

Five-Year Capital Outlay Facility Condition Assessment 2020

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 .02, where anything below .20 is considered good. Our oldest facility, the Main Building (Napier Academic) has currently been renovated and therefore has seen a drastic decrease in the FCI. Our second oldest facility, the Mendel Center, had the heating and cooling plant replaced in a project completed in August 2020. Generally, all other facilities are well maintained and in very good condition. The College plans to have all facility condition assessments formally updated given the completion of the extensive capital improvements. 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	2022 Year Requirement Cost	Facility Condition Index
Beckwith Hall	2014	66,912	\$9,571,368	\$211,352	.02
Niles	1998	34,283	\$7,804,248	\$678,541	.09
Hanson Tech. Ctr.	2016	42,275	\$10,716,640	\$0	.00
Mendel Center	1978	138,688	\$36,505,555	\$1,336,182	.04
Main Building	1968	300,689	\$93,037,770	\$816,959	.01
South Haven	2003	41,222	\$10,023,526	\$313,896	.03
Todd Center	2002	43,400	\$11,610,864	\$40,000	<.01
Welch Center	2019	13,981	\$6,665,321	\$0	.00
Total/Average		681,450	\$185,935,292	\$3,396,932	.02

Table 2: Requirement Year 2021 and Five-Year Totals

Facility Name	Requirement Year	
	2021	2022 - 2026
Beckwith Hall	\$0	\$511,819
Niles	\$107,900	\$2,236,215
Hanson Tech. Ctr.	\$0	\$0
Mendel Center	\$58,000	\$15,640,165
Main Building	\$528,067	\$9,085,951
South Haven	\$139,000	\$1,457,330
Todd Center	\$0	\$417,000
Welch Center	\$0	\$0
Totals	\$832,967	\$29,151,481

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	\$0	\$511,819	\$0	\$0	\$511,819
Niles	\$141,576	\$1,691,992	\$0	\$510,548	\$2,344,116
Hanson Tech. Ctr.	\$0	\$0	\$0	\$0	\$0
Mendel Center	\$1,566,217	\$13,167,125	\$278,748	\$628,075	\$15,640,165
Main Building	\$425,185	\$7,799,585	\$218,645	\$1,170,604	\$9,614,019
South Haven	\$234,000	\$1,223,330	\$0	\$0	\$1,457,330
Todd Center	\$0	\$417,000	\$0	\$0	\$417,000
Welch Center	\$0	\$0	\$0	\$0	\$0
Totals	\$2,366,978	\$24,810,851	\$479,393	\$2,309,227	\$29,984,449

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
Beckwith Hall	Necessary - Not Yet Critical	Repaint suite wall surfaces	Beyond Useful Life	C3010 - Wall Finishes	2022	Painted Finish - (1 Coat Prime - 2 Coats Finish)	37,896
Beckwith Hall	Necessary - Not Yet Critical	Repaint suite wall surfaces	Beyond Useful Life	C3010 - Wall Finishes	2023	Painted Finish - (1 Coat Prime - 2 Coats Finish)	37,896
Beckwith Hall	Necessary - Not Yet Critical	Replace hallway carpet	Beyond Useful Life	C3020 - Floor Finishes	2022	Carpeting 3 - Carpet Broadloom - 1 Floor	37,114
Beckwith Hall	Necessary - Not Yet Critical	Replace hallway carpet	Beyond Useful Life	C3020 - Floor Finishes	2023	Carpeting 3 - Carpet Broadloom - 1 Floor	37,114
Beckwith Hall	Necessary - Not Yet Critical	Replace hallway carpet	Beyond Useful Life	C3020 - Floor Finishes	2024	Carpeting 3 - Carpet Broadloom - 1 Floor	37,114
Beckwith Hall	Necessary - Not Yet Critical	Replace suite carpet	Beyond Useful Life	C3020 - Floor Finishes	2022	Carpeting 3 - Carpet Broadloom - 1 Floor	111,343
Beckwith Hall	Necessary - Not Yet Critical	Replace suite carpet	Beyond Useful Life	C3020 - Floor Finishes	2026	Carpeting 3 - Carpet Broadloom - 1 Floor	111,343
Beckwith Hall	Necessary - Not Yet Critical	P-TAC replacement	Beyond Useful Life	D3050 - Terminal and Package Units	2022	P-TAC replacement	25,000
Beckwith Hall	Necessary - Not Yet Critical	P-TAC replacement	Beyond Useful Life	D3050 - Terminal and Package Units	2024	P-TAC replacement	22,000
Beckwith Hall	Necessary - Not Yet Critical	P-TAC replacement	Beyond Useful Life	D3050 - Terminal and Package Units	2025	P-TAC replacement	25,000
