



**Lake Michigan College
2011 Facility Condition Assessment Project
Final Report**

October 14, 2011

Based on Condition Survey Provided by:



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Lake Michigan College
2011 Facility Condition Assessment
Final Report Outline

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Executive Portfolio Summary

By Region

Report Overview

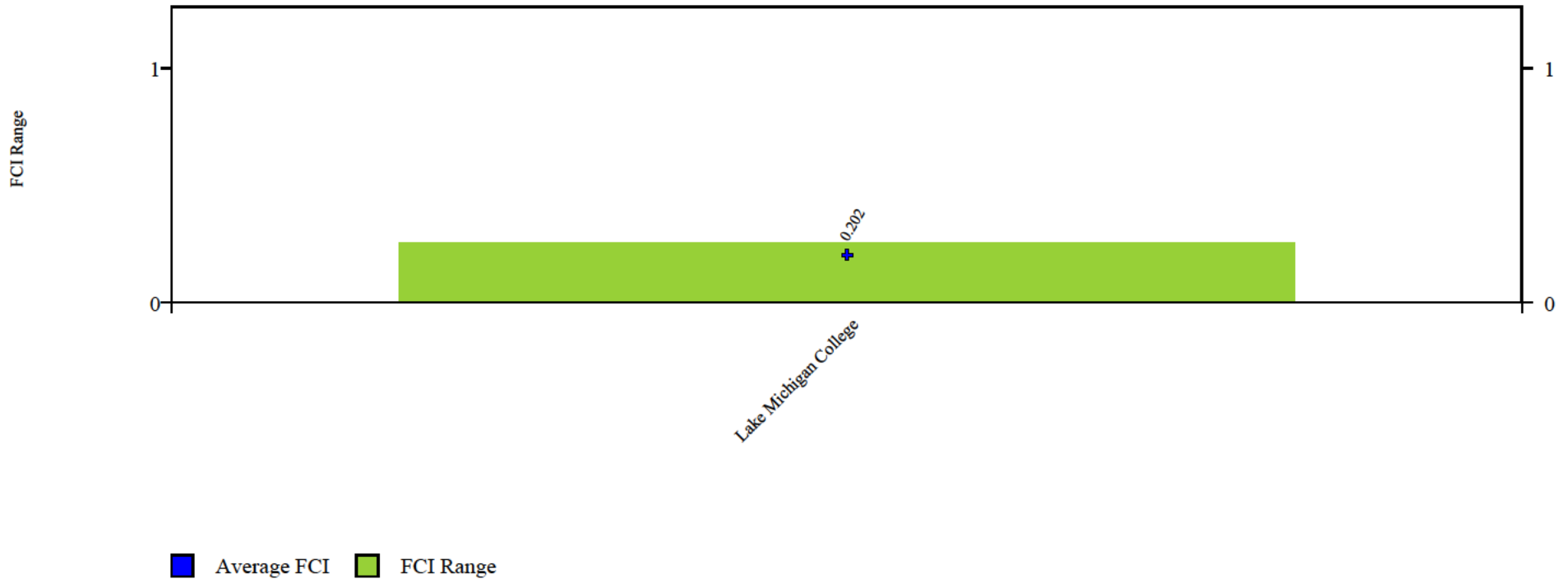
This report provides a high-level overview of the portfolio's condition, summarizing key information and identifying areas of concern. This report helps make high-level portfolio management and budget allocation decisions.

The three sections of this report are:

- **Portfolio FCI Range:** Shows minimum, maximum and group-average facility conditions based on the FCI. The facilities' average age and the backlog (projected costs associated with the group of facilities over the specified timeframe) are also provided.
- **Distribution of Requirement and Renewal Costs:** Shows a segmented roll-up of requirement and renewal costs.
- **Investment Summary:** Shows requirement and renewal costs broken out by year.

Average FCI: 0.202
 Portfolio Size: 561,293 SF

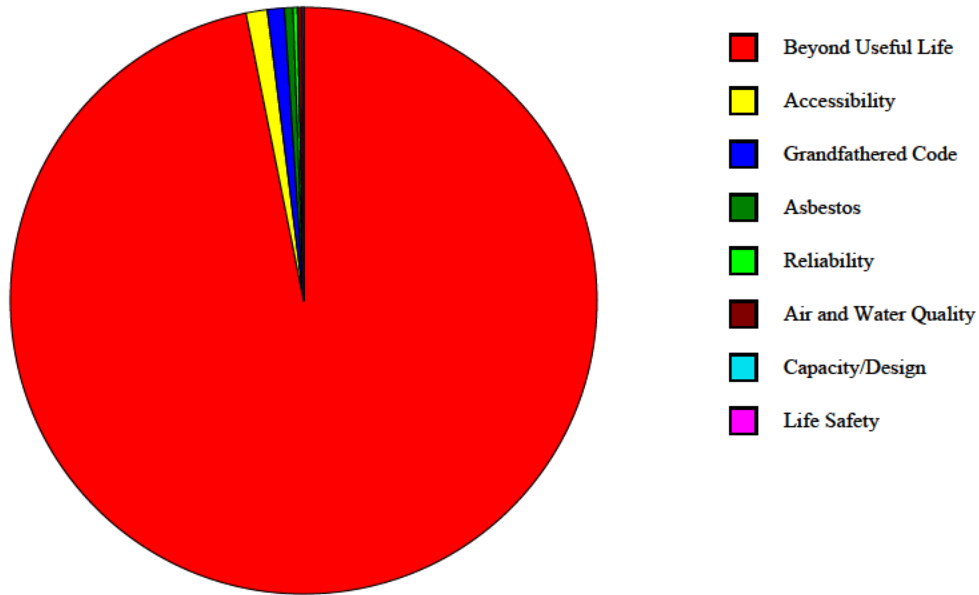
Portfolio FCI Range



All costs in 000s USD.

Region	Minimum FCI	Maximum FCI	FCI Range	Average FCI	Average Age	Backlog
Lake Michigan College	0.000	0.265	0.265	0.202	21.6	43,589

**Distribution of Requirement and Renewal Costs
By Category**

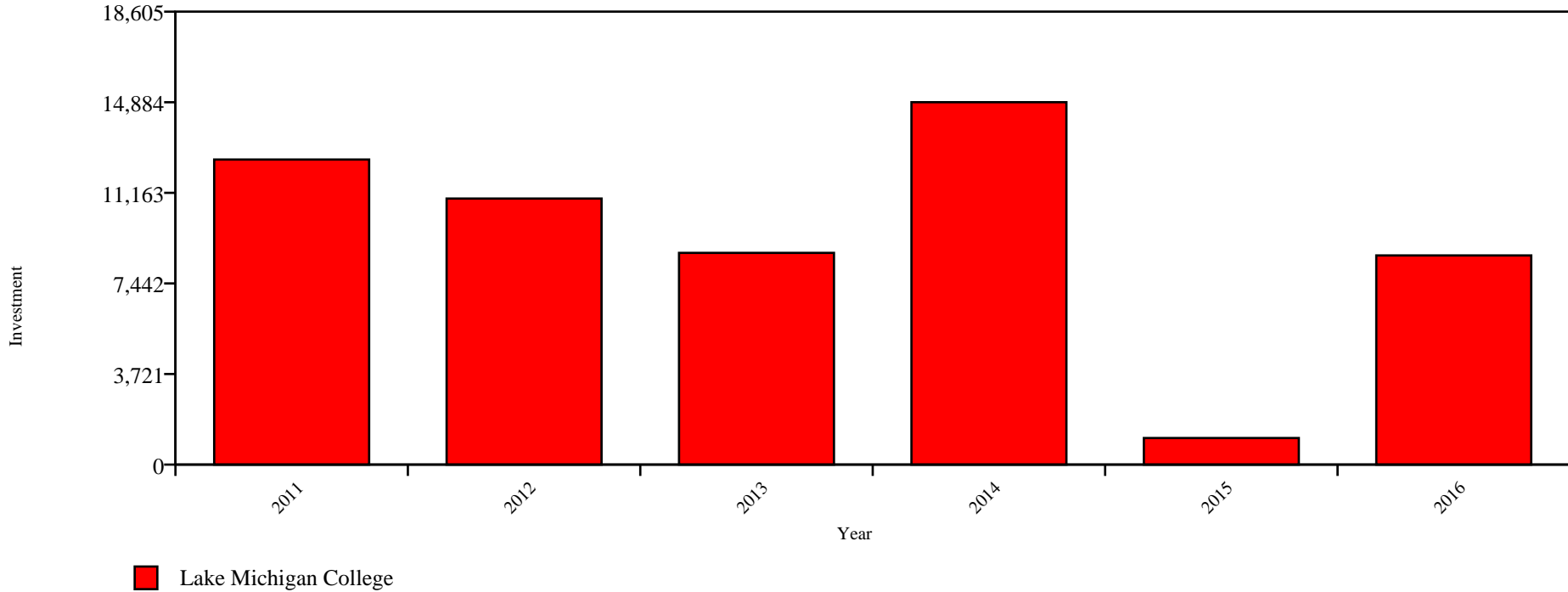


97%

Category	Estimated Cost	Percentage of Total Cost
Beyond Useful Life	54,936	97%
Accessibility	661	1%
Grandfathered Code	533	1%
Asbestos	264	0%
Reliability	136	0%
Air and Water Quality	132	0%
Capacity/Design	60	0%
Life Safety	3	0%
Total :	56,724	

All costs in 000s USD.

Investment By Region, Per Year



Region	2011	2012	2013	2014	2015	2016	Total
Lake Michigan College	12,531	10,928	8,697	14,886	1,092	8,591	56,724
Total :	12,531	10,928	8,697	14,886	1,092	8,591	56,724

All costs in 000s USD.

Report Parameters:**Region:**

Lake Michigan College,

Campus:

Lake Michigan College,

Backlog Period: 5**Costs include 4.70% inflation rate.****Backlog is not inflated.**



Asset Snapshot Report

By Asset Name

Region: Lake Michigan College
Campus: Lake Michigan College

Asset Name: Bertrand Crossing
Asset Number: 3

STATISTICS

FCI Cost: 275,647	FCI: 0.04
Total Requirements Cost: 275,647	RI: 0.04

Current Replacement Value	6,876,095	Size	34,283 SF
Address 1	1905 Foundation Drive	Address 2	-
City	-	State/Province/Region	MI

PHOTO



Exterior View

SYSTEMS DESCRIPTION

A - Substructure - Foundation Wall and Footings - No Basement

Basic foundation for building without basement - to include strip footing, 4-ft foundation wall and damp proofing. Also included are underdrains.

A - Substructure - Structural Slab on Grade - Non Industrial

All costs in USD.

The building substructure includes a non-industrial type structural slab on grade.

A10 - Foundations - Concrete Footings

Concrete column footings.

B10 - Superstructure - Superstructure - Multi Story - Steel

Multi-story steel building, includes steel columns, beams, floor pans, and roof structure.

B2010 - Exterior Walls - Brick Walls

The exterior wall construction is of brick cavity walls.

B2010 - Exterior Walls - Metal Paneled Walls

The exterior wall finishes are of steel siding such as corrugated materials.

B2020 - Exterior Windows - Aluminum Storefront System - Insulated Glazing

Exterior aluminum storefront window system with insulating glass.

B2020 - Exterior Windows - Aluminum Windows

The building includes aluminum framed exterior units, with insulating glass.

B2030 - Exterior Doors - Automatic Openers - Pair

Door hardware add-ons, automatic openers, commercial, electronic door opener, for swing doors, pair, per opening, incl. motion sensor, 12V control box, motor, handicap actuator buttons and wiring.

B2030 - Exterior Doors - Door Assembly - 3 x 7 HM

Exterior doors include non-rated 3 x 7 steel door and steel frame with hinges and lockset. Includes painted door and painted frame.

B2030 - Exterior Doors - Door Assembly - 6 x 7 Storefront - 1998

The exterior doors include pr. swinging glazed aluminum storefront leafs, aluminum frame, hardware, including closers.

B2030 - Exterior Doors - Door Assembly - 6 x 7 Storefront - 2011

The exterior doors include pr. swinging glazed aluminum storefront leafs, aluminum frame, hardware, including closers.

B2030 - Exterior Doors - Overhead Doors (Manually Operated)

Overhead, com, fbgl, steel, and alum, heavy duty, sectional.

B30 - Roofing - Adhered Membrane (PVC) Single-Ply

The roof covering is of a single-ply adhered membrane with insulation. Located on the lower level of the roof.

The current condition of this system was assessed and was determined to exceed the estimated BOMA years remaining as a result of the observed site conditions and effective maintenance procedures.

B30 - Roofing - Gutters and Downspouts

Rain water is removed from the roof by perimeter gutters, scuppers and downspouts, which discharge to the surrounding property. Located at the northeast elevation only.

B30 - Roofing - Metal Roofing

The roof covering is of formed metal roofing, such as standing seam metal. Located on the upper levels of the roof.

All costs in USD.

B30 - Roofing - Metal Roofing - Entrance Vestibules

The roof covering is of formed metal roofing, such as standing seam metal, located at the entrance vestibules.

B30 - Roofing - Roof Accessories - Snow Guard

Prefabricated snow guard, double rail type.

C10 - Interior Construction - Restroom - Complete - Gang

Complete restroom including fixtures, accessories, wall finishes, floor finishes, ceiling finishes, exhaust, lighting fixtures and receptacles. Accessible compliant. Fire alarm devices are not included.

C1010 - Partitions - Folding Partitions

The building interior includes a folding panel partition, located in 109.

C1010 - Partitions - GWB Walls - Standard (Non-Painted)

The building interior includes standard GWB partitions, taped and finished, but not painted, with no insulation.

C1020 - Interior Doors - Swinging Doors

Interior doors include 3' x 7' doors with hinges, lockset and closer. Includes steel and wood (birch and oak) faced rated doors, painted doors and frames.

C1035 - Identifying Devices - Fittings: Signage (Room Numbering and Identification)

Signs, graphic symbols, adhesive back, w/Braille, 8" x 8" + Signs, flexible door sign, adhesive back, w/Braille, 5/8" letters.

C20 - Stairs - Stairs

The interior stairs consist of 12 risers per flight with landing and 2 flights per story.

C3010 - Wall Finishes - Painted Finish - Average (1 Coat Prime - 2 Coats Finish)

Interior wall finishes include standard paint finish.

C3020 - Floor Finishes - Carpeting 3 - Carpet Broadloom

Floor finishes include medium priced carpeting and base for average office areas. Located in classrooms and office area. Carpet is typically in good condition, leading to its extended life.

C3020 - Floor Finishes - VCT 2

Floor finishes include standard quality VCT flooring and baseboard located in the main corridor.

C3030 - Ceiling Finishes - ACT System

Standard suspended ACT ceiling system with 2 x 2 or 2 x 4 regular tiles in 15/16 or 9/16-in. grids.

D2010 - Plumbing Fixtures - Custodial/Utility Sinks

The plumbing fixtures include custodial/utility sinks.

D2010 - Plumbing Fixtures - Emergency Eyewash and Shower Units

Plumbing fixtures include emergency safety shower and eyewash units.

D2010 - Plumbing Fixtures - Group Wash Fountain

The building plumbing fixtures include molded group wash fountains in shop lab areas. Note: selected available RS Means line item for budgetary purposes only.

D2010 - Plumbing Fixtures - Kitchenette - Cabinet-Counter and Sink

All costs in USD.

The plumbing fixtures include kitchenette cabinet, counter and sink units used in some classrooms. Typical room is room BC 123.

D2010 - Plumbing Fixtures - Laboratory Sinks

The building plumbing fixtures include molded chemical-resistant laboratory sinks.

D2010 - Plumbing Fixtures - Water Coolers - Wall Mount Wheelchair Type

Plumbing fixtures include wheelchair type drinking fountains.

D2020 - Domestic Water Distribution - Water Dist Complete

The building domestic water distribution system includes a four inch main line, water meter, rpz backflow preventer, with rough ins included. This System does not include a water heater.

D2020 - Domestic Water Distribution - Water Heater - Gas

The domestic hot water is provided by two (2) gas-fired, 48 gal, water heater, with recirculation pump. Note: Observed Years remaining extended based on observed existing conditions.

D2030 - Sanitary Waste - Sanitary Waste

The building includes an extensive sanitary waste system, of cast iron piping, with gravity discharge to the municipal system.

D2040 - Rain Water Drainage - Roof Drainage

Rain water drainage includes interior piping, roof drains and 4-inch discharge piping by gravity flow to a municipal main.

D2090 - Other Plumbing Systems - Gas Distribution - Lab Air & Vac Systems

The building includes compressed air and vacuum systems. This system is used for Labs and Dental Classrooms.

D2090 - Other Plumbing Systems - Lab Acid Waste System - Polypropylene

The building includes a polypropylene piped acid water waste piping system for the laboratories.

D2090 - Other Plumbing Systems - Natural Gas Supply for Bldg

The building includes a natural gas supply and distribution system for boilers.

D3020 - Heat Generating Systems - Boiler HW - Gas Fired PVI

Heat for the building is provided by two gas-fired PVI hot water boilers.

D3030 - Cooling Generating Systems - Chiller - Screw

Cooling medium is provided by a screw type chiller with air cooled condenser. : Selected available RS Mean's line item for budgetary purposes only.

D3040 - Distribution Systems - Central AHU - VAV System w/Distribution

The HVAC system has a central AHU with cooling and heating coils, VFD, VAV ducted distribution, diffusers and plenum return.

D3040 - Distribution Systems - Exhaust System - Fume Hood - Ductwork and Fan

The HVAC ventilation system includes fume hood and exhaust systems for a building. Typical such as room BC116.

D3040 - Distribution Systems - Exhaust System - General Building

The HVAC ventilation system includes roof mounted exhaust fans with ducting.

D3040 - Distribution Systems - Exhaust System - Restroom w/Roof Fan

HVAC ventilation system includes roof mounted restroom exhaust fans with ducting.

All costs in USD.

D3040 - Distribution Systems - Perimeter Heat System - Radiant Ceiling Panels

Airtex 2 x 4 lay-in panel hydronic radiant heating system. This includes the panels, tubing, manifold, controls, and pump. NOTE: this system is not available in RS Means. This system was chosen as the closest approximation.

D3040 - Distribution Systems - Perimeter Induction Units

HVAC system includes perimeter induction units with temperature control by two pipe system with coils.

D3040 - Distribution Systems - Return Air Ductwork and Fan

The HVAC system has return air ductwork and centrifugal or in-line return air fan.

D3040 - Distribution Systems - Two Pipe Distribution System w/Pump

HVAC distribution is provided by a two pipe distribution system.

D3050 - Terminal and Package Units - Split System AC - Rm. 101C

The HVAC system includes a split system AC unit with a remote air cooled condenser for room 101C.

D3060 - Controls and Instrumentation - DDC System

HVAC controls include a DDC system for system optimization, basic pc control, moderate sensor types and quantities.

D3069 - Other Controls and Instrumentation - Motor Control Center

The upper mechanical room has a Motor Control Center with 2 sections, 600 Amp, 480 Volt.

D40 - Fire Protection - Fire Extinguishers - Dry Chem w/Cabinet

Handheld type dry chemical fire extinguishers are located throughout the building, as required. Includes cabinets.

D40 - Fire Protection - Wet Sprinkler System

The fire protection systems include a light hazard, wet fire sprinkler system. This system includes backflow protection and standpipes but does not include a fire pump.

D5012 - Low Tension Service and Dist. - Distribution Equipment, Panelboards, and Feeders 07 - 1,200A 480Y/277V & 208Y/120V

The electrical distribution system for this building includes an average concentration of panelboards, feeders, and associated equipment. Most of the equipment is located in the main electrical room with electrical closets on each floor.

D5012 - Low Tension Service and Dist. - Main Electrical Service 09 - 1200A 480Y/277V

The building includes a typical electrical service, which includes incoming feeders, main panel, and metering.

D5020 - Lighting and Branch Wiring - Lighting - Exterior - HID Wall Packs

Exterior lighting includes HID wall packs, ground-mounted building lights, and accent lighting around the perimeter. This system is for budgetary purposes only.

D5021 - Branch Wiring Devices - Branch Wiring - Equipment & Devices

Branch wiring for this building includes a typical concentration of branch wiring, devices, and utilization equipment throughout the building and classrooms. There is a heavy concentration of overhead power drops for the trade labs. The system was adjusted accordingly.

D5022 - Lighting Equipment - Lighting Fixtures - Average Density

All costs in USD.

The building includes an average density lighting system. Lighting system includes various types of lighting fixtures, HID Lights, lamps, conduit and wire. System does not address each particular lighting type as this is for budgetary purposes only.

D5033 - Telephone Systems - Telephone System - Average Density

The building includes an average density telephone system. The system is original to the building.

D5037 - Fire Alarm Systems - Fire Alarm System - Average Density

This building includes an average density fire alarm system. The fire alarm system includes: head end equipment, pull stations at all exit doors, audio/visual strobes, visual strobes, smokes in some rooms, conduit, wire and connections. The system appears to be operating normally, although at the end of it's BOMA rated life.

D5038 - Security and Detection Systems - Security System - Light Density

The building is equipped with a light density security system. The security system includes as a minimum: Alarm panel, door contacts, motion detectors, conduit and wiring. The system was reportedly installed in 2007.

D5039 - Local Area Networks - LAN System - Average Density

Building includes an average density local area network system throughout the building and classrooms. The system appears to be well maintained and the years remaining has been extended by two years.

D5092 - Emergency Light and Power Systems - Emergency Battery Pack Lights

The emergency lighting system includes a self contained battery pack and lights. The building is fully protected with emergency battery pack lighting as there is no emergency generator. Units appear to be in good condition and years remaining was extended by 2 years.

D5092 - Emergency Light and Power Systems - Exit Signs - Low Density

The emergency lighting system includes the installation of Exit signs on a low density level. Installation includes: single and double sided exit signs, conduit, wire, boxes, conduit bends, connections and circuit breakers.

E - Equipment and Furnishings - Fixed Casework - Institutional

Building includes deluxe casework including wall and under counter cabinets and deluxe countertops (stone), without appliances. Located in the three labs.

ASSET REPLACEMENT VALUE

Uniformat	System Name	Lifetime	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Value
A-Substructure	Foundation Wall and Footings - No Basement	75	6	1998	2073	6,225	99,608
A-Substructure	Structural Slab on Grade - Non Industrial	75	6	1998	2073	10,511	168,175
A10-Foundations	Concrete Footings	75	6	1998	2075	3,516	56,251
B10-Superstructure	Superstructure - Multi Story - Steel	75	6	1998	2073	51,533	824,523
B2010-Exterior Walls	Brick Walls	75	13	1998	2073	21,371	170,971
B2010-Exterior Walls	Metal Paneled Walls	60	125	1998	2058	70,192	56,153
B2020-Exterior Windows	Aluminum Storefront System - Insulated Glazing	30	125	2011	2041	24,719	19,775
B2020-Exterior Windows	Aluminum Windows	30	125	1998	2028	114,579	91,663
B2030-Exterior Doors	Automatic Openers - Pair	30	125	2011	2041	83,680	66,944
B2030-Exterior Doors	Door Assembly - 3 x 7 HM	30	125	1998	2028	10,449	8,359
B2030-Exterior Doors	Door Assembly - 6 x 7 Storefront - 1998	30	125	1998	2031	27,370	21,896
B2030-Exterior Doors	Door Assembly - 6 x 7 Storefront - 2011	30	125	2011	2041	27,370	21,896
B2030-Exterior Doors	Overhead Doors (Manually Operated)	30	125	1998	2028	3,247	2,597
B30-Roofing	Adhered Membrane (PVC) Single-Ply	25	125	1998	2028	72,213	57,770
B30-Roofing	Gutters and Downspouts	30	125	1998	2028	6,626	5,301
B30-Roofing	Metal Roofing	65	125	1998	2065	705,626	564,501
B30-Roofing	Metal Roofing - Entrance Vestibules	65	125	2011	2076	10,305	8,244

All costs in USD.

Uniformat	System Name	Lifetime	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Value
B30-Roofing	Roof Accessories - Snow Guard	20	125	2011	2031	5,667	4,534
C10-Interior Construction	Restroom - Complete - Gang	30	125	1998	2028	69,948	55,959
C1010-Partitions	Folding Partitions	15	125	1998	2014	25,468	20,374
C1010-Partitions	GWB Walls - Standard (Non-Painted)	50	63	1998	2048	78,259	125,215
C1020-Interior Doors	Swinging Doors	50	125	1998	2048	108,135	86,508
C1035-Identifying Devices	Fittings: Signage (Room Numbering and Identification)	10	125	1998	2014	21,585	17,268
C20-Stairs	Stairs	75	38	1998	2073	8,542	22,779
C3010-Wall Finishes	Painted Finish - Average (1 Coat Prime - 2 Coats Finish)	10	125	2005	2015	37,499	29,999
C3020-Floor Finishes	Carpeting 3 - Carpet Broadloom	10	125	1998	2014	174,385	139,508
C3020-Floor Finishes	VCT 2	20	125	1998	2018	52,951	42,361
C3030-Ceiling Finishes	ACT System	20	125	1998	2018	80,635	64,508
D2010-Plumbing Fixtures	Custodial/Utility Sinks	30	125	1998	2028	13,779	11,023
D2010-Plumbing Fixtures	Emergency Eyewash and Shower Units	30	125	1998	2028	3,790	3,032
D2010-Plumbing Fixtures	Group Wash Fountain	30	125	1998	2028	16,649	13,319
D2010-Plumbing Fixtures	Kitchenette - Cabinet-Counter and Sink	30	125	1998	2028	47,466	37,973
D2010-Plumbing Fixtures	Laboratory Sinks	30	125	1998	2028	50,390	40,312
D2010-Plumbing Fixtures	Water Coolers - Wall Mount Wheelchair Type	20	125	1998	2018	7,826	6,261
D2020-Domestic Water Distribution	Water Dist Complete	30	113	1998	2028	112,300	99,822
D2020-Domestic Water Distribution	Water Heater - Gas	15	112	1998	2016	12,547	11,203
D2030-Sanitary Waste	Sanitary Waste	50	125	1998	2048	196,993	157,595

All costs in USD.

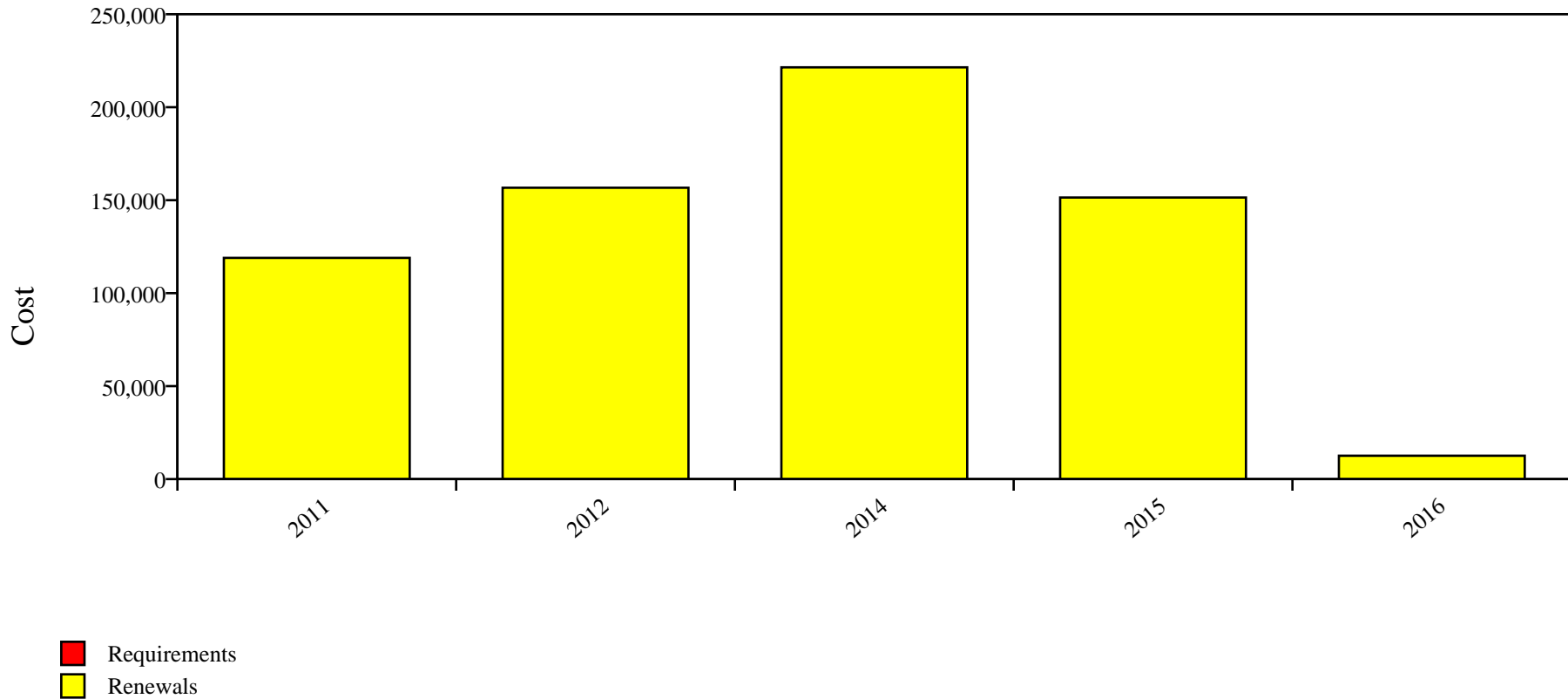
Uniformat	System Name	Lifetime	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Value
D2040-Rain Water Drainage	Roof Drainage	50	125	1998	2048	27,205	21,764
D2090-Other Plumbing Systems	Gas Distribution - Lab Air & Vac Systems	25	75	1998	2023	29,585	39,446
D2090-Other Plumbing Systems	Lab Acid Waste System - Polypropylene	40	125	1998	2038	32,408	25,927
D2090-Other Plumbing Systems	Natural Gas Supply for Bldg	40	125	1998	2038	73,466	58,773
D3020-Heat Generating Systems	Boiler HW - Gas Fired PVI	30	125	2011	2041	93,168	74,534
D3030-Cooling Generating Systems	Chiller - Screw	20	125	1998	2018	227,802	182,242
D3040-Distribution Systems	Central AHU - VAV System w/Distribution	25	125	1998	2023	895,341	716,273
D3040-Distribution Systems	Exhaust System - Fume Hood - Ductwork and Fan	25	125	1998	2023	102,652	82,122
D3040-Distribution Systems	Exhaust System - General Building	25	125	1998	2023	36,437	29,150
D3040-Distribution Systems	Exhaust System - Restroom w/Roof Fan	20	125	1998	2018	14,614	11,691
D3040-Distribution Systems	Perimeter Heat System - Radiant Ceiling Panels	18	113	2011	2029	5,618	4,993
D3040-Distribution Systems	Perimeter Induction Units	30	125	1998	2028	599,460	479,568
D3040-Distribution Systems	Return Air Ductwork and Fan	20	125	1998	2018	284,295	227,436
D3040-Distribution Systems	Two Pipe Distribution System w/Pump	30	125	1998	2028	401,457	321,166
D3050-Terminal and Package Units	Split System AC - Rm. 101C	25	125	1998	2023	9,322	7,458
D3060-Controls and Instrumentation	DDC System	20	125	1998	2018	111,139	88,912
D3069-Other Controls and Instrumentation	Motor Control Center	30	100	1998	2028	36,154	36,154
D40-Fire Protection	Fire Extinguishers - Dry Chem w/Cabinet	30	105	1998	2028	1,073	1,022

All costs in USD.

Uniformat	System Name	Lifetime	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Value
D40-Fire Protection	Wet Sprinkler System	35	125	1998	2033	204,530	163,624
D5012-Low Tension Service and Dist.	Distribution Equipment, Panelboards, and Feeders 07 - 1,200A 480Y/277V & 208Y/120V	30	125	1998	2028	200,746	160,597
D5012-Low Tension Service and Dist.	Main Electrical Service 09 - 1200A 480Y/277V	30	125	1998	2028	135,173	108,139
D5020-Lighting and Branch Wiring	Lighting - Exterior - HID Wall Packs	20	125	1998	2018	1,203	962
D5021-Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	125	1998	2028	218,726	174,980
D5022-Lighting Equipment	Lighting Fixtures - Average Density	20	125	1998	2018	168,941	135,152
D5033-Telephone Systems	Telephone System - Average Density	10	106	1998	2011	90,973	85,622
D5037-Fire Alarm Systems	Fire Alarm System - Average Density	10	125	1998	2012	156,689	125,352
D5038-Security and Detection Systems	Security System - Light Density	10	125	2007	2017	38,878	31,102
D5039-Local Area Networks	LAN System - Average Density	15	106	1998	2015	113,921	107,220
D5092-Emergency Light and Power Systems	Emergency Battery Pack Lights	10	125	1998	2011	27,985	22,388
D5092-Emergency Light and Power Systems	Exit Signs - Low Density	20	125	1998	2018	14,284	11,427
E-Equipment and Furnishings	Fixed Casework - Institutional	25	125	1998	2023	133,403	106,722
						Subtotal	6,876,095
						Total Replacement Value	6,876,095

All costs in USD.

REQUIREMENTS AND RENEWALS



All costs in USD.

Requirement Name / Renewals	Prime System	Category	Priority	Action Date	Cost
Emergency Battery Pack Lights Renewal	D5092-Emergency Light and Power Systems	Beyond Useful Life	2- Potentially Critical	11/17/2011	27,985
Telephone System - Average Density Renewal	D5033-Telephone Systems	Beyond Useful Life	2- Potentially Critical	11/17/2011	90,973
2011 Subtotal					118,958
Fire Alarm System - Average Density Renewal	D5037-Fire Alarm Systems	Beyond Useful Life	2- Potentially Critical	11/17/2012	156,689
2012 Subtotal					156,689
Carpeting 3 - Carpet Broadloom Renewal	C3020-Floor Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2014	174,385
Fittings: Signage (Room Numbering and Identification) Renewal	C1035-Identifying Devices	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2014	21,585
Folding Partitions Renewal	C1010-Partitions	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2014	25,468
2014 Subtotal					221,438
LAN System - Average Density Renewal	D5039-Local Area Networks	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2015	113,921
Painted Finish - Average (1 Coat Prime - 2 Coats Finish) Renewal	C3010-Wall Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2015	37,499
2015 Subtotal					151,420
Water Heater - Gas Renewal	D2020-Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2016	12,547
2016 Subtotal					12,547

All costs in USD.

Region: Lake Michigan College
Campus: Lake Michigan College

Asset Name: M-TEC
Asset Number: 4

STATISTICS

FCI Cost: 353,397	FCI: 0.04
Total Requirements Cost: 353,397	RI: 0.04

Current Replacement Value	8,243,284	Size	43,953 SF
Address 1	400 Klock Road	Address 2	-
City	-	State/Province/Region	MI

PHOTO



Exterior View

SYSTEMS DESCRIPTION

A - Substructure - Foundation Wall and Footings - No Basement

Basic foundation for building without basement - to include strip footing, 4-ft foundation wall and damp proofing. Also included are underdrains.

A - Substructure - Foundation Wall and Footings - No Basement - Garage

All costs in USD.

Basic foundation for building without basement - to include strip footing, 4-ft foundation wall and damp proofing. Also included are underdrains. Located in the garage west of the building.

A - Substructure - Structural Slab on Grade - Non Industrial

The building substructure includes a non-industrial type structural slab on grade.

A - Substructure - Structural Slab on Grade - Non Industrial - Garage

The building substructure includes a non-industrial type structural slab on grade. Located in the garage west of the building.

A10 - Foundations - Concrete Footings

Concrete column footings.

B10 - Superstructure - Superstructure - Multi Story - Steel

Multi-story steel building, includes steel columns, beams, floor pans, and roof structure.

B10 - Superstructure - Superstructure - Single Story - Steel - Garage

Single-story steel framed building with steel columns and steel roof structure. Located in the garage west of the building.

B2010 - Exterior Walls - Metal Paneled Walls

The exterior wall finishes are of steel siding such as corrugated materials. Includes blue, silver and gold siding.

B2010 - Exterior Walls - Metal Paneled Walls - Garage

The exterior wall finishes are of metal siding such as corrugated materials. Located at the garage west of the building.

B2020 - Exterior Windows - Aluminum Windows

The building includes aluminum framed exterior units, with insulating glass.

B2030 - Exterior Doors - Door Assembly - 3 x 7 HM

Exterior doors include non-rated 3 x 7 steel door and steel frame with hinges and lockset. Includes painted door and painted frame.

B2030 - Exterior Doors - Door Assembly - 3 x 7 HM - Garage

Exterior doors include non-rated 3 x 7 steel door and steel frame with hinges and lockset. Includes painted door and painted frame. Located at the garage west of the building.

B2030 - Exterior Doors - Door Assembly - 3 x 7 Storefront

The exterior doors include swinging glazed aluminum storefront leaf, aluminum frame, hardware, including closer.

B2030 - Exterior Doors - Door Assembly - 6 x 7 HM

Exterior doors include pr. 3 x 7 steel doors and steel frame with hinges and locksets. Includes painted doors and painted frame.

B2030 - Exterior Doors - Door Assembly - 6 x 7 Storefront

The exterior doors include pr. swinging glazed aluminum storefront leaves, aluminum frame, hardware, including closers.

B2030 - Exterior Doors - Overhead Doors (Electrically Operated)

Overhead Door, steel, alum, or fiberglass, rolling, electric operation.

B2030 - Exterior Doors - Overhead Doors (Electrically Operated) - Garage

Overhead Door, steel, alum, or fiberglass, rolling, electric operation. Located in the garage west of the building.

All costs in USD.

B30 - Roofing - Adhered Membrane (EPDM) Single-Ply

The roof covering is of a single-ply adhered membrane with insulation. Located on the lower levels of the roof.

B30 - Roofing - Gutters and Downspouts

Rain water is removed from the roof by perimeter gutters, scuppers and downspouts, which discharge to the surrounding property. Located at the metal (upper) roofing only.

B30 - Roofing - Gutters and Downspouts - Garage

Rain water is removed from the roof by perimeter gutters, scuppers and downspouts, which discharge to the surrounding property. Located at the garage west of the building.

B30 - Roofing - Metal Roofing

The roof covering is of formed metal roofing, such as standing seam metal. Located on the upper levels of the roof.

B30 - Roofing - Metal Roofing - Garage

The roof covering is of formed metal roofing, such as standing seam metal. Located on the garage west of the building.

C10 - Interior Construction - Restroom - Complete - Gang

Complete restroom including fixtures, accessories, wall finishes, floor finishes, ceiling finishes, exhaust, lighting fixtures and receptacles. Accessible compliant. Fire alarm devices are not included.

C1010 - Partitions - GWB Walls - Standard (Non-Painted)

The building interior includes standard GWB partitions, taped and finished, but not painted, with no insulation.

C1020 - Interior Doors - Overhead/Rolling Fire Door - (Electronic Operation)

[Building includes small overhead rolling door. Electrically operated. Up to 10' x 10' overhead and 8' x 8' class A rolling fire door. With Electric Motorized Operation. Located at the vending machines and as an entry to MT101.

C1020 - Interior Doors - Swinging Doors

Interior doors include 3' x 7' doors with hinges, lockset and closer. Includes steel and wood (birch and oak) faced rated doors, painted doors and frames.

C1035 - Identifying Devices - Fittings: Signage (Room Numbering and Identification)

Signs, graphic symbols, adhesive back, w/Braille, 8" x 8" + Signs, flexible door sign, adhesive back, w/Braille, 5/8" letters.

C20 - Stairs - Stairs

The interior stairs consist of 12 risers per flight with landing and 2 flights per story. Leading to two mezzanine/storage areas.

C3010 - Wall Finishes - Painted Finish - (1 Coat Prime - 2 Coats Finish)

Interior wall finishes include standard paint finish.

C3020 - Floor Finishes - Carpeting 3 - Carpet Broadloom

Floor finishes include medium priced carpeting and base for average office areas. Located in corridors, classrooms and office area.

C3020 - Floor Finishes - Epoxy Flooring

Floor finishes include epoxies and related base. Located in the corridors and MT116.

C3030 - Ceiling Finishes - ACT System

Standard suspended ACT ceiling system with 2 x 2 or 2 x 4 regular tiles in 15/16 or 9/16-in. grids.

All costs in USD.

D2010 - Plumbing Fixtures - Custodial/Utility Sinks

The plumbing fixtures include custodial/utility sinks. Utility sinks are located in several of the labs, typical is like in hydraulics lab.

D2010 - Plumbing Fixtures - Emergency Eyewash and Shower Units

Plumbing fixtures include emergency safety shower and eyewash units.

D2010 - Plumbing Fixtures - Group Wash Fountain

The building plumbing fixtures include molded group wash fountains in CNC Lab. Note: selected available RS Means line item for budgetary purposes only.

D2010 - Plumbing Fixtures - Kitchenette - Cabinet-Counter and Sink

The plumbing fixtures include kitchenette cabinet, counter and sink units used in some classrooms. Typical room is MT119

D2010 - Plumbing Fixtures - Water Coolers - Wall Mount Dual Height

Plumbing fixtures include dual height drinking fountains.

D2020 - Domestic Water Distribution - Water Dist Complete

The building domestic water distribution system includes a four inch main line, water meter, rpz backflow preventer, with rough ins included. This System does not include a water heater.

D2020 - Domestic Water Distribution - Water Heater - Gas

The domestic hot water is provided by a gas-fired, 100 MBH, commercial grade water heater, with recirculation pump.

D2030 - Sanitary Waste - Sanitary Waste

The building includes an extensive sanitary waste system, of cast iron piping, with gravity discharge to the municipal system.

D2040 - Rain Water Drainage - Roof Drainage

Rain water drainage includes interior piping, roof drains and 4-inch discharge piping by gravity flow to a municipal main.

D2090 - Other Plumbing Systems - Natural Gas Supply for Bldg

The building includes a natural gas supply and distribution system for boilers.

D3020 - Heat Generating Systems - Boiler HW - Gas Fired w/Redundancy

Heat for the building is provided by a gas-fired hot water boiler. Full redundancy is included

D3030 - Cooling Generating Systems - DX Condensing Unit

Cooling medium is provided by a DX cooling system, located at back of the building.

D3040 - Distribution Systems - Central AHU - VAV System w/Distribution

The HVAC system has a central AHU with cooling and heating coils, VFD, VAV ducted distribution, diffusers and plenum return.

D3040 - Distribution Systems - Exhaust System - Fume Hood - Ductwork and Fan

Ventilation system includes fume hood and duct exhaust systems for the welding lab.

D3040 - Distribution Systems - Exhaust System - General Building

The HVAC ventilation system includes roof mounted exhaust fans with ducting.

D3040 - Distribution Systems - Exhaust System - Restroom w/Roof Fan

All costs in USD.

HVAC ventilation system includes roof mounted restroom exhaust fans with ducting.

D3040 - Distribution Systems - Radiant Perimeter Heating - Hydronic

Hydronic radiant perimeter heating system using PEX tubing. This includes the tubing, manifold, controls, and pump. Note: Selected available RS Mean's line item for budgetary purposes only.

D3040 - Distribution Systems - Return Air Ductwork and Fan

The HVAC system has return air ductwork and centrifugal or in-line return air fan.

D3040 - Distribution Systems - Two Pipe Distribution System w/Pump

HVAC distribution is provided by a two pipe distribution system.

D3050 - Terminal and Package Units - Split System AC - Rm. MT125

The HVAC system includes two (2) split system AC unit with a remote air cooled condenser for room MT125.

D3050 - Terminal and Package Units - Unit Heaters - Electric - Garage

Heating is provided by suspended, electric unit heaters.

D3050 - Terminal and Package Units - Unit Heaters - Hot Water

Heating is provided by suspended, forced hot water unit heaters for mechanical room and in lab areas.

D3060 - Controls and Instrumentation - DDC System

HVAC controls include a DDC system for system optimization, basic pc control, moderate sensor types and quantities.

D40 - Fire Protection - Fire Extinguishers - Dry Chem w/Cabinet

Handheld type dry chemical fire extinguishers are located throughout the building, as required. Includes cabinets.

D40 - Fire Protection - Wet Sprinkler System

The fire protection systems include a light hazard, wet fire sprinkler system. This system includes backflow protection and standpipes but does not include a fire pump.

D5012 - Low Tension Service and Dist. - Distribution Equipment, Panelboards, and Feeders 11 - 2000A 480Y/277V & 208Y/120V

The electrical distribution system for this building includes an average concentration of panelboards, feeders, and associated equipment located throughout the main electrical room, labs, and electrical closets. there is a connection for an emergency generator, although no permanent generator on site.

D5012 - Low Tension Service and Dist. - Main Electrical Service 11 - 2000A 480Y/277V

The building includes a typical electrical service, which includes incoming feeders, main panel, and metering. The system is located in the main electrical room.

D5020 - Lighting and Branch Wiring - Lighting - Exterior - HID Wall Packs

Exterior lighting includes HID wall packs, ground-mounted building lights, and accent lighting around the perimeter. This system is for budgetary purposes only.

D5021 - Branch Wiring Devices - Branch Wiring - Equipment & Devices

Branch wiring for this building includes a typical concentration of branch wiring, devices, and utilization equipment throughout the building and classrooms. There is a heavy concentration of overhead power drops for the trade labs. The system was adjusted accordingly.

D5022 - Lighting Equipment - Lighting Fixtures - Average Density

All costs in USD.

The building includes an average density lighting system. Lighting system includes various types of lighting fixtures, HID fixtures, lamps, conduit and wire. System does not address each particular lighting type as this is for budgetary purposes only.

D5033 - Telephone Systems - Telephone System - Average Density

The building includes an average density telephone system. The system is original to the building.

D5037 - Fire Alarm Systems - Fire Alarm System - Average Density

This building includes an average density fire alarm system. The fire alarm system includes: head end equipment, pull stations at all exit doors, audio/visual strobes, visual strobes, smokes in some rooms, conduit, wire and connections.

D5038 - Security and Detection Systems - Security System - Light Density

The building is equipped with a light density security system. The security system includes as a minimum: Alarm panel, door contacts, motion detectors, conduit and wiring. The system was reportedly installed in 2007.

D5039 - Local Area Networks - LAN System - Average Density

Building includes an average density local area network system throughout the building and classrooms.

D5092 - Emergency Light and Power Systems - Emergency Battery Pack Lights

The emergency lighting system includes a self contained battery pack and lights. The building is fully protected with emergency battery pack lighting as there is no emergency generator.

D5092 - Emergency Light and Power Systems - Exit Signs - Low Density

The emergency lighting system includes the installation of Exit signs on a low density level. Installation includes: single and double sided exit signs, conduit, wire, boxes, conduit bends, connections and circuit breakers.

ASSET REPLACEMENT VALUE

Uniformat	System Name	Lifetime	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Value
A-Substructure	Foundation Wall and Footings - No Basement	75	6	2000	2075	7,774	124,386
A-Substructure	Foundation Wall and Footings - No Basement - Garage	75	6	2000	2075	743	11,893
A-Substructure	Structural Slab on Grade - Non Industrial	75	6	2000	2075	14,014	224,231
A-Substructure	Structural Slab on Grade - Non Industrial - Garage	75	6	2000	2075	195	3,119
A10-Foundations	Concrete Footings	75	6	2000	2075	4,688	75,000
B10-Superstructure	Superstructure - Multi Story - Steel	75	6	2000	2075	66,068	1,057,092
B10-Superstructure	Superstructure - Single Story - Steel - Garage	75	6	2000	2075	198	3,164
B2010-Exterior Walls	Metal Paneled Walls	60	125	2000	2060	208,086	166,468
B2010-Exterior Walls	Metal Paneled Walls - Garage	60	125	2000	2060	10,469	8,375
B2020-Exterior Windows	Aluminum Windows	30	125	2000	2030	257,309	205,847
B2030-Exterior Doors	Door Assembly - 3 x 7 HM	30	125	2000	2030	13,931	11,145
B2030-Exterior Doors	Door Assembly - 3 x 7 HM - Garage	30	125	2000	2030	3,483	2,786
B2030-Exterior Doors	Door Assembly - 3 x 7 Storefront	30	125	2000	2030	8,667	6,933
B2030-Exterior Doors	Door Assembly - 6 x 7 HM	30	125	2000	2030	6,821	5,457
B2030-Exterior Doors	Door Assembly - 6 x 7 Storefront	30	125	2000	2030	34,213	27,370
B2030-Exterior Doors	Overhead Doors (Electrically Operated)	30	125	2000	2030	14,388	11,510
B2030-Exterior Doors	Overhead Doors (Electrically Operated) - Garage	30	125	2000	2030	4,796	3,837

All costs in USD.

Uniformat	System Name	Lifetime	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Value
B30-Roofing	Adhered Membrane (EPDM) Single-Ply	25	125	2000	2025	107,431	85,945
B30-Roofing	Gutters and Downspouts	30	125	2000	2030	16,321	13,057
B30-Roofing	Gutters and Downspouts - Garage	30	125	2000	2030	350	280
B30-Roofing	Metal Roofing	65	125	2000	2065	879,860	703,888
B30-Roofing	Metal Roofing - Garage	65	125	2000	2065	18,858	15,086
C10-Interior Construction	Restroom - Complete - Gang	30	125	2000	2030	76,048	60,838
C1010-Partitions	GWB Walls - Standard (Non-Painted)	50	63	2000	2050	142,406	227,850
C1020-Interior Doors	Overhead/Rolling Fire Door - (Electronic Operation)	50	125	2000	2050	10,418	8,335
C1020-Interior Doors	Swinging Doors	50	125	2000	2050	126,158	100,926
C1035-Identifying Devices	Fittings: Signage (Room Numbering and Identification)	10	125	2000	2014	27,674	22,139
C20-Stairs	Stairs	75	38	2000	2075	17,084	45,557
C3010-Wall Finishes	Painted Finish - (1 Coat Prime - 2 Coats Finish)	10	125	2000	2014	68,236	54,589
C3020-Floor Finishes	Carpeting 3 - Carpet Broadloom	10	125	2000	2014	283,704	226,963
C3020-Floor Finishes	Epoxy Flooring	25	125	2000	2025	41,988	33,591
C3030-Ceiling Finishes	ACT System	20	125	2000	2020	119,155	95,324
D2010-Plumbing Fixtures	Custodial/Utility Sinks	30	125	2000	2030	31,447	25,157
D2010-Plumbing Fixtures	Emergency Eyewash and Shower Units	30	125	2000	2030	4,859	3,887
D2010-Plumbing Fixtures	Group Wash Fountain	30	125	2000	2030	16,649	13,319

All costs in USD.

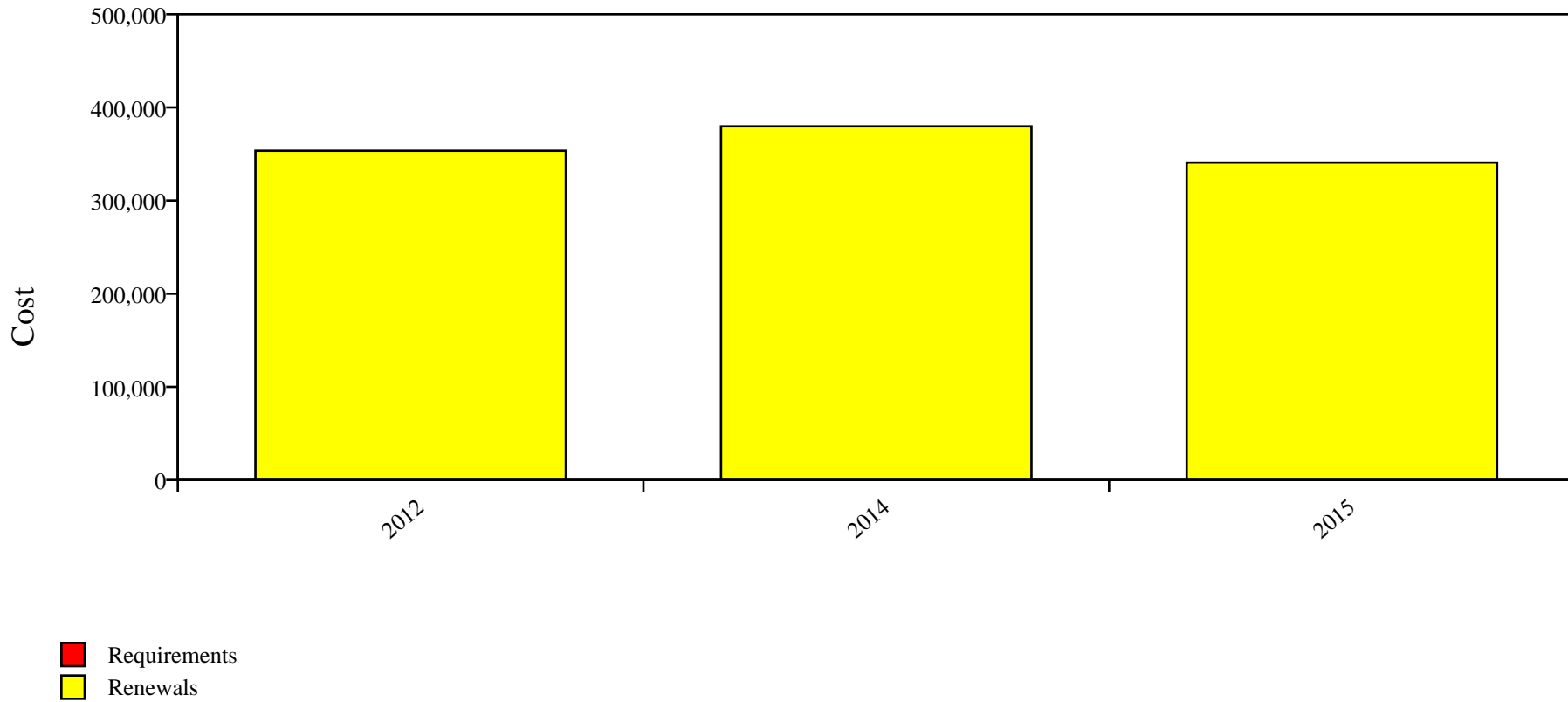
Uniformat	System Name	Lifetime	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Value
D2010-Plumbing Fixtures	Kitchenette - Cabinet-Counter and Sink	30	125	2000	2030	77,265	61,812
D2010-Plumbing Fixtures	Water Coolers - Wall Mount Dual Height	20	125	2000	2020	11,007	8,806
D2020-Domestic Water Distribution	Water Dist Complete	30	113	2000	2030	143,976	127,978
D2020-Domestic Water Distribution	Water Heater - Gas	15	112	2000	2015	11,903	10,628
D2030-Sanitary Waste	Sanitary Waste	50	125	2000	2050	252,558	202,046
D2040-Rain Water Drainage	Roof Drainage	50	125	2000	2050	45,623	36,498
D2090-Other Plumbing Systems	Natural Gas Supply for Bldg	40	125	2000	2040	94,188	75,350
D3020-Heat Generating Systems	Boiler HW - Gas Fired w/Redundancy	30	125	2000	2030	416,365	333,092
D3030-Cooling Generating Systems	DX Condensing Unit	15	125	2000	2015	177,519	142,016
D3040-Distribution Systems	Central AHU - VAV System w/Distribution	25	125	2000	2025	1,147,884	918,307
D3040-Distribution Systems	Exhaust System - Fume Hood - Ductwork and Fan	25	125	2000	2025	34,217	27,374
D3040-Distribution Systems	Exhaust System - General Building	25	125	2000	2025	46,715	37,372
D3040-Distribution Systems	Exhaust System - Restroom w/Roof Fan	20	125	2000	2020	18,736	14,989
D3040-Distribution Systems	Radiant Perimeter Heating - Hydronic	30	125	2000	2030	123,381	98,705
D3040-Distribution Systems	Return Air Ductwork and Fan	20	125	2000	2020	364,485	291,588
D3040-Distribution Systems	Two Pipe Distribution System w/Pump	30	125	2000	2030	514,694	411,755
D3050-Terminal and Package Units	Split System AC - Rm. MT125	25	125	2000	2025	18,645	14,916
D3050-Terminal and Package Units	Unit Heaters - Electric - Garage	15	112	2000	2015	5,314	4,745

All costs in USD.

Uniformat	System Name	Lifetime	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Value
D3050-Terminal and Package Units	Unit Heaters - Hot Water	25	112	2000	2025	28,923	25,824
D3060-Controls and Instrumentation	DDC System	20	125	2000	2020	142,488	113,990
D40-Fire Protection	Fire Extinguishers - Dry Chem w/Cabinet	30	105	2000	2030	1,376	1,311
D40-Fire Protection	Wet Sprinkler System	35	125	2000	2035	262,220	209,776
D5012-Low Tension Service and Dist.	Distribution Equipment, Panelboards, and Feeders 11 - 2000A 480Y/277V & 208Y/120V	30	125	2000	2030	408,619	326,895
D5012-Low Tension Service and Dist.	Main Electrical Service 11 - 2000A 480Y/277V	30	125	2000	2030	197,486	157,989
D5020-Lighting and Branch Wiring	Lighting - Exterior - HID Wall Packs	20	125	2000	2020	19,240	15,392
D5021-Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	125	2000	2030	280,420	224,336
D5022-Lighting Equipment	Lighting Fixtures - Average Density	20	125	2000	2020	216,593	173,274
D5033-Telephone Systems	Telephone System - Average Density	10	106	2000	2012	116,633	109,773
D5037-Fire Alarm Systems	Fire Alarm System - Average Density	10	125	2000	2012	200,886	160,709
D5038-Security and Detection Systems	Security System - Light Density	10	125	2007	2017	49,844	39,875
D5039-Local Area Networks	LAN System - Average Density	15	106	2000	2015	146,054	137,463
D5092-Emergency Light and Power Systems	Emergency Battery Pack Lights	10	125	2000	2012	35,878	28,702
D5092-Emergency Light and Power Systems	Exit Signs - Low Density	20	125	2000	2020	18,313	14,651
						Subtotal	8,243,284
Total Replacement Value							8,243,284

All costs in USD.

REQUIREMENTS AND RENEWALS



All costs in USD.

Requirement Name / Renewals	Prime System	Category	Priority	Action Date	Cost
Emergency Battery Pack Lights Renewal	D5092-Emergency Light and Power Systems	Beyond Useful Life	2- Potentially Critical	11/17/2012	35,878
Fire Alarm System - Average Density Renewal	D5037-Fire Alarm Systems	Beyond Useful Life	2- Potentially Critical	11/17/2012	200,886
Telephone System - Average Density Renewal	D5033-Telephone Systems	Beyond Useful Life	2- Potentially Critical	11/17/2012	116,633
2012 Subtotal					353,397
Carpeting 3 - Carpet Broadloom Renewal	C3020-Floor Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2014	283,704
Fittings: Signage (Room Numbering and Identification) Renewal	C1035-Identifying Devices	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2014	27,674
Painted Finish - (1 Coat Prime - 2 Coats Finish) Renewal	C3010-Wall Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2014	68,236
2014 Subtotal					379,614
DX Condensing Unit Renewal	D3030-Cooling Generating Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2015	177,519
LAN System - Average Density Renewal	D5039-Local Area Networks	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2015	146,054
Unit Heaters - Electric - Garage Renewal	D3050-Terminal and Package Units	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2015	5,314
Water Heater - Gas Renewal	D2020-Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2015	11,903
2015 Subtotal					340,790

All costs in USD.

Region: Lake Michigan College
Campus: Lake Michigan College

Asset Name: Mendel Center
Asset Number: 2

STATISTICS

FCI Cost: 7,237,831	FCI: 0.22
Total Requirements Cost: 7,299,320	RI: 0.22

Current Replacement Value	33,062,881	Size	138,688 SF
Address 1	2755 East Napier Avenue	Address 2	-
City	-	State/Province/Region	MI

PHOTO



Exterior View - Southwest Elevation

SYSTEMS DESCRIPTION

A - Substructure - Foundation Wall and Footings - No Basement

Basic foundation for building without basement - to include strip footing, 4-ft foundation wall and damp proofing. Also included are underdrains. Located in the original 1978 construction.

A - Substructure - Foundation Wall and Footings - No Basement - 1992

All costs in USD.

Basic foundation for building without basement - to include strip footing, 4-ft foundation wall and damp proofing. Also included are underdrains. Located at the 1992 addition.

A - Substructure - Structural Slab on Grade - Non Industrial

The building substructure includes a non-industrial type structural slab on grade. Located in the original 1978 construction, not including the Mainstage Theater area.

A - Substructure - Structural Slab on Grade - Non Industrial - 1992

The building substructure includes a non-industrial type structural slab on grade. Located at the 1992 addition and in the Mainstage Theater area.

A10 - Foundations - Concrete Footings

Concrete column footings located in the original 1978 construction.

A10 - Foundations - Concrete Footings - 1992

Concrete column footings located in the 1992 addition.

B10 - Superstructure - Superstructure - Fireproofing - Add

Fireproofing for structural components at the original 1978 construction.

B10 - Superstructure - Superstructure - Multi Story - Steel

Multi-story steel building, includes steel columns, beams, floor pans, and roof structure.

B10 - Superstructure - Superstructure - Single Story - Steel - 1992

Single-story steel framed building with steel columns and steel roof structure. Located at the 1992 addition.

B2010 - Exterior Walls - Brick Walls

The exterior wall construction is of brick cavity walls.

B2010 - Exterior Walls - Metal Paneled Walls

The exterior wall construction is of high quality metal panels such as standing seam metal located at the Mainstage Theaters exterior walls.

B2020 - Exterior Windows - Aluminum Windows

The building includes aluminum framed exterior units, with insulating glass.

B2020 - Exterior Windows - Aluminum Windows - 1992

The building includes aluminum framed exterior units, with insulating glass located at the main entry at the southeast elevation.

B2030 - Exterior Doors - Door Assembly - 3 x 7 HM

Exterior doors include non-rated 3 x 7 steel door and steel frame with hinges and lockset. Includes painted door and painted frame. Doors are in good condition, leading to their extended life.

B2030 - Exterior Doors - Door Assembly - 3 x 7 HM - 1992

Exterior doors include non-rated 3 x 7 steel door and steel frame with hinges and lockset. Includes painted door and painted frame. Located at the 1992 addition.

B2030 - Exterior Doors - Door Assembly - 3 x 7 Storefront

The exterior doors include swinging glazed aluminum storefront leaf, aluminum frame, hardware, including closer. Located in the Band Room.

B2030 - Exterior Doors - Door Assembly - 6 x 7 HM

Exterior doors include pr. 3 x 7 steel doors and steel frame with hinges and locksets. Includes painted doors and painted frame. Doors are in good condition, leading to their extended life.

All costs in USD.

B2030 - Exterior Doors - Door Assembly - 6 x 7 Storefront

The exterior doors include pr. swinging glazed aluminum storefront leafs plus glazed transom, aluminum frame, hardware, including closers. Doors are in good condition, leading to their extended life.

B2030 - Exterior Doors - Door Assembly - 6 x 7 Storefront - 1992

The exterior doors include pr. swinging glazed aluminum storefront leafs plus glazed transom, aluminum frame, hardware, including closers. Located in the 1992 addition, as well as the main entry at the southeast elevation.

B2030 - Exterior Doors - Overhead Doors (Electrically Operated)

The convention area has an overhead door allowing access to the convention hall. Door is in good condition, leading to its extended life.

B2030 - Exterior Doors - Overhead Doors (Electrically Operated) - 1992

The 1992 addition has two overhead doors located at the loading dock.

B30 - Roofing - Adhered Membrane (EPDM) Single-Ply

The roof covering is of a single-ply adhered membrane with insulation. Located at the covered entry roof at the southeast elevation.

B30 - Roofing - Metal Roofing

The roof covering is of formed metal roofing, such as standing seam metal. Located above the corridor on the west elevation between the Band Room and the convention area. Also at the Mainstage lower roof area at the southwest and northeast elevation.

B30 - Roofing - Single Ply Membrane - Ballasted

The roof covering is of a single-ply membrane covered with stone ballast and including deck insulation.

B30 - Roofing - Single Ply Membrane - Ballasted - 1992

The roof covering is of a single-ply membrane covered with stone ballast and including deck insulation. Located on the 1992 addition.

B3020 - Roof Openings - Smoke Hatches

Smoke vents located on the penthouse roof of the Mainstage area.

B3021 - Glazed Roof Openings - Skylights - Monumental

Skylights located at the pitched section of the metal roofing/siding at the upper levels of the Mainstage Theater show signs of leaking.

C10 - Interior Construction - Restroom - Complete - Double

Complete restroom including fixtures, accessories, wall, floor, and ceiling finishes, lighting, exhaust and outlets. Fire alarm devices are not included. Located in the dressing rooms. Restrooms are in good condition, leading to their extended life.

C10 - Interior Construction - Restroom - Complete - Double - 1992

Complete restroom including fixtures, accessories, wall, floor, and ceiling finishes, lighting, exhaust and outlets. Fire alarm devices are not included. Located in the Mainstage 1992 finish area.

C10 - Interior Construction - Restroom - Complete - Gang

Complete restroom including fixtures, accessories, wall finishes, floor finishes, ceiling finishes, exhaust, lighting fixtures and receptacles. Fire alarm devices are not included. Located between Hanson Theater and the convention area. Also located east of the convention area. Restrooms have been well maintained, and are in good condition, leading to their extended life.

C10 - Interior Construction - Restroom - Complete - Gang - 1992

All costs in USD.

Complete restroom including fixtures, accessories, wall finishes, floor finishes, ceiling finishes, exhaust, lighting fixtures and receptacles. Fire alarm devices are not included. Located on the first floor of the Mainstage 1992 finish area.

C10 - Interior Construction - Restroom - Complete - Single

Complete restroom including fixtures, accessories, wall finishes, floor finishes, ceiling finishes, exhaust, lighting fixtures and receptacles. Includes two restrooms in the office/administration area, as well as two single restrooms in the dressing rooms. Restrooms are in good condition, leading to their extended life.

C10 - Interior Construction - Restroom - Shower

Showers are located in the dressing room restrooms. Showers are in good condition, leading to their extended life.

C1010 - Partitions - CMU Block Walls

Interior walls include 8-in. hollow concrete block, light and regular weight, with no finish.

C1010 - Partitions - CMU Block Walls - Plain - 1992

Interior walls include 8-in. hollow concrete block, light and regular weight, with no finish.

C1010 - Partitions - Folding Partitions

The building interior includes deluxe quality folding panel partitions, located in the convention area. Partitions are in good condition, leading to their extended life.

C1010 - Partitions - GWB Walls - Standard (Non-Painted)

The building interior includes standard GWB partitions, taped and finished, but not painted, with no insulation.

C1010 - Partitions - GWB Walls - Standard (Non-Painted) - 1992

The building interior includes standard GWB partitions, taped and finished, but not painted, with no insulation.

C1020 - Interior Doors - Swinging Doors

Interior doors include 3' x 7' doors with hinges, lockset and closer. Includes steel and wood (birch and oak) faced rated doors, painted doors and frames.

C1020 - Interior Doors - Swinging Doors - 1992

Interior doors include 3' x 7' doors with hinges, lockset and closer. Includes steel and wood (birch and oak) faced rated doors, painted doors and frames. Located in the 1992 addition and the Mainstage 1992 finish.

C1035 - Identifying Devices - Fittings: Signage (Room Numbering and Identification)

Signs, graphic symbols, adhesive back, w/Braille, 8" x 8" + Signs, flexible door sign, adhesive back, w/Braille, 5/8" letters. Signage is in good condition, leading to its extended life.

C20 - Stairs - Stairs

The interior stairs consist of 12 risers per flight with landing and 2 flights per story.

C20 - Stairs - Stairs - 1992

The interior stairs consist of 12 risers per flight with landing and 2 flights per story.

C20 - Stairs - Stairs - Spiral

Building includes steel spiral staircase, located at the A/V room overlooking the convention area.

C20 - Stairs - Stairs - Spiral - 1992

Building includes steel spiral staircase, located at Mainstage.

All costs in USD.

C3010 - Wall Finishes - Brick - 1992

Building wall finishes include brick.

C3010 - Wall Finishes - Ceramic Tiles

Building wall coverings include 6-in. x 4-in. thin set ceramic decorator tiles at medium price. Located in the kitchen. Tile is in good condition, leading to its extended life.

C3010 - Wall Finishes - Paint Masonry/Epoxy Finish

Wall finishes include paint on CMU and minimum hi-build epoxy finish.

C3010 - Wall Finishes - Painted Finish - (1 Coat Prime - 2 Coats Finish)

Interior wall finishes include standard paint finish.

C3010 - Wall Finishes - Wall Covering - Vinyl

Wall finishes include wall covering composed of vinyl or other similar material, located in the convention area.

C3020 - Floor Finishes - Access Office Flooring System - 1992

Floor finishes include raised, access type computer room flooring (plastic laminate finish). Located in the 1992 addition.

C3020 - Floor Finishes - Access Office Flooring System - 1998

Floor finishes include raised, access type computer room flooring (plastic laminate finish) with related steps, handrails, guardrails and ramps. Located in the advanced technology center.

C3020 - Floor Finishes - Carpeting 3 - Carpet Broadloom

Floor finishes include medium priced carpeting and base for average office areas. Located in office/administration area.

C3020 - Floor Finishes - Carpeting 3 - Carpet Broadloom - 1992

Floor finishes include medium priced carpeting and base for average office areas. Located in the Mainstage 1992 finish area. Carpet is in good condition, leading to its extended life.

C3020 - Floor Finishes - Carpeting 3 - Carpet Broadloom - 2003

Floor finishes include medium priced carpeting and base for average office areas. Located in the convention area.

C3020 - Floor Finishes - Carpeting 3 - Carpet Broadloom - 2006

Floor finishes include medium priced carpeting and base for average office areas. Typically located in the corridors of the 1978 area.

C3020 - Floor Finishes - Carpeting 3 - Carpet Broadloom - Hanson

Floor finishes include medium priced carpeting and base for average office areas. Located in the Hanson Theater. Carpet is in good condition, leading to its extended life.

C3020 - Floor Finishes - Quarry Tile

Floor finishes include quarry tile in the kitchen area, as well as the entry between the band room and the Mainstage area. Tile is in good condition, leading to its extended life.

C3020 - Floor Finishes - VCT 2

Floor finishes include standard quality VCT flooring and baseboard. Located in the band room and the dressing rooms. VCT is in good condition, leading to its extended life.

C3020 - Floor Finishes - VCT 2 - 1992

Floor finishes include standard quality VCT flooring and baseboard. Located in the 1992 addition and the Mainstage finish area.

C3020 - Floor Finishes - Wood Flooring

All costs in USD.

Floor finishes include strip flooring, located in Dance/Drama.

C3030 - Ceiling Finishes - ACT System

Standard suspended ACT ceiling system with 2 x 2 or 2 x 4 regular tiles in 15/16 or 9/16-in. grids.

C3030 - Ceiling Finishes - ACT System - 1992

Standard suspended ACT ceiling system with 2 x 2 or 2 x 4 regular tiles in 15/16 or 9/16-in. grids. Located in the 1992 addition and the Mainstage finish area.

C3030 - Ceiling Finishes - GWB Taped and Finished - 1992

GWB ceiling system over 8-ft above floor taped, finished and painted with primer and 2 finish coats. Ceiling on suspension system or fastened to mtl or wd furring.

D1010 - Elevators and Lifts - Hydraulic Passenger Elevator

The conveying equipment includes two (2), 2500 Lb. passenger hydraulic elevator - four stops. Note: Observed Years remaining extended based on observed existing conditions.

D1010 - Elevators and Lifts - Orchestra Lift - MC101D

The conveying equipment includes a stage orchestra lift. Note: Observed Years remaining extended based on observed existing conditions. Note: Selected available RS Mean's line item for budgetary purposes only.

D2010 - Plumbing Fixtures - Custodial/Utility Sinks

The plumbing fixtures include custodial/utility sinks.

D2010 - Plumbing Fixtures - Kitchenette - Cabinet-Counter and Sink

The plumbing fixtures include kitchenette cabinet, counter and sink units.

D2010 - Plumbing Fixtures - Water Coolers - Wall Mount

Plumbing fixtures include drinking fountains set at dual heights. Note: Observed Years remaining extended based on observed existing conditions.

D2020 - Domestic Water Distribution - Water Dist Complete

The building domestic water distribution system includes a four inch main line, water meter, check valve with rough ins included. This System does not include a water heater. Located in room F150B. Note: Observed Years remaining extended based on observed existing conditions.

D2020 - Domestic Water Distribution - Water Heater - Gas - 2000

The domestic hot water is provided by a gas-fired, 100 MBH, commercial grade water heater, with recirculation pump.

D2020 - Domestic Water Distribution - Water Heater - Gas - 2010

The domestic hot water is provided by a gas-fired, 100 MBH, commercial grade water heater, with recirculation pump. Redundant units.

D2030 - Sanitary Waste - Sanitary Waste

The building includes an extensive sanitary waste system, of cast iron piping, with gravity discharge to the municipal system.

D2040 - Rain Water Drainage - Roof Drainage

Rain water drainage includes interior piping, roof drains and 4-inch discharge piping by gravity flow to a municipal main.

D2090 - Other Plumbing Systems - Natural Gas Supply for Bldg

The building includes a natural gas supply and distribution system for boilers and kitchen.

D3011 - Oil Supply System - Underground Fuel Tank - Fbgl - 550 Gal

All costs in USD.

The system also includes a underground fuel storage tank. For the generator and boilers.

D3020 - Heat Generating Systems - Boiler HW - Gas Fired w/Redundancy

Heat for the building is provided be a gas-fired hot water boiler. Full redundancy is included

D3030 - Cooling Generating Systems - Chiller - Centrifugal w/Cooling Tower

Cooling medium is provided by centrifugal chiller with associated cooling tower.

D3040 - Distribution Systems - Central AHU - Const Volume w/Distribution

The HVAC system includes three (3) roof mounted and rooms F108C, area above stage and behind Kitchen area constant volume air handling units, distribution ductwork, diffusers and plenum return.

D3040 - Distribution Systems - Central AHU - VAV System w/Distribution

The HVAC system has a central AHU with cooling and heating coils, VFD, VAV ducted distribution, diffusers and plenum return.

D3040 - Distribution Systems - Exhaust System - General Building

The HVAC ventilation system includes roof mounted exhaust fans with ducting.

D3040 - Distribution Systems - Exhaust System - Restroom w/Roof Fan

HVAC ventilation system includes roof mounted restroom exhaust fans with ducting.

D3040 - Distribution Systems - Four Pipe Distribution System w/Pump

HVAC distribution is provided by a four pipe distribution system.

D3040 - Distribution Systems - Perimeter Units

HVAC system includes perimeter heating units with temperature control by two pipe system with coils and multfin cabinet units in some areas.

D3040 - Distribution Systems - Return Air Ductwork and Fan

The HVAC system has return air ductwork and centrifugal or in-line return air fan. Note: Observed Years remaining extended based on observed existing conditions.

D3050 - Terminal and Package Units - Split System AC - Piano Room

The HVAC system includes a split system AC unit with a remote air cooled condenser for the piano room located on the stage.

D3050 - Terminal and Package Units - Unit Heaters - Hot Water

Heating is provided by suspended, forced hot water unit heaters in mechanical rooms and storage areas.

D3060 - Controls and Instrumentation - DDC/Pneumatic System - Hybrid

HVAC controls include average DDC system for system optimization, basic pc control, moderate sensor types and quantities. System includes pneumatic activation of control valves and dampers.

D3069 - Other Controls and Instrumentation - Motor Control Center, Main Elec Room

There is a Motor Control Center in the buildings main electrical room. It appears to be original in age and is beyond its BOMA rated estimated life cycle. The typical MCC is 600 Amp, 480 Volt. The units are priced by section including starters.

D3069 - Other Controls and Instrumentation - Motor Control Center, Theater

There is a Motor Control Center in the theater backstage mechanical area. It appears to be original in age and is in good condition. The typical MCC is 600 Amp, 480 Volt. The units are priced by section including starters.

D40 - Fire Protection - Dry Sprinkler System

All costs in USD.

The fire protection systems include a dry fire sprinkler system. Includes air pump, controls and manual discharge for the telecommunications room. Note: Observed Years remaining extended based on observed existing conditions.

D40 - Fire Protection - Fire Extinguishers - Dry Chem w/Cabinet

Handheld type dry chemical fire extinguishers are located throughout the building, as required. Includes cabinets.

D40 - Fire Protection - Wet Sprinkler System - w/Pump

The fire protection systems include an ordinary hazard wet fire sprinkler system with backflow protection, standpipes, and fire pump. Note: Observed Years remaining extended based on observed existing conditions.

D5012 - Low Tension Service and Dist. - Distribution Equipment, Panelboards, and Feeders 13 - 3000A 480Y/277V & 208Y/120V

The electrical distribution system for this building includes an average concentration of panelboards, feeders, and associated equipment. The majority of the distribution and lighting panels are in good condition and show updates as there has been some renovations made over the years. The site contact reports that there are no problems associated with the distribution panels. Based on updates to the system as a whole and the history of no issues, the life has been extended.

D5012 - Low Tension Service and Dist. - Distribution Equipment, Panelboards, and Feeders 13, 1992 Renovation - 3000A 480Y/277V & 208Y/120V

The electrical distribution system for this building includes an average concentration of panelboards, feeders, and associated equipment. The majority of the distribution and lighting panels are in good condition. The site contact reports that there are no problems associated with the distribution panels.

D5012 - Low Tension Service and Dist. - Main Electrical Service 13 - 3000A 480Y/277V

The building includes a typical electrical service, which includes incoming feeders, main panel, and metering. There is only one parallel feed to the building. The 3000 Amp equipment is original and is beyond its BOMA rated life.

D5020 - Lighting and Branch Wiring - Lighting - Exterior

Exterior lighting includes HID wall packs, soffit lights, and accent lighting around the perimeter. The lights appear to be original. This system is for budgetary purposes only.

D5021 - Branch Wiring Devices - Branch Wiring, 1992 Renovation - Equipment & Devices

Branch wiring for this building includes a typical concentration of branch wiring, devices, and utilization equipment throughout the building and classrooms.

D5021 - Branch Wiring Devices - Branch Wiring, Original - Equipment & Devices

Branch wiring for this building includes a typical concentration of branch wiring, devices, and utilization equipment throughout the building and theater.

D5022 - Lighting Equipment - Lighting Fixtures, 1992 Renovation - Average Density

The building includes a average density lighting system. Lighting system includes various types of lighting fixtures, HID Lights, lamps, conduit and wire. System does not address each particular lighting type as this is for budgetary purposes only. These lights are original to the 1992 renovation.

D5022 - Lighting Equipment - Lighting Fixtures, Original - Average Density

The building includes a average density lighting system. Lighting system includes various types of lighting fixtures, HID Lights, lamps, conduit and wire. System does not address each particular lighting type as this is for budgetary purposes only. The fixtures are original.

D5022 - Lighting Equipment - Stage Lighting

Stage Lighting. Includes master control panel, spots, borders and stage lights. There are two theaters in the building, one of which is the main theater.

D5031 - Public Address and Music Systems - Public Address System - Average Density

All costs in USD.

The building includes an average density public address system on a limited area basis. The areas include the conference centers and theaters. The public address system includes as a minimum: Amplifier, intercom/monitor, volume control, speakers (ceilings or walls), conduit and shielded wiring.

D5032 - Intercommunication and Paging System - Intercom System

The building includes a partial intercom system for areas such as the theater, green rooms, and conference centers.

D5033 - Telephone Systems - Telephone System - Average Density

The building includes an average density telephone system. The telephones appear to be in good condition and show updates which appear to have been done along with the LAN.

D5037 - Fire Alarm Systems - Fire Alarm System, 1992 Renovation - Average Density

This building includes an average density fire alarm system. The fire alarm system includes: head end equipment, pull stations at all exit doors, audio/visual strobes, visual strobes, smokes in some rooms, conduit, wire and connections. The system is original to this section of the building, although it appears that some devices have been updated.

D5037 - Fire Alarm Systems - Fire Alarm System, Original Building - Average Density

This building includes an average density fire alarm system. The fire alarm system includes: head end equipment, pull stations at all exit doors, audio/visual strobes, visual strobes, smokes in some rooms, conduit, wire and connections. The system is original to the building, although it appears that some devices have been updated.

D5039 - Local Area Networks - LAN System - Average Density

Building includes an average density local area network system throughout the building and classrooms. The system appears to be well maintained and is reported by the site contact to be approximately 7-8 years of age. this building is supported by the data center in the Napier Campus building.

D5091 - Grounding Systems - Lightning Protection Systems - Bldg Under 75'

The upper theater section of the building includes a typical Lightning Protection System. The Lightning Protection System includes as a minimum: air terminals, equipment connections, down conductors, ground terminals, and cabling.

D5092 - Emergency Light and Power Systems - Emergency Battery Pack Lights

The emergency lighting system includes a self contained battery pack and lights. The building is only partially protected with emergency battery pack lighting as there is an emergency generator for most egress lighting. Units appear to be aged for the most part.

D5092 - Emergency Light and Power Systems - Emergency Generator - Average 280KW

The emergency power system includes an Emergency Generator 250kW max. Includes: Emergency Generator, ATS, battery charger, muffler, day tank, feeder, wiring, and panels.

D5092 - Emergency Light and Power Systems - Exit Signs, Original - Low Density

The emergency lighting system includes the installation of Exit signs on a low density level. Installation includes: single and double sided exit signs, conduit, wire, boxes, conduit bends, connections and circuit breakers. All of the Exit signs appear to be original to the building and the renovation year. Most units are at or near their BOMA rated life cycle.

E - Equipment and Furnishings - Fixed Theater Seating - Deluxe

Furnishings include fixed theater seating in Hanson Theater.

E - Equipment and Furnishings - Fixed Theater Seating - Deluxe - 1992

Furnishings include fixed theater seating in the Mainstage theater.

E - Equipment and Furnishings - Kitchen Equipment

Equipment and furnishings includes kitchen equipment of average quantity and quality. Systems include, walk-in's, pot sinks, range hood with fire suppression and other equipment. Note: Observed Years remaining extended based on observed existing conditions.

E - Equipment and Furnishings - Theater And Stage Equipment - Economy

The building includes a minimum amount of theater and stage equipment, located in the Hanson Theater. Stage equipment is in good condition, leading to its extended life.

E - Equipment and Furnishings - Theater And Stage Equipment - High Quality - 1992

The building includes theater and stage equipment of high quantity and quality, located in Mainstage.

G2040 - Site Development - Retaining Walls - Concrete

Concrete retaining walls with brick face. Located at the main entry (southeast elevation).

G2040 - Site Development - Walls - Brick - 1992

Brick and CMU wall surrounding the loading dock.

ASSET REPLACEMENT VALUE

Uniformat	System Name	Lifetime	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Value
A-Substructure	Foundation Wall and Footings - No Basement	75	6	1978	2053	11,460	183,357
A-Substructure	Foundation Wall and Footings - No Basement - 1992	75	6	1992	2067	1,781	28,495
A-Substructure	Structural Slab on Grade - Non Industrial	75	6	1978	2053	27,978	447,650
A-Substructure	Structural Slab on Grade - Non Industrial - 1992	75	6	1992	2067	13,960	223,357
A10-Foundations	Concrete Footings	75	6	1978	2053	13,026	208,415
A10-Foundations	Concrete Footings - 1992	75	6	1992	2067	1,001	16,022
B10-Superstructure	Superstructure - Fireproofing - Add	75	100	1978	2053	365,873	365,873
B10-Superstructure	Superstructure - Multi Story - Steel	75	6	1978	2053	195,543	3,128,681
B10-Superstructure	Superstructure - Single Story - Steel - 1992	75	6	1992	2067	3,037	48,590
B2010-Exterior Walls	Brick Walls	75	13	1978	2053	60,698	485,585
B2010-Exterior Walls	Metal Paneled Walls	60	125	1978	2038	1,031,790	825,432
B2020-Exterior Windows	Aluminum Windows	30	125	1978	2013	289,740	231,792
B2020-Exterior Windows	Aluminum Windows - 1992	30	125	1992	2022	113,591	90,873
B2030-Exterior Doors	Door Assembly - 3 x 7 HM	30	125	1978	2014	13,931	11,145
B2030-Exterior Doors	Door Assembly - 3 x 7 HM - 1992	30	125	1992	2022	6,966	5,573
B2030-Exterior Doors	Door Assembly - 3 x 7 Storefront	30	125	1978	2014	4,333	3,467
B2030-Exterior Doors	Door Assembly - 6 x 7 HM	30	125	1978	2014	34,104	27,283

All costs in USD.

Uniformat	System Name	Lifetime	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Value
B2030-Exterior Doors	Door Assembly - 6 x 7 Storefront	30	125	1978	2014	82,110	65,688
B2030-Exterior Doors	Door Assembly - 6 x 7 Storefront - 1992	30	125	1992	2022	82,110	65,688
B2030-Exterior Doors	Overhead Doors (Electrically Operated)	30	125	1978	2014	5,009	4,007
B2030-Exterior Doors	Overhead Doors (Electrically Operated) - 1992	30	125	1992	2022	9,592	7,673
B30-Roofing	Adhered Membrane (EPDM) Single-Ply	25	125	1995	2020	60,639	48,511
B30-Roofing	Metal Roofing	65	125	1978	2043	277,819	222,255
B30-Roofing	Single Ply Membrane - Ballasted	25	125	1978	2011	709,621	567,697
B30-Roofing	Single Ply Membrane - Ballasted - 1992	25	125	1992	2017	57,973	46,379
B3020-Roof Openings	Smoke Hatches	30	100	1978	2014	70,315	70,315
B3021-Glazed Roof Openings	Skylights - Monumental	30	125	1978	2011	294,294	235,435
C10-Interior Construction	Restroom - Complete - Double	30	125	1978	2014	43,805	35,044
C10-Interior Construction	Restroom - Complete - Double - 1992	30	125	1992	2022	131,416	105,133
C10-Interior Construction	Restroom - Complete - Gang	30	125	1978	2014	152,096	121,677
C10-Interior Construction	Restroom - Complete - Gang - 1992	30	125	1992	2022	76,048	60,838
C10-Interior Construction	Restroom - Complete - Single	30	125	1978	2014	38,438	30,750
C10-Interior Construction	Restroom - Shower	30	125	1978	2014	120,968	96,774
C1010-Partitions	CMU Block Walls	50	63	1978	2028	288,414	461,462
C1010-Partitions	CMU Block Walls - Plain - 1992	50	63	1992	2042	143,766	230,026
C1010-Partitions	Folding Partitions	15	125	1978	2014	525,294	420,235

All costs in USD.

Uniformat	System Name	Lifetime	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Value
C1010-Partitions	GWB Walls - Standard (Non-Painted)	50	63	1978	2028	134,822	215,716
C1010-Partitions	GWB Walls - Standard (Non-Painted) - 1992	50	63	1992	2042	63,091	100,946
C1020-Interior Doors	Swinging Doors	50	125	1978	2028	333,416	266,733
C1020-Interior Doors	Swinging Doors - 1992	50	125	1992	2042	263,579	210,863
C1035-Identifying Devices	Fittings: Signage (Room Numbering and Identification)	10	125	1992	2014	87,321	69,857
C20-Stairs	Stairs	75	38	1978	2053	9,531	25,416
C20-Stairs	Stairs - 1992	75	38	1992	2067	57,185	152,495
C20-Stairs	Stairs - Spiral	75	38	1978	2053	5,052	13,471
C20-Stairs	Stairs - Spiral - 1992	75	38	1978	2053	25,258	67,356
C3010-Wall Finishes	Brick - 1992	75	125	1992	2067	276,793	221,434
C3010-Wall Finishes	Ceramic Tiles	25	125	1978	2014	55,575	44,460
C3010-Wall Finishes	Paint Masonry/Epoxy Finish	15	125	2000	2015	247,940	198,352
C3010-Wall Finishes	Painted Finish - (1 Coat Prime - 2 Coats Finish)	10	125	2004	2014	94,834	75,867
C3010-Wall Finishes	Wall Covering - Vinyl	10	125	2003	2014	34,578	27,662
C3020-Floor Finishes	Access Office Flooring System - 1992	25	125	1992	2017	30,636	24,509
C3020-Floor Finishes	Access Office Flooring System - 1998	25	125	1998	2023	52,220	41,776
C3020-Floor Finishes	Carpeting 3 - Carpet Broadloom	10	125	1978	2011	41,770	33,416
C3020-Floor Finishes	Carpeting 3 - Carpet Broadloom - 1992	10	125	1992	2014	327,241	261,792

All costs in USD.

Uniformat	System Name	Lifetime	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Value
C3020-Floor Finishes	Carpeting 3 - Carpet Broadloom - 2003	10	125	2003	2014	171,855	137,484
C3020-Floor Finishes	Carpeting 3 - Carpet Broadloom - 2006	10	125	2006	2016	88,076	70,461
C3020-Floor Finishes	Carpeting 3 - Carpet Broadloom - Hanson	10	125	1996	2014	36,042	28,833
C3020-Floor Finishes	Quarry Tile	25	125	1978	2014	72,253	57,803
C3020-Floor Finishes	VCT 2	20	125	1978	2014	57,845	46,276
C3020-Floor Finishes	VCT 2 - 1992	20	125	1992	2014	89,327	71,461
C3020-Floor Finishes	Wood Flooring	25	125	1990	2015	39,394	31,515
C3030-Ceiling Finishes	ACT System	20	125	1978	2012	117,754	94,203
C3030-Ceiling Finishes	ACT System - 1992	20	125	1992	2014	137,067	109,654
C3030-Ceiling Finishes	GWB Taped and Finished - 1992	30	125	1992	2022	116,745	93,396
D1010-Elevators and Lifts	Hydraulic Passenger Elevator	35	125	1978	2016	318,731	254,985
D1010-Elevators and Lifts	Orchestra Lift - MC101D	35	125	1978	2016	238,517	190,814
D2010-Plumbing Fixtures	Custodial/Utility Sinks	30	125	1992	2022	55,741	44,593
D2010-Plumbing Fixtures	Kitchenette - Cabinet-Counter and Sink	30	125	1992	2022	81,246	64,997
D2010-Plumbing Fixtures	Water Coolers - Wall Mount	20	125	1992	2016	34,733	27,786
D2020-Domestic Water Distribution	Water Dist Complete	30	113	1978	2016	454,296	403,819
D2020-Domestic Water Distribution	Water Heater - Gas - 2000	15	112	2000	2015	11,903	10,628
D2020-Domestic Water Distribution	Water Heater - Gas - 2010	15	112	2010	2025	11,903	10,628
D2030-Sanitary Waste	Sanitary Waste	50	125	1978	2028	796,914	637,531
D2040-Rain Water Drainage	Roof Drainage	50	125	1978	2028	264,157	211,325
D2090-Other Plumbing Systems	Natural Gas Supply for Bldg	40	125	1978	2018	297,197	237,757

All costs in USD.

Uniformat	System Name	Lifetime	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Value
D3011-Oil Supply System	Underground Fuel Tank - Fbgls - 550 Gal	35	125	1998	2033	84,381	67,505
D3020-Heat Generating Systems	Boiler HW - Gas Fired w/Redundancy	30	125	1978	2012	1,313,785	1,051,028
D3030-Cooling Generating Systems	Chiller - Centrifugal w/Cooling Tower	28	125	2004	2032	1,044,091	835,273
D3040-Distribution Systems	Central AHU - Const Volume w/Distribution	25	125	1978	2011	1,729,765	1,383,812
D3040-Distribution Systems	Central AHU - VAV System w/Distribution	25	125	1992	2017	992,415	793,932
D3040-Distribution Systems	Exhaust System - General Building	25	125	1978	2013	147,402	117,922
D3040-Distribution Systems	Exhaust System - Restroom w/Roof Fan	20	125	1978	2013	59,119	47,295
D3040-Distribution Systems	Four Pipe Distribution System w/Pump	30	125	1978	2016	2,492,367	1,993,894
D3040-Distribution Systems	Perimeter Units	30	125	1992	2022	2,460,685	1,968,548
D3040-Distribution Systems	Return Air Ductwork and Fan	20	125	1992	2017	315,119	252,095
D3050-Terminal and Package Units	Split System AC - Piano Room	25	125	1992	2017	9,322	7,458
D3050-Terminal and Package Units	Unit Heaters - Hot Water	25	112	1992	2017	15,618	13,945
D3060-Controls and Instrumentation	DDC/Pneumatic System - Hybrid	25	125	1992	2017	855,315	684,252
D3069-Other Controls and Instrumentation	Motor Control Center, Main Elec Room	30	100	1978	2011	36,154	36,154
D3069-Other Controls and Instrumentation	Motor Control Center, Theater	30	100	1992	2022	108,461	108,461
D40-Fire Protection	Dry Sprinkler System	35	125	1978	2018	27,940	22,352
D40-Fire Protection	Fire Extinguishers - Dry Chem w/Cabinet	30	105	1992	2022	4,342	4,135

All costs in USD.

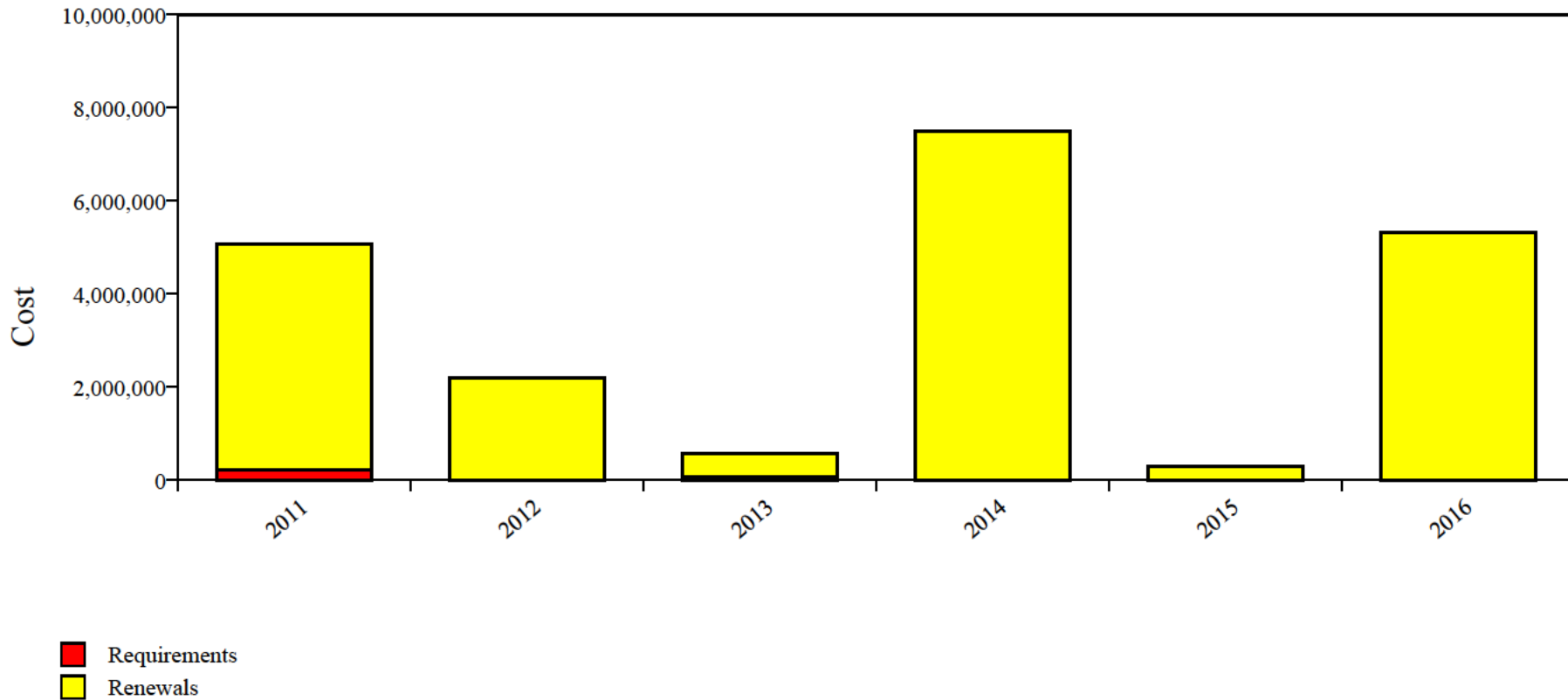
Uniformat	System Name	Lifetime	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Value
D40-Fire Protection	Wet Sprinkler System - w/Pump	35	125	1978	2016	1,133,941	907,152
D5012-Low Tension Service and Dist.	Distribution Equipment, Panelboards, and Feeders 13 - 3000A 480Y/277V & 208Y/120V	30	125	1978	2014	445,511	356,408
D5012-Low Tension Service and Dist.	Distribution Equipment, Panelboards, and Feeders 13, 1992 Renovation - 3000A 480Y/277V & 208Y/120V	30	125	1992	2022	445,511	356,408
D5012-Low Tension Service and Dist.	Main Electrical Service 13 - 3000A 480Y/277V	30	125	2010	2040	587,564	470,051
D5020-Lighting and Branch Wiring	Lighting - Exterior	20	125	1978	2011	7,275	5,820
D5021-Branch Wiring Devices	Branch Wiring, 1992 Renovation - Equipment & Devices	30	125	1992	2022	505,194	404,155
D5021-Branch Wiring Devices	Branch Wiring, Original - Equipment & Devices	30	125	1978	2011	446,444	357,155
D5022-Lighting Equipment	Lighting Fixtures, 1992 Renovation - Average Density	20	125	1992	2012	287,391	229,912
D5022-Lighting Equipment	Lighting Fixtures, Original - Average Density	20	125	1978	2011	396,039	316,831
D5022-Lighting Equipment	Stage Lighting	20	100	1992	2012	410,642	410,642
D5031-Public Address and Music Systems	Public Address System - Average Density	15	125	1992	2011	27,084	21,668
D5032-Intercommunication and Paging System	Intercom System	10	125	1992	2011	95,549	76,439
D5033-Telephone Systems	Telephone System - Average Density	10	106	2001	2011	368,022	346,373
D5037-Fire Alarm Systems	Fire Alarm System, 1992 Renovation - Average Density	10	125	1992	2011	266,550	213,240

All costs in USD.

Uniformat	System Name	Lifetime	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Value
D5037-Fire Alarm Systems	Fire Alarm System, Original Building - Average Density	10	125	1978	2011	367,319	293,856
D5039-Local Area Networks	LAN System - Average Density	15	106	2001	2016	460,856	433,747
D5091-Grounding Systems	Lightning Protection Systems - Bldg Under 75'	30	125	1992	2022	46,037	36,829
D5092-Emergency Light and Power Systems	Emergency Battery Pack Lights	10	125	1992	2011	47,606	38,084
D5092-Emergency Light and Power Systems	Emergency Generator - Average 280KW	20	125	1994	2014	151,327	121,061
D5092-Emergency Light and Power Systems	Exit Signs, Original - Low Density	20	125	1992	2012	57,785	46,228
E-Equipment and Furnishings	Fixed Theater Seating - Deluxe	35	63	1978	2014	16,783	26,853
E-Equipment and Furnishings	Fixed Theater Seating - Deluxe - 1992	35	63	1992	2027	103,601	165,762
E-Equipment and Furnishings	Kitchen Equipment	20	125	1992	2016	100,176	80,141
E-Equipment and Furnishings	Theater And Stage Equipment - Economy	20	125	1978	2014	258,540	206,832
E-Equipment and Furnishings	Theater And Stage Equipment - High Quality - 1992	20	125	1992	2014	4,362,922	3,490,337
G2040-Site Development	Retaining Walls - Concrete	40	125	1978	2018	94,116	75,293
G2040-Site Development	Walls - Brick - 1992	40	125	1992	2032	90,365	72,292
						Subtotal	33,062,881
						Total Replacement Value	33,062,881

All costs in USD.

REQUIREMENTS AND RENEWALS



All costs in USD.

Requirement Name / Renewals	Prime System	Category	Priority	Action Date	Cost
Branch Wiring, Original - Equipment & Devices Renewal	D5021-Branch Wiring Devices	Beyond Useful Life	1- Currently Critical	10/12/2011	446,444
Carpeting 3 - Carpet Broadloom Renewal	C3020-Floor Finishes	Beyond Useful Life	1- Currently Critical	10/12/2011	41,770
Central AHU - Const Volume w/Distribution Renewal	D3040-Distribution Systems	Beyond Useful Life	2- Potentially Critical	11/17/2011	1,729,765
Electrical Outlets - Lack GFCI Receptacle	D5021-Branch Wiring Devices	Grandfathered Code	Not Time Critical	10/17/2011	9,839
Electrical Panel - Lack Circuit Identification	D5012-Low Tension Service and Dist.	Life Safety	2- Potentially Critical	10/17/2011	3,161
Electrical Panels - Lack Dedicated Space	D5012-Low Tension Service and Dist.	Grandfathered Code	Not Time Critical	10/17/2011	36,762
Emergency Battery Pack Lights Renewal	D5092-Emergency Light and Power Systems	Beyond Useful Life	1- Currently Critical	10/12/2011	47,606
Fire Alarm System, 1992 Renovation - Average Density Renewal	D5037-Fire Alarm Systems	Beyond Useful Life	1- Currently Critical	10/12/2011	266,550
Fire Alarm System, Original Building - Average Density Renewal	D5037-Fire Alarm Systems	Beyond Useful Life	1- Currently Critical	10/12/2011	367,319
Guard and Handrails - Non-Compliant	C20-Stairs	Grandfathered Code	Not Time Critical	10/17/2011	35,193
Hardware - Not ADAAG Compliant	C1020-Interior Doors	Accessibility	Not Time Critical	10/17/2011	112,789
Intercom System Renewal	D5032-Intercommunication and Paging System	Beyond Useful Life	1- Currently Critical	10/12/2011	95,549
Lighting - Exterior Renewal	D5020-Lighting and Branch Wiring	Beyond Useful Life	1- Currently Critical	10/12/2011	7,275
Lighting Fixtures, Original - Average Density Renewal	D5022-Lighting Equipment	Beyond Useful Life	1- Currently Critical	10/12/2011	396,039
Motor Control Center, Main Elec Room Renewal	D3069-Other Controls and Instrumentation	Beyond Useful Life	1- Currently Critical	10/12/2011	36,154
Partitions- Generator Room Non-Compliant	-	Grandfathered Code	Not Time Critical	10/17/2011	11,519

All costs in USD.

Requirement Name / Renewals	Prime System	Category	Priority	Action Date	Cost
Public Address System - Average Density Renewal	D5031-Public Address and Music Systems	Beyond Useful Life	1- Currently Critical	10/12/2011	27,084
Rooftop HVAC Equipment - Lacks Service Outlets	D5021-Branch Wiring Devices	Grandfathered Code	Not Time Critical	10/17/2011	7,719
Single Ply Membrane - Ballasted Renewal	B30-Roofing	Beyond Useful Life	1- Currently Critical	10/12/2011	709,621
Skylights - Monumental Renewal	B3021-Glazed Roof Openings	Beyond Useful Life	2- Potentially Critical	11/17/2011	294,294
Telephone System - Average Density Renewal	D5033-Telephone Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2011	368,022
2011 Subtotal					5,050,474
ACT System Renewal	C3030-Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2012	117,754
Boiler HW - Gas Fired w/Redundancy Renewal	D3020-Heat Generating Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2012	1,313,785
Exit Signs, Original - Low Density Renewal	D5092-Emergency Light and Power Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2012	57,785
Lighting Fixtures, 1992 Renovation - Average Density Renewal	D5022-Lighting Equipment	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2012	287,391
Stage Lighting Renewal	D5022-Lighting Equipment	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2012	410,642
2012 Subtotal					2,187,357
Aluminum Windows Renewal	B2020-Exterior Windows	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2013	289,740
Drain Pipe: Not Insulated	C10-Interior Construction	Accessibility	3- Necessary - Not Yet Critical	12/17/2013	1,474
Exhaust System - General Building Renewal	D3040-Distribution Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2013	147,402
Exhaust System - Restroom w/Roof Fan Renewal	D3040-Distribution Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2013	59,119
HVAC Cost Study- Engineer Environmental and Efficiency Study	D3040-Distribution Systems	Air and Water Quality	3- Necessary - Not Yet Critical	11/17/2013	60,014
2013 Subtotal					557,749

All costs in USD.

Requirement Name / Renewals	Prime System	Category	Priority	Action Date	Cost
ACT System - 1992 Renewal	C3030-Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2014	137,067
Carpeting 3 - Carpet Broadloom - 1992 Renewal	C3020-Floor Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2014	327,241
Carpeting 3 - Carpet Broadloom - 2003 Renewal	C3020-Floor Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2014	171,855
Carpeting 3 - Carpet Broadloom - Hanson Renewal	C3020-Floor Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2014	36,042
Ceramic Tiles Renewal	C3010-Wall Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2014	55,575
Distribution Equipment, Panelboards, and Feeders 13 - 3000A 480Y/277V & 208Y/120V Renewal	D5012-Low Tension Service and Dist.	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2014	445,511
Door Assembly - 3 x 7 HM Renewal	B2030-Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2014	13,931
Door Assembly - 3 x 7 Storefront Renewal	B2030-Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2014	4,333
Door Assembly - 6 x 7 HM Renewal	B2030-Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2014	34,104
Door Assembly - 6 x 7 Storefront Renewal	B2030-Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2014	82,110
Emergency Generator - Average 280KW Renewal	D5092-Emergency Light and Power Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2014	151,327
Fittings: Signage (Room Numbering and Identification) Renewal	C1035-Identifying Devices	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2014	87,321
Fixed Theater Seating - Deluxe Renewal	E-Equipment and Furnishings	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2014	16,783
Folding Partitions Renewal	C1010-Partitions	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2014	525,294
Overhead Doors (Electrically Operated) Renewal	B2030-Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2014	5,009
Painted Finish - (1 Coat Prime - 2 Coats Finish) Renewal	C3010-Wall Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2014	94,834
Quarry Tile Renewal	C3020-Floor Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2014	72,253
Restroom - Complete - Double Renewal	C10-Interior Construction	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2014	43,805

All costs in USD.

Requirement Name / Renewals	Prime System	Category	Priority	Action Date	Cost
Restroom - Complete - Gang Renewal	C10-Interior Construction	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2014	152,096
Restroom - Complete - Single Renewal	C10-Interior Construction	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2014	38,438
Restroom - Shower Renewal	C10-Interior Construction	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2014	120,968
Smoke Hatches Renewal	B3020-Roof Openings	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2014	70,315
Theater And Stage Equipment - Economy Renewal	E-Equipment and Furnishings	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2014	258,540
Theater And Stage Equipment - High Quality - 1992 Renewal	E-Equipment and Furnishings	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2014	4,362,922
VCT 2 - 1992 Renewal	C3020-Floor Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2014	89,327
VCT 2 Renewal	C3020-Floor Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2014	57,845
Wall Covering - Vinyl Renewal	C3010-Wall Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2014	34,578
2014 Subtotal					7,489,424
Paint Masonry/Epoxy Finish Renewal	C3010-Wall Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2015	247,940
Water Heater - Gas - 2000 Renewal	D2020-Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2015	11,903
Wood Flooring Renewal	C3020-Floor Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2015	39,394
2015 Subtotal					299,237
Carpeting 3 - Carpet Broadloom - 2006 Renewal	C3020-Floor Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2016	88,076
Four Pipe Distribution System w/Pump Renewal	D3040-Distribution Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2016	2,492,367
Hydraulic Passenger Elevator Renewal	D1010-Elevators and Lifts	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2016	318,731
Kitchen Equipment Renewal	E-Equipment and Furnishings	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2016	100,176
LAN System - Average Density Renewal	D5039-Local Area Networks	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2016	460,856
Orchestra Lift - MC101D Renewal	D1010-Elevators and Lifts	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2016	238,517
Water Coolers - Wall Mount Renewal	D2010-Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2016	34,733

All costs in USD.

by Asset Name

Requirement Name / Renewals	Prime System	Category	Priority	Action Date	Cost
	D2020-Domestic Water				
Water Dist Complete Renewal	Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2016	454,296
Wet Sprinkler System - w/Pump Renewal	D40-Fire Protection	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2016	1,133,941
				2016 Subtotal	5,321,693

Region: Lake Michigan College
Campus: Lake Michigan College

Asset Name: Napier Academic
Asset Number: 1

STATISTICS

FCI Cost: 15,101,068	FCI: 0.26
Total Requirements Cost: 16,291,381	RI: 0.29

Current Replacement Value	57,078,945	Size	303,147 SF
Address 1	2755 East Napier Avenue	Address 2	-
City	-	State/Province/Region	MI

PHOTO



South Elevation

SYSTEMS DESCRIPTION

A - Substructure - Foundation Wall and Footings - No Basement

Basic foundation for building without basement - to include strip footing, 4-ft foundation wall and damp proofing. Also included are underdrains.

A - Substructure - Structural Slab on Grade - Non Industrial

All costs in USD.

The building substructure includes a non-industrial type structural slab on grade.

A10 - Foundations - Concrete Footings

Concrete column footings.

B10 - Superstructure - Superstructure - Multi Story - Concrete

Multi story light-weight structure with specific reinforced concrete construction. Concrete construction makes up entire structure, except for the gymnasium (E wing).

B10 - Superstructure - Superstructure - Multi Story - Concrete/Steel - E Wing

E wing (gymnasium) is comprised of a combination of a concrete structure with open web steel joists supporting a pre-cast concrete deck.

B10 - Superstructure - Superstructure - Single Story - Steel - Penthouses

Four mechanical penthouses are single-story steel framed buildings with a steel roof structure. Two are located on C wing, one each on B and L wing.

B1015 - Exterior Stairs and Fire Escapes - Exterior Stairs - Concrete

Exterior Concrete Stairs (6' wide x 5 risers) with railing. Two sets of exterior stairs. One located at the junction of B and S wing. The other is located at the junction of C and D wing.

B1015 - Exterior Stairs and Fire Escapes - Exterior Stairs - Concrete - Circular

Exterior Concrete Stairs (6' wide x 5 risers) with railing. Located at the junction of B and E wing. The circular stairs are severely deteriorated, and need to be replaced immediately.

B1015 - Exterior Stairs and Fire Escapes - Exterior Stairs - Concrete - Platform

The exterior stairs located on the west elevation of S wing are comprised of concrete platforms supported by a single concrete column at each platform.

B2010 - Exterior Walls - Brick Walls

The exterior wall construction is of brick cavity walls.

B2010 - Exterior Walls - Metal Paneled Walls

The exterior wall construction is of high quality metal panels such as standing seam metal located at the balcony on L wing, and the soffit/third floor at B and C Wing.

B2010 - Exterior Walls - Pedestrian Sky Bridges - Concrete

Concrete pedestrian bridges. Includes main entry bridge and four small bridges.

B2010 - Exterior Walls - Pedestrian Sky Bridges - Steel

Steel pedestrian bridge located at the southwest entry to D wing and the southeast emergency exit of the gymnasium at E wing. The steel bridges are in good condition, leading to their extended life.

B2020 - Exterior Windows - Aluminum Windows - 1998

The building includes aluminum framed exterior units, with insulating glass located at the south elevation of A, B and C wing, third floor only. Also located at the north elevation of A wing, third floor only.

B2020 - Exterior Windows - Aluminum Windows - 2009

The building includes aluminum framed exterior units, with insulating glass located at the north elevation of B and C wing, third floor only.

B2020 - Exterior Windows - Aluminum Windows - Financial Aid

The building includes aluminum framed exterior units, with insulating glass. Clerestory windows located in financial aid.

B2020 - Exterior Windows - Aluminum Windows - L Wing

The building includes aluminum framed exterior units, with single pane glass. Located on the north side of L wing, these windows are aged and energy inefficient.

All costs in USD.

B2020 - Exterior Windows - Curtain Wall System - A Wing

Exterior curtain wall window system with insulating glass. Located at the north elevation of the second floor of A wing.

B2020 - Exterior Windows - Steel Windows

The building includes steel framed exterior window units, with single pane glass. Original steel windows located throughout building are deteriorated and energy inefficient.

B2030 - Exterior Doors - Door Assembly - 3 x 7 HM

Exterior doors include non-rated 3 x 7 steel door and steel frame with hinges and lockset. Includes painted door and painted frame.

B2030 - Exterior Doors - Door Assembly - 3 x 7 Storefront

The exterior doors include swinging glazed aluminum storefront leaf, aluminum frame, hardware, including closer.

B2030 - Exterior Doors - Door Assembly - 3 x 7 Storefront - 2000

The exterior doors include swinging glazed aluminum storefront leaf, aluminum frame, hardware, including closer. Located in financial aid.

B2030 - Exterior Doors - Door Assembly - 3 x 7 Storefront - 2004

The exterior doors include swinging glazed aluminum storefront leaf, aluminum frame, hardware, including closer. Located in at the east elevation of B wing.

B2030 - Exterior Doors - Door Assembly - 6 x 7 HM

Exterior doors include pr. 3 x 7 steel doors and steel frame with hinges and locksets. Includes painted doors and painted frame.

B2030 - Exterior Doors - Door Assembly - 6 x 7 Storefront

The exterior doors include pr. swinging glazed aluminum storefront leafs plus glazed transom, aluminum frame, hardware, including closers.

B2030 - Exterior Doors - Door Assembly - 6 x 7 Storefront - 2000

The exterior doors include pr. swinging glazed aluminum storefront leafs plus glazed transom, aluminum frame, hardware, including closers. Typically located in A wing.

B2030 - Exterior Doors - Door Assembly - 6 x 7 Storefront - 2004

The exterior doors include pr. swinging glazed aluminum storefront leafs plus glazed transom, aluminum frame, hardware, including closers. Located at the junction of C and S wing, as well as at the entry to D wing.

B2030 - Exterior Doors - Overhead Doors (Electrically Operated) - S Wing

S wing includes four steel overhead doors located at the east elevation. Overhead doors are in good condition, leading to their extended life.

B2030 - Exterior Doors - Overhead Doors (Manually Operated) - B Wing

B wing includes steel overhead doors on the north elevation. Overhead doors are in good condition, leading to their extended life.

B30 - Roofing - Adhered Membrane (EPDM) Single-Ply

The roof covering is of a single-ply adhered membrane with insulation. The EPDM is in poor condition, with leaks throughout B, D and E wing.

B30 - Roofing - Adhered Membrane (EPDM) Single-Ply - A Wing

The roof covering is of a single-ply adhered membrane with insulation. Located on the section of A wing between D and E wing.

B30 - Roofing - Metal Roofing

The roof covering is of formed metal roofing, such as standing seam metal. Located on financial aid and the adjacent hall in A wing.

B30 - Roofing - Single Ply Membrane - Ballasted - L Wing

All costs in USD.

The roof covering is of a single-ply membrane covered with stone ballast and including deck insulation. It was reported that this roof is in good condition, with few, if any leaks. Located on L wing.

B30 - Roofing - Single-Ply Eco White EPDM Membrane - Fully Adhered - C Wing

Single Ply 60 mil EPDM Eco White Firestone Roofing Membrane. C wing installed during summer 2009, Title III Phase 1.

B30 - Roofing - Single-Ply EPDM with Pavers on Roof - S Wing

The roof covering includes tiled, brick, granite plaza surfaces. Located above S wing. It was reported that this roof is in good condition, with few, if any, leaks.

B3021 - Glazed Roof Openings - Skylights - Dome Types (Plastic) - C Wing

Skylight with plastic dome, located over the stairs in C wing.

B3021 - Glazed Roof Openings - Skylights - Monumental

Skylights are aged, deteriorated and inefficient. Several show signs of leaking or condensation. The skylights consist of single pane glass.

C10 - Interior Construction - Restroom - Complete - Double - A Wing

Complete restroom including fixtures, accessories, wall, floor, and ceiling finishes, lighting, exhaust and outlets. Handicap compliant. Fire alarm devices are not included. Located on the third floor of A wing. Restrooms have been well maintained, and are in good condition, leading to their extended life.

C10 - Interior Construction - Restroom - Complete - Gang - B Wing

Complete restroom including fixtures, accessories, wall finishes, floor finishes, ceiling finishes, exhaust, lighting fixtures and receptacles. Accessible compliant. Fire alarm devices are not included. Restrooms have been well maintained, and are in good condition, leading to their extended life. Located on the third and first floor of B wing.

C10 - Interior Construction - Restroom - Complete - Gang - B Wing - 2000

Complete restroom including fixtures, accessories, wall finishes, floor finishes, ceiling finishes, exhaust, lighting fixtures and receptacles. Accessible compliant. Fire alarm devices are not included. Located in the day care area on the first floor of B wing.

C10 - Interior Construction - Restroom - Complete - Gang - B Wing - 2000

Complete restroom including fixtures, accessories, wall finishes, floor finishes, ceiling finishes, exhaust, lighting fixtures and receptacles. Accessible compliant. Fire alarm devices are not included. Located on the second floor of B wing.

C10 - Interior Construction - Restroom - Complete - Gang - C Wing

Complete restroom including fixtures, accessories, wall finishes, floor finishes, ceiling finishes, exhaust, lighting fixtures and receptacles. Accessible compliant. Fire alarm devices are not included. Restrooms have been well maintained, and are in good condition, leading to their extended life.

C10 - Interior Construction - Restroom - Complete - Gang - C Wing - 2011

Complete restroom including fixtures, accessories, wall finishes, floor finishes, ceiling finishes, exhaust, lighting fixtures and receptacles. Accessible compliant. Fire alarm devices are not included. Located at the 3rd floor.

C10 - Interior Construction - Restroom - Complete - Gang - D Wing

Complete restroom including fixtures, accessories, wall finishes, floor finishes, ceiling finishes, exhaust, lighting fixtures and receptacles. Fire alarm devices are not included. Restrooms have been well maintained, and are in good condition, leading to their extended life. Located on the first floor of D wing.

C10 - Interior Construction - Restroom - Complete - Gang - E Wing

Complete restroom including fixtures, accessories, wall finishes, floor finishes, ceiling finishes, exhaust, lighting fixtures and receptacles. Fire alarm devices are not included. Restrooms have been well maintained, and are in good condition, leading to their extended life.

All costs in USD.

C10 - Interior Construction - Restroom - Complete - Gang - L Wing

Complete restroom including fixtures, accessories, wall finishes, floor finishes, ceiling finishes, exhaust, lighting fixtures and receptacles. Fire alarm devices are not included. Restrooms have been well maintained, and are in good condition, leading to their extended life. Located on the third and first floor of L wing.

C10 - Interior Construction - Restroom - Complete - Gang - S Wing

Complete restroom including fixtures, accessories, wall finishes, floor finishes, ceiling finishes, exhaust, lighting fixtures and receptacles. Fire alarm devices are not included. Restrooms have been well maintained, and are in good condition, leading to their extended life. Located in S wing.

C10 - Interior Construction - Restroom - Complete - Single - B Wing - 2000

Complete restroom including fixtures, accessories, wall finishes, floor finishes, ceiling finishes, exhaust, lighting fixtures and receptacles. Includes unisex restroom on the third floor, and the staff restroom in the day care on the first floor of B wing.

C10 - Interior Construction - Restroom - Shower - Add - E Wing

Gang shower with two column type showers located on the first floor of E wing. Shower is in good condition, leading to its extended life.

C10 - Interior Construction - Restroom - Shower - Add - E Wing

Gang shower with two column type showers with partitions located on the second floor of E wing. Shower is in good condition, leading to its extended life.

C1010 - Partitions - CMU Block Walls - Plain

Interior walls include 8-in. hollow concrete block, light and regular weight, with no finish.

C1010 - Partitions - CMU Walls - Glazed 2 Sides

The building interior includes 8-in. x 16-in. x 8-in. CMU partitions with glazing two sides. Located in L Wing third floor kitchen.

C1010 - Partitions - Folding Partitions - Deluxe

The Medical Imaging Career Cener includes deluxe quality folding panel partitions.

C1010 - Partitions - GWB Walls - Standard (Non-Painted)

The building interior includes standard GWB partitions, taped and finished, but not painted, with no insulation, as well as plaster partitions.

C1010 - Partitions - GWB Walls - Standard (Non-Painted) - A Wing

The building interior includes standard GWB partitions, taped and finished, but not painted, with no insulation.

C1010 - Partitions - Plaster Walls - 3 Coats

The building interior walls consist of a combination of three coats of gypsum plaster on 3.4 lbs ribbed lath each side of 3-5/8-in. metal studs, or GWB.

C1020 - Interior Doors - Swinging Doors

Interior doors include 3' x 7' doors with hinges, lockset and closer. Includes steel and wood (birch and oak) faced rated doors, painted doors and frames.

C1020 - Interior Doors - Swinging Doors - 2011

Interior doors at the Medical Imaging Career Center and the 3rd Floor Renovations project include 3' x 7' doors with hinges, lockset and closer. Includes steel and wood (birch and oak) faced rated doors, painted doors and frames.

C1020 - Interior Doors - Swinging Doors - A Wing

All costs in USD.

Interior doors include 3' x 7' doors with hinges, lockset and closer. Includes steel and wood (birch and oak) faced rated doors, painted doors and frames.

C1035 - Identifying Devices - Fittings: Signage (Room Numbering and Identification)

Signs, graphic symbols, adhesive back, w/Braille, 8" x 8" + Signs, flexible door sign, adhesive back, w/Braille, 5/8" letters.

C20 - Stairs - Stairs

The interior stairs consist of 12 risers per flight with landing and 2 flights per story.

C20 - Stairs - Stairs - Spiral

Building includes steel spiral staircases. Three in D wing and one in E wing.

C3010 - Wall Finishes - Brick

Building wall finishes include brick.

C3010 - Wall Finishes - Ceramic Tile

Building wall coverings include 4-in. x 4-in. thin set ceramic decorator tiles at medium price. Tile job includes wainscot with bullnose trim.

C3010 - Wall Finishes - Paint Masonry/Epoxy Finish - Economy

Wall finishes include paint on CMU and minimum hi-build epoxy finish.

C3010 - Wall Finishes - Painted Finish - (1 Coat Prime - 2 Coats Finish)

Interior wall finishes include standard paint finish.

C3010 - Wall Finishes - Raised Wood Paneling - High End FR (Fire-Rated) - C Wing

Wall finishes at 3rd floor corridor renovation include high quality raised wood paneling, fire-rated.

C3010 - Wall Finishes - Raised Wood Paneling - High End FR (Fire-Rated) - S Wing

Wall finishes at the 1st floor corridor renovation include high quality raised wood paneling, fire-rated.

C3020 - Floor Finishes - Carpeting 3 - Carpet Broadloom - A Wing

Floor finishes include medium priced carpeting and base for average office areas. Located on the third floor of A wing.

C3020 - Floor Finishes - Carpeting 3 - Carpet Broadloom - A Wing - 2000

Floor finishes include medium priced carpeting and base for average office areas. Located in one stop.

C3020 - Floor Finishes - Carpeting 3 - Carpet Broadloom - B Wing

Floor finishes include medium priced carpeting and base for average office areas. Located in B103 and B213.

C3020 - Floor Finishes - Carpeting 3 - Carpet Broadloom - B Wing - 2000

Floor finishes include medium priced carpeting and base for average office areas. Located in B wing.

C3020 - Floor Finishes - Carpeting 3 - Carpet Broadloom - B Wing - 2008

Floor finishes include medium priced carpeting and base for average office areas. Located in B wing on the third floor corridor.

C3020 - Floor Finishes - Carpeting 3 - Carpet Broadloom - C Wing

Floor finishes include medium priced carpeting and base for average office areas. Located throughout C wing.

All costs in USD.

C3020 - Floor Finishes - Carpeting 3 - Carpet Broadloom - C Wing - 2000

Floor finishes include medium priced carpeting and base for average office areas. Located in the first and second floor corridors, as well as the administration area on the second floor of C wing.

C3020 - Floor Finishes - Carpeting 3 - Carpet Broadloom - C Wing - 2008

Floor finishes include medium priced carpeting and base for average office areas. Located in classrooms on the first and second floor of C wing.

C3020 - Floor Finishes - Carpeting 3 - Carpet Broadloom - C Wing - 2011

Floor finishes include medium priced carpeting and base for average office areas. Located at the 1st floor Medical Imaging Career Center and the 3rd floor renovations.

C3020 - Floor Finishes - Carpeting 3 - Carpet Broadloom - D Wing

Floor finishes include medium priced carpeting and base for average office areas. Located in the two lecture halls and the music practice room in D wing.

C3020 - Floor Finishes - Carpeting 3 - Carpet Broadloom - D Wing - 2000

Floor finishes include medium priced carpeting and base for average office areas. Located in the corridor and D116 in D wing.

C3020 - Floor Finishes - Carpeting 3 - Carpet Broadloom - E Wing

Floor finishes include medium priced carpeting and base for average office areas. Located on the second floor mezzanine in the gymnasium.

C3020 - Floor Finishes - Carpeting 3 - Carpet Broadloom - L Wing

Floor finishes include medium priced carpeting and base for average office areas.

C3020 - Floor Finishes - Carpeting 3 - Carpet Broadloom - S Wing

Floor finishes include medium priced carpeting and base for average office areas. Located throughout S wing.

C3020 - Floor Finishes - Carpeting 3 - Carpet Broadloom - S Wing - 2011

Floor finishes include medium priced carpeting and base for average office areas. Located at the 1st floor, "Hall of Pride" corridor.

C3020 - Floor Finishes - Ceramic Tile - Thin Set - A Wing - 2000

Floor finishes include ceramic tile. Located in one stop and the main entry between D and E wings.

C3020 - Floor Finishes - Epoxy Flooring

Floor finishes include cement epoxy flooring. Located at the 3rd Floor Renovation Project, Rm. Nos. C334 and C309D.

C3020 - Floor Finishes - Quarry Tile - L Wing

Floor finishes include quarry tile in the kitchen area on the third floor of L wing. Tile is in good condition, leading to its extended life.

C3020 - Floor Finishes - Rubber Tile - C Wing

Non-slip rubber flooring, sheet or tile, with raised standard pastilles and colors. Located at the 1st floor Medical Imaging Career Center, 3rd floor corridor and 3rd Floor Renovation Project.

C3020 - Floor Finishes - Rubber Tile - S Wing

Non-slip rubber flooring, sheet or tile, with raised standard pastilles and colors. Located at the 1st floor, "Hall of Pride" corridor.

C3020 - Floor Finishes - VCT 2 - A Wing

Floor finishes include standard quality VCT flooring and baseboard. Located in A303.

C3020 - Floor Finishes - VCT 2 - B Wing - 2000

All costs in USD.

Floor finishes include standard quality VCT flooring and baseboard. Located in the day care area on the first floor of B wing.

C3020 - Floor Finishes - VCT 2 - C Wing

Floor finishes include standard quality VCT flooring and baseboard. Located on the third floor of C wing.

C3020 - Floor Finishes - VCT 2 - C Wing - 2008

Floor finishes include standard quality VCT flooring and baseboard. Located in medical imaging on the first floor of C wing.

C3020 - Floor Finishes - VCT 2 - E Wing

Floor finishes include standard quality VCT flooring and baseboard. Located on the second floor mezzanine at the gymnasium.

C3020 - Floor Finishes - VCT 2 - S Wing

Floor finishes include standard quality VCT flooring and baseboard. Located in S113/S114.

C3020 - Floor Finishes - VCT 2 - S Wing - 2005

Floor finishes include standard quality VCT flooring and baseboard. Located in the cafeteria in S wing.

C3020 - Floor Finishes - Wood Flooring - E Wing

Floor finishes include strip flooring, located in the gymnasium in E wing.

C3030 - Ceiling Finishes - ACT Concealed Spline System - A Wing

Concealed spline 12 x 12 x 3/4-in. ACT ceiling system with "Z" grid. Located in the offices on the third floor of A wing.

C3030 - Ceiling Finishes - ACT Concealed Spline System - D Wing

Concealed spline 12 x 12 x 3/4-in. ACT ceiling system with "Z" grid. Located at the second level adjacent to the lecture halls in D wing.

C3030 - Ceiling Finishes - ACT Concealed Spline System - L Wing

Concealed spline 12 x 12 x 3/4-in. ACT ceiling system with "Z" grid.

C3030 - Ceiling Finishes - ACT Concealed Spline System - S Wing

Concealed spline 12 x 12 x 3/4-in. ACT ceiling system with "Z" grid. Located throughout S wing.

C3030 - Ceiling Finishes - ACT System - A Wing - 2000

Standard suspended ACT ceiling system with 2 x 2 or 2 x 4 regular tiles in 15/16 or 9/16-in. grids. Located at one stop, the main entry and the corridor on the third floor of A wing.

C3030 - Ceiling Finishes - ACT System - B Wing - 2000

Standard suspended ACT ceiling system with 2 x 2 or 2 x 4 regular tiles in 15/16 or 9/16-in. grids.

C3030 - Ceiling Finishes - ACT System - B Wing - 2008

Standard suspended ACT ceiling system with 2 x 2 or 2 x 4 regular tiles in 15/16 or 9/16-in. grids. Located in medical imaging on the first floor of C wing.

C3030 - Ceiling Finishes - ACT System - C Wing - 2000

Standard suspended ACT ceiling system with 2 x 2 or 2 x 4 regular tiles in 15/16 or 9/16-in. grids. Located throughout C wing.

C3030 - Ceiling Finishes - ACT System - C Wing - 2011

Standard suspended ACT ceiling system with 2 x 2 regular tiles in 15/16-in. grids. Located in C Wing, 1st floor Medical Imaging Career Center and 3rd Floor Renovation Project.

All costs in USD.

C3030 - Ceiling Finishes - ACT System - C-Wing 2009

Standard suspended ACT ceiling system with 2 x 2 regular tiles in 15/16-in. grids. Title III Phase I, August 2009.

C3030 - Ceiling Finishes - ACT System - S Wing - 2000

Standard suspended ACT ceiling system with 2 x 2 or 2 x 4 regular tiles in 15/16 or 9/16-in. grids. Typically located in the corridors of S wing.

C3030 - Ceiling Finishes - GWB Taped and Finished - A Wing - 2000

GWB ceiling system over 8-ft above floor taped, finished and painted with primer and 2 finish coats. Ceiling on suspension system or fastened to mtl or wd furring. Located in the main entry between D and E wings.

C3030 - Ceiling Finishes - GWB Taped and Finished - C Wing

GWB ceiling system over 8-ft above floor taped, finished and painted with primer and 2 finish coats. Ceiling on suspension system or fastened to mtl or wd furring. GWB is in good condition, leading to its extended life.

C3030 - Ceiling Finishes - GWB Taped and Finished - C Wing - 2011

GWB ceiling system over 8-ft above floor taped, finished and painted with primer and 2 finish coats. Ceiling on suspension system or fastened to mtl or wd furring.

C3030 - Ceiling Finishes - GWB Taped and Finished - D Wing

GWB ceiling system over 8-ft above floor taped, finished and painted with primer and 2 finish coats. Ceiling on suspension system or fastened to mtl or wd furring. Located in the corridor and restrooms of D wing. GWB is in good condition, leading to its extended life.

C3030 - Ceiling Finishes - GWB Taped and Finished - L Wing

GWB ceiling system over 8-ft above floor taped, finished and painted with primer and 2 finish coats. Ceiling on suspension system or fastened to mtl or wd furring. GWB is in good condition, leading to its extended life.

D1010 - Elevators and Lifts - Hydraulic Freight Elevator

The conveying equipment includes a 4000 Lb. freight hydraulic elevator - three stops. Note: Observed Years remaining extended based on observed existing conditions.

D1010 - Elevators and Lifts - Hydraulic Passenger Elevator

The conveying equipment includes three (3) 2000 Lb. passenger hydraulic elevator - 3 stories. Observed Years Remaining extended based on existing conditions

D1090 - Other Conveying Systems - Dumbwaiter for Low Rise

The conveying system includes a dumbwaiter for a low rise building. This system is utilized in the library and is original to the building.

D2010 - Plumbing Fixtures - Custodial/Utility Sinks

The plumbing fixtures include custodial/utility sinks.

D2010 - Plumbing Fixtures - Emergency Eyewash and Shower Units

Plumbing fixtures include emergency safety shower and eyewash units.

D2010 - Plumbing Fixtures - Kitchenette - Cabinet-Counter and Sink

The plumbing fixtures include kitchenette cabinet, counter and sink units.

D2010 - Plumbing Fixtures - Kitchenette - Cabinet-Counter and Sink - 2011

The plumbing fixtures include kitchenette cabinet, counter and sink units.

D2010 - Plumbing Fixtures - Laboratory Sinks

The building plumbing fixtures include stainless steel or molded, chemical-resistant laboratory sinks. Note: selected available RS Means line item for stainless steel sink, for budgetary purposes only.

All costs in USD.

D2010 - Plumbing Fixtures - Water Coolers - Wall Mount

Plumbing fixtures include vitreous china drinking fountains with remote refrigerant units. Note: selected available RS Mean's line item for budgetary purposes only.

D2010 - Plumbing Fixtures - Water Coolers - Wheelchair Type - 2000

Plumbing fixtures include wheelchair type drinking fountains through out remodeled areas.

D2020 - Domestic Water Distribution - Heat Exchanger - HW/HW - Shell and Tube

The HVAC system includes a boiler HW to Domestic HW shell and tube heat exchanger.

D2020 - Domestic Water Distribution - Water Dist Complete

The building domestic water distribution system includes a four inch main line, water meter, rpz backflow preventer, with rough ins included. This System does not include a water heater. Note: Observed Years remaining extended based on observed existing conditions.

D2020 - Domestic Water Distribution - Water Dist Complete - 2011

The building domestic water distribution system includes a four inch main line, water meter, rpz backflow preventer, with rough ins included. This System does not include a water heater. Note: Observed Years remaining extended based on observed existing conditions. Located at the 3rd Floor Renovation Project.

D2020 - Domestic Water Distribution - Water Heater - Electric

The domestic hot water is provided by two (2) 50-gallon residential grade electric water heaters. Located at room L308.

D2020 - Domestic Water Distribution - Water Heater - Gas

The domestic hot water is provided by a 80-gallon natural gas water heater located in room S000.

D2030 - Sanitary Waste - Sanitary Waste

The building includes an extensive sanitary waste system, of cast iron piping, with gravity discharge to the municipal system.

D2040 - Rain Water Drainage - Roof Drainage

Rain water drainage includes interior piping, roof drains and 4-inch discharge piping by gravity flow to a municipal main.

D2090 - Other Plumbing Systems - Gas Distribution - Lab Air & Vac Systems

The building includes compressed air and vacuum systems. This system is used for Labs and Dental Classrooms. The Air compressor and vacuum pumps are located in B Wing Penthouse.

D2090 - Other Plumbing Systems - Lab Acid Waste System - Polypropylene

The building includes a polypropylene piped acid water waste piping system for the laboratories.

D2090 - Other Plumbing Systems - Natural Gas Distribution for Lab

The building includes a natural gas distribution system for the laboratories.

D2090 - Other Plumbing Systems - Natural Gas Supply for Bldg

The building includes a natural gas supply and distribution system for boilers, labs and kitchen. Note: Observed Years remaining extended based on observed existing conditions.

D3020 - Heat Generating Systems - Boiler HW - Gas/Oil Fired w/Redundancy

Heat is provided by a hot water boiler with dual fuel capability (oil and gas). System designed for full redundancy. Boilers retubed in 1998. Located in room S000

D3030 - Cooling Generating Systems - Chiller - Centrifugal wo Cooling Tower - 1968

All costs in USD.

Cooling medium is provided by centrifugal chiller. Instead of a cooling tower the building has a pond around it is used in place of a tower. System includes a filtration system for sediment from the pond. Located in room S000

D3030 - Cooling Generating Systems - Chiller - Centrifugal wo Cooling Tower - 1998

Cooling medium is provided by centrifugal chiller. Instead of a cooling tower the building has a pond around it is used in place of a tower. System includes a filtration system for sediment from the pond. Located in room S000

D3040 - Distribution Systems - Central AHU - Const Volume w/Distribution

The HVAC system includes constant volume air handling units, distribution ductwork, diffusers and plenum return.

D3040 - Distribution Systems - Central AHU - Const Volume w/Distribution - 2011

The HVAC system located at the Medical Imaging Career Cener and at the 3rd Floor Renovation Project includes constant volume air handling units, distribution ductwork, diffusers and plenum return.

D3040 - Distribution Systems - Central AHU - VAV System w/Distribution - A Wing

The HVAC system has a central AHU with cooling and heating coils, VFD, VAV ducted distribution, diffusers and plenum return for parts of A Wing.

D3040 - Distribution Systems - Exhaust System - Fume Hood - Ductwork and Fan

The HVAC ventilation system includes fume hood and exhaust systems for the building labs and classroom with a kiel.

D3040 - Distribution Systems - Exhaust System - Fume Hood - Ductwork and Fan

Fume hoods installed in C-302 and C-306 during summer of 2010, Title III Phase 2.

D3040 - Distribution Systems - Exhaust System - Fume Hood - Ductwork and Fan

Fume hoods installed in C-308, -312, -320 and -323 during summer of 2009, Title III Phase 1.

D3040 - Distribution Systems - Exhaust System - General Building

The HVAC ventilation system includes roof mounted exhaust fans with ducting.

D3040 - Distribution Systems - Exhaust System - Kitchen

The ventilation system includes a kitchen exhaust system, with welded duct and insulation. Note: Observed Years remaining extended based on observed existing conditions.

D3040 - Distribution Systems - Exhaust System - Restroom w/Roof Fan

HVAC ventilation system includes roof mounted restroom exhaust fans with ducting.

D3040 - Distribution Systems - Four Pipe Distribution System w/Pump

HVAC distribution is provided by a four pipe distribution system. Observed Years Remaining extended based on existing conditions

D3040 - Distribution Systems - Perimeter Units

HVAC system includes perimeter heating units with temperature control by two pipe system with coils and multifin with cabinets in door ways and some stairwells.

D3040 - Distribution Systems - Perimeter Units - 2011

HVAC system located in Medical Imaging Career Center and at the 3rd Floor Renovation Project includes perimeter heating units with temperature control by two pipe system with coils and multifin with cabinets in door ways and some stairwells.

D3040 - Distribution Systems - Return Air Ductwork and Fan - A Wing

All costs in USD.

The HVAC system has return air ductwork and centrifugal or in-line return air fan for parts of Wing A.

D3050 - Terminal and Package Units - Computer Room Cooling - DX w/Air Cooled Remote Condenser

The HVAC system includes two (2) computer room cooling units with an air cooled remote condenser. One is presently being moved from book store to IT room where the other unit is located.

D3050 - Terminal and Package Units - Split System AC - 1990

The HVAC system includes two (2) split system AC unit with remote air cooled condensers for room S114A and a communications room.

D3050 - Terminal and Package Units - Unit Heaters - Hot Water

Heating is provided by suspended, forced hot water unit heaters for mechanical rooms and garages.

D3060 - Controls and Instrumentation - DDC/Pneumatic System - Hybrid

HVAC controls include a DDC system for system optimization, basic pc control, moderate sensor types and quantities. System includes pneumatic activation of control valves and dampers. Controls were updated in the mid 1990's.

D3069 - Other Controls and Instrumentation - Motor Control Center

There are several Motor Control Centers throughout the building. All are original and aged beyond their BOMA rated estimated life cycle. They are located in the penthouses and main electrical room. The typical MCC is 600 Amp, 480 Volt. The units are priced by section including starters.

D40 - Fire Protection - Fire Extinguishers - Dry Chem w/Cabinet

Handheld type dry chemical fire extinguishers are located throughout the building, as required. Includes cabinets, valve cabinets and hose cabinets.

D40 - Fire Protection - FM200 System - Rm. C102F

The fire protection systems include a minimum density FM200 system in room C102F.

D40 - Fire Protection - Wet Sprinkler System - wo/Pump

The fire protection systems include a wet fire sprinkler system with standpipes but no fire pump for most of A and B wings. Located in room S000

D40 - Fire Protection - Wet Standpipe System

The fire protection systems include a wet fire standpipe system with check valve protection.

D40 - Fire Protection - Wet Standpipe System - 2011

The fire protection systems include a wet fire standpipe system with check valve protection. Located at the 3rd Floor Renovation Project.

D5012 - Low Tension Service and Dist. - Distribution Equipment, Panelboards, and Feeders 13 - 4000A 480Y/277V & 208Y/120V

The electrical distribution system for this building includes an average concentration of panelboards, feeders, and associated equipment. The majority of the distribution and lighting panels are in good condition and show updates as there has been some renovations made over the years. The site contact reports that there are no problems associated with the distribution panels. Based on updates to the system as a whole and the history of no issues, the life has been extended.

D5012 - Low Tension Service and Dist. - Electrical Sub-Service - 200A 480/208Y/120V + Distribution - 2011

The Medical Imaging Career Center has a separate electrical sub service providing 480/277v and 208/120v distribution and branch circuitry. This system includes a typical electrical sub service, which includes incoming sub feeders, main panel, transformer and branch panel board.

D5012 - Low Tension Service and Dist. - Main Electrical Service 13 - 1600A 480Y/277V

All costs in USD.

The building includes a typical electrical service, which includes incoming feeders, main panel, and metering. There are three sub-stations with dual feeds for each. This item is sub-station #3. The equipment is original and is beyond its BOMA rated life.

D5012 - Low Tension Service and Dist. - Main Electrical Service 13 - 2500A 480Y/277V

The building includes a typical electrical service, which includes incoming feeders, main panel, and metering. There are three sub-stations with dual feeds for each. This item is sub-station #2. The equipment is original and is beyond its BOMA rated life.

D5012 - Low Tension Service and Dist. - Main Electrical Service 13 - 3000A 480Y/277V

The building includes a typical electrical service, which includes incoming feeders, main panel, and metering. There are three sub-stations with dual feeds for each. This item is sub-station#1. The equipment is original and is beyond its BOMA rated life.

D5012 - Low Tension Service and Dist. - Main Electrical Service, Chillers - 3000A 480Y/277V

A main electrical switch gear console was replaced in 2007. This system is utilized for the chillers.

D5020 - Lighting and Branch Wiring - Lighting - Exterior - HID Wall Packs

Exterior lighting includes HID wall packs, soffit lights, and accent lighting around the perimeter. The lights were reportedly replaced approximately 5-8 years ago per the site contact. This system is for budgetary purposes only.

D5021 - Branch Wiring Devices - Branch Wiring, Original - Equipment & Devices

Branch wiring for this building includes a typical concentration of branch wiring, devices, and utilization equipment throughout the building and classrooms. It is estimated that approximately 70 percent of the devices are original.

D5021 - Branch Wiring Devices - Branch Wiring, Updated - Equipment & Devices

Branch wiring for this building includes a typical concentration of branch wiring, devices, and utilization equipment throughout the building and classrooms. It is estimated that approximately 30 percent of the devices are updated, mostly coinciding with the 2000 renovation.

D5021 - Branch Wiring Devices - Branch Wiring, Updated - Equipment & Devices - 2011

Branch wiring for the Medical Imaging Career Center and the 3rd Floor Renovation Project includes a typical concentration of branch wiring, devices, and utilization equipment.

D5022 - Lighting Equipment - Lighting Fixtures - Average Density

[The building includes a average density lighting system. Lighting system includes lighting fixtures, lamps, conduit and wire.] Fixtures replaced during Title III Phase I, August 2009

D5022 - Lighting Equipment - Lighting Fixtures, Original - Average Density

The building includes a average density lighting system. Lighting system includes various types of lighting fixtures, HID Lights, lamps, conduit and wire. System does not address each particular lighting type as this is for budgetary purposes only. It is estimated that approximately 70 percent of the building has original lighting fixtures.

D5022 - Lighting Equipment - Lighting Fixtures, Updated - Average Density

The building includes a average density lighting system. Lighting system includes various types of lighting fixtures, HID Lights, lamps, conduit and wire. System does not address each particular lighting type as this is for budgetary purposes only. It is estimated that approximately 30 percent of the building has updated lighting fixtures, mostly coinciding with the 2000 renovation.

D5022 - Lighting Equipment - Lighting Fixtures, Updated - Average Density - 2011

The Medical Imaging Career Center and the 3rd Floor Renovation Project includes a average density lighting system. Lighting system includes various types of lighting fixtures, HID Lights, lamps, conduit and wire.

System does not address each particular lighting type as this is for budgetary purposes only.

D5031 - Public Address and Music Systems - Public Address System - Average Density

All costs in USD.

The building includes an average density public address system on a limited area basis. The areas include the gymnasium and auditoriums. The public address system includes as a minimum: Amplifier, intercom/monitor, volume control, speakers (ceilings or walls), conduit and shielded wiring.

D5031 - Public Address and Music Systems - Scoreboard Single Sided – College/High school Arena (Lower End)

The building gymnasium has a scoreboard system. This system includes a wall hung scoreboard. The scoreboard also includes LED scoring system, LED clocking system, as well as PA and sound capabilities.

D5033 - Telephone Systems - Telephone System - Average Density

The building includes an average density telephone system. The telephones appear to be in good condition and show updates which appear to have been done along with the LAN.

D5037 - Fire Alarm Systems - Fire Alarm System - Average Density

This building includes an average density fire alarm system. The fire alarm system includes: head end equipment, pull stations at all exit doors, audio/visual strobes, visual strobes, smokes in some rooms, conduit, wire and connections. The system was completely brought up to code with the year 2000 renovation to the building.

D5039 - Local Area Networks - LAN System - Average Density

Building includes an average density local area network system throughout the building and classrooms. The system appears to be well maintained and is reported by the site contact to be approximately 7-8 years of age.

D5092 - Emergency Light and Power Systems - Emergency Battery Pack Lights

The emergency lighting system includes a self contained battery pack and lights. The building is only partially protected with emergency battery pack lighting as there is an emergency generator for most egress lighting. Units appear to be aged for the most part.

D5092 - Emergency Light and Power Systems - Emergency Generator - Average 100KW

The emergency power system includes an Emergency Generator 250kW max. Includes: Emergency Generator, ATS, battery charger, muffler, day tank, feeder, wiring, and panels. the generator is tied to the life safety areas of the building.

D5092 - Emergency Light and Power Systems - Exit Signs, Original - Low Density

The emergency lighting system includes the installation of Exit signs on a low density level. Installation includes: single and double sided exit signs, conduit, wire, boxes, conduit bends, connections and circuit breakers. It is estimated that approximately 70 percent of the building utilizes older units that are at or near their BOMA rated life cycle.

D5092 - Emergency Light and Power Systems - Exit Signs, Updated - Low Density

The emergency lighting system includes the installation of Exit signs on a low density level. Installation includes: single and double sided exit signs, conduit, wire, boxes, conduit bends, connections and circuit breakers. It is estimated that approximately 30 percent of the building utilizes updated units.

D5092 - Emergency Light and Power Systems - UPS System 120V Single Phase - per KVA

The building data center includes an Uninterruptible Power Supply (UPS) System. The system includes as a minimum: UPS equipment, batteries, circuit breakers, conduit, and wiring.

E - Equipment and Furnishings - Fixed Casework - Institutional - High End - 2000

Building includes deluxe casework including wall and under counter cabinets and deluxe countertops (stone), without appliances. Located in A wing, as well as throughout the building in renovated spaces.

E - Equipment and Furnishings - Fixed Casework - Institutional - High End - 2011

The Medical Imaging Career Center and the 3rd Floor Renovations Project includes deluxe casework including wall and under counter cabinets and deluxe countertops (stone), without appliances.

E - Equipment and Furnishings - Fixed Theater Seating - Deluxe - D Wing

Furnishings include fixed theater seating in the two lecture halls in D wing. Seating is in good condition, leading to its extended life.

E - Equipment and Furnishings - Fixed Theater Seating - Deluxe - S Wing

All costs in USD.

Furnishings include fixed theater seating in S116 in S wing. Seating is in good condition, leading to its extended life.

E - Equipment and Furnishings - Kitchen Equipment

Equipment and furnishings includes kitchen equipment of average quantity and quality. Systems include, walk-in's, pot sinks, range hood with fire supression and other equipment. Located at room L308

ASSET REPLACEMENT VALUE

Uniformat	System Name	Lifetime	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Value
A-Substructure	Foundation Wall and Footings - No Basement	75	6	1968	2043	25,490	407,846
A-Substructure	Structural Slab on Grade - Non Industrial	75	6	1968	2043	51,481	823,703
A10-Foundations	Concrete Footings	75	6	1968	2043	17,219	275,510
B10-Superstructure	Superstructure - Multi Story - Concrete	75	6	1968	2043	471,732	7,547,708
B10-Superstructure	Superstructure - Multi Story - Concrete/Steel - E Wing	75	6	1968	2043	28,938	463,003
B10-Superstructure	Superstructure - Single Story - Steel - Penthouses	75	6	1968	2043	3,980	63,676
B1015-Exterior Stairs and Fire Escapes	Exterior Stairs - Concrete	50	125	1968	2018	23,171	18,537
B1015-Exterior Stairs and Fire Escapes	Exterior Stairs - Concrete - Circular	50	125	1968	2011	22,964	18,371
B1015-Exterior Stairs and Fire Escapes	Exterior Stairs - Concrete - Platform	50	125	1968	2018	24,676	19,741
B2010-Exterior Walls	Brick Walls	75	13	1968	2043	172,787	1,382,296
B2010-Exterior Walls	Metal Paneled Walls	60	125	1968	2028	616,542	493,234
B2010-Exterior Walls	Pedestrian Sky Bridges - Concrete	50	125	1968	2018	861,212	688,970
B2010-Exterior Walls	Pedestrian Sky Bridges - Steel	30	125	1968	2014	82,413	65,930
B2020-Exterior Windows	Aluminum Windows - 1998	30	125	1998	2028	197,550	158,040
B2020-Exterior Windows	Aluminum Windows - 2009	30	125	2009	2031	112,151	89,721
B2020-Exterior Windows	Aluminum Windows - Financial Aid	30	125	2000	2030	4,939	3,951
B2020-Exterior Windows	Aluminum Windows - L Wing	30	125	1968	2012	395,100	316,080

All costs in USD.

Uniformat	System Name	Lifetime	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Value
B2020-Exterior Windows	Curtain Wall System - A Wing	40	125	2000	2040	301,500	241,200
B2020-Exterior Windows	Steel Windows	30	125	1968	2011	587,170	469,736
B2030-Exterior Doors	Door Assembly - 3 x 7 HM	30	125	1968	2013	59,209	47,367
B2030-Exterior Doors	Door Assembly - 3 x 7 Storefront	30	125	1968	2013	26,000	20,800
B2030-Exterior Doors	Door Assembly - 3 x 7 Storefront - 2000	30	125	2000	2030	4,333	3,467
B2030-Exterior Doors	Door Assembly - 3 x 7 Storefront - 2004	30	125	2004	2034	13,000	10,400
B2030-Exterior Doors	Door Assembly - 6 x 7 HM	30	125	1968	2013	20,462	16,370
B2030-Exterior Doors	Door Assembly - 6 x 7 Storefront	30	125	1968	2013	109,480	87,584
B2030-Exterior Doors	Door Assembly - 6 x 7 Storefront - 2000	30	125	2000	2030	102,638	82,110
B2030-Exterior Doors	Door Assembly - 6 x 7 Storefront - 2004	30	125	2004	2034	13,685	10,948
B2030-Exterior Doors	Overhead Doors (Electrically Operated) - S Wing	30	125	1968	2014	19,184	15,347
B2030-Exterior Doors	Overhead Doors (Manually Operated) - B Wing	30	125	1968	2014	19,479	15,584
B30-Roofing	Adhered Membrane (EPDM) Single-Ply	25	125	1968	2011	395,234	316,188
B30-Roofing	Adhered Membrane (EPDM) Single-Ply - A Wing	25	125	2011	2036	59,764	47,811
B30-Roofing	Metal Roofing	65	125	2000	2065	74,085	59,268
B30-Roofing	Single Ply Membrane - Ballasted - L Wing	25	125	1968	2012	152,605	122,084

All costs in USD.

Uniformat	System Name	Lifetime	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Value
B30-Roofing	Single-Ply Eco White EPDM Membrane - Fully Adhered - C Wing	25	125	2009	2036	323,138	258,510
B30-Roofing	Single-Ply EPDM with Pavers on Roof - S Wing	25	125	1968	2014	1,666,602	1,333,282
B3021-Glazed Roof Openings	Skylights - Dome Types (Plastic) - C Wing	25	125	2009	2034	775	620
B3021-Glazed Roof Openings	Skylights - Monumental	30	125	1968	2011	196,668	157,334
C10-Interior Construction	Restroom - Complete - Double - A Wing	30	125	1968	2014	43,805	35,044
C10-Interior Construction	Restroom - Complete - Gang - B Wing	30	125	1968	2014	114,072	91,258
C10-Interior Construction	Restroom - Complete - Gang - B Wing - 2000	30	125	2000	2030	38,024	30,419
C10-Interior Construction	Restroom - Complete - Gang - B Wing - 2000	30	125	2000	2030	76,048	60,838
C10-Interior Construction	Restroom - Complete - Gang - C Wing	30	125	1968	2017	152,096	121,677
C10-Interior Construction	Restroom - Complete - Gang - C Wing - 2011	30	125	2011	2041	76,048	60,838
C10-Interior Construction	Restroom - Complete - Gang - D Wing	30	125	1968	2014	76,048	60,838
C10-Interior Construction	Restroom - Complete - Gang - E Wing	30	125	1968	2014	76,048	60,838
C10-Interior Construction	Restroom - Complete - Gang - L Wing	30	125	1968	2014	152,096	121,677
C10-Interior Construction	Restroom - Complete - Gang - S Wing	30	125	1968	2014	76,048	60,838

All costs in USD.

Uniformat	System Name	Lifetime	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Value
C10-Interior Construction	Restroom - Complete - Single - B Wing - 2000	30	125	2000	2030	19,219	15,375
C10-Interior Construction	Restroom - Shower - Add - E Wing	30	125	1968	2014	11,499	9,199
C10-Interior Construction	Restroom - Shower - Add - E Wing	30	125	1968	2014	30,242	24,194
C1010-Partitions	CMU Block Walls - Plain	50	63	1968	2018	102,940	164,705
C1010-Partitions	CMU Walls - Glazed 2 Sides	50	63	1968	2018	37,362	59,780
C1010-Partitions	Folding Partitions - Deluxe	15	63	2011	2026	5,472	8,755
C1010-Partitions	GWB Walls - Standard (Non-Painted)	50	63	1968	2018	447,830	716,529
C1010-Partitions	GWB Walls - Standard (Non-Painted) - A Wing	50	63	2000	2050	40,176	64,282
C1010-Partitions	Plaster Walls - 3 Coats	50	63	1968	2018	1,113,745	1,781,992
C1020-Interior Doors	Swinging Doors	50	125	1968	2021	1,421,525	1,137,220
C1020-Interior Doors	Swinging Doors - 2011	50	125	2011	2061	132,916	106,333
C1020-Interior Doors	Swinging Doors - A Wing	50	125	2000	2050	67,584	54,068
C1035-Identifying Devices	Fittings: Signage (Room Numbering and Identification)	10	125	2000	2014	190,869	152,695
C20-Stairs	Stairs	75	38	1968	2043	154,877	413,006
C20-Stairs	Stairs - Spiral	75	38	1968	2043	20,207	53,885
C3010-Wall Finishes	Brick	75	125	1968	2043	680,231	544,185
C3010-Wall Finishes	Ceramic Tile	25	125	2011	2036	16,815	13,452
C3010-Wall Finishes	Paint Masonry/Epoxy Finish - Economy	15	125	2000	2015	59,057	47,245

All costs in USD.

Uniformat	System Name	Lifetime	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Value
C3010-Wall Finishes	Painted Finish - (1 Coat Prime - 2 Coats Finish)	10	125	2004	2014	448,422	358,737
C3010-Wall Finishes	Raised Wood Paneling - High End FR (Fire-Rated) - C Wing	30	81	2011	2041	153,356	188,746
C3010-Wall Finishes	Raised Wood Paneling - High End FR (Fire-Rated) - S Wing	30	81	2011	2041	97,571	120,088
C3020-Floor Finishes	Carpeting 3 - Carpet Broadloom - A Wing	10	125	1968	2011	90,486	72,389
C3020-Floor Finishes	Carpeting 3 - Carpet Broadloom - A Wing - 2000	10	125	2000	2014	73,993	59,195
C3020-Floor Finishes	Carpeting 3 - Carpet Broadloom - B Wing	10	125	1968	2012	22,675	18,140
C3020-Floor Finishes	Carpeting 3 - Carpet Broadloom - B Wing - 2000	10	125	2000	2014	305,997	244,798
C3020-Floor Finishes	Carpeting 3 - Carpet Broadloom - B Wing - 2008	10	125	2008	2018	21,482	17,186
C3020-Floor Finishes	Carpeting 3 - Carpet Broadloom - C Wing	10	125	1968	2013	158,309	126,648
C3020-Floor Finishes	Carpeting 3 - Carpet Broadloom - C Wing - 2000	10	125	2000	2014	191,857	153,486
C3020-Floor Finishes	Carpeting 3 - Carpet Broadloom - C Wing - 2008	10	125	2008	2018	28,643	22,914
C3020-Floor Finishes	Carpeting 3 - Carpet Broadloom - C Wing - 2011	10	125	2011	2021	33,058	26,447
C3020-Floor Finishes	Carpeting 3 - Carpet Broadloom - D Wing	10	125	1968	2012	108,698	86,959
C3020-Floor Finishes	Carpeting 3 - Carpet Broadloom - D Wing - 2000	10	125	2000	2014	29,239	23,391

All costs in USD.

Uniformat	System Name	Lifetime	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Value
C3020-Floor Finishes	Carpeting 3 - Carpet Broadloom - E Wing	10	125	1968	2011	11,934	9,548
C3020-Floor Finishes	Carpeting 3 - Carpet Broadloom - L Wing	10	125	1968	2011	474,702	379,761
C3020-Floor Finishes	Carpeting 3 - Carpet Broadloom - S Wing	10	125	1968	2013	141,064	112,851
C3020-Floor Finishes	Carpeting 3 - Carpet Broadloom - S Wing - 2011	10	125	2011	2021	13,068	10,455
C3020-Floor Finishes	Ceramic Tile - Thin Set - A Wing - 2000	25	125	2000	2025	201,850	161,480
C3020-Floor Finishes	Epoxy Flooring	50	125	2011	2061	20,604	16,484
C3020-Floor Finishes	Quarry Tile - L Wing	25	125	1968	2014	67,918	54,334
C3020-Floor Finishes	Rubber Tile - C Wing	15	125	2011	2026	454,390	363,512
C3020-Floor Finishes	Rubber Tile - S Wing	15	125	2011	2026	55,760	44,608
C3020-Floor Finishes	VCT 2 - A Wing	20	125	1968	2012	445	356
C3020-Floor Finishes	VCT 2 - B Wing - 2000	20	125	2000	2020	5,117	4,094
C3020-Floor Finishes	VCT 2 - C Wing	20	125	1968	2012	65,210	52,168
C3020-Floor Finishes	VCT 2 - C Wing - 2008	20	125	2008	2028	30,035	24,028
C3020-Floor Finishes	VCT 2 - E Wing	20	125	1968	2012	11,124	8,899
C3020-Floor Finishes	VCT 2 - S Wing	20	125	1968	2011	2,670	2,136
C3020-Floor Finishes	VCT 2 - S Wing - 2005	20	125	2005	2025	20,023	16,019
C3020-Floor Finishes	Wood Flooring - E Wing	25	125	1968	2014	151,272	121,018
C3030-Ceiling Finishes	ACT Concealed Spline System - A Wing	20	125	1968	2011	59,838	47,871
C3030-Ceiling Finishes	ACT Concealed Spline System - D Wing	20	125	1968	2011	12,852	10,282

All costs in USD.

Uniformat	System Name	Lifetime	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Value
C3030-Ceiling Finishes	ACT Concealed Spline System - L Wing	20	125	1968	2011	323,411	258,729
C3030-Ceiling Finishes	ACT Concealed Spline System - S Wing	20	125	1968	2011	107,559	86,047
C3030-Ceiling Finishes	ACT System - A Wing - 2000	20	125	2000	2020	90,586	72,469
C3030-Ceiling Finishes	ACT System - B Wing - 2000	20	125	2000	2020	121,017	96,814
C3030-Ceiling Finishes	ACT System - B Wing - 2008	20	125	2008	2028	12,840	10,272
C3030-Ceiling Finishes	ACT System - C Wing - 2000	20	125	2000	2020	98,526	78,820
C3030-Ceiling Finishes	ACT System - C Wing - 2011	20	125	2011	2031	211,807	169,445
C3030-Ceiling Finishes	ACT System - C-Wing 2009	20	125	2009	2029	42,789	34,231
C3030-Ceiling Finishes	ACT System - S Wing - 2000	20	125	2000	2020	13,910	11,128
C3030-Ceiling Finishes	GWB Taped and Finished - A Wing - 2000	30	125	2000	2030	8,955	7,164
C3030-Ceiling Finishes	GWB Taped and Finished - C Wing	30	125	1968	2014	14,513	11,610
C3030-Ceiling Finishes	GWB Taped and Finished - C Wing - 2011	30	125	2011	2041	941	753
C3030-Ceiling Finishes	GWB Taped and Finished - D Wing	30	125	1968	2014	22,844	18,275
C3030-Ceiling Finishes	GWB Taped and Finished - L Wing	30	125	1968	2014	4,859	3,887
D1010-Elevators and Lifts	Hydraulic Freight Elevator	35	125	1968	2016	230,451	184,360
D1010-Elevators and Lifts	Hydraulic Passenger Elevator	35	125	1968	2016	256,463	205,171
D1090-Other Conveying Systems	Dumbwaiter for Low Rise	35	125	1968	2011	34,996	27,997
D2010-Plumbing Fixtures	Custodial/Utility Sinks	30	125	1968	2011	121,841	97,473

All costs in USD.

Uniformat	System Name	Lifetime	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Value
D2010-Plumbing Fixtures	Emergency Eyewash and Shower Units	30	125	2000	2030	7,498	5,998
D2010-Plumbing Fixtures	Kitchenette - Cabinet-Counter and Sink	30	125	2000	2033	175,345	140,276
D2010-Plumbing Fixtures	Kitchenette - Cabinet-Counter and Sink - 2011	30	125	2011	2041	2,244	1,795
D2010-Plumbing Fixtures	Laboratory Sinks	30	125	2000	2030	99,593	79,675
D2010-Plumbing Fixtures	Water Coolers - Wall Mount	20	125	1968	2013	35,768	28,614
D2010-Plumbing Fixtures	Water Coolers - Wheelchair Type - 2000	20	125	2000	2020	22,828	18,262
D2020-Domestic Water Distribution	Heat Exchanger - HW/HW - Shell and Tube	20	125	1968	2011	4,191	3,353
D2020-Domestic Water Distribution	Water Dist Complete	30	113	1968	2021	868,535	772,031
D2020-Domestic Water Distribution	Water Dist Complete - 2011	30	113	2011	2041	124,476	110,645
D2020-Domestic Water Distribution	Water Heater - Electric	10	112	2005	2015	6,045	5,397
D2020-Domestic Water Distribution	Water Heater - Gas	10	112	2003	2015	4,903	4,378
D2030-Sanitary Waste	Sanitary Waste	50	125	1968	2018	1,741,910	1,393,528
D2040-Rain Water Drainage	Roof Drainage	50	125	1968	2018	577,399	461,919
D2090-Other Plumbing Systems	Gas Distribution - Lab Air & Vac Systems	25	75	1968	2013	58,472	77,963
D2090-Other Plumbing Systems	Lab Acid Waste System - Polypropylene	40	125	2000	2040	64,053	51,242
D2090-Other Plumbing Systems	Natural Gas Distribution for Lab	40	125	2000	2040	50,634	40,507
D2090-Other Plumbing Systems	Natural Gas Supply for Bldg	40	125	1968	2018	649,619	519,695
D3020-Heat Generating Systems	Boiler HW - Gas/Oil Fired w/Redundancy	30	125	1968	2012	149,108	119,286

All costs in USD.

Uniformat	System Name	Lifetime	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Value
D3030-Cooling Generating Systems	Chiller - Centrifugal wo Cooling Tower - 1968	28	125	1968	2011	233,166	186,533
D3030-Cooling Generating Systems	Chiller - Centrifugal wo Cooling Tower - 1998	28	125	1998	2026	233,166	186,533
D3040-Distribution Systems	Central AHU - Const Volume w/Distribution	25	125	1968	2013	4,118,243	3,294,594
D3040-Distribution Systems	Central AHU - Const Volume w/Distribution - 2011	25	125	2011	2036	630,830	504,664
D3040-Distribution Systems	Central AHU - VAV System w/Distribution - A Wing	25	125	2000	2025	697,511	558,009
D3040-Distribution Systems	Exhaust System - Fume Hood - Ductwork and Fan	25	125	1980	2011	273,739	218,991
D3040-Distribution Systems	Exhaust System - Fume Hood - Ductwork and Fan	25	125	2010	2035	68,435	54,748
D3040-Distribution Systems	Exhaust System - Fume Hood - Ductwork and Fan	25	125	2009	2034	171,087	136,869
D3040-Distribution Systems	Exhaust System - General Building	25	125	1968	2011	322,194	257,756
D3040-Distribution Systems	Exhaust System - Kitchen	15	125	1968	2018	48,940	39,152
D3040-Distribution Systems	Exhaust System - Restroom w/Roof Fan	20	125	1968	2011	129,223	103,378
D3040-Distribution Systems	Four Pipe Distribution System w/Pump	30	125	1968	2018	5,447,866	4,358,293
D3040-Distribution Systems	Perimeter Units	30	125	1968	2012	4,727,107	3,781,685
D3040-Distribution Systems	Perimeter Units - 2011	30	125	2011	2041	651,508	521,207
D3040-Distribution Systems	Return Air Ductwork and Fan - A Wing	20	125	2000	2020	221,479	177,183

All costs in USD.

Uniformat	System Name	Lifetime	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Value
D3050-Terminal and Package Units	Computer Room Cooling - DX w/Air Cooled Remote Condenser	20	125	2000	2020	118,967	95,174
D3050-Terminal and Package Units	Split System AC - 1990	25	125	1990	2015	18,645	14,916
D3050-Terminal and Package Units	Unit Heaters - Hot Water	25	112	1968	2013	31,237	27,890
D3060-Controls and Instrumentation	DDC/Pneumatic System - Hybrid	25	125	1968	2011	1,869,564	1,495,651
D3069-Other Controls and Instrumentation	Motor Control Center	30	100	1968	2011	343,459	343,459
D40-Fire Protection	Fire Extinguishers - Dry Chem w/Cabinet	30	105	2000	2030	31,559	30,057
D40-Fire Protection	FM200 System - Rm. C102F	15	125	2006	2021	3,586	2,869
D40-Fire Protection	Wet Sprinkler System - wo/Pump	35	125	1968	2011	572,525	458,020
D40-Fire Protection	Wet Standpipe System	35	125	1968	2012	590,040	472,032
D40-Fire Protection	Wet Standpipe System - 2011	35	125	2011	2046	73,195	58,556
D5012-Low Tension Service and Dist.	Distribution Equipment, Panelboards, and Feeders 13 - 4000A 480Y/277V & 208Y/120V	30	125	1968	2018	1,680,460	1,344,368
D5012-Low Tension Service and Dist.	Electrical Sub-Service - 200A 480/208Y/120V + Distribution - 2011	30	125	2011	2041	24,066	19,253
D5012-Low Tension Service and Dist.	Main Electrical Service 13 - 1600A 480Y/277V	30	125	2010	2040	464,657	371,725
D5012-Low Tension Service and Dist.	Main Electrical Service 13 - 2500A 480Y/277V	30	125	2010	2040	540,962	432,770
D5012-Low Tension Service and Dist.	Main Electrical Service 13 - 3000A 480Y/277V	30	125	2010	2040	587,564	470,051
D5012-Low Tension Service and Dist.	Main Electrical Service, Chillers - 3000A 480Y/277V	30	125	2007	2037	394,975	315,980

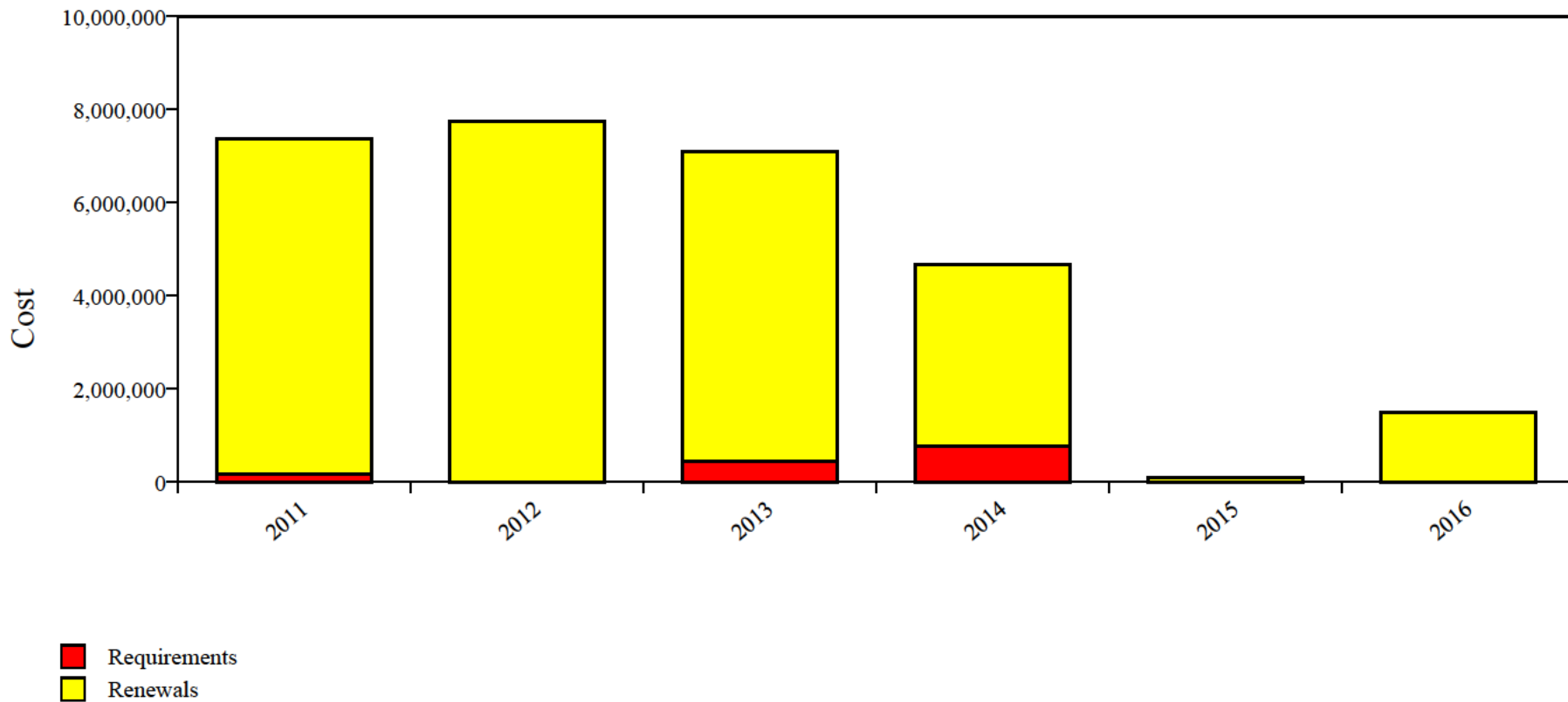
All costs in USD.

Uniformat	System Name	Lifetime	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Value
D5020-Lighting and Branch Wiring	Lighting - Exterior - HID Wall Packs	20	125	2001	2021	14,430	11,544
D5021-Branch Wiring Devices	Branch Wiring, Original - Equipment & Devices	30	125	1968	2013	974,808	779,846
D5021-Branch Wiring Devices	Branch Wiring, Updated - Equipment & Devices	30	125	2000	2030	505,194	404,155
D5021-Branch Wiring Devices	Branch Wiring, Updated - Equipment & Devices - 2011	30	125	2011	2041	203,980	163,184
D5022-Lighting Equipment	Lighting Fixtures - Average Density	20	125	2009	2029	46,322	37,057
D5022-Lighting Equipment	Lighting Fixtures, Original - Average Density	20	125	1968	2013	818,428	654,742
D5022-Lighting Equipment	Lighting Fixtures, Updated - Average Density	20	125	2000	2020	448,156	358,525
D5022-Lighting Equipment	Lighting Fixtures, Updated - Average Density - 2011	20	125	2011	2031	180,950	144,760
D5031-Public Address and Music Systems	Public Address System - Average Density	15	125	1968	2012	27,084	21,668
D5031-Public Address and Music Systems	Scoreboard Single Sided – College/High school Arena (Lower End)	15	125	1995	2012	4,240	3,392
D5033-Telephone Systems	Telephone System - Average Density	10	106	2001	2011	804,429	757,110
D5037-Fire Alarm Systems	Fire Alarm System - Average Density	10	125	2000	2012	1,385,524	1,108,419
D5039-Local Area Networks	LAN System - Average Density	15	106	2001	2016	1,007,348	948,092
D5092-Emergency Light and Power Systems	Emergency Battery Pack Lights	10	125	1990	2012	12,244	9,795

All costs in USD.

Uniformat	System Name	Lifetime	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Value
D5092-Emergency Light and Power Systems	Emergency Generator - Average 100KW	20	125	1998	2011	56,613	45,290
D5092-Emergency Light and Power Systems	Exit Signs, Original - Low Density	20	125	1968	2012	88,416	70,733
D5092-Emergency Light and Power Systems	Exit Signs, Updated - Low Density	20	125	2000	2011	88,416	70,733
D5092-Emergency Light and Power Systems	UPS System 120V Single Phase - per KVA	10	125	2004	2011	62,377	49,901
E-Equipment and Furnishings	Fixed Casework - Institutional - High End - 2000	25	125	2000	2025	153,413	122,730
E-Equipment and Furnishings	Fixed Casework - Institutional - High End - 2011	25	125	2011	2036	589,639	471,711
E-Equipment and Furnishings	Fixed Theater Seating - Deluxe - D Wing	35	63	1968	2014	23,759	38,015
E-Equipment and Furnishings	Fixed Theater Seating - Deluxe - S Wing	35	63	1968	2014	2,072	3,315
E-Equipment and Furnishings	Kitchen Equipment	20	125	1975	2013	100,176	80,141
						Subtotal	57,078,945
Total Replacement Value							57,078,945

REQUIREMENTS AND RENEWALS



All costs in USD.

Requirement Name / Renewals	Prime System	Category	Priority	Action Date	Cost
ACT Concealed Spline System - A Wing Renewal	C3030-Ceiling Finishes	Beyond Useful Life	1- Currently Critical	10/05/2011	59,838
ACT Concealed Spline System - D Wing Renewal	C3030-Ceiling Finishes	Beyond Useful Life	1- Currently Critical	10/12/2011	12,852
ACT Concealed Spline System - L Wing Renewal	C3030-Ceiling Finishes	Beyond Useful Life	1- Currently Critical	10/12/2011	323,411
ACT Concealed Spline System - S Wing Renewal	C3030-Ceiling Finishes	Beyond Useful Life	1- Currently Critical	10/12/2011	107,559
Adhered Membrane (EPDM) Single-Ply Renewal	B30-Roofing	Beyond Useful Life	1- Currently Critical	10/12/2011	395,234
Carpeting 3 - Carpet Broadloom - A Wing Renewal	C3020-Floor Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2011	90,486
Carpeting 3 - Carpet Broadloom - E Wing Renewal	C3020-Floor Finishes	Beyond Useful Life	1- Currently Critical	10/12/2011	11,934
Carpeting 3 - Carpet Broadloom - L Wing Renewal	C3020-Floor Finishes	Beyond Useful Life	1- Currently Critical	10/12/2011	474,702
Chiller - Centrifugal wo Cooling Tower - 1968 Renewal	D3030-Cooling Generating Systems	Beyond Useful Life	1- Currently Critical	10/12/2011	233,166
Custodial/Utility Sinks Renewal	D2010-Plumbing Fixtures	Beyond Useful Life	1- Currently Critical	10/12/2011	121,841
DDC/Pneumatic System - Hybrid Renewal	D3060-Controls and Instrumentation	Beyond Useful Life	1- Currently Critical	10/12/2011	1,869,564
Dumbwaiter for Low Rise Renewal	D1090-Other Conveying Systems	Beyond Useful Life	1- Currently Critical	10/12/2011	34,996
Electrical Outlets - Lack GFCI Receptacle	D5021-Branch Wiring Devices	Grandfathered Code	Not Time Critical	10/17/2011	13,902
Electrical Panels - Lack Dedicated Space	D5012-Low Tension Service and Dist.	Grandfathered Code	Not Time Critical	10/17/2011	73,524
Emergency Generator - Average 100KW Renewal	D5092-Emergency Light and Power Systems	Beyond Useful Life	1- Currently Critical	10/12/2011	56,613

All costs in USD.

Requirement Name / Renewals	Prime System	Category	Priority	Action Date	Cost
Emergency Generator - Lacks Capacity	D5092-Emergency Light and Power Systems	Capacity/Design	1- Currently Critical	10/17/2011	59,636
Exhaust System - Fume Hood - Ductwork and Fan Renewal	D3040-Distribution Systems	Beyond Useful Life	1- Currently Critical	10/12/2011	273,739
Exhaust System - General Building Renewal	D3040-Distribution Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2011	322,194
Exhaust System - Restroom w/Roof Fan Renewal	D3040-Distribution Systems	Beyond Useful Life	1- Currently Critical	10/12/2011	129,223
Exit Signs, Updated - Low Density Renewal	D5092-Emergency Light and Power Systems	Beyond Useful Life	1- Currently Critical	10/12/2011	88,416
Exterior Stairs - Concrete - Circular Renewal	B1015-Exterior Stairs and Fire Escapes	Beyond Useful Life	1- Currently Critical	10/12/2011	22,964
Heat Exchanger - HW/HW - Shell and Tube Renewal	D2020-Domestic Water Distribution	Beyond Useful Life	1- Currently Critical	10/12/2011	4,191
Motor Control Center Renewal	D3069-Other Controls and Instrumentation	Beyond Useful Life	1- Currently Critical	10/12/2011	343,459
Signage - Not ADAAG Compliant - S Wing	C1035-Identifying Devices	Accessibility	Not Time Critical	10/17/2011	12,164
Skylights - Monumental Renewal	B3021-Glazed Roof Openings	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2011	196,668
Steel Windows Renewal	B2020-Exterior Windows	Beyond Useful Life	2- Potentially Critical	11/17/2011	587,170
Telephone System - Average Density Renewal	D5033-Telephone Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2011	804,429
UPS System 120V Single Phase - per KVA Renewal	D5092-Emergency Light and Power Systems	Beyond Useful Life	1- Currently Critical	10/12/2011	62,377
VCT 2 - S Wing Renewal	C3020-Floor Finishes	Beyond Useful Life	1- Currently Critical	10/12/2011	2,670
Wet Sprinkler System - wo/Pump Renewal	D40-Fire Protection	Beyond Useful Life	1- Currently Critical	10/12/2011	572,525
				2011 Subtotal	7,361,447
Aluminum Windows - L Wing Renewal	B2020-Exterior Windows	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2012	395,100

All costs in USD.

Requirement Name / Renewals	Prime System	Category	Priority	Action Date	Cost
Boiler HW - Gas/Oil Fired w/Redundancy Renewal	D3020-Heat Generating Systems	Beyond Useful Life	2- Potentially Critical	10/05/2012	149,108
Carpeting 3 - Carpet Broadloom - B Wing Renewal	C3020-Floor Finishes	Beyond Useful Life	2- Potentially Critical	11/17/2012	22,675
Carpeting 3 - Carpet Broadloom - D Wing Renewal	C3020-Floor Finishes	Beyond Useful Life	1- Currently Critical	10/14/2012	108,698
Emergency Battery Pack Lights Renewal	D5092-Emergency Light and Power Systems	Beyond Useful Life	2- Potentially Critical	10/05/2012	12,244
Exit Signs, Original - Low Density Renewal	D5092-Emergency Light and Power Systems	Beyond Useful Life	2- Potentially Critical	10/05/2012	88,416
Fire Alarm System - Average Density Renewal	D5037-Fire Alarm Systems	Beyond Useful Life	2- Potentially Critical	11/17/2012	1,385,524
Perimeter Units Renewal	D3040-Distribution Systems	Beyond Useful Life	1- Currently Critical	10/10/2012	4,727,107
Public Address System - Average Density Renewal	D5031-Public Address and Music Systems	Beyond Useful Life	2- Potentially Critical	10/05/2012	27,084
Scoreboard Single Sided – College/High school Arena (Lower End) Renewal	D5031-Public Address and Music Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2012	4,240
Single Ply Membrane - Ballasted - L Wing Renewal	B30-Roofing	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2012	152,605
VCT 2 - A Wing Renewal	C3020-Floor Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2012	445
VCT 2 - C Wing Renewal	C3020-Floor Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2012	65,210
VCT 2 - E Wing Renewal	C3020-Floor Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2012	11,124
Wet Standpipe System Renewal	D40-Fire Protection	Beyond Useful Life	1- Currently Critical	10/10/2012	590,040
2012 Subtotal					7,739,620
Branch Wiring, Original - Equipment & Devices Renewal	D5021-Branch Wiring Devices	Beyond Useful Life	2- Potentially Critical	10/10/2013	974,808
Brick Walls - Mortar Joints Deteriorated	B2010-Exterior Walls	Reliability	3- Necessary - Not Yet Critical	11/17/2013	123,860

All costs in USD.

Requirement Name / Renewals	Prime System	Category	Priority	Action Date	Cost
Carpeting 3 - Carpet Broadloom - C Wing Renewal	C3020-Floor Finishes	Beyond Useful Life	2- Potentially Critical	10/10/2013	158,309
Carpeting 3 - Carpet Broadloom - S Wing Renewal	C3020-Floor Finishes	Beyond Useful Life	2- Potentially Critical	10/10/2013	141,064
Central AHU - Const Volume w/Distribution Renewal	D3040-Distribution Systems	Beyond Useful Life	2- Potentially Critical	10/10/2013	4,118,243
Door Assembly - 3 x 7 HM Renewal	B2030-Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2013	59,209
Door Assembly - 3 x 7 Storefront Renewal	B2030-Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2013	26,000
Door Assembly - 6 x 7 HM Renewal	B2030-Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2013	20,462
Door Assembly - 6 x 7 Storefront Renewal	B2030-Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2013	109,480
Drain Pipe: Not Insulated	D2030-Sanitary Waste	Accessibility	3- Necessary - Not Yet Critical	12/17/2013	1,474
Gas Distribution - Lab Air & Vac Systems Renewal	D2090-Other Plumbing Systems	Beyond Useful Life	2- Potentially Critical	11/17/2013	58,472
HVAC Cost Study- Engineer Environmental and Efficiency Study	D3040-Distribution Systems	Air and Water Quality	3- Necessary - Not Yet Critical	11/17/2013	60,014
Kitchen Equipment Renewal	E-Equipment and Furnishings	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2013	100,176
Lighting Fixtures, Original - Average Density Renewal	D5022-Lighting Equipment	Beyond Useful Life	2- Potentially Critical	10/10/2013	818,428
Unit Heaters - Hot Water Renewal	D3050-Terminal and Package Units	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2013	31,237
VAT - A Wing	C3020-Floor Finishes	Asbestos	3- Necessary - Not Yet Critical	11/17/2013	950
VAT - C Wing	C3020-Floor Finishes	Asbestos	3- Necessary - Not Yet Critical	11/17/2013	229,691
VAT - E Wing	C3020-Floor Finishes	Asbestos	3- Necessary - Not Yet Critical	11/17/2013	4,260
VAT - S Wing	C3020-Floor Finishes	Asbestos	3- Necessary - Not Yet Critical	11/17/2013	5,884
Water Coolers - Wall Mount Renewal	D2010-Plumbing Fixtures	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2013	35,768
2013 Subtotal					7,077,789

All costs in USD.

Requirement Name / Renewals	Prime System	Category	Priority	Action Date	Cost
Carpeting 3 - Carpet Broadloom - A Wing - 2000 Renewal	C3020-Floor Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2014	73,993
Carpeting 3 - Carpet Broadloom - B Wing - 2000 Renewal	C3020-Floor Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2014	305,997
Carpeting 3 - Carpet Broadloom - C Wing - 2000 Renewal	C3020-Floor Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2014	191,857
Carpeting 3 - Carpet Broadloom - D Wing - 2000 Renewal	C3020-Floor Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2014	29,239
Fittings: Signage (Room Numbering and Identification) Renewal	C1035-Identifying Devices	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2014	190,869
Fixed Theater Seating - Deluxe - D Wing Renewal	E-Equipment and Furnishings	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2014	23,759
Fixed Theater Seating - Deluxe - S Wing Renewal	E-Equipment and Furnishings	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2014	2,072
Guard and Handrails - Non-Compliant	C20-Stairs	Grandfathered Code	Not Time Critical	10/17/2014	259,355
Guards - Lacking	-	Grandfathered Code	Not Time Critical	10/17/2014	22,992
GWB Taped and Finished - C Wing Renewal	C3030-Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2014	14,513
GWB Taped and Finished - D Wing Renewal	C3030-Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2014	22,844
GWB Taped and Finished - L Wing Renewal	C3030-Ceiling Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2014	4,859
Handrails - Lacking	-	Grandfathered Code	Not Time Critical	10/17/2014	17,943
Hardware - Not ADAAG Compliant	C1020-Interior Doors	Accessibility	Not Time Critical	10/17/2014	463,891
Overhead Doors (Electrically Operated) - S Wing Renewal	B2030-Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2014	19,184
Overhead Doors (Manually Operated) - B Wing Renewal	B2030-Exterior Doors	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2014	19,479

All costs in USD.

Requirement Name / Renewals	Prime System	Category	Priority	Action Date	Cost
Painted Finish - (1 Coat Prime - 2 Coats Finish) Renewal	C3010-Wall Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2014	448,422
Pedestrian Sky Bridges - Steel Renewal	B2010-Exterior Walls	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2014	82,413
Quarry Tile - L Wing Renewal	C3020-Floor Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2014	67,918
Restroom - Complete - Double - A Wing Renewal	C10-Interior Construction	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2014	43,805
Restroom - Complete - Gang - B Wing Renewal	C10-Interior Construction	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2014	114,072
Restroom - Complete - Gang - D Wing Renewal	C10-Interior Construction	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2014	76,048
Restroom - Complete - Gang - E Wing Renewal	C10-Interior Construction	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2014	76,048
Restroom - Complete - Gang - L Wing Renewal	C10-Interior Construction	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2014	152,096
Restroom - Complete - Gang - S Wing Renewal	C10-Interior Construction	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2014	76,048
Restroom - Shower - Add - E Wing Renewal	C10-Interior Construction	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2014	11,499
Restroom - Shower - Add - E Wing Renewal	C10-Interior Construction	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2014	30,242
Single-Ply EPDM with Pavers on Roof - S Wing Renewal	B30-Roofing	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2014	1,666,602
Wood Flooring - E Wing Renewal	C3020-Floor Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2014	151,272
2014 Subtotal					4,659,331
Paint Masonry/Epoxy Finish - Economy Renewal	C3010-Wall Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2015	59,057
Split System AC - 1990 Renewal	D3050-Terminal and Package Units	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2015	18,645

All costs in USD.

Requirement Name / Renewals	Prime System	Category	Priority	Action Date	Cost
Water Heater - Electric Renewal	D2020-Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2015	6,045
Water Heater - Gas Renewal	D2020-Domestic Water Distribution	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2015	4,903
2015 Subtotal					88,650
Hydraulic Freight Elevator Renewal	D1010-Elevators and Lifts	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2016	230,451
Hydraulic Passenger Elevator Renewal	D1010-Elevators and Lifts	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2016	256,463
LAN System - Average Density Renewal	D5039-Local Area Networks	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2016	1,007,348
2016 Subtotal					1,494,262

Region: Lake Michigan College
Campus: Lake Michigan College

Asset Name: South Haven
Asset Number: 5

STATISTICS

FCI Cost: 0	FCI: 0.00
Total Requirements Cost: 0	RI: 0.00

Current Replacement Value	8,215,569	Size	41,222 SF
Address 1	125 Veterans Boulevard	Address 2	-
City	-	State/Province/Region	MI

PHOTO



Exterior View

SYSTEMS DESCRIPTION

A - Substructure - Foundation Wall and Footings - No Basement

Basic foundation for building without basement - to include strip footing, 4-ft foundation wall and damp proofing. Also included are underdrains.

A - Substructure - Foundation Wall and Footings - No Basement - Garage

All costs in USD.

Basic foundation for building without basement - to include strip footing, 4-ft foundation wall and damp proofing. Also included are underdrains. Located in the garage north of the north wing.

A - Substructure - Structural Slab on Grade - Non Industrial

The building substructure includes a non-industrial type structural slab on grade.

A - Substructure - Structural Slab on Grade - Non Industrial - Garage

The building substructure includes a non-industrial type structural slab on grade. Located in the garage north of the north wing.

A10 - Foundations - Concrete Footings

Concrete column footings.

B10 - Superstructure - Superstructure - Multi Story - Steel

Multi-story steel building, includes steel columns, beams, floor pans, and roof structure.

B10 - Superstructure - Superstructure - Single Story - Concrete/Steel - Garage

Single story concrete and steel building. Located at the garage north of the north wing.

B2010 - Exterior Walls - Brick Walls

The exterior wall construction is of brick cavity walls.

B2010 - Exterior Walls - Brick Walls - Garage

The exterior wall construction is of brick cavity walls. Located at the garage north of the north wing.

B2010 - Exterior Walls - Metal Paneled Walls - Aluminum

The exterior wall construction includes high quality aluminum panels on the south elevation.

B2010 - Exterior Walls - Metal Paneled Walls - Copper

The exterior wall construction includes high quality copper panels on the west elevation.

B2020 - Exterior Windows - Aluminum Windows

The building includes aluminum framed exterior units, with insulating glass.

B2020 - Exterior Windows - Curtain Wall System

Exterior curtain wall window system with insulating glass.

B2030 - Exterior Doors - Door Assembly - 3 x 7 HM

Exterior doors include non-rated 3 x 7 steel door and steel frame with hinges and lockset. Includes painted door and painted frame.

B2030 - Exterior Doors - Door Assembly - 3 x 7 HM - Garage

Exterior doors include non-rated 3 x 7 steel door and steel frame with hinges and lockset. Includes painted door and painted frame. Located in the garage north of the north wing.

B2030 - Exterior Doors - Door Assembly - 3 x 7 Storefront

The exterior doors include swinging glazed aluminum storefront leaf, aluminum frame, hardware, including closer.

B2030 - Exterior Doors - Door Assembly - 6 x 7 HM

Exterior doors include pr. 3 x 7 steel doors and steel frame with hinges and locksets. Includes painted doors and painted frame.

All costs in USD.

B2030 - Exterior Doors - Door Assembly - 6 x 7 Storefront

The exterior doors include pr. swinging glazed aluminum storefront leafs plus glazed transom, aluminum frame, hardware, including closers.

B2030 - Exterior Doors - Overhead Doors (Manually Operated) - Garage

Overhead, com, fbgl, steel, and alum, heavy duty, sectional. Located in the garage north of the north wing.

B30 - Roofing - Adhered Membrane (EPDM) Single-Ply

The roof covering is of a single-ply adhered membrane with insulation.

B30 - Roofing - Adhered Membrane (EPDM) Single-Ply - Garage

The roof covering is of a single-ply adhered membrane with insulation. Located in the garage north of the north wing.

B30 - Roofing - Metal Roofing

The roof covering is of formed metal roofing, such as standing seam metal. Located at the atrium/entry.

C10 - Interior Construction - Restroom - Complete - Gang

Complete restroom including fixtures, accessories, wall finishes, floor finishes, ceiling finishes, exhaust, lighting fixtures and receptacles. Accessible compliant. Fire alarm devices are not included.

C10 - Interior Construction - Restroom - Complete - Single

Complete restroom including fixtures, accessories, wall finishes, floor finishes, ceiling finishes, exhaust, lighting fixtures and receptacles. Located in the day care area.

C1010 - Partitions - CMU Block Walls - Plain

Interior walls include 8-in. hollow concrete block, light and regular weight, with no finish. Located at the stairwells and the mechanical room.

C1010 - Partitions - Folding Partitions

The building interior includes folding panel partitions, located in SH221, SH141 and SH145.

C1010 - Partitions - GWB Walls - Standard (Non-Painted)

The building interior includes standard GWB partitions, taped and finished, but not painted, with no insulation.

C1020 - Interior Doors - Swinging Doors

Interior doors include 3' x 7' doors with hinges, lockset and closer. Includes steel and wood (birch and oak) faced rated doors, painted doors and frames.

C1035 - Identifying Devices - Fittings: Signage (Room Numbering and Identification)

Signs, graphic symbols, adhesive back, w/Braille, 8" x 8" + Signs, flexible door sign, adhesive back, w/Braille, 5/8" letters.

C20 - Stairs - Stairs

The interior stairs consist of 12 risers per flight with landing and 2 flights per story.

C20 - Stairs - Stairs - Main

Main staircase is steel with a cable rail system.

C3010 - Wall Finishes - Aluminum Panels

Aluminum panels located in the entry/atrium.

C3010 - Wall Finishes - Brick

All costs in USD.

Building wall finishes include brick.

C3010 - Wall Finishes - Paint Masonry/Epoxy Finish - Economy

Wall finishes include paint on CMU and minimum hi-build epoxy finish.

C3010 - Wall Finishes - Painted Finish - (1 Coat Prime - 2 Coats Finish)

Interior wall finishes include standard paint finish.

C3020 - Floor Finishes - Carpeting 5 - Carpet Tiles

Floor finishes include a standard range carpet tiles (18 x 18 modules or 24 x 24) and vinyl or rubber base, for medium traffic areas.

C3020 - Floor Finishes - Ceramic Tile - Thin Set

Floor finishes include ceramic tile located in the entry/atrium.

C3020 - Floor Finishes - Quarry Tile

Floor finishes include quarry tile in SH130.

C3020 - Floor Finishes - VCT 2

Floor finishes include standard quality VCT flooring and baseboard located in the day care area.

C3020 - Floor Finishes - Vinyl Sheet Goods

Floor finishes include areas of vinyl sheet goods flooring and related base. Located in rooms SH205 and SH209.

C3030 - Ceiling Finishes - ACT System

Standard suspended ACT ceiling system with 2 x 2 or 2 x 4 regular tiles in 15/16 or 9/16-in. grids.

D1010 - Elevators and Lifts - Hydraulic Passenger Elevator

The conveying equipment includes a 3500 Lb. passenger hydraulic elevator - two stops.]

D2010 - Plumbing Fixtures - Custodial/Utility Sinks

The plumbing fixtures include custodial/utility sinks.

D2010 - Plumbing Fixtures - Emergency Eyewash and Shower Units

Plumbing fixtures include emergency safety shower and eyewash units.

D2010 - Plumbing Fixtures - Kitchenette - Cabinet-Counter and Sink

The plumbing fixtures include kitchenette cabinet, counter and sink units used in some classrooms. Typical room is SH215.

D2010 - Plumbing Fixtures - Laboratory Sinks

The building plumbing fixtures include molded, chemical-resistant laboratory sinks.

D2010 - Plumbing Fixtures - Water Coolers - Wall Mount Dual Height

Plumbing fixtures include dual height drinking fountains.

D2020 - Domestic Water Distribution - Water Dist Complete

The building domestic water distribution system includes a four inch main line, water meter, rpz backflow preventer, with rough ins included. This System does not include a water heater.

All costs in USD.

D2020 - Domestic Water Distribution - Water Heater - Gas

The domestic hot water is provided by a gas-fired, 100 MBH, commercial grade water heater, with recirculation pump. Located in room SH132.

D2030 - Sanitary Waste - Sanitary Waste

The building includes an extensive sanitary waste system, of cast iron piping, with gravity discharge to the municipal system.

D2040 - Rain Water Drainage - Roof Drainage

Rain water drainage includes interior piping, roof drains and 4-inch discharge piping by gravity to the lower outside walls and dumps on ground.

D2090 - Other Plumbing Systems - Gas Distribution - Lab Air & Vac Systems

The building includes compressed air and vacuum systems for Labs. Typical rooms such as SH205.

D2090 - Other Plumbing Systems - Lab Acid Waste System - Polypropylene

The building includes a polypropylene piped acid water waste piping system for the laboratories. Typical Room is SH205.

D2090 - Other Plumbing Systems - Natural Gas Distribution for Lab

The building includes a natural gas distribution system for the laboratories. Typical room such as SH205.

D2090 - Other Plumbing Systems - Natural Gas Supply for Bldg

The building includes a natural gas supply and distribution system for boilers.

D3020 - Heat Generating Systems - Boiler HW - Gas Fired w/Redundancy

Heat for the building is provided by a gas-fired hot water boiler. Full redundancy is included

D3030 - Cooling Generating Systems - DX Condensing Unit

Cooling medium is provided by three (3) DX cooling system, located at back of the building.

D3040 - Distribution Systems - Central AHU - VAV System w/Distribution

The HVAC system has a central AHU with cooling and heating coils, VFD, VAV ducted distribution, diffusers and plenum return.

D3040 - Distribution Systems - Exhaust System - Fume Hood - Ductwork and Fan

The HVAC ventilation system includes fume hood and exhaust systems for a building. Typical such as room SH205.

D3040 - Distribution Systems - Exhaust System - General Building

The HVAC ventilation system includes roof mounted exhaust fans with ducting.

D3040 - Distribution Systems - Exhaust System - Restroom w/Roof Fan

HVAC ventilation system includes roof mounted restroom exhaust fans with ducting.

D3040 - Distribution Systems - Fan Coil System - Cabinet

HVAC system includes wall hung cabinet type fan coil hot water system located in stairwell.

D3040 - Distribution Systems - Radiant Perimeter Heating - Hydronic

Hydronic radiant perimeter heating system using PEX tubing. This includes the tubing, manifold, controls, and pump. Note: Selected available RS Mean's line item for budgetary purposes only.

D3040 - Distribution Systems - Return Air Ductwork and Fan

All costs in USD.

The HVAC system has return air ductwork and centrifugal or in-line return air fan.

D3040 - Distribution Systems - Two Pipe Distribution System w/Pump

HVAC distribution is provided by a two pipe distribution system.

D3050 - Terminal and Package Units - Split System AC - Rm. SH128

The HVAC system includes a split system AC unit with a remote air cooled condenser for room SH128.

D3050 - Terminal and Package Units - Unit Heaters - Electric

Heating is provided by suspended, electric unit heaters in mechanical rooms.

D3060 - Controls and Instrumentation - DDC System

HVAC controls include a DDC system for system optimization, basic pc control, moderate sensor types and quantities.

D40 - Fire Protection - Fire Extinguishers - Dry Chem w/Cabinet

Handheld type dry chemical fire extinguishers are located throughout the building, as required. Includes cabinets.

D40 - Fire Protection - Wet Sprinkler System

The fire protection systems include a light hazard, wet fire sprinkler system. This system includes backflow protection and standpipes but does not include a fire pump.

D5012 - Low Tension Service and Dist. - Distribution Equipment, Panelboards, and Feeders 07 - 1,200A 480Y/277V & 208Y/120V

The electrical distribution system for this building includes an average concentration of panelboards, feeders, and associated equipment. Most of the equipment is located in the main electrical room with electrical closets on each floor.

D5012 - Low Tension Service and Dist. - Main Electrical Service 09 - 1200A 480Y/277V

The building includes a typical electrical service, which includes incoming feeders, main panel, and metering.

D5020 - Lighting and Branch Wiring - Lighting - Exterior - HID Wall Packs

Exterior lighting includes HID wall packs, ground-mounted building lights, and accent lighting around the perimeter. This system is for budgetary purposes only.

D5021 - Branch Wiring Devices - Branch Wiring - Equipment & Devices

Branch wiring for this building includes a typical concentration of branch wiring, devices, and utilization equipment throughout the building and classrooms.

D5022 - Lighting Equipment - Lighting Fixtures - Average Density

The building includes a average density lighting system. Lighting system includes various types of lighting fixtures, lamps, conduit and wire. System does not address each particular lighting type as this is for budgetary purposes only.

D5033 - Telephone Systems - Telephone System - Average Density

The building includes an average density telephone system. The system is original to the building.

D5037 - Fire Alarm Systems - Fire Alarm System - Average Density

This building includes an average density fire alarm system. The fire alarm system includes: head end equipment, pull stations at all exit doors, audio/visual strobes, visual strobes, smokes in some rooms, conduit, wire and connections.

D5038 - Security and Detection Systems - Security System - Light Density

All costs in USD.

The building is equipped with a light density security system. The security system includes as a minimum: Alarm panel, door contacts, motion detectors, conduit and wiring. The system was reportedly installed in 2007.

D5039 - Local Area Networks - LAN System - Average Density

Building includes an average density local area network system throughout the building and classrooms.

D5092 - Emergency Light and Power Systems - Emergency Generator - Small 35KW

The emergency power system includes an Emergency Generator 39kW max. Includes: Emergency Generator, ATS, battery charger, muffler, feeder, wiring, and panels. The unit has a direct natural gas line for fuel.

D5092 - Emergency Light and Power Systems - Exit Signs - Low Density

The emergency lighting system includes the installation of Exit signs on a low density level. Installation includes: single and double sided exit signs, conduit, wire, boxes, conduit bends, connections and circuit breakers.

E - Equipment and Furnishings - Fixed Casework - Institutional

Building includes deluxe casework including wall and under counter cabinets and deluxe countertops (stone), without appliances. Located in SH205 and SH209.

E - Equipment and Furnishings - Kitchen Equipment

Equipment and furnishings includes kitchen equipment of average quantity and quality. Systems include, walk-in's, pot sinks, range hood with fire suppression and other equipment. Located room SH130.

G2040 - Site Development - Walls - Brick

Brick and CMU wall surrounding the cooling towers and dumpsters at the north end of the north wing.

ASSET REPLACEMENT VALUE

Uniformat	System Name	Lifetime	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Value
A-Substructure	Foundation Wall and Footings - No Basement	75	6	2003	2078	7,991	127,854
A-Substructure	Foundation Wall and Footings - No Basement - Garage	75	6	2003	2078	681	10,902
A-Substructure	Structural Slab on Grade - Non Industrial	75	6	2003	2078	9,814	157,018
A-Substructure	Structural Slab on Grade - Non Industrial - Garage	75	6	2003	2078	163	2,607
A10-Foundations	Concrete Footings	75	6	2003	2078	3,282	52,519
B10-Superstructure	Superstructure - Multi Story - Steel	75	6	2003	2078	61,963	991,410
B10-Superstructure	Superstructure - Single Story - Concrete/Steel - Garage	75	6	2003	2078	624	9,990
B2010-Exterior Walls	Brick Walls	75	13	2003	2078	43,132	345,055
B2010-Exterior Walls	Brick Walls - Garage	75	13	2003	2078	4,801	38,410
B2010-Exterior Walls	Metal Paneled Walls - Aluminum	60	125	2003	2063	122,296	97,836
B2010-Exterior Walls	Metal Paneled Walls - Copper	60	125	2003	2063	43,715	34,972
B2020-Exterior Windows	Aluminum Windows	30	125	2003	2033	111,451	89,161
B2020-Exterior Windows	Curtain Wall System	40	125	2003	2043	325,500	260,400
B2030-Exterior Doors	Door Assembly - 3 x 7 HM	30	125	2003	2033	3,483	2,786
B2030-Exterior Doors	Door Assembly - 3 x 7 HM - Garage	30	125	2003	2033	3,483	2,786
B2030-Exterior Doors	Door Assembly - 3 x 7 Storefront	30	125	2003	2033	51,999	41,599
B2030-Exterior Doors	Door Assembly - 6 x 7 HM	30	125	2003	2033	6,821	5,457
B2030-Exterior Doors	Door Assembly - 6 x 7 Storefront	30	125	2003	2033	13,685	10,948

All costs in USD.

Uniformat	System Name	Lifetime	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Value
B2030-Exterior Doors	Overhead Doors (Manually Operated) - Garage	30	125	2003	2033	3,247	2,597
B30-Roofing	Adhered Membrane (EPDM) Single-Ply	25	125	2003	2028	180,281	144,225
B30-Roofing	Adhered Membrane (EPDM) Single-Ply - Garage	25	125	2003	2028	3,558	2,847
B30-Roofing	Metal Roofing	65	125	2003	2068	150,864	120,691
C10-Interior Construction	Restroom - Complete - Gang	30	125	2003	2033	152,096	121,677
C10-Interior Construction	Restroom - Complete - Single	30	125	2003	2033	19,219	15,375
C1010-Partitions	CMU Block Walls - Plain	50	63	2003	2053	20,066	32,105
C1010-Partitions	Folding Partitions	15	125	2003	2018	106,408	85,126
C1010-Partitions	GWB Walls - Standard (Non-Painted)	50	63	2003	2053	133,560	213,696
C1020-Interior Doors	Swinging Doors	50	125	2003	2053	121,652	97,322
C1035-Identifying Devices	Fittings: Signage (Room Numbering and Identification)	10	125	2003	2014	25,954	20,764
C20-Stairs	Stairs	75	38	2003	2078	17,084	45,557
C20-Stairs	Stairs - Main	75	38	2003	2078	10,388	27,700
C3010-Wall Finishes	Aluminum Panels	30	125	2003	2033	47,099	37,679
C3010-Wall Finishes	Brick	75	125	2003	2078	32,902	26,321
C3010-Wall Finishes	Paint Masonry/Epoxy Finish - Economy	15	125	2003	2018	11,512	9,209
C3010-Wall Finishes	Painted Finish - (1 Coat Prime - 2 Coats Finish)	10	125	2003	2014	63,998	51,198
C3020-Floor Finishes	Carpeting 5 - Carpet Tiles	10	125	2003	2014	130,382	104,305
C3020-Floor Finishes	Ceramic Tile - Thin Set	25	125	2003	2028	85,344	68,275

All costs in USD.

Uniformat	System Name	Lifetime	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Value
C3020-Floor Finishes	Quarry Tile	25	125	2003	2028	11,464	9,171
C3020-Floor Finishes	VCT 2	20	125	2003	2023	11,347	9,077
C3020-Floor Finishes	Vinyl Sheet Goods	12	125	2003	2015	28,223	22,578
C3030-Ceiling Finishes	ACT System	20	125	2003	2023	167,476	133,981
D1010-Elevators and Lifts	Hydraulic Passenger Elevator	35	125	2003	2038	83,700	66,960
D2010-Plumbing Fixtures	Custodial/Utility Sinks	30	125	2003	2033	16,568	13,254
D2010-Plumbing Fixtures	Emergency Eyewash and Shower Units	30	125	2003	2033	4,557	3,646
D2010-Plumbing Fixtures	Kitchenette - Cabinet-Counter and Sink	30	125	2003	2033	72,464	57,971
D2010-Plumbing Fixtures	Laboratory Sinks	30	125	2003	2033	53,011	42,409
D2010-Plumbing Fixtures	Water Coolers - Wall Mount Dual Height	20	125	2003	2023	10,323	8,259
D2020-Domestic Water Distribution	Water Dist Complete	30	113	2003	2033	135,030	120,026
D2020-Domestic Water Distribution	Water Heater - Gas	15	112	2003	2018	23,807	21,256
D2030-Sanitary Waste	Sanitary Waste	50	125	2003	2053	236,865	189,492
D2040-Rain Water Drainage	Roof Drainage	50	125	2003	2053	40,421	32,337
D2090-Other Plumbing Systems	Gas Distribution - Lab Air & Vac Systems	25	75	2003	2028	31,123	41,498
D2090-Other Plumbing Systems	Lab Acid Waste System - Polypropylene	40	125	2003	2043	34,094	27,275
D2090-Other Plumbing Systems	Natural Gas Distribution for Lab	40	125	2003	2043	26,951	21,561
D2090-Other Plumbing Systems	Natural Gas Supply for Bldg	40	125	2003	2043	88,335	70,668
D3020-Heat Generating Systems	Boiler HW - Gas Fired w/Redundancy	30	125	2003	2033	390,494	312,395
D3030-Cooling Generating Systems	DX Condensing Unit	15	125	2003	2018	166,489	133,192

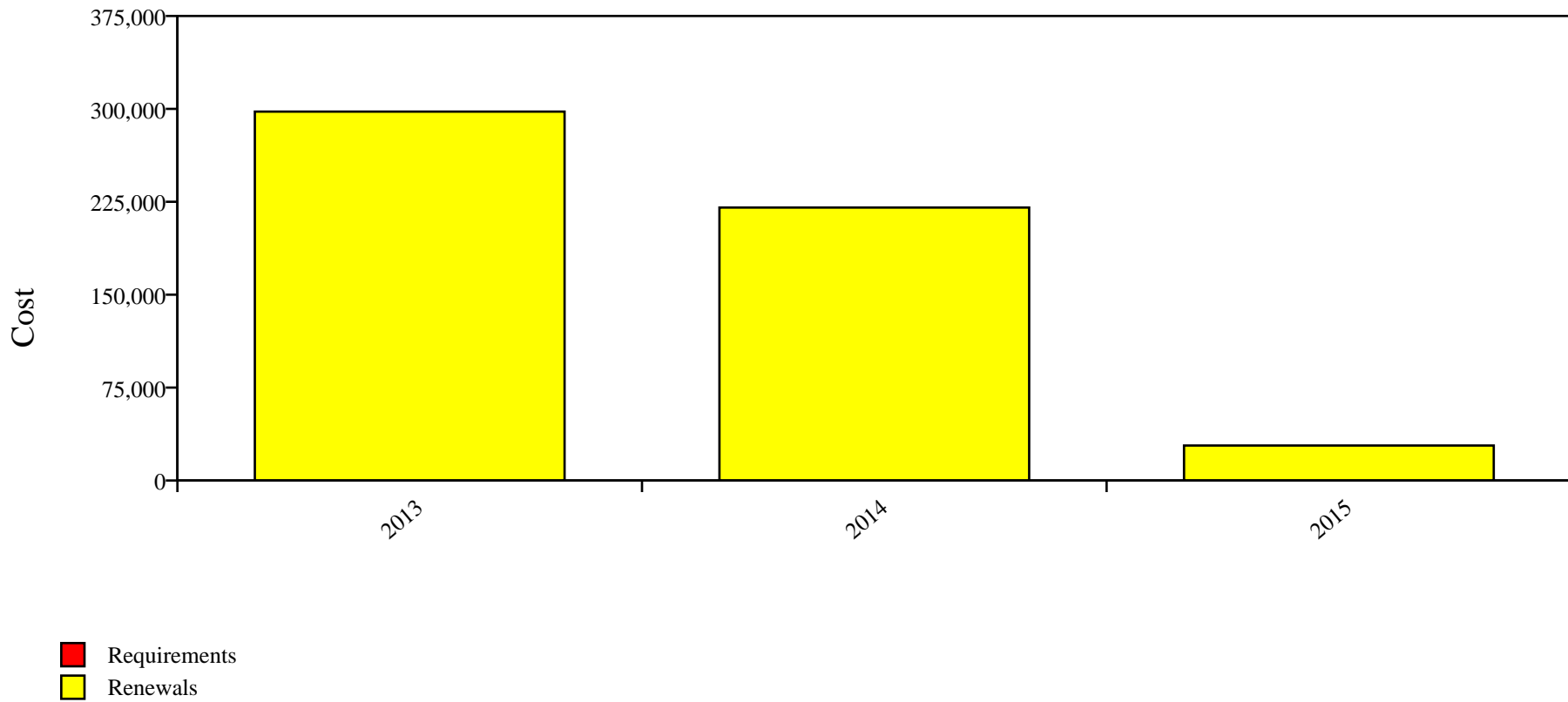
All costs in USD.

Uniformat	System Name	Lifetime	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Value
D3040-Distribution Systems	Central AHU - VAV System w/Distribution	25	125	2003	2028	1,076,561	861,249
D3040-Distribution Systems	Exhaust System - Fume Hood - Ductwork and Fan	25	125	2003	2028	102,652	82,122
D3040-Distribution Systems	Exhaust System - General Building	25	125	2003	2028	43,812	35,050
D3040-Distribution Systems	Exhaust System - Restroom w/Roof Fan	20	125	2003	2023	17,572	14,057
D3040-Distribution Systems	Fan Coil System - Cabinet	30	125	2003	2033	4,928	3,942
D3040-Distribution Systems	Radiant Perimeter Heating - Hydronic	30	125	2003	2033	115,715	92,572
D3040-Distribution Systems	Return Air Ductwork and Fan	20	125	2003	2023	341,837	273,470
D3040-Distribution Systems	Two Pipe Distribution System w/Pump	30	125	2003	2033	482,714	386,171
D3050-Terminal and Package Units	Split System AC - Rm. SH128	25	125	2003	2028	9,322	7,458
D3050-Terminal and Package Units	Unit Heaters - Electric	15	112	2003	2018	26,570	23,723
D3060-Controls and Instrumentation	DDC System	20	125	2003	2023	133,634	106,908
D40-Fire Protection	Fire Extinguishers - Dry Chem w/Cabinet	30	105	2003	2033	1,291	1,229
D40-Fire Protection	Wet Sprinkler System	35	125	2003	2038	245,927	196,742
D5012-Low Tension Service and Dist.	Distribution Equipment, Panelboards, and Feeders 07 - 1,200A 480Y/277V & 208Y/120V	30	125	2003	2033	241,378	193,103
D5012-Low Tension Service and Dist.	Main Electrical Service 09 - 1200A 480Y/277V	30	125	2003	2033	135,173	108,139
D5020-Lighting and Branch Wiring	Lighting - Exterior - HID Wall Packs	20	125	2003	2023	15,031	12,025

All costs in USD.

Uniformat	System Name	Lifetime	% Renew	Year Installed	Next Renewal Year	Renewal Cost	Replacement Value
D5021-Branch Wiring Devices	Branch Wiring - Equipment & Devices	30	125	2003	2033	227,752	182,201
D5022-Lighting Equipment	Lighting Fixtures - Average Density	20	125	2003	2023	203,135	162,508
D5033-Telephone Systems	Telephone System - Average Density	10	106	2003	2013	109,386	102,952
D5037-Fire Alarm Systems	Fire Alarm System - Average Density	10	125	2003	2013	188,404	150,723
D5038-Security and Detection Systems	Security System - Light Density	10	125	2007	2017	46,747	37,397
D5039-Local Area Networks	LAN System - Average Density	15	106	2003	2018	136,979	128,922
D5092-Emergency Light and Power Systems	Emergency Generator - Small 35KW	20	125	2003	2023	24,035	19,228
D5092-Emergency Light and Power Systems	Exit Signs - Low Density	20	125	2003	2023	17,175	13,740
E-Equipment and Furnishings	Fixed Casework - Institutional	25	125	2003	2028	69,369	55,495
E-Equipment and Furnishings	Kitchen Equipment	20	125	2003	2023	111,706	89,365
G2040-Site Development	Walls - Brick	40	125	2003	2043	37,113	29,690
						Subtotal	8,215,569
						Total Replacement Value	8,215,569

REQUIREMENTS AND RENEWALS



All costs in USD.

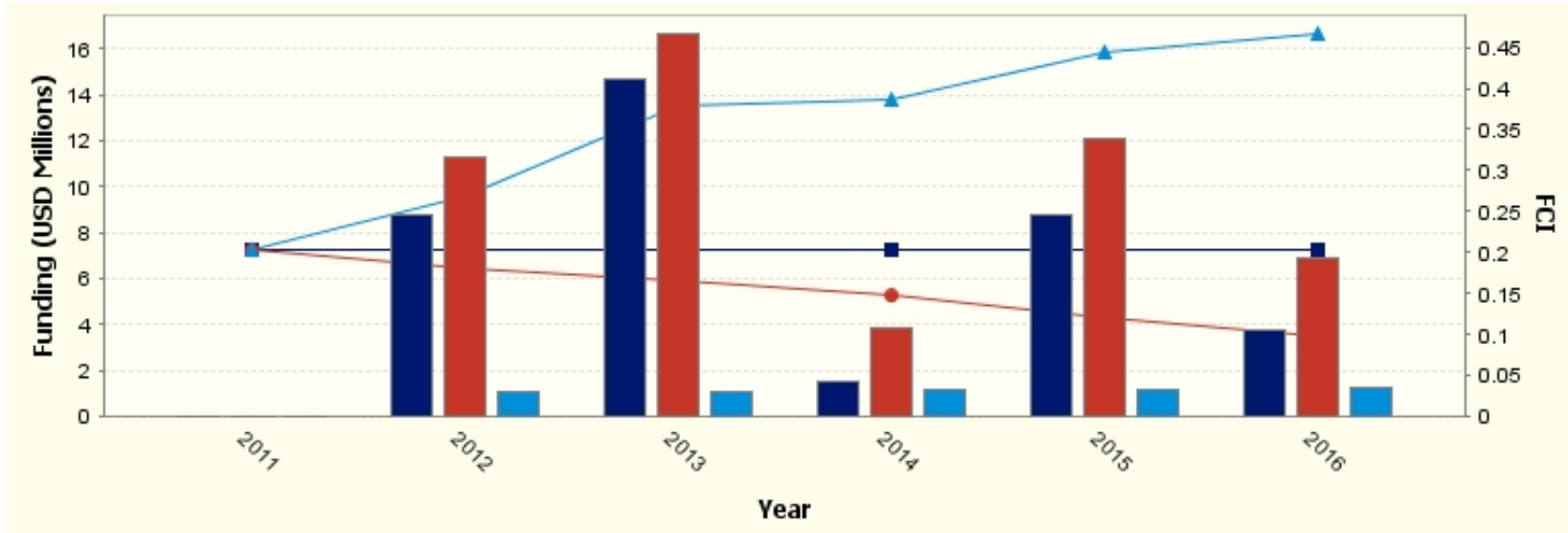
Requirement Name / Renewals	Prime System	Category	Priority	Action Date	Cost
Fire Alarm System - Average Density Renewal	D5037-Fire Alarm Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2013	188,404
Telephone System - Average Density Renewal	D5033-Telephone Systems	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2013	109,386
2013 Subtotal					297,790
Carpeting 5 - Carpet Tiles Renewal	C3020-Floor Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2014	130,382
Fittings: Signage (Room Numbering and Identification) Renewal	C1035-Identifying Devices	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2014	25,954
Painted Finish - (1 Coat Prime - 2 Coats Finish) Renewal	C3010-Wall Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2014	63,998
2014 Subtotal					220,334
Vinyl Sheet Goods Renewal	C3020-Floor Finishes	Beyond Useful Life	3- Necessary - Not Yet Critical	11/17/2015	28,223
2015 Subtotal					28,223

All costs in USD.

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Funding / FCI Report



■ Funding-Maintain - FCI

■ Funding-Target - Funding to reduce FCI to 10.00% in 5 years

■ Funding-Specific Annual Funding

● FCI-Maintain - FCI

● FCI-Target - Funding to reduce FCI to 10.00% in 5 years

● FCI-Specific Annual Funding

Maintain - FCI

Year	Replacement Cost	Renewal Cost	Backlog Deterioration	Total New Liability	New Backlog Total	Net Plant Value	Funding	Funding Reserve	FCI
2011	113,476,774	22,591,734	0	22,967,942	22,967,942	90,508,831	0	0	0.2024
2012	118,810,188	7,795,656	480,949	8,787,144	24,047,437	94,762,751	8,787,144	0	0.2024
2013	124,394,272	13,380,286	503,553	14,721,541	25,177,668	99,216,605	14,721,541	0	0.2024
2014	130,240,810	1,042,508	527,220	1,569,728	26,361,019	103,879,790	1,569,728	0	0.2024
2015	136,362,134	8,205,636	552,000	8,757,635	27,599,988	108,762,146	8,757,635	0	0.2024
2016	142,771,161	3,225,857	577,944	3,803,801	28,897,189	113,873,972	3,803,801	0	0.2024

All costs in USD.

Target - Funding to reduce FCI to 10.00% in 5 years

Year	Replacement Cost	Renewal Cost	Backlog Deterioration	Total New Liability	New Backlog Total	Net Plant Value	Funding	Funding Reserve	FCI
2011	113,476,774	22,591,734	0	22,967,942	22,967,942	90,508,831	0	0	0.2024
2012	118,810,188	7,795,656	480,949	8,787,144	21,582,200	97,227,988	11,252,381	0	0.1817
2013	124,394,272	13,380,286	451,931	14,669,919	20,596,236	103,798,036	16,670,247	0	0.1656
2014	130,240,810	1,042,508	431,285	1,473,793	19,143,791	111,097,018	3,894,262	0	0.1470
2015	136,362,134	8,205,636	400,871	8,606,507	16,550,954	119,811,180	12,099,103	0	0.1214
2016	142,771,161	3,225,857	346,577	3,572,434	14,038,960	128,732,201	6,862,323	0	0.0983

Specific Annual Funding

Year	Replacement Cost	Renewal Cost	Backlog Deterioration	Total New Liability	New Backlog Total	Net Plant Value	Funding	Funding Reserve	FCI
2011	113,476,774	22,591,734	0	22,967,942	22,967,942	90,508,831	0	0	0.2024
2012	118,810,188	7,795,656	480,949	8,787,144	31,787,580	87,022,607	1,047,000	0	0.2675
2013	124,394,272	13,380,286	665,632	14,883,620	47,069,009	77,325,263	1,096,209	0	0.3784
2014	130,240,810	1,042,508	985,625	2,028,133	50,161,657	80,079,153	1,147,731	0	0.3851
2015	136,362,134	8,205,636	1,050,385	9,256,021	60,573,604	75,788,531	1,201,674	0	0.4442
2016	142,771,161	3,225,857	1,268,411	4,494,268	66,656,681	76,114,480	1,258,153	0	0.4669

All costs in USD.

Forecast Parameters

Region	Lake Michigan College
Campus	Lake Michigan College
Asset	All
Systems	All
Priority	All
Requirement Type	All
Years	5
Inflation	4.70%
Backlog Deterioration	2.00%
Renewal Option	Annual
Cost curve	Spiky 0
Fiscal Year Start Date (mm/dd)	1/1
FCI/RI Setting	FCI
Specific-Apply Inflation to Funding	True



Funding Needs Report

By Asset Name

Region:

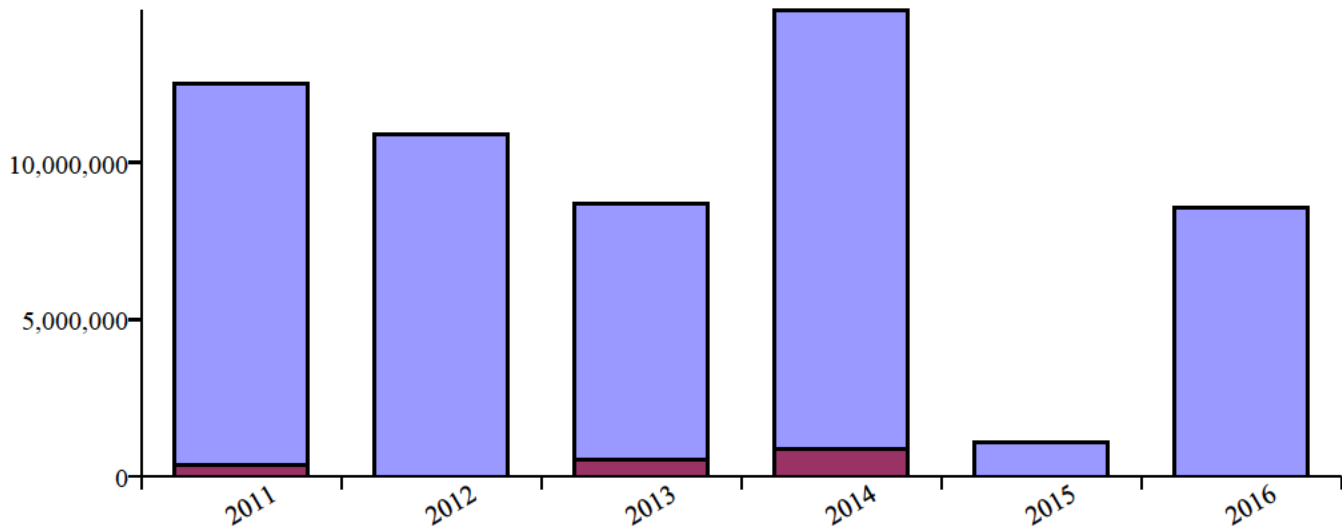
Lake Michigan College

Campus:

Lake Michigan College

Asset Name:

All Assets



■ Requirements
■ Renewal

Year	Renewal	Requirements	Total
2011	12,154,672	376,208	12,530,880
2012	10,927,606	0	10,927,606
2013	8,162,051	534,535	8,696,586
2014	14,009,158	877,074	14,886,232
2015	1,091,506	0	1,091,506
2016	8,591,299	0	8,591,299
Total	54,936,291	1,787,817	56,724,107

All costs in USD. Inflation Rate=4.70%

Region	Campus	Asset	Name	Year	Renewal	Requirement	Total
Lake Michigan College	Lake Michigan College	Napier Academic	D3040-Distribution Systems	2011	322,194	-	322,194
Lake Michigan College	Lake Michigan College	Napier Academic	D3040-Distribution Systems	2011	129,223	-	129,223
Lake Michigan College	Lake Michigan College	Napier Academic	D3040-Distribution Systems	2011	273,739	-	273,739
Lake Michigan College	Lake Michigan College	Napier Academic	D2020-Domestic Water Distribution	2011	4,191	-	4,191
Lake Michigan College	Lake Michigan College	Napier Academic	D3030-Cooling Generating Systems	2011	233,166	-	233,166
Lake Michigan College	Lake Michigan College	Napier Academic	D3060-Controls and Instrumentation	2011	1,869,564	-	1,869,564
Lake Michigan College	Lake Michigan College	Napier Academic	D40-Fire Protection	2011	572,525	-	572,525
Lake Michigan College	Lake Michigan College	Napier Academic	D2010-Plumbing Fixtures	2011	121,841	-	121,841
Lake Michigan College	Lake Michigan College	Napier Academic	B2020-Exterior Windows	2011	587,170	-	587,170
Lake Michigan College	Lake Michigan College	Napier Academic	B30-Roofing	2011	395,234	-	395,234
Lake Michigan College	Lake Michigan College	Napier Academic	B3021-Glazed Roof Openings	2011	196,668	-	196,668
Lake Michigan College	Lake Michigan College	Napier Academic	B1015-Exterior Stairs and Fire Escapes	2011	22,964	-	22,964
Lake Michigan College	Lake Michigan College	Mendel Center	D3040-Distribution Systems	2011	1,729,765	-	1,729,765
Lake Michigan College	Lake Michigan College	Bertrand Crossing	D5033-Telephone Systems	2011	90,973	-	90,973
Lake Michigan College	Lake Michigan College	Bertrand Crossing	D5092-Emergency Light and Power Systems	2011	27,985	-	27,985
Lake Michigan College	Lake Michigan College	Napier Academic	C3030-Ceiling Finishes	2011	323,411	-	323,411
Lake Michigan College	Lake Michigan College	Napier Academic	C3020-Floor Finishes	2011	474,702	-	474,702
Lake Michigan College	Lake Michigan College	Napier Academic	C3020-Floor Finishes	2011	90,486	-	90,486
Lake Michigan College	Lake Michigan College	Napier Academic	C3030-Ceiling Finishes	2011	59,838	-	59,838
Lake Michigan College	Lake Michigan College	Napier Academic	C3020-Floor Finishes	2011	11,934	-	11,934
Lake Michigan College	Lake Michigan College	Napier Academic	C3030-Ceiling Finishes	2011	12,852	-	12,852
Lake Michigan College	Lake Michigan College	Napier Academic	C3030-Ceiling Finishes	2011	107,559	-	107,559
Lake Michigan College	Lake Michigan College	Napier Academic	C3020-Floor Finishes	2011	2,670	-	2,670
Lake Michigan College	Lake Michigan College	Mendel Center	B3021-Glazed Roof Openings	2011	294,294	-	294,294
Lake Michigan College	Lake Michigan College	Mendel Center	B30-Roofing	2011	709,621	-	709,621
Lake Michigan College	Lake Michigan College	Napier Academic	D5033-Telephone Systems	2011	804,429	-	804,429
Lake Michigan College	Lake Michigan College	Napier Academic	D3069-Other Controls and Instrumentation	2011	343,459	-	343,459
Lake Michigan College	Lake Michigan College	Napier Academic	D1090-Other Conveying Systems	2011	34,996	-	34,996
Lake Michigan College	Lake Michigan College	Napier Academic	D5092-Emergency Light and Power Systems	2011	56,613	-	56,613
Lake Michigan College	Lake Michigan College	Napier Academic	D5092-Emergency Light and Power Systems	2011	88,416	-	88,416
Lake Michigan College	Lake Michigan College	Mendel Center	C3020-Floor Finishes	2011	41,770	-	41,770
Lake Michigan College	Lake Michigan College	Mendel Center	D5037-Fire Alarm Systems	2011	367,319	-	367,319
Lake Michigan College	Lake Michigan College	Mendel Center	D5033-Telephone Systems	2011	368,022	-	368,022
Lake Michigan College	Lake Michigan College	Mendel Center	D5022-Lighting Equipment	2011	396,039	-	396,039
Lake Michigan College	Lake Michigan College	Mendel Center	D5020-Lighting and Branch Wiring	2011	7,275	-	7,275
Lake Michigan College	Lake Michigan College	Mendel Center	D5021-Branch Wiring Devices	2011	446,444	-	446,444
Lake Michigan College	Lake Michigan College	Mendel Center	D3069-Other Controls and Instrumentation	2011	36,154	-	36,154

All costs in USD. Inflation Rate=4.70%

Region	Campus	Asset	Name	Year	Renewal	Requirement	Total
Lake Michigan College	Lake Michigan College	Mendel Center	D5092-Emergency Light and Power Systems	2011	47,606	-	47,606
Lake Michigan College	Lake Michigan College	Mendel Center	D5031-Public Address and Music Systems	2011	27,084	-	27,084
Lake Michigan College	Lake Michigan College	Napier Academic	D5092-Emergency Light and Power Systems	2011	62,377	-	62,377
Lake Michigan College	Lake Michigan College	Mendel Center	D5037-Fire Alarm Systems	2011	266,550	-	266,550
Lake Michigan College	Lake Michigan College	Mendel Center	D5032-Intercommunication and Paging System	2011	95,549	-	95,549
Lake Michigan College	Lake Michigan College	Napier Academic	Signage - Not ADAAG Compliant - S Wing	2011	-	12,164	12,164
Lake Michigan College	Lake Michigan College	Mendel Center	Guard and Handrails - Non-Compliant	2011	-	35,193	35,193
Lake Michigan College	Lake Michigan College	Mendel Center	Hardware - Not ADAAG Compliant	2011	-	112,789	112,789
Lake Michigan College	Lake Michigan College	Mendel Center	Partitions- Generator Room Non-Compliant	2011	-	11,519	11,519
Lake Michigan College	Lake Michigan College	Napier Academic	Emergency Generator - Lacks Capacity	2011	-	59,636	59,636
Lake Michigan College	Lake Michigan College	Napier Academic	Electrical Panels - Lack Dedicated Space	2011	-	73,524	73,524
Lake Michigan College	Lake Michigan College	Napier Academic	Electrical Outlets - Lack GFCI Receptacle	2011	-	13,902	13,902
Lake Michigan College	Lake Michigan College	Mendel Center	Electrical Outlets - Lack GFCI Receptacle	2011	-	9,839	9,839
Lake Michigan College	Lake Michigan College	Mendel Center	Electrical Panel - Lack Circuit Identification	2011	-	3,161	3,161
Lake Michigan College	Lake Michigan College	Mendel Center	Electrical Panels - Lack Dedicated Space	2011	-	36,762	36,762
Lake Michigan College	Lake Michigan College	Mendel Center	Rooftop HVAC Equipment - Lacks Service Outlets	2011	-	7,719	7,719
Subtotal					12,154,672	376,208	12,530,880
Lake Michigan College	Lake Michigan College	Napier Academic	D3020-Heat Generating Systems	2012	156,116	-	156,116
Lake Michigan College	Lake Michigan College	Napier Academic	D3040-Distribution Systems	2012	4,949,281	-	4,949,281
Lake Michigan College	Lake Michigan College	Napier Academic	D40-Fire Protection	2012	617,772	-	617,772
Lake Michigan College	Lake Michigan College	Napier Academic	B30-Roofing	2012	159,777	-	159,777
Lake Michigan College	Lake Michigan College	Napier Academic	C3020-Floor Finishes	2012	466	-	466
Lake Michigan College	Lake Michigan College	Napier Academic	B2020-Exterior Windows	2012	413,670	-	413,670
Lake Michigan College	Lake Michigan College	Mendel Center	D3020-Heat Generating Systems	2012	1,375,533	-	1,375,533
Lake Michigan College	Lake Michigan College	M-TEC	D5037-Fire Alarm Systems	2012	210,327	-	210,327
Lake Michigan College	Lake Michigan College	M-TEC	D5033-Telephone Systems	2012	122,115	-	122,115
Lake Michigan College	Lake Michigan College	M-TEC	D5092-Emergency Light and Power Systems	2012	37,564	-	37,564
Lake Michigan College	Lake Michigan College	Bertrand Crossing	D5037-Fire Alarm Systems	2012	164,054	-	164,054
Lake Michigan College	Lake Michigan College	Napier Academic	C3020-Floor Finishes	2012	23,741	-	23,741
Lake Michigan College	Lake Michigan College	Napier Academic	C3020-Floor Finishes	2012	11,647	-	11,647
Lake Michigan College	Lake Michigan College	Napier Academic	C3020-Floor Finishes	2012	68,274	-	68,274
Lake Michigan College	Lake Michigan College	Napier Academic	C3020-Floor Finishes	2012	113,807	-	113,807
Lake Michigan College	Lake Michigan College	Napier Academic	D5037-Fire Alarm Systems	2012	1,450,644	-	1,450,644

All costs in USD. Inflation Rate=4.70%

Region	Campus	Asset	Name	Year	Renewal	Requirement	Total
Lake Michigan College	Lake Michigan College	Napier Academic	D5092-Emergency Light and Power Systems	2012	92,572	-	92,572
Lake Michigan College	Lake Michigan College	Napier Academic	D5092-Emergency Light and Power Systems	2012	12,820	-	12,820
Lake Michigan College	Lake Michigan College	Napier Academic	D5031-Public Address and Music Systems	2012	28,357	-	28,357
Lake Michigan College	Lake Michigan College	Napier Academic	D5031-Public Address and Music Systems	2012	4,439	-	4,439
Lake Michigan College	Lake Michigan College	Mendel Center	C3030-Ceiling Finishes	2012	123,288	-	123,288
Lake Michigan College	Lake Michigan College	Mendel Center	D5092-Emergency Light and Power Systems	2012	60,501	-	60,501
Lake Michigan College	Lake Michigan College	Mendel Center	D5022-Lighting Equipment	2012	300,898	-	300,898
Lake Michigan College	Lake Michigan College	Mendel Center	D5022-Lighting Equipment	2012	429,942	-	429,942
Subtotal					10,927,606	-	10,927,606
Lake Michigan College	Lake Michigan College	Napier Academic	D2010-Plumbing Fixtures	2013	39,209	-	39,209
Lake Michigan College	Lake Michigan College	Napier Academic	D3040-Distribution Systems	2013	4,514,455	-	4,514,455
Lake Michigan College	Lake Michigan College	Napier Academic	D2090-Other Plumbing Systems	2013	64,098	-	64,098
Lake Michigan College	Lake Michigan College	Napier Academic	D3050-Terminal and Package Units	2013	34,242	-	34,242
Lake Michigan College	Lake Michigan College	Napier Academic	E-Equipment and Furnishings	2013	109,814	-	109,814
Lake Michigan College	Lake Michigan College	Napier Academic	B2030-Exterior Doors	2013	64,905	-	64,905
Lake Michigan College	Lake Michigan College	Napier Academic	B2030-Exterior Doors	2013	22,431	-	22,431
Lake Michigan College	Lake Michigan College	Mendel Center	D3040-Distribution Systems	2013	161,584	-	161,584
Lake Michigan College	Lake Michigan College	Mendel Center	D3040-Distribution Systems	2013	64,807	-	64,807
Lake Michigan College	Lake Michigan College	Napier Academic	B2030-Exterior Doors	2013	120,013	-	120,013
Lake Michigan College	Lake Michigan College	Napier Academic	B2030-Exterior Doors	2013	28,501	-	28,501
Lake Michigan College	Lake Michigan College	South Haven	D5037-Fire Alarm Systems	2013	206,530	-	206,530
Lake Michigan College	Lake Michigan College	South Haven	D5033-Telephone Systems	2013	119,910	-	119,910
Lake Michigan College	Lake Michigan College	Napier Academic	C3020-Floor Finishes	2013	173,540	-	173,540
Lake Michigan College	Lake Michigan College	Napier Academic	C3020-Floor Finishes	2013	154,636	-	154,636
Lake Michigan College	Lake Michigan College	Mendel Center	B2020-Exterior Windows	2013	317,616	-	317,616
Lake Michigan College	Lake Michigan College	Napier Academic	D5022-Lighting Equipment	2013	897,168	-	897,168
Lake Michigan College	Lake Michigan College	Napier Academic	D5021-Branch Wiring Devices	2013	1,068,593	-	1,068,593
Lake Michigan College	Lake Michigan College	Napier Academic	HVAC Cost Study- Engineer Environmental and Efficiency Study	2013	-	65,788	65,788
Lake Michigan College	Lake Michigan College	Napier Academic	VAT - A Wing	2013	-	1,041	1,041
Lake Michigan College	Lake Michigan College	Napier Academic	VAT - E Wing	2013	-	4,670	4,670
Lake Michigan College	Lake Michigan College	Napier Academic	VAT - C Wing	2013	-	251,789	251,789
Lake Michigan College	Lake Michigan College	Napier Academic	VAT - S Wing	2013	-	6,450	6,450
Lake Michigan College	Lake Michigan College	Napier Academic	Brick Walls - Mortar Joints Deteriorated	2013	-	135,776	135,776

All costs in USD. Inflation Rate=4.70%

Region	Campus	Asset	Name	Year	Renewal	Requirement	Total
Lake Michigan College	Lake Michigan College	Mendel Center	HVAC Cost Study- Engineer Environmental and Efficiency Study	2013	-	65,788	65,788
Lake Michigan College	Lake Michigan College	Mendel Center	Drain Pipe: Not Insulated	2013	-	1,616	1,616
Lake Michigan College	Lake Michigan College	Napier Academic	Drain Pipe: Not Insulated	2013	-	1,616	1,616
Subtotal					8,162,051	534,535	8,696,586
Lake Michigan College	Lake Michigan College	Napier Academic	B2030-Exterior Doors	2014	22,018	-	22,018
Lake Michigan College	Lake Michigan College	Napier Academic	B2030-Exterior Doors	2014	22,357	-	22,357
Lake Michigan College	Lake Michigan College	Napier Academic	B30-Roofing	2014	1,912,811	-	1,912,811
Lake Michigan College	Lake Michigan College	Napier Academic	C10-Interior Construction	2014	13,198	-	13,198
Lake Michigan College	Lake Michigan College	Napier Academic	C3010-Wall Finishes	2014	514,668	-	514,668
Lake Michigan College	Lake Michigan College	Napier Academic	C3020-Floor Finishes	2014	77,952	-	77,952
Lake Michigan College	Lake Michigan College	Napier Academic	C3020-Floor Finishes	2014	173,620	-	173,620
Lake Michigan College	Lake Michigan College	Napier Academic	C3030-Ceiling Finishes	2014	5,577	-	5,577
Lake Michigan College	Lake Michigan College	Napier Academic	B2010-Exterior Walls	2014	94,588	-	94,588
Lake Michigan College	Lake Michigan College	Napier Academic	C10-Interior Construction	2014	50,277	-	50,277
Lake Michigan College	Lake Michigan College	Napier Academic	C10-Interior Construction	2014	130,924	-	130,924
Lake Michigan College	Lake Michigan College	Napier Academic	C10-Interior Construction	2014	87,283	-	87,283
Lake Michigan College	Lake Michigan College	Napier Academic	C10-Interior Construction	2014	87,283	-	87,283
Lake Michigan College	Lake Michigan College	Napier Academic	C10-Interior Construction	2014	34,710	-	34,710
Lake Michigan College	Lake Michigan College	Napier Academic	C10-Interior Construction	2014	87,283	-	87,283
Lake Michigan College	Lake Michigan College	Napier Academic	C10-Interior Construction	2014	174,565	-	174,565
Lake Michigan College	Lake Michigan College	Napier Academic	C3020-Floor Finishes	2014	351,203	-	351,203
Lake Michigan College	Lake Michigan College	Napier Academic	C3020-Floor Finishes	2014	84,924	-	84,924
Lake Michigan College	Lake Michigan College	Napier Academic	E-Equipment and Furnishings	2014	27,269	-	27,269
Lake Michigan College	Lake Michigan College	Napier Academic	C3020-Floor Finishes	2014	220,200	-	220,200
Lake Michigan College	Lake Michigan College	Napier Academic	C3020-Floor Finishes	2014	33,559	-	33,559
Lake Michigan College	Lake Michigan College	Napier Academic	C3030-Ceiling Finishes	2014	16,656	-	16,656
Lake Michigan College	Lake Michigan College	Napier Academic	C3030-Ceiling Finishes	2014	26,218	-	26,218
Lake Michigan College	Lake Michigan College	Napier Academic	E-Equipment and Furnishings	2014	2,378	-	2,378
Lake Michigan College	Lake Michigan College	Napier Academic	C1035-Identifying Devices	2014	219,066	-	219,066
Lake Michigan College	Lake Michigan College	Mendel Center	B2030-Exterior Doors	2014	39,142	-	39,142
Lake Michigan College	Lake Michigan College	Mendel Center	B2030-Exterior Doors	2014	4,973	-	4,973
Lake Michigan College	Lake Michigan College	Mendel Center	B3020-Roof Openings	2014	80,703	-	80,703
Lake Michigan College	Lake Michigan College	Mendel Center	B2030-Exterior Doors	2014	15,990	-	15,990
Lake Michigan College	Lake Michigan College	Mendel Center	B2030-Exterior Doors	2014	5,748	-	5,748

All costs in USD. Inflation Rate=4.70%

Region	Campus	Asset	Name	Year	Renewal	Requirement	Total
Lake Michigan College	Lake Michigan College	Mendel Center	B2030-Exterior Doors	2014	94,240	-	94,240
Lake Michigan College	Lake Michigan College	Mendel Center	C3010-Wall Finishes	2014	108,843	-	108,843
Lake Michigan College	Lake Michigan College	Mendel Center	C10-Interior Construction	2014	50,277	-	50,277
Lake Michigan College	Lake Michigan College	Mendel Center	C10-Interior Construction	2014	44,116	-	44,116
Lake Michigan College	Lake Michigan College	Mendel Center	C10-Interior Construction	2014	174,565	-	174,565
Lake Michigan College	Lake Michigan College	Mendel Center	C10-Interior Construction	2014	138,839	-	138,839
Lake Michigan College	Lake Michigan College	Mendel Center	C1035-Identifying Devices	2014	100,221	-	100,221
Lake Michigan College	Lake Michigan College	Mendel Center	E-Equipment and Furnishings	2014	19,263	-	19,263
Lake Michigan College	Lake Michigan College	Mendel Center	C1010-Partitions	2014	602,896	-	602,896
Lake Michigan College	Lake Michigan College	Mendel Center	C3010-Wall Finishes	2014	39,686	-	39,686
Lake Michigan College	Lake Michigan College	Mendel Center	C3020-Floor Finishes	2014	82,927	-	82,927
Lake Michigan College	Lake Michigan College	Mendel Center	C3020-Floor Finishes	2014	66,391	-	66,391
Lake Michigan College	Lake Michigan College	Mendel Center	C3020-Floor Finishes	2014	197,243	-	197,243
Lake Michigan College	Lake Michigan College	Mendel Center	C3030-Ceiling Finishes	2014	157,316	-	157,316
Lake Michigan College	Lake Michigan College	Mendel Center	C3010-Wall Finishes	2014	63,785	-	63,785
Lake Michigan College	Lake Michigan College	Mendel Center	E-Equipment and Furnishings	2014	296,734	-	296,734
Lake Michigan College	Lake Michigan College	Mendel Center	E-Equipment and Furnishings	2014	5,007,460	-	5,007,460
Lake Michigan College	Lake Michigan College	Mendel Center	C3020-Floor Finishes	2014	375,584	-	375,584
Lake Michigan College	Lake Michigan College	Mendel Center	C3020-Floor Finishes	2014	41,366	-	41,366
Lake Michigan College	Lake Michigan College	Mendel Center	C3020-Floor Finishes	2014	102,523	-	102,523
Lake Michigan College	Lake Michigan College	Mendel Center	D5012-Low Tension Service and Dist.	2014	511,326	-	511,326
Lake Michigan College	Lake Michigan College	Mendel Center	D5092-Emergency Light and Power Systems	2014	173,683	-	173,683
Lake Michigan College	Lake Michigan College	South Haven	C1035-Identifying Devices	2014	29,789	-	29,789
Lake Michigan College	Lake Michigan College	South Haven	C3010-Wall Finishes	2014	73,452	-	73,452
Lake Michigan College	Lake Michigan College	South Haven	C3020-Floor Finishes	2014	149,643	-	149,643
Lake Michigan College	Lake Michigan College	M-TEC	C1035-Identifying Devices	2014	31,762	-	31,762
Lake Michigan College	Lake Michigan College	M-TEC	C3010-Wall Finishes	2014	78,317	-	78,317
Lake Michigan College	Lake Michigan College	M-TEC	C3020-Floor Finishes	2014	325,616	-	325,616
Lake Michigan College	Lake Michigan College	Bertrand Crossing	C1035-Identifying Devices	2014	24,774	-	24,774
Lake Michigan College	Lake Michigan College	Bertrand Crossing	C1010-Partitions	2014	29,230	-	29,230
Lake Michigan College	Lake Michigan College	Bertrand Crossing	C3020-Floor Finishes	2014	200,147	-	200,147
Lake Michigan College	Lake Michigan College	Napier Academic	Guard and Handrails - Non-Compliant	2014	-	297,670	297,670
Lake Michigan College	Lake Michigan College	Napier Academic	Guards - Lacking	2014	-	26,389	26,389
Lake Michigan College	Lake Michigan College	Napier Academic	Handrails - Lacking	2014	-	20,594	20,594
Lake Michigan College	Lake Michigan College	Napier Academic	Hardware - Not ADAAG Compliant	2014	-	532,422	532,422
Subtotal					14,009,158	877,074	14,886,232

All costs in USD. Inflation Rate=4.70%

Region	Campus	Asset	Name	Year	Renewal	Requirement	Total
Lake Michigan College	Lake Michigan College	Napier Academic	D3050-Terminal and Package Units	2015	22,405	-	22,405
Lake Michigan College	Lake Michigan College	Napier Academic	D2020-Domestic Water Distribution	2015	7,264	-	7,264
Lake Michigan College	Lake Michigan College	Napier Academic	C3010-Wall Finishes	2015	70,967	-	70,967
Lake Michigan College	Lake Michigan College	Mendel Center	D2020-Domestic Water Distribution	2015	14,304	-	14,304
Lake Michigan College	Lake Michigan College	Napier Academic	D2020-Domestic Water Distribution	2015	5,892	-	5,892
Lake Michigan College	Lake Michigan College	M-TEC	D5039-Local Area Networks	2015	175,510	-	175,510
Lake Michigan College	Lake Michigan College	Bertrand Crossing	D5039-Local Area Networks	2015	136,896	-	136,896
Lake Michigan College	Lake Michigan College	M-TEC	D2020-Domestic Water Distribution	2015	14,304	-	14,304
Lake Michigan College	Lake Michigan College	M-TEC	D3030-Cooling Generating Systems	2015	213,321	-	213,321
Lake Michigan College	Lake Michigan College	M-TEC	D3050-Terminal and Package Units	2015	6,386	-	6,386
Lake Michigan College	Lake Michigan College	Mendel Center	C3010-Wall Finishes	2015	297,943	-	297,943
Lake Michigan College	Lake Michigan College	Mendel Center	C3020-Floor Finishes	2015	47,338	-	47,338
Lake Michigan College	Lake Michigan College	South Haven	C3020-Floor Finishes	2015	33,914	-	33,914
Lake Michigan College	Lake Michigan College	Bertrand Crossing	C3010-Wall Finishes	2015	45,062	-	45,062
Subtotal					1,091,506	-	1,091,506
Lake Michigan College	Lake Michigan College	Napier Academic	D1010-Elevators and Lifts	2016	322,670	-	322,670
Lake Michigan College	Lake Michigan College	Napier Academic	D1010-Elevators and Lifts	2016	289,942	-	289,942
Lake Michigan College	Lake Michigan College	Mendel Center	D1010-Elevators and Lifts	2016	401,013	-	401,013
Lake Michigan College	Lake Michigan College	Mendel Center	D2010-Plumbing Fixtures	2016	43,699	-	43,699
Lake Michigan College	Lake Michigan College	Mendel Center	D2020-Domestic Water Distribution	2016	571,574	-	571,574
Lake Michigan College	Lake Michigan College	Mendel Center	D40-Fire Protection	2016	1,426,671	-	1,426,671
Lake Michigan College	Lake Michigan College	Mendel Center	D3040-Distribution Systems	2016	3,135,779	-	3,135,779
Lake Michigan College	Lake Michigan College	Mendel Center	D1010-Elevators and Lifts	2016	300,091	-	300,091
Lake Michigan College	Lake Michigan College	Mendel Center	E-Equipment and Furnishings	2016	126,036	-	126,036
Lake Michigan College	Lake Michigan College	Bertrand Crossing	D2020-Domestic Water Distribution	2016	15,787	-	15,787
Lake Michigan College	Lake Michigan College	Napier Academic	D5039-Local Area Networks	2016	1,267,398	-	1,267,398
Lake Michigan College	Lake Michigan College	Mendel Center	C3020-Floor Finishes	2016	110,813	-	110,813
Lake Michigan College	Lake Michigan College	Mendel Center	D5039-Local Area Networks	2016	579,827	-	579,827
Total					54,936,291	1,787,817	56,724,107

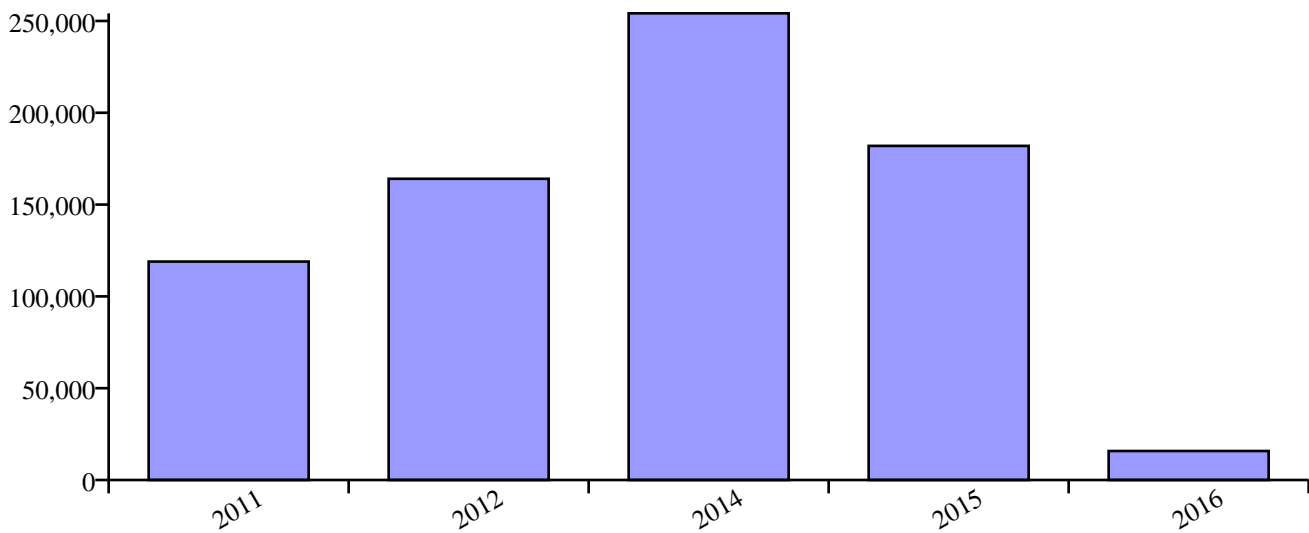
Region: Lake Michigan College
Campus: Lake Michigan College

Asset Name: Bertrand Crossing
Asset Number: 3

Address 1	1905 Foundation Drive	Address 2	-
City	-	State	MI
Country	-	ZIP	-

Replacement Value 6,876,095

Size 34,283



■ Requirements
■ Renewal

Name	Year	Renewal	Requirements	Total
D5033-Telephone Systems	2011	90,973	-	90,973
D5092-Emergency Light and Power Systems	2011	27,985	-	27,985
Subtotal		118,958	0	118,958
D5037-Fire Alarm Systems	2012	164,054	-	164,054
Subtotal		164,054	0	164,054
C1035-Identifying Devices	2014	24,774	-	24,774
C1010-Partitions	2014	29,230	-	29,230
C3020-Floor Finishes	2014	200,147	-	200,147
Subtotal		254,152	0	254,152
D5039-Local Area Networks	2015	136,896	-	136,896
C3010-Wall Finishes	2015	45,062	-	45,062
Subtotal		181,958	0	181,958

All costs in USD. Inflation Rate=4.70%

D2020-Domestic Water Distribution	2016	15,787	-	15,787
	Subtotal	15,787	0	15,787
	Total	734,908	0	734,908

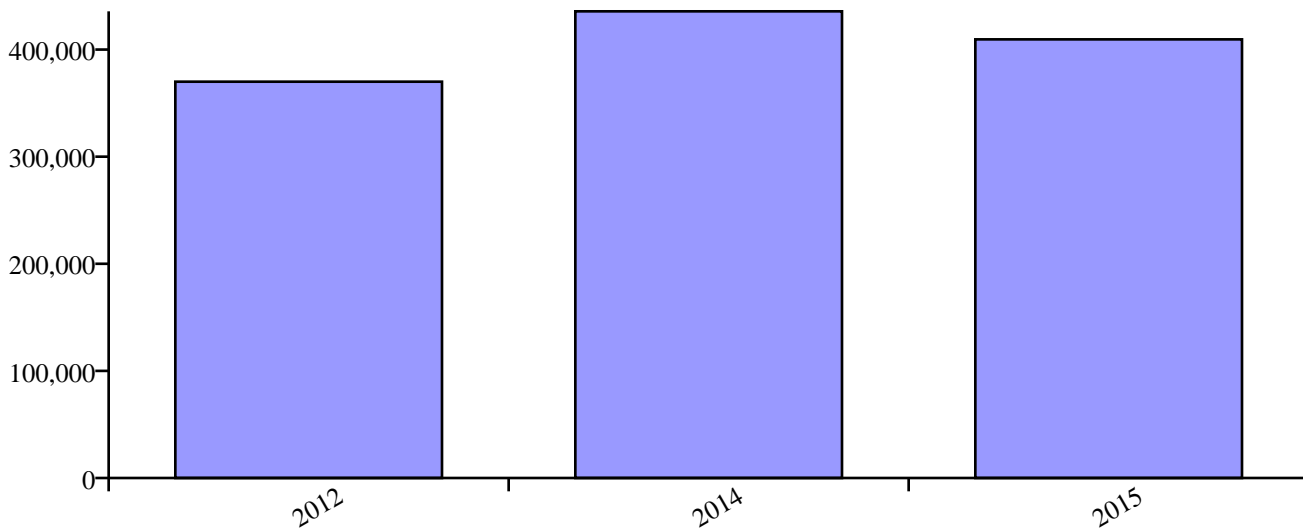
Region: Lake Michigan College
Campus: Lake Michigan College

Asset Name: M-TEC
Asset Number: 4

Address 1 400 Klock Road	Address 2 -
City -	State MI
Country -	ZIP -

Replacement Value 8,243,284

Size 43,953



- Requirements
- Renewal

Name	Year	Renewal	Requirements	Total
D5037-Fire Alarm Systems	2012	210,327	-	210,327
D5033-Telephone Systems	2012	122,115	-	122,115
D5092-Emergency Light and Power Systems	2012	37,564	-	37,564
	Subtotal	370,007	0	370,007
C1035-Identifying Devices	2014	31,762	-	31,762
C3010-Wall Finishes	2014	78,317	-	78,317
C3020-Floor Finishes	2014	325,616	-	325,616
	Subtotal	435,695	0	435,695
D5039-Local Area Networks	2015	175,510	-	175,510
D2020-Domestic Water Distribution	2015	14,304	-	14,304
D3030-Cooling Generating Systems	2015	213,321	-	213,321
D3050-Terminal and Package Units	2015	6,386	-	6,386
	Subtotal	409,520	0	409,520

All costs in USD. Inflation Rate=4.70%

Total	1,215,222	0	1,215,222
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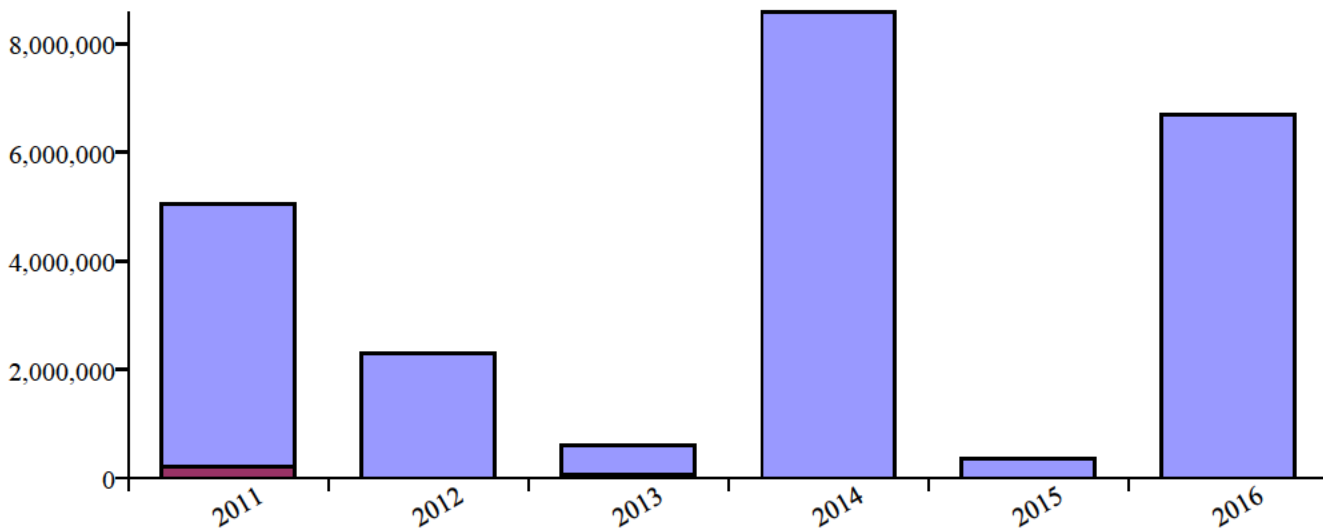
Region: Lake Michigan College
Campus: Lake Michigan College

Asset Name: Mendel Center
Asset Number: 2

Address 1	2755 East Napier Avenue	Address 2	-
City	-	State	MI
Country	-	ZIP	-

Replacement Value 33,062,881

Size 138,688



■ Requirements
■ Renewal

Name	Year	Renewal	Requirements	Total
D3040-Distribution Systems	2011	1,729,765	-	1,729,765
B3021-Glazed Roof Openings	2011	294,294	-	294,294
B30-Roofing	2011	709,621	-	709,621
C3020-Floor Finishes	2011	41,770	-	41,770
D5037-Fire Alarm Systems	2011	367,319	-	367,319
D5033-Telephone Systems	2011	368,022	-	368,022
D5022-Lighting Equipment	2011	396,039	-	396,039
D5020-Lighting and Branch Wiring	2011	7,275	-	7,275
D5021-Branch Wiring Devices	2011	446,444	-	446,444
D3069-Other Controls and Instrumentation	2011	36,154	-	36,154
D5092-Emergency Light and Power Systems	2011	47,606	-	47,606
D5031-Public Address and Music Systems	2011	27,084	-	27,084
D5037-Fire Alarm Systems	2011	266,550	-	266,550
D5032-Intercommunication and Paging System	2011	95,549	-	95,549
Guard and Handrails - Non-Compliant	2011	-	35,193	35,193
Hardware - Not ADAAG Compliant	2011	-	112,789	112,789
Partitions- Generator Room Non-Compliant	2011	-	11,519	11,519
Electrical Outlets - Lack GFCI Receptacle	2011	-	9,839	9,839

All costs in USD. Inflation Rate=4.70%

Electrical Panel - Lack Circuit Identification	2011	-	3,161	3,161
Electrical Panels - Lack Dedicated Space	2011	-	36,762	36,762
Rooftop HVAC Equipment - Lacks Service Outlets	2011	-	7,719	7,719
	Subtotal	4,833,493	216,982	5,050,475
D3020-Heat Generating Systems	2012	1,375,533	-	1,375,533
C3030-Ceiling Finishes	2012	123,288	-	123,288
D5092-Emergency Light and Power Systems	2012	60,501	-	60,501
D5022-Lighting Equipment	2012	300,898	-	300,898
D5022-Lighting Equipment	2012	429,942	-	429,942
	Subtotal	2,290,162	0	2,290,162
D3040-Distribution Systems	2013	161,584	-	161,584
D3040-Distribution Systems	2013	64,807	-	64,807
B2020-Exterior Windows	2013	317,616	-	317,616
HVAC Cost Study- Engineer Environmental and Efficiency Study	2013	-	65,788	65,788
Drain Pipe: Not Insulated	2013	-	1,616	1,616
	Subtotal	544,006	67,404	611,409
B2030-Exterior Doors	2014	39,142	-	39,142
B2030-Exterior Doors	2014	4,973	-	4,973
B3020-Roof Openings	2014	80,703	-	80,703
B2030-Exterior Doors	2014	15,990	-	15,990
B2030-Exterior Doors	2014	5,748	-	5,748
B2030-Exterior Doors	2014	94,240	-	94,240
C3010-Wall Finishes	2014	108,843	-	108,843
C10-Interior Construction	2014	50,277	-	50,277
C10-Interior Construction	2014	44,116	-	44,116
C10-Interior Construction	2014	174,565	-	174,565
C10-Interior Construction	2014	138,839	-	138,839
C1035-Identifying Devices	2014	100,221	-	100,221
E-Equipment and Furnishings	2014	19,263	-	19,263
C1010-Partitions	2014	602,896	-	602,896
C3010-Wall Finishes	2014	39,686	-	39,686
C3020-Floor Finishes	2014	82,927	-	82,927
C3020-Floor Finishes	2014	66,391	-	66,391
C3020-Floor Finishes	2014	197,243	-	197,243
C3030-Ceiling Finishes	2014	157,316	-	157,316
C3010-Wall Finishes	2014	63,785	-	63,785
E-Equipment and Furnishings	2014	296,734	-	296,734
E-Equipment and Furnishings	2014	5,007,460	-	5,007,460
C3020-Floor Finishes	2014	375,584	-	375,584
C3020-Floor Finishes	2014	41,366	-	41,366
C3020-Floor Finishes	2014	102,523	-	102,523
D5012-Low Tension Service and Dist.	2014	511,326	-	511,326
D5092-Emergency Light and Power Systems	2014	173,683	-	173,683
	Subtotal	8,595,842	0	8,595,842
D2020-Domestic Water Distribution	2015	14,304	-	14,304

All costs in USD. Inflation Rate=4.70%

C3010-Wall Finishes	2015	297,943	-	297,943
C3020-Floor Finishes	2015	47,338	-	47,338
	Subtotal	359,586	0	359,586
D1010-Elevators and Lifts	2016	401,013	-	401,013
D2010-Plumbing Fixtures	2016	43,699	-	43,699
D2020-Domestic Water Distribution	2016	571,574	-	571,574
D40-Fire Protection	2016	1,426,671	-	1,426,671
D3040-Distribution Systems	2016	3,135,779	-	3,135,779
D1010-Elevators and Lifts	2016	300,091	-	300,091
E-Equipment and Furnishings	2016	126,036	-	126,036
C3020-Floor Finishes	2016	110,813	-	110,813
D5039-Local Area Networks	2016	579,827	-	579,827
	Subtotal	6,695,503	0	6,695,503
	Total	23,318,591	284,386	23,602,977

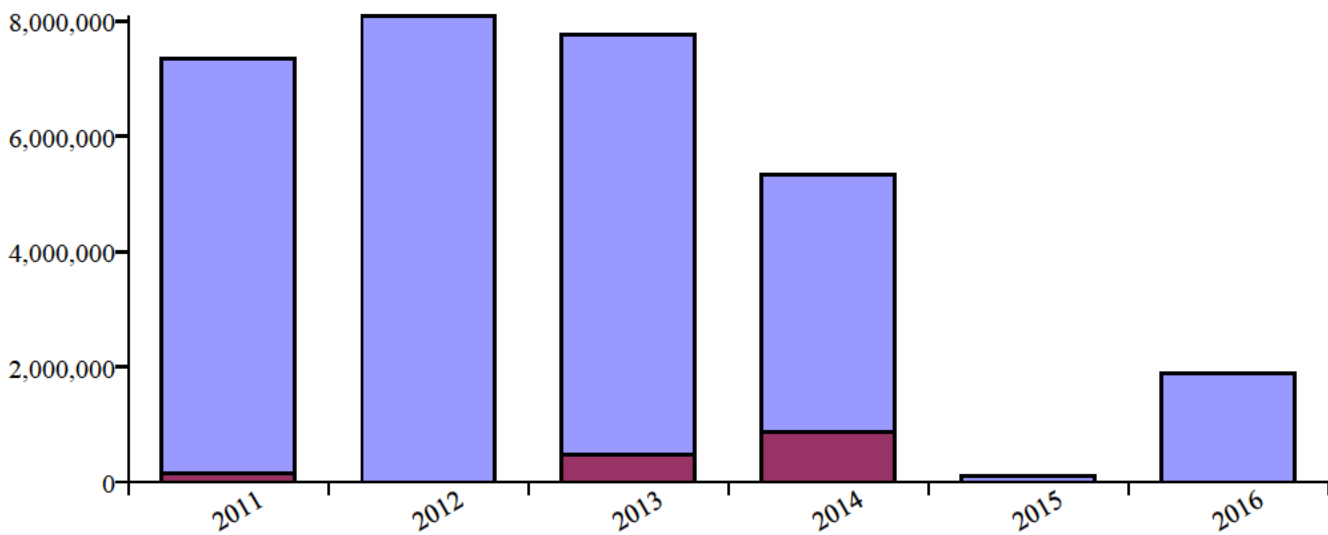
Region: Lake Michigan College
Campus: Lake Michigan College

Asset Name: Napier Academic
Asset Number: 1

Address 1	2755 East Napier Avenue	Address 2	-
City	-	State	MI
Country	-	ZIP	-

Replacement Value 57,078,945

Size 303,147



■ Requirements
■ Renewal

Name	Year	Renewal	Requirements	Total
D3040-Distribution Systems	2011	322,194	-	322,194
D3040-Distribution Systems	2011	129,223	-	129,223
D3040-Distribution Systems	2011	273,739	-	273,739
D2020-Domestic Water Distribution	2011	4,191	-	4,191
D3030-Cooling Generating Systems	2011	233,166	-	233,166
D3060-Controls and Instrumentation	2011	1,869,564	-	1,869,564
D40-Fire Protection	2011	572,525	-	572,525
D2010-Plumbing Fixtures	2011	121,841	-	121,841
B2020-Exterior Windows	2011	587,170	-	587,170
B30-Roofing	2011	395,234	-	395,234
B3021-Glazed Roof Openings	2011	196,668	-	196,668
B1015-Exterior Stairs and Fire Escapes	2011	22,964	-	22,964
C3030-Ceiling Finishes	2011	323,411	-	323,411
C3020-Floor Finishes	2011	474,702	-	474,702
C3020-Floor Finishes	2011	90,486	-	90,486
C3030-Ceiling Finishes	2011	59,838	-	59,838
C3020-Floor Finishes	2011	11,934	-	11,934
C3030-Ceiling Finishes	2011	12,852	-	12,852
C3030-Ceiling Finishes	2011	107,559	-	107,559

All costs in USD. Inflation Rate=4.70%

C3020-Floor Finishes	2011	2,670	-	2,670
D5033-Telephone Systems	2011	804,429	-	804,429
D3069-Other Controls and Instrumentation	2011	343,459	-	343,459
D1090-Other Conveying Systems	2011	34,996	-	34,996
D5092-Emergency Light and Power Systems	2011	56,613	-	56,613
D5092-Emergency Light and Power Systems	2011	88,416	-	88,416
D5092-Emergency Light and Power Systems	2011	62,377	-	62,377
Signage - Not ADAAG Compliant - S Wing	2011	-	12,164	12,164
Emergency Generator - Lacks Capacity	2011	-	59,636	59,636
Electrical Panels - Lack Dedicated Space	2011	-	73,524	73,524
Electrical Outlets - Lack GFCI Receptacle	2011	-	13,902	13,902
Subtotal		7,202,221	159,226	7,361,447

D3020-Heat Generating Systems	2012	156,116	-	156,116
D3040-Distribution Systems	2012	4,949,281	-	4,949,281
D40-Fire Protection	2012	617,772	-	617,772
B30-Roofing	2012	159,777	-	159,777
C3020-Floor Finishes	2012	466	-	466
B2020-Exterior Windows	2012	413,670	-	413,670
C3020-Floor Finishes	2012	23,741	-	23,741
C3020-Floor Finishes	2012	11,647	-	11,647
C3020-Floor Finishes	2012	68,274	-	68,274
C3020-Floor Finishes	2012	113,807	-	113,807
D5037-Fire Alarm Systems	2012	1,450,644	-	1,450,644
D5092-Emergency Light and Power Systems	2012	92,572	-	92,572
D5092-Emergency Light and Power Systems	2012	12,820	-	12,820
D5031-Public Address and Music Systems	2012	28,357	-	28,357
D5031-Public Address and Music Systems	2012	4,439	-	4,439
Subtotal		8,103,383	0	8,103,383

D2010-Plumbing Fixtures	2013	39,209	-	39,209
D3040-Distribution Systems	2013	4,514,455	-	4,514,455
D2090-Other Plumbing Systems	2013	64,098	-	64,098
D3050-Terminal and Package Units	2013	34,242	-	34,242
E-Equipment and Furnishings	2013	109,814	-	109,814
B2030-Exterior Doors	2013	64,905	-	64,905
B2030-Exterior Doors	2013	22,431	-	22,431
B2030-Exterior Doors	2013	120,013	-	120,013
B2030-Exterior Doors	2013	28,501	-	28,501
C3020-Floor Finishes	2013	173,540	-	173,540
C3020-Floor Finishes	2013	154,636	-	154,636
D5022-Lighting Equipment	2013	897,168	-	897,168
D5021-Branch Wiring Devices	2013	1,068,593	-	1,068,593
HVAC Cost Study- Engineer Environmental and Efficiency Study	2013	-	65,788	65,788
VAT - A Wing	2013	-	1,041	1,041
VAT - E Wing	2013	-	4,670	4,670
VAT - C Wing	2013	-	251,789	251,789
VAT - S Wing	2013	-	6,450	6,450
Brick Walls - Mortar Joints Deteriorated	2013	-	135,776	135,776
Drain Pipe: Not Insulated	2013	-	1,616	1,616
Subtotal		7,291,605	467,131	7,758,736

All costs in USD. Inflation Rate=4.70%

B2030-Exterior Doors	2014	22,018	-	22,018
B2030-Exterior Doors	2014	22,357	-	22,357
B30-Roofing	2014	1,912,811	-	1,912,811
C10-Interior Construction	2014	13,198	-	13,198
C3010-Wall Finishes	2014	514,668	-	514,668
C3020-Floor Finishes	2014	77,952	-	77,952
C3020-Floor Finishes	2014	173,620	-	173,620
C3030-Ceiling Finishes	2014	5,577	-	5,577
B2010-Exterior Walls	2014	94,588	-	94,588
C10-Interior Construction	2014	50,277	-	50,277
C10-Interior Construction	2014	130,924	-	130,924
C10-Interior Construction	2014	87,283	-	87,283
C10-Interior Construction	2014	87,283	-	87,283
C10-Interior Construction	2014	34,710	-	34,710
C10-Interior Construction	2014	87,283	-	87,283
C10-Interior Construction	2014	174,565	-	174,565
C3020-Floor Finishes	2014	351,203	-	351,203
C3020-Floor Finishes	2014	84,924	-	84,924
E-Equipment and Furnishings	2014	27,269	-	27,269
C3020-Floor Finishes	2014	220,200	-	220,200
C3020-Floor Finishes	2014	33,559	-	33,559
C3030-Ceiling Finishes	2014	16,656	-	16,656
C3030-Ceiling Finishes	2014	26,218	-	26,218
E-Equipment and Furnishings	2014	2,378	-	2,378
C1035-Identifying Devices	2014	219,066	-	219,066
Guard and Handrails - Non-Compliant	2014	-	297,670	297,670
Guards - Lacking	2014	-	26,389	26,389
Handrails - Lacking	2014	-	20,594	20,594
Hardware - Not ADAAG Compliant	2014	-	532,422	532,422
Subtotal		4,470,585	877,074	5,347,659
D3050-Terminal and Package Units	2015	22,405	-	22,405
D2020-Domestic Water Distribution	2015	7,264	-	7,264
C3010-Wall Finishes	2015	70,967	-	70,967
D2020-Domestic Water Distribution	2015	5,892	-	5,892
Subtotal		106,527	0	106,527
D1010-Elevators and Lifts	2016	322,670	-	322,670
D1010-Elevators and Lifts	2016	289,942	-	289,942
D5039-Local Area Networks	2016	1,267,398	-	1,267,398
Subtotal		1,880,010	0	1,880,010
Total		29,054,331	1,503,431	30,557,762

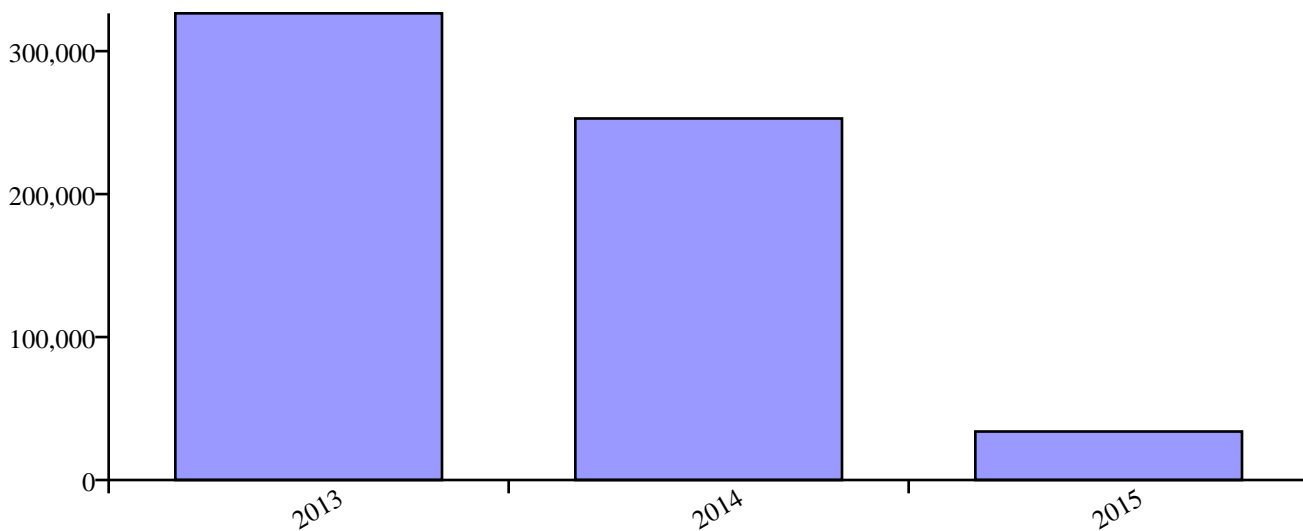
Region: Lake Michigan College
Campus: Lake Michigan College

Asset Name: South Haven
Asset Number: 5

Address 1	125 Veterans Boulevard	Address 2	-
City	-	State	MI
Country	-	ZIP	-

Replacement Value 8,215,569

Size 41,222



■ Requirements
■ Renewal

Name	Year	Renewal	Requirements	Total
D5037-Fire Alarm Systems	2013	206,530	-	206,530
D5033-Telephone Systems	2013	119,910	-	119,910
	Subtotal	326,440	0	326,440
C1035-Identifying Devices	2014	29,789	-	29,789
C3010-Wall Finishes	2014	73,452	-	73,452
C3020-Floor Finishes	2014	149,643	-	149,643
	Subtotal	252,884	0	252,884
C3020-Floor Finishes	2015	33,914	-	33,914
	Subtotal	33,914	0	33,914
	Total	613,238	0	613,238

All costs in USD. Inflation Rate=4.70%



Requirement List Report

By Asset Name and Priority

Critical / Potentially Critical

Region: Lake Michigan College

Asset Name: Napier Academic

Campus: Lake Michigan College

Asset Number: 1

Priority: 1- Currently Critical

Requirement Name	Category	Prime System	Linked System	Action Date	Finish Date	Estimated Cost
Emergency Generator - Lacks Capacity	Capacity/Design	Emergency Light and Power Systems	Emergency Light and Power Systems	10/17/2011		59,636
1- Currently Critical Totals :						59,636

Priority: 3- Necessary - Not Yet Critical

Requirement Name	Category	Prime System	Linked System	Action Date	Finish Date	Estimated Cost
Brick Walls - Mortar Joints Deteriorated	Reliability	Exterior Walls	Exterior Walls	11/17/2013		123,860
Drain Pipe: Not Insulated	Accessibility	Sanitary Waste	Sanitary Waste	12/17/2013		1,474
HVAC Cost Study- Engineer Environmental and Efficiency Study	Air and Water Quality	Distribution Systems	Distribution Systems	11/17/2013		60,014
VAT - A Wing	Asbestos	Floor Finishes	Floor Finishes	11/17/2013		950
VAT - C Wing	Asbestos	Floor Finishes	Floor Finishes	11/17/2013		229,691
VAT - E Wing	Asbestos	Floor Finishes	Floor Finishes	11/17/2013		4,260
VAT - S Wing	Asbestos	Floor Finishes	Floor Finishes	11/17/2013		5,884
3- Necessary - Not Yet Critical Totals :						426,133

Priority: Not Time Critical

Requirement Name	Category	Prime System	Linked System	Action Date	Finish Date	Estimated Cost
Electrical Outlets - Lack GFCI Receptacle	Grandfathered Code	Branch Wiring Devices	Branch Wiring Devices	10/17/2011		13,902

All costs in USD.

Requirement Name	Category	Prime System	Linked System	Action Date	Finish Date	Estimated Cost
Electrical Panels - Lack Dedicated Space	Grandfathered Code	Low Tension Service and Dist.	Low Tension Service and Dist.	10/17/2011		73,524
Guard and Handrails - Non-Compliant	Grandfathered Code	Stairