Critical	Fire Alarm System - Average Density Renewal (partial)	Beyond Useful Life	D5037 - Fire Alarm Systems	2020	Fire Alarm System - Average Density	815,807
Napier Academic	Potentially Critical	Aluminum Windows - L Wing Renewal (partial)	Beyond Useful Life	B2020 - Exterior Windows	2020	Aluminum Windows - L Wing	128,250
Napier Academic	Potentially Critical	ACT Concealed Spline System - D Wing Renewal (partial)	Beyond Useful Life	C3030 - Ceiling Finishes	2021	ACT Concealed Spline System - D Wing	7,765
Napier Academic	Potentially Critical	Public Address System - Average Density Renewal	Beyond Useful Life	D5031 - Public Address and Music Systems	2020	Public Address System - Average Density	31,837
Napier Academic	Potentially Critical	Carpeting 3 - Carpet Broadloom - C Wing Renewal (partial)	Beyond Useful Life	C3020 - Floor Finishes	2020	Carpeting 3 - Carpet Broadloom - C Wing	32,715
Napier Academic	Potentially Critical	Plaza roof drainage repair	Beyond Useful Life	D2040 - Rain Water Drainage	2020	Plaza roof drainage repair	200,000
Napier Academic	Necessary - Not Yet Critical	Carpeting 3 - Carpet Broadloom - C Wing - 2008 Renewal	Beyond Useful Life	C3020 - Floor Finishes	2023	Carpeting 3 - Carpet Broadloom - C Wing - 2008	23,677
Napier Academic	Necessary - Not Yet Critical	Roof Drainage Renewal	Beyond Useful Life	D2040 - Rain Water Drainage	2023	Roof Drainage	730,816
Napier Academic	Necessary - Not Yet Critical	Exterior Stairs - Concrete Renewal	Beyond Useful Life	B1015 - Exterior Stairs and Fire Escapes	2023	Exterior Stairs - Concrete	29,580
Napier Academic	Necessary - Not Yet Critical	Door Assembly - 3 x 7 HM Renewal	Beyond Useful Life	B2030 - Exterior Doors	2023	Door Assembly - 3 x 7 HM	77,294
Napier Academic	Necessary - Not Yet Critical	Plaster Walls - 3 Coats Renewal (partial)	Beyond Useful Life	C1010 - Partitions	2023	Plaster Walls - 3 Coats	674,655
Napier Academic	Necessary - Not Yet Critical	Paint Masonry/Epoxy Finish - Economy Renewal (partial)	Beyond Useful Life	C3010 - Wall Finishes	2021	Paint Masonry/Epoxy Finish - Economy	39,204
Napier Academic	Necessary - Not Yet Critical	Painted Finish - (1 Coat Prime - 2 Coats Finish) Renewal (partial)	Beyond Useful Life	C3010 - Wall Finishes	2023	Painted Finish - (1 Coat Prime - 2 Coats Finish)	293,410
Napier Academic	Necessary - Not Yet Critical	VCT 2 - A Wing Renewal	Beyond Useful Life	C3020 - Floor Finishes	2022	VCT 2 - A Wing	629
Napier Academic	Necessary - Not Yet Critical	VAT - C Wing (partial)	Asbestos	C3020 - Floor Finishes	2021	VCT 2 - C Wing	84,356
Napier Academic	Necessary - Not Yet Critical	Carpeting 3 - Carpet Broadloom - B Wing Renewal (partial)	Beyond Useful Life	C3020 - Floor Finishes	2022	Carpeting 3 - Carpet Broadloom - B Wing	12,802
Napier Academic	Necessary - Not Yet Critical	VCT 2 - E Wing Renewal	Beyond Useful Life	C3020 - Floor Finishes	2022	VCT 2 - E Wing	15,710
Napier Academic	Necessary - Not Yet Critical	Custodial/Utility Sinks Renewal	Beyond Useful Life	D2010 - Plumbing Fixtures	2024	Custodial/Utility Sinks	179,849
Napier Academic	Necessary - Not Yet Critical	Door Assembly - 6 x 7 Storefront Renewal	Beyond Useful Life	B2030 - Exterior Doors	2023	Door Assembly - 6 x 7 Storefront	137,357
Napier Academic	Necessary - Not Yet Critical	VAT - A Wing (partial)	Asbestos	C3020 - Floor Finishes	2025	VCT 2 - A Wing	1,132
Napier Academic	Necessary - Not Yet Critical	LAN System - Average Density Renewal (partial)	Beyond Useful Life	D5039 - Local Area Networks	2021	LAN System - Average Density	631,116
Napier Academic	Necessary - Not Yet Critical	Door Assembly - 6 x 7 HM Renewal	Beyond Useful Life	B2030 - Exterior Doors	2023	Door Assembly - 6 x 7 HM	26,706
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	2022	Scoreboard Single Sided – College/High school Arena (Lower End)	5,119
Napier Academic	Necessary - Not Yet Critical	Distribution Equipment, Panelboards, and Feeders 13 - 4000A 480Y/277V & 208Y/120V	Beyond Useful Life	D5012 - Low Tension Service and Dist.	2023	Distribution Equipment, Panelboards, and Feeders 13 - 4000A 480Y/277V & 208Y/120V	1,526,896
Napier Academic	Necessary - Not Yet Critical	Carpeting 3 - Carpet Broadloom - C Wing - 2000 Renewal (partial)	Beyond Useful Life	C3020 - Floor Finishes	2023	Carpeting 3 - Carpet Broadloom - C Wing - 2000	108,322
Napier Academic	Necessary - Not Yet Critical	Carpeting 3 - Carpet Broadloom - A Wing Renewal	Beyond Useful Life	C3020 - Floor Finishes	2020	Carpeting 3 - Carpet Broadloom - A Wing	54,002
Napier Academic	Necessary - Not Yet Critical	Carpeting 3 - Carpet Broadloom - A Wing - 2000 Renewal	Beyond Useful Life	C3020 - Floor Finishes	2023	Carpeting 3 - Carpet Broadloom - A Wing - 2000	61,163
Napier Academic	Necessary - Not Yet Critical	Carpeting 3 - Carpet Broadloom - B Wing - 2000 Renewal	Beyond Useful Life	C3020 - Floor Finishes	2023	Carpeting 3 - Carpet Broadloom - B Wing - 2000	252,941
Napier Academic	Necessary - Not Yet Critical	Restroom - Complete - Gang - L Wing Renewal (partial)	Beyond Useful Life	C10 - Interior Construction	2023	Restroom - Complete - Gang - L Wing	67,063
Napier Academic	Necessary - Not Yet Critical	Carpeting 3 - Carpet Broadloom - D Wing - 2000 Renewal	Beyond Useful Life	C3020 - Floor Finishes	2023	Carpeting 3 - Carpet Broadloom - D Wing - 2000	24,170
Napier Academic	Necessary - Not Yet Critical	Overhead Doors (Manually Operated) - B Wing Renewal	Beyond Useful Life	B2030 - Exterior Doors	2023	Overhead Doors (Manually Operated) - B Wing	24,802
Napier Academic	Necessary - Not Yet Critical	CMU Block Walls - Plain Renewal (partial)	Beyond Useful Life	C1010 - Partitions	2023	CMU Block Walls - Plain	66,112
Napier Academic	Necessary - Not Yet Critical	Natural Gas Supply for Bldg Renewal	Beyond Useful Life	D2090 - Other Plumbing Systems	2023	Natural Gas Supply for Bldg	740,888
Napier Academic	Necessary - Not Yet Critical	Unit Heaters - Hot Water Renewal	Beyond Useful Life	D3050 - Terminal and Package Units	2021	Unit Heaters - Hot Water	39,950
Napier Academic	Necessary - Not Yet Critical	Door Assembly - 3 x 7 Storefront Renewal	Beyond Useful Life	B2030 - Exterior Doors	2023	Door Assembly - 3 x 7 Storefront	32,690
Napier Academic	Necessary - Not Yet Critical	Hydraulic Passenger Elevator Renewal B Wing	Beyond Useful Life	D1010 - Elevators and Lifts	2021	Hydraulic Passenger Elevator	166,038
Napier Academic	Necessary - Not Yet Critical	Restroom - Complete - Double - A Wing Renewal	Beyond Useful Life	C10 - Interior Construction	2023	Restroom - Complete - Double - A Wing	59,102
Napier Academic	Necessary - Not Yet Critical	Four Pipe Distribution System w/Pump Renewal (partial)	Beyond Useful Life	D3040 - Distribution Systems	2023	Four Pipe Distribution System w/Pump	3,382,846
Napier Academic	Necessary - Not Yet Critical	VAT - E Wing	Asbestos	C3020 - Floor Finishes	2021	VCT 2 - E Wing	4,732
Napier Academic	Necessary - Not Yet Critical	Wet Standpipe System Renewal	Beyond Useful Life	D40 - Fire Protection	2023	Wet Standpipe System	694,321
Napier Academic	Necessary - Not Yet Critical	Sanitary Waste Renewal	Beyond Useful Life	D2030 - Sanitary Waste	2023	Sanitary Waste	2,264,435

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Napier Academic	Necessary - Not Yet Critical	Pedestrian Sky Bridges - Concrete Renewal	Beyond Useful Life	B2010 - Exterior Walls	2023	Pedestrian Sky Bridges - Concrete	1,029,849
Napier Academic	Necessary - Not Yet Critical	Hydraulic Freight Elevator Renewal	Beyond Useful Life	D1010 - Elevators and Lifts	2021	Hydraulic Freight Elevator	264,122
Napier Academic	Necessary - Not Yet Critical	Carpeting 3 - Carpet Broadloom - B Wing - 2008 Renewal	Beyond Useful Life	C3020 - Floor Finishes	2023	Carpeting 3 - Carpet Broadloom - B Wing - 2008	17,757
Napier Academic	Not Time Critical	VCT 2 - C Wing Renewal (partial)	Beyond Useful Life	C3020 - Floor Finishes	2025	VCT 2 - C Wing	30,698
Napier Academic	Necessary - Not Yet Critical	Lighting Fixtures, Original - Average Density Renewal (partial)	Beyond Useful Life	D5022 - Lighting Equipment	2022	Lighting Fixtures, Original - Average Density	468,515
Napier Academic	Necessary - Not Yet Critical	GWB Walls - Standard (Non-Painted) Renewal (partial)	Beyond Useful Life	C1010 - Partitions	2023	GWB Walls - Standard (Non-Painted)	283,622
Napier Academic	Necessary - Not Yet Critical	Exterior Stairs - Concrete - Platform Renewal	Beyond Useful Life	B1015 - Exterior Stairs and Fire Escapes	2023	Exterior Stairs - Concrete - Platform	31,602
Napier Academic	Necessary - Not Yet Critical	Water Coolers - Wall Mount Renewal	Beyond Useful Life	D2010 - Plumbing Fixtures	2021	Water Coolers - Wall Mount	25,102
Napier Academic	Not Time Critical	Guard and Handrails - Non-Compliant (partial)	Grandfathered Code	C20 - Stairs	2025	Stairs	48,652
Napier Academic	Not Time Critical	Hardware - Not ADAAG Compliant (partial)	Accessibility	C1020 - Interior Doors	2025	Swinging Doors	316,363
Napier Academic	Not Time Critical	Electrical Outlets - Lack GFCI Receptacle (partial)	Grandfathered Code	D5021 - Branch Wiring Devices	2025	Branch Wiring, Original - Equipment & Devices	8,559
Napier Academic	Not Time Critical	Guards - Lacking	Grandfathered Code	C20 - Stairs	2025	Guards - Lacking	30,155
South Haven	Currently Critical	Door Assembly - 6 x 7 HM Renewal	Beyond Useful Life	B2030 - Exterior Doors	2020	Door Assembly - 6 x 7 HM Renewal	11,000
South Haven	Necessary - Not Yet Critical	Fire Alarm System - Average Density Renewal	Beyond Useful Life	D5037 - Fire Alarm Systems	2023	Fire Alarm System - Average Density	219,447
South Haven	Necessary - Not Yet Critical	Vinyl Sheet Goods Renewal	Beyond Useful Life	C3020 - Floor Finishes	2023	Vinyl Sheet Goods	40,181
South Haven	Necessary - Not Yet Critical	Paint Masonry/Epoxy Finish - Economy Renewal	Beyond Useful Life	C3010 - Wall Finishes	2023	Paint Masonry/Epoxy Finish - Economy	15,117
South Haven	Necessary - Not Yet Critical	Carpeting 5 - Carpet Tiles Renewal	Beyond Useful Life	C3020 - Floor Finishes	2025	Carpeting 5 - Carpet Tiles	174,827
South Haven	Necessary - Not Yet Critical	LAN System - Average Density Renewal	Beyond Useful Life	D5039 - Local Area Networks	2023	LAN System - Average Density	169,766
South Haven	Necessary - Not Yet Critical	DX Condensing Unit Renewal	Beyond Useful Life	D3030 - Cooling Generating Systems	2023	DX Condensing Unit	221,226
South Haven	Necessary - Not Yet Critical	Water Heater - Gas Renewal	Beyond Useful Life	D2020 - Domestic Water Distribution	2023	Water Heater - Gas	31,866
South Haven	Necessary - Not Yet Critical	Unit Heaters - Electric Renewal	Beyond Useful Life	D3050 - Terminal and Package Units	2023	Unit Heaters - Electric	31,004
South Haven	Necessary - Not Yet Critical	Folding Partitions Renewal	Beyond Useful Life	C1010 - Partitions	2023	Folding Partitions	135,962
South Haven	Necessary - Not Yet Critical	Fittings: Signage (Room Numbering and Identification) Renewal	Beyond Useful Life	C1035 - Identifying Devices	2024	Fittings: Signage (Room Numbering and Identification)	33,490
South Haven	Necessary - Not Yet Critical	Painted Finish - (1 Coat Prime - 2 Coats Finish) Renewal	Beyond Useful Life	C3010 - Wall Finishes	2023	Painted Finish - (1 Coat Prime - 2 Coats Finish)	82,836
South Haven	Necessary - Not Yet Critical	Security System - Light Density Renewal	Beyond Useful Life	D5038 - Security and Detection Systems	2022	Security System - Light Density	55,495
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)	37,520
Beckwith Hall	Necessary - Not Yet Critical	Repaint suite wall surfaces	Beyond Useful Life	C3010 - Wall Finishes	2021	Painted Finish - (1 Coat Prime - 2 Coats Finish)	37,520
Beckwith Hall	Necessary - Not Yet Critical	Replace hallway carpet	Beyond Useful Life	C3020 - Floor Finishes	2024	Carpeting 3 - Carpet Broadloom - 1 Floor	36,747
Beckwith Hall	Necessary - Not Yet Critical	Replace hallway carpet	Beyond Useful Life	C3020 - Floor Finishes	2021	Carpeting 3 - Carpet Broadloom - 1 Floor	36,747
Beckwith Hall	Necessary - Not Yet Critical	Replace hallway carpet	Beyond Useful Life	C3020 - Floor Finishes	2020	Carpeting 3 - Carpet Broadloom - 1 Floor	36,747
Beckwith Hall	Necessary - Not Yet Critical	Replace suite carpet	Beyond Useful Life	C3020 - Floor Finishes	2024	Carpeting 3 - Carpet Broadloom - 1 Floor	36,747
Beckwith Hall	Necessary - Not Yet Critical	Replace suite carpet	Beyond Useful Life	C3020 - Floor Finishes	2024	Carpeting 3 - Carpet Broadloom - 1 Floor	36,747
Beckwith Hall	Necessary - Not Yet Critical	P-TAC replacement	Beyond Useful Life	D3050 - Terminal and Package Units	2020	P-TAC replacement	15,000
Beckwith Hall	Necessary - Not Yet Critical	P-TAC replacement	Beyond Useful Life	D3050 - Terminal and Package Units	2022	P-TAC replacement	20,000
Beckwith Hall	Necessary - Not Yet Critical	P-TAC replacement	Beyond Useful Life	D3050 - Terminal and Package Units	2023	P-TAC replacement	22,000
Beckwith Hall	Necessary - Not Yet Critical	P-TAC replacement	Beyond Useful Life	D3050 - Terminal and Package Units	2024	P-TAC replacement	25,000
Beckwith Hall	Necessary - Not Yet Critical	P-TAC replacement	Beyond Useful Life	D3050 - Terminal and Package Units	2025	P-TAC replacement	30,000
Todd Center	Currently Critical	Classroom hardware replacment	Grandfathered Code		2020	Classroom hardware replacment	20,000
Todd Center	Necessary - Not Yet Critical	Chiller replacement	Beyond Useful Life	D3030 - Cooling Generating Systems	2024	Chiller replacement	50,000
Todd Center	Necessary - Not Yet Critical	Controls replacement	Beyond Useful Life		2024	Controls replacement	117,000