Beckwith Hall	Necessary - Not Yet Critical	P-TAC replacement	Beyond Useful Life	D3050 - Terminal and Package Units	2026	P-TAC replacement	30,000
Main Building	Currently Critical	Carpeting 3 - Carpet Broadloom - B Wing 1st Floor only Renewal	Beyond Useful Life	C3020 - Floor Finishes	2022	Carpeting 3 - Carpet Broadloom - B Wing 1st Floor only Renewal	36,000
Main Building	Currently Critical	Carpeting 3 - Carpet Broadloom - D Wing Renewal (partial)	Beyond Useful Life	C3020 - Floor Finishes	2022	Carpeting 3 - Carpet Broadloom - D Wing Corridors	75,326
Main Building	Currently Critical	Motor Control Center Renewal	Beyond Useful Life	D3069 - Other Controls and Instrumentation	2023	Motor Control Center	39,559
Main Building	Currently Critical	Plaza Guard and Handrails - Non-Compliant (partial)	Grandfathered Code	C20 - Stairs	2021	Stairs	65,000
Main Building	Currently Critical	Aluminum Windows - L Wing Sealant - South (partial)	Beyond Useful Life	B2020 - Exterior Windows	2022	Aluminum Windows - L Wing South	16,000
Main Building	Currently Critical	Roofing Repairs - Immediate	Beyond Useful Life	Roof Construction	2021	Misc sealant and repair	13,000
Main Building	Currently Critical	Pavement Repairs	Beyond Useful Life	Asphalt Pavement	2021	Repair, crack filling, drainage improvements	95,300
Main Building	Currently Critical	Bridge Repairs	Beyond Useful Life	Asphalt & Concrete Pavement	2021	Repair and patching	25,000
Main Building	Currently Critical	Signage - Not ADAAG Compliant (partial)	Accessibility	C1020 - Interior Signage	2021	Signage	60,000
Main Building	Necessary - Not Yet Critical	Roof tear-off and replacment (A-Wing)	Beyond Useful Life	Roofing	2025	Remove black EPDM replace with new	120,000
Main Building	Necessary - Not Yet Critical	Roof Drainage Renewal	Beyond Useful Life	D2040 - Rain Water Drainage	2025	Roof Drainage	738,124
Main Building	Necessary - Not Yet Critical	Exterior Stairs - Concrete Renewal	Beyond Useful Life	B1015 - Exterior Stairs and Fire Escapes	2025	Exterior Stairs - Concrete	29,875
Main Building	Necessary - Not Yet Critical	Door Assembly - 3 x 7 HM Renewal	Beyond Useful Life	B2030 - Exterior Doors	2021	Door Assembly - 3 x 7 HM	78,067
Main Building	Necessary - Not Yet Critical	Plaster Walls - 3 Coats Renewal (partial)	Beyond Useful Life	C1010 - Partitions	2025	Plaster Walls - 3 Coats	681,401
Main Building	Necessary - Not Yet Critical	Paint Masonry/Epoxy Finish - Economy Renewal (partial)	Beyond Useful Life	C3010 - Wall Finishes	2022	Paint Masonry/Epoxy Finish - Economy	39,596
Main Building	Necessary - Not Yet Critical	Painted Finish - (1 Coat Prime - 2 Coats Finish) Renewal (partial)	Beyond Useful Life	C3010 - Wall Finishes	2025	Painted Finish - (1 Coat Prime - 2 Coats Finish)	296,344
Main Building	Necessary - Not Yet Critical	VCT 2 - D Wing Renewal	Beyond Useful Life	C3020 - Floor Finishes	2024	VCT 2 - D Wing	15,867
Main Building	Necessary - Not Yet Critical	Custodial/Utility Sinks Renewal	Beyond Useful Life	D2010 - Plumbing Fixtures	2022	Custodial/Utility Sinks	181,647
Main Building	Necessary - Not Yet Critical	Door Assembly - 6 x 7 Storefront Renewal	Beyond Useful Life	B2030 - Exterior Doors	2021	Door Assembly - 6 x 7 Storefront	20,000
Main Building	Necessary - Not Yet Critical	LAN System - Average Density Renewal (partial)	Beyond Useful Life	D5039 - Local Area Networks	2023	LAN System - Average Density	637,427
Main Building	Necessary - Not Yet Critical	Door Assembly - 6 x 7 HM Renewal	Beyond Useful Life	B2030 - Exterior Doors	2021	Door Assembly - 6 x 7 HM	11,300
Main Building	Necessary - Not Yet Critical	Scoreboard Single Sided – College/High school Arena (Lower End) Renewal	Beyond Useful Life	D5031 - Public Address and Music Systems	2024	Scoreboard Single Sided – College/High school Arena (Lower End)	5,170
Main Building	Necessary - Not Yet Critical	Distribution Equipment, Panelboards, and Feeders 13 - 4000A 480Y/277V & 208Y/120	Beyond Useful Life	D5012 - Low Tension Service and Dist.	2025	Distribution Equipment, Panelboards, and Feeders 13 - 4000A 480Y/277V & 208Y/120	154,216
Main Building	Necessary - Not Yet Critical	Restroom - Complete - Gang - L Wing Renewal (partia)	Beyond Useful Life	C10 - Interior Construction	2025	Restroom - Complete - Gang - L Wing	67,734
Main Building	Necessary - Not Yet Critical	Overhead Doors (Manually Operated) - B Wing Renewal	Beyond Useful Life	B2030 - Exterior Doors	2025	Overhead Doors (Manually Operated) - B Wing	25,050
Main Building	Necessary - Not Yet Critical	CMU Block Walls - Plain Renewal (partial)	Beyond Useful Life	C1010 - Partitions	2025	CMU Block Walls - Plain	66,773
Main Building	Necessary - Not Yet Critical	Natural Gas Supply for Bldg Renewal	Beyond Useful Life	D2090 - Other Plumbing Systems	2026	Natural Gas Supply for Bldg	261,904
Main Building	Necessary - Not Yet Critical	Unit Heaters - Hot Water Renewal	Beyond Useful Life	D3050 - Terminal and Package Units	2023	Unit Heaters - Hot Water	40,350
Main Building	Necessary - Not Yet Critical	Door Assembly - 3 x 7 Storefront Renewal	Beyond Useful Life	B2030 - Exterior Doors	2021	Door Assembly - 3 x 7 Storefront	15,000
Main Building	Necessary - Not Yet Critical	Hydraulic Passenger Elevator Renewal B Wing	Beyond Useful Life	D1010 - Elevators and Lifts	2023	Hydraulic Passenger Elevator	200,000
Main Building	Necessary - Not Yet Critical	Restroom - Complete - Double - A Wing Renewal	Beyond Useful Life	C10 - Interior Construction	2025	Restroom - Complete - Double - A Wing	59,693

Facility Condition Assessment Requirement Listing

Facility	Priority	Requirement Name	Requirement Category	Prime System	Action Year	Linked System	Requirement Cost
Main Building	Necessary - Not Yet Critical	Wet Standpipe System Renewal	Beyond Useful Life	D40 - Fire Protection	2025	Wet Standpipe System	701,265
Main Building	Necessary - Not Yet Critical	Sanitary Waste Renewal (Partial)	Beyond Useful Life	D2030 - Sanitary Waste	2025	Sanitary Waste	1,143,540
Main Building	Necessary - Not Yet Critical	Pedestrian Sky Bridges - Concrete Renewal	Beyond Useful Life	B2010 - Exterior Walls	2025	Pedestrian Sky Bridges - Concrete	1,040,148
Main Building	Necessary - Not Yet Critical	Hydraulic Freight Elevator Renewal	Beyond Useful Life	D1010 - Elevators and Lifts	2023	Hydraulic Freight Elevator	266,763
Main Building	Necessary - Not Yet Critical	Carpeting 3 - Carpet Broadloom - B Wing - 2000 Renewal	Beyond Useful Life	C3020 - Floor Finishes	2021	Carpeting 3 - Carpet Broadloom - B Wing - 2000	85,400
Main Building	Necessary - Not Yet Critical	Lighting Fixtures, Original - Average Density Renewal (partial)	Beyond Useful Life	D5022 - Lighting Equipment	2024	Lighting Fixtures, Original - Average Density	473,200
Main Building	Necessary - Not Yet Critical	GWB Walls - Standard (Non-Painted) Renewal (partial)	Beyond Useful Life	C1010 - Partitions	2025	GWB Walls - Standard (Non-Painted)	286,458
Main Building	Necessary - Not Yet Critical	Exterior Stairs - Concrete - Platform Renewal	Beyond Useful Life	B1015 - Exterior Stairs and Fire Escapes	2025	Exterior Stairs - Concrete - Platform	31,918
Main Building	Necessary - Not Yet Critical	Water Coolers - Wall Mount Renewal	Beyond Useful Life	D2010 - Plumbing Fixtures	2023	Water Coolers - Wall Mount	25,353
Main Building	Not Time Critical	Guard and Handrails - Non-Compliant	Grandfathered Code	C20 - Stairs	2026	Guards - Lacking	150,000
Main Building	Not Time Critical	Hardware - Not ADAAG Compliant (partial)	Accessibility	C1020 - Interior Doors	2021	Swinging Doors	60,000
Main Building	Not Time Critical	Electrical Outlets - Lack GFCI Receptacle (partial)	Grandfathered Code	D5021 - Branch Wiring Devices	2022	Branch Wiring, Original - Equipment & Devices	8,645
Main Building	Potentially Critical	Branch Wiring, Original - Equipment & Devices Renewal	Beyond Useful Life	D5021 - Branch Wiring Devices	2022	Branch Wiring, Original - Equipment & Devices	175,546
Main Building	Potentially Critical	UPS System 120V Single Phase - per KVA Renewal	Beyond Useful Life	D5092 - Emergency Light and Power Systems	2023	UPS System 120V Single Phase - per KVA	74,958
Main Building	Potentially Critical	Carpeting 3 - Carpet Broadloom - S Wing Renewal (partial)	Beyond Useful Life	C3020 - Floor Finishes	2023	Carpeting 3 - Carpet Broadloom - S Wing	117,771
Main Building	Potentially Critical	Exit Signs, Original - Low Density Renewal (partial)	Beyond Useful Life	D5092 - Emergency Light and Power Systems	2022	Exit Signs, Original - Low Density	105,140
Main Building	Potentially Critical	Emergency Battery Pack Lights Renewal	Beyond Useful Life	D5092 - Emergency Light and Power Systems	2022	Emergency Battery Pack Lights	14,734
Main Building	Potentially Critical	Aluminum Windows - L Wing Renewal - South (partial)	Beyond Useful Life	B2020 - Exterior Windows	2026	Aluminum Windows - L Wing South	518,130
Main Building	Potentially Critical	Public Address System - Average Density Renewal	Beyond Useful Life	D5031 - Public Address and Music Systems	2022	Public Address System - Average Density	32,156
Main Building	Potentially Critical	Plaza roof drainage repair	Beyond Useful Life	D2040 - Rain Water Drainage	2022	Plaza roof drainage repair	132,169
Mendel Center	Currently Critical	Skylights - Monumental Renewal	Beyond Useful Life	B3021 - Glazed Roof Openings	2022	Skylights - Monumental	369,431
Mendel Center	Currently Critical	Branch Wiring, Original - Equipment & Devices Renewal	Beyond Useful Life	D5021 - Branch Wiring Devices	2023	Branch Wiring, Original - Equipment & Devices	535,979
Mendel Center	Currently Critical	ACT System - 1992 Renewal	Beyond Useful Life	C3030 - Ceiling Finishes	2022	ACT System - 1992	174,097
Mendel Center	Currently Critical	Roof repairs	Beyond Useful Life	Roof Construction	2022	Snow guards, roof coating, flat roof repair	8,080
Mendel Center	Currently Critical	Masonry repairs	Beyond Useful Life	Exterior envelop repair	2024	Repointing, brick replacement, cleaning, waterproofing & coating	206,213
Mendel Center	Currently Critical	Sealant replacement	Beyond Useful Life	Exterior envelop repair	2024	Control joints, coping joints, perimeter joints, flashing joints	136,653
Mendel Center	Currently Critical	Sloped window replacement	Beyond Useful Life	Exterior envelop repair	2024	Replacement of failed windows/glazing	127,765
Mendel Center	Currently Critical	Sidewalk Repair	Beyond Useful Life	Concrete walkways	2021	Replacment of select flags	8,000
Mendel Center	Necessary - Not Yet Critical	Water Dist Complete Renewal	Beyond Useful Life	D2020 - Domestic Water Distribution	2026	Water Dist Complete	550,844
Mendel Center	Necessary - Not Yet Critical	Wet Sprinkler System - w/Pump Renewal	Beyond Useful Life	D40 - Fire Protection	2024	Wet Sprinkler System - w/Pump	1,203,839
Mendel Center	Necessary - Not Yet Critical	Water Heater - Gas - 2000 Renewal	Beyond Useful Life	D2020 - Domestic Water Distribution	2024	Water Heater - Gas - 2000	16,092
Mendel Center	Necessary - Not Yet Critical	Lighting - Exterior Renewal	Beyond Useful Life	D5020 - Lighting and Branch Wiring	2024	Lighting - Exterior	8,439
Mendel Center	Necessary - Not Yet Critical	VCT 2 Renewal	Beyond Useful Life	C3020 - Floor Finishes	2026	VCT 2	82,511
Mendel Center	Necessary - Not Yet Critical	Theater And Stage Equipment - Economy Renewal	Beyond Useful Life	E - Equipment and Furnishings	2025	Theater And Stage Equipment - Economy	310,132
Mendel Center	Necessary - Not Yet Critical	Access Office Flooring System - 1992 Renewal	Beyond Useful Life	C3020 - Floor Finishes	2024	Access Office Flooring System - 1992	37,044
Mendel Center	Necessary - Not Yet Critical	Retaining Walls - Concrete Renewal	Beyond Useful Life	G2040 - Site Development	2025	Retaining Walls - Concrete	114,395
Mendel Center	Necessary - Not Yet Critical	LAN System - Average Density Renewal	Beyond Useful Life	D5039 - Local Area Networks	2023	LAN System - Average Density	576,875
Mendel Center	Necessary - Not Yet Critical	Unit Heaters - Hot Water Renewal	Beyond Useful Life	D3050 - Terminal and Package Units	2024	Unit Heaters - Hot Water	20,174
Mendel Center	Necessary - Not Yet Critical	Kitchen Equipment Renewal	Beyond Useful Life	E - Equipment and Furnishings	2024	Kitchen Equipment	133,454
Mendel Center	Necessary - Not Yet Critical	Exhaust System - General Building Renewal	Beyond Useful Life	D3040 - Distribution Systems	2025	Exhaust System - General Building	185,901
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)	123,976

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	2021	Door Assembly - 3 x 7 Storefront	15,000
Mendel Center	Necessary - Not Yet Critical	Door Assembly - 6 x 7 HM Renewal	Beyond Useful Life	B2030 - Exterior Doors	2026	Door Assembly - 6 x 7 HM	44,956
Mendel Center	Necessary - Not Yet Critical	Lighting Fixtures, 1992 Renovation - Average Density Renewal	Beyond Useful Life	D5022 - Lighting Equipment	2024	Lighting Fixtures, 1992 Renovation - Average Density	164,351
Mendel Center	Necessary - Not Yet Critical	Exit Signs, Original - Low Density Renewal	Beyond Useful Life	D5092 - Emergency Light and Power Systems	2024	Exit Signs, Original - Low Density	68,716
Mendel Center	Necessary - Not Yet Critical	Smoke Hatches Renewal	Beyond Useful Life	B3020 - Roof Openings	2026	Smoke Hatches	92,886
Mendel Center	Necessary - Not Yet Critical	Aluminum Windows Renewal	Beyond Useful Life	B2020 - Exterior Windows	2025	Aluminum Windows	189,981
Mendel Center	Necessary - Not Yet Critical	Central AHU - VAV System w/Distribution Renewal	Beyond Useful Life	D3040 - Distribution Systems	2024	Central AHU - VAV System w/Distribution	1,190,343
Mendel Center	Necessary - Not Yet Critical	Door Assembly - 6 x 7 Storefront Renewal	Beyond Useful Life	B2030 - Exterior Doors	2021	Door Assembly - 6 x 7 Storefront	35,000
Mendel Center	Necessary - Not Yet Critical	Four Pipe Distribution System w/Pump Renewal	Beyond Useful Life	D3040 - Distribution Systems	2026	Four Pipe Distribution System w/Pump	2,319,082
Mendel Center	Necessary - Not Yet Critical	Exhaust System - Restroom w/Roof Fan Renewal	Beyond Useful Life	D3040 - Distribution Systems	2025	Exhaust System - Restroom w/Roof Fan	78,417
Mendel Center	Necessary - Not Yet Critical	Fittings: Signage (Room Numbering and Identification) Renewal	Beyond Useful Life	C1035 - Identifying Devices	2025	Fittings: Signage (Room Numbering and Identification)	113,801
Mendel Center	Necessary - Not Yet Critical	Water Coolers - Wall Mount Renewal	Beyond Useful Life	D2010 - Plumbing Fixtures	2026	Water Coolers - Wall Mount	41,743
Mendel Center	Necessary - Not Yet Critical	Overhead Doors (Electrically Operated) Renewal	Beyond Useful Life	B2030 - Exterior Doors	2026	Overhead Doors (Electrically Operated)	6,459
Mendel Center	Necessary - Not Yet Critical	Restroom - Complete - Single Renewal	Beyond Useful Life	C10 - Interior Construction	2025	Restroom - Complete - Single	53,095
Mendel Center	Necessary - Not Yet Critical	Dry Sprinkler System Renewal	Beyond Useful Life	D40 - Fire Protection	2026	Dry Sprinkler System	34,998
Mendel Center	Necessary - Not Yet Critical	Motor Control Center, Main Elec Room Renewal	Beyond Useful Life	D3069 - Other Controls and Instrumentation	2023	Motor Control Center, Main Elec Room	41,640
Mendel Center	Necessary - Not Yet Critical	Drain Pipe: Not Insulated	Accessibility	C10 - Interior Construction	2022	Restroom - Complete - Gang	1,874
Mendel Center	Necessary - Not Yet Critical	Carpeting 3 - Carpet Broadloom - 2006 Renewal	Beyond Useful Life	C3020 - Floor Finishes	2023	Carpeting 3 - Carpet Broadloom - 2006	73,533
Mendel Center	Necessary - Not Yet Critical	Paint Masonry/Epoxy Finish Renewal	Beyond Useful Life	C3010 - Wall Finishes	2022	Paint Masonry/Epoxy Finish	328,846
Mendel Center	Necessary - Not Yet Critical	Restroom - Complete - Double Renewal	Beyond Useful Life	C10 - Interior Construction	2025	Restroom - Complete - Double	59,693
Mendel Center	Necessary - Not Yet Critical	Restroom - Complete - Gang Renewal	Beyond Useful Life	C10 - Interior Construction	2025	Restroom - Complete - Gang	202,585
Mendel Center	Necessary - Not Yet Critical	Restroom - Shower Renewal	Beyond Useful Life	C10 - Interior Construction	2025	Restroom - Shower	147,994
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.	2026	Distribution Equipment, Panelboards, and Feeders 13 - 3000A 48	408,847
Mendel Center	Necessary - Not Yet Critical	Emergency Generator - Average 280KW Renewal	Beyond Useful Life	D5092 - Emergency Light and Power Systems	2026	Emergency Generator - Average 280KW	141,657
Mendel Center	Necessary - Not Yet Critical	DDC/Pneumatic System - Hybrid Renewal	Beyond Useful Life	D3060 - Controls and Instrumentation	2025	DDC/Pneumatic System - Hybrid	987,106
Mendel Center	Necessary - Not Yet Critical	Natural Gas Supply for Bldg Renewal	Beyond Useful Life	D2090 - Other Plumbing Systems	2025	Natural Gas Supply for Bldg	342,342
Mendel Center	Necessary - Not Yet Critical	Theater And Stage Equipment - High Quality - 1992 Renewal (Partial)	Beyond Useful Life	E - Equipment and Furnishings	2026	Theater And Stage Equipment - High Quality - 1992	2,618,503
Mendel Center	Not Time Critical	Rooftop HVAC Equipment - Lacks Service Outlets	Grandfathered Code	D5021 - Branch Wiring Devices	2022	Branch Wiring, Original - Equipment & Devices	9,087
Mendel Center	Not Time Critical	Electrical Panels - Lack Dedicated Space	Grandfathered Code	D5012 - Low Tension Service and Dist.	2022	Distribution Equipment, Panelboards, and Feeders 13 - 3000A 48	42,870
Mendel Center	Not Time Critical	Guard and Handrails - Non-Compliant	Grandfathered Code	C20 - Stairs	2022	Stairs	46,590
Mendel Center	Not Time Critical	Electrical Outlets - Lack GFCI Receptacle	Grandfathered Code	D5021 - Branch Wiring Devices	2022	Branch Wiring, Original - Equipment & Devices	11,854
Mendel Center	Not Time Critical	Hardware - Not ADAAG Compliant	Accessibility	C1020 - Interior Doors	2022	Swinging Doors	153,683
Mendel Center	Not Time Critical	Partitions- Generator Room Non-Compliant	Grandfathered Code		2022		14,666
Mendel Center	Potentially Critical	Electrical Panel - Lack Circuit Identification	Life Safety	D5012 - Low Tension Service and Dist.	2022	Distribution Equipment, Panelboards, and Feeders 13, 1992 Ren	3,959
Mendel Center	Potentially Critical	Lighting Fixtures, Original - Average Density Renewal (partial)	Beyond Useful Life	D5022 - Lighting Equipment	2023	Lighting Fixtures, Original - Average Density	452,969
Mendel Center	Potentially Critical	Emergency Battery Pack Lights Renewal	Beyond Useful Life	D5092 - Emergency Light and Power Systems	2022	Emergency Battery Pack Lights	57,288
Mendel Center	Potentially Critical	Intercom System Renewal	Beyond Useful Life	D5032 - Intercommunication and Paging System	2022	Intercom System	113,859
Niles/Bertrand Crossing	Currently Critical	Emergency Battery Pack Lights Renewal	Beyond Useful Life	D5092 - Emergency Light and Power Systems	2022	Emergency Battery Pack Lights	33,676
Niles/Bertrand Crossing	Currently Critical	Painted Finish - (1 Coat Prime - 2 Coats Finish) Renewal Corridors	Beyond Useful Life	C3010 - Wall Finishes	2021	Painted Finish - (1 Coat Prime - 2 Coats Finish)	12,000
Niles/Bertrand Crossing	Currently Critical	Roofing Repairs - Immediate	Beyond Useful Life	Roof Construction	2021	Misc sealant and repair	14,000
Niles/Bertrand Crossing	Currently Critical	Pavement Repairs	Beyond Useful Life	Asphalt Pavement	2021	Repair, crack filling, drainage improvements	81,900

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Facility	Priority	Requirement Name	Requirement Category	Prime System	Action Year	Linked System	Requirement Cost
Niles/Bertrand Crossing	Necessary - Not Yet Critical	Security System - Light Density Renewal	Beyond Useful Life	D5038 - Security and Detection Systems	2024	Security System - Light Density	46,615
Niles/Bertrand Crossing	Necessary - Not Yet Critical	Chiller - Screw Renewal	Beyond Useful Life	D3030 - Cooling Generating Systems	2025	Chiller - Screw	298,877
Niles/Bertrand Crossing	Necessary - Not Yet Critical	LAN System - Average Density Renewal	Beyond Useful Life	D5039 - Local Area Networks	2022	LAN System - Average Density	142,601
Niles/Bertrand Crossing	Necessary - Not Yet Critical	Lighting - Exterior - HID Wall Packs Renewal	Beyond Useful Life	D5020 - Lighting and Branch Wiring	2025	Lighting - Exterior - HID Wall Packs	1,384
Niles/Bertrand Crossing	Necessary - Not Yet Critical	Water Heater - Gas Renewal	Beyond Useful Life	D2020 - Domestic Water Distribution	2023	Water Heater - Gas	16,803
Niles/Bertrand Crossing	Necessary - Not Yet Critical	Lighting Fixtures - Average Density Renewal	Beyond Useful Life	D5022 - Lighting Equipment	2025	Lighting Fixtures - Average Density	193,226
Niles/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)	49,023
Niles/Bertrand Crossing	Necessary - Not Yet Critical	Carpeting 3 - Carpet Broadloom Renewal	Beyond Useful Life	C3020 - Floor Finishes	2022	Carpeting 3 - Carpet Broadloom	145,590
Niles/Bertrand Crossing	Necessary - Not Yet Critical	Water Coolers - Wall Mount Wheelchair Type Renewal	Beyond Useful Life	D2010 - Plumbing Fixtures	2025	Water Coolers - Wall Mount Wheelchair Type	9,908
Niles/Bertrand Crossing	Necessary - Not Yet Critical	VCT 2 Renewal	Beyond Useful Life	C3020 - Floor Finishes	2025	VCT 2	75,529
Niles/Bertrand Crossing	Necessary - Not Yet Critical	Exit Signs - Low Density Renewal	Beyond Useful Life	D5092 - Emergency Light and Power Systems	2025	Exit Signs - Low Density	16,986
Niles/Bertrand Crossing	Necessary - Not Yet Critical	ACT System Renewal	Beyond Useful Life	C3030 - Ceiling Finishes	2025	ACT System	102,420
Niles/Bertrand Crossing	Necessary - Not Yet Critical	DDC System Renewal	Beyond Useful Life	D3060 - Controls and Instrumentation	2025	DDC System	122,068
Niles/Bertrand Crossing	Necessary - Not Yet Critical	Exhaust System - Restroom w/Roof Fan Renewal	Beyond Useful Life	D3040 - Distribution Systems	2025	Exhaust System - Restroom w/Roof Fan	19,384
Niles/Bertrand Crossing	Necessary - Not Yet Critical	Fittings: Signage (Room Numbering and Identification) Renewal	Beyond Useful Life	C1035 - Identifying Devices	2022	Fittings: Signage (Room Numbering and Identification)	28,132
Niles/Bertrand Crossing	Necessary - Not Yet Critical	Return Air Ductwork and Fan Renewal	Beyond Useful Life	D3040 - Distribution Systems	2025	Return Air Ductwork and Fan	345,474
Niles/Bertrand Crossing	Necessary - Not Yet Critical	Folding Partitions Renewal	Beyond Useful Life	C1013 - Retractable Partitions	2022	Folding Partitions	32,972
Niles/Bertrand Crossing	Necessary - Not Yet Critical	Package Boiler Replacement	Beyond Useful Life	Heating Generating Systems	2024	Package Boiler (1 of 2)	45,000
Niles/Bertrand Crossing	Potentially Critical	Fire Alarm System - Average Density Renewal	Beyond Useful Life	D5037 - Fire Alarm Systems	2022	Fire Alarm System - Average Density	184,332
Niles/Bertrand Crossing	Potentially Critical	Roofing Repairs - Basic	Beyond Useful Life	Roof Construction	2022	Sealant Repair, roof repair	62,216
Niles/Bertrand Crossing	Potentially Critical	Roofing Repairs - Intermediate	Beyond Useful Life	Roof Construction	2023	Roof repair, roof coating	264,000
South Haven	Currently Critical	Door Assembly - 6 x 7 HM Renewal	Beyond Useful Life	B2030 - Exterior Doors	2021	Door Assembly - 6 x 7 HM Renewal	11,000
South Haven	Currently Critical	Painted Finish - (1 Coat Prime - 2 Coats Finish) Renewal Corridors	Beyond Useful Life	C3010 - Wall Finishes	2021	Painted Finish - (1 Coat Prime - 2 Coats Finish)	8,000
South Haven	Currently Critical	Pavement Repairs	Beyond Useful Life	Asphalt Pavement	2021	Repair, crack filling, drainage improvements	120,000
South Haven	Currently Critical	Pavement Repairs	Beyond Useful Life	Asphalt Pavement	2023	Repair, crack filling, drainage improvements	95,000
South Haven	Necessary - Not Yet Critical	Fire Alarm System - Average Density Renewal	Beyond Useful Life	D5037 - Fire Alarm Systems	2025	Fire Alarm System - Average Density	221,641
South Haven	Necessary - Not Yet Critical	Vinyl Sheet Goods Renewal	Beyond Useful Life	C3020 - Floor Finishes	2025	Vinyl Sheet Goods	40,583
South Haven	Necessary - Not Yet Critical	Paint Masonry/Epoxy Finish - Economy Renewal	Beyond Useful Life	C3010 - Wall Finishes	2025	Paint Masonry/Epoxy Finish - Economy	15,268
South Haven	Necessary - Not Yet Critical	Carpeting 5 - Carpet Tiles Renewal	Beyond Useful Life	C3020 - Floor Finishes	2022	Carpeting 5 - Carpet Tiles	176,575
South Haven	Necessary - Not Yet Critical	LAN System - Average Density Renewal	Beyond Useful Life	D5039 - Local Area Networks	2025	LAN System - Average Density	171,464
South Haven	Necessary - Not Yet Critical	DX Condensing Unit Renewal	Beyond Useful Life	D3030 - Cooling Generating Systems	2025	DX Condensing Unit	223,438
South Haven	Necessary - Not Yet Critical	Water Heater - Gas Renewal	Beyond Useful Life	D2020 - Domestic Water Distribution	2025	Water Heater - Gas	32,185
South Haven	Necessary - Not Yet Critical	Unit Heaters - Electric Renewal	Beyond Useful Life	D3050 - Terminal and Package Units	2025	Unit Heaters - Electric	31,314
South Haven	Necessary - Not Yet Critical	Folding Partitions Renewal	Beyond Useful Life	C1010 - Partitions	2022	Folding Partitions	137,321
South Haven	Necessary - Not Yet Critical	Fittings: Signage (Room Numbering and Identification) Renewal	Beyond Useful Life	C1035 - Identifying Devices	2026	Fittings: Signage (Room Numbering and Identification)	33,825
South Haven	Necessary - Not Yet Critical	Painted Finish - (1 Coat Prime - 2 Coats Finish) Renewal	Beyond Useful Life	C3010 - Wall Finishes	2025	Painted Finish - (1 Coat Prime - 2 Coats Finish)	83,664
South Haven	Necessary - Not Yet Critical	Security System - Light Density Renewal	Beyond Useful Life	D5038 - Security and Detection Systems	2024	Security System - Light Density	56,050
Todd Center	Necessary - Not Yet Critical	Office hardware replacement	Grandfathered Code	Hardware	2024	Office hardware replacment	20,000
Todd Center	Necessary - Not Yet Critical	Controls head-end replacement	Beyond Useful Life	Controls (BAS)	2022	Controls replacement	40,000
Todd Center	Necessary - Not Yet Critical	Controls replacement	Beyond Useful Life	Controls (BAS)	2026	Controls replacement	210,000
Todd Center	Necessary - Not Yet Critical	ACT System - 2000 Renewal	Beyond Useful Life	C3030 - Ceiling Finishes	2023	ACT System - 2000	147,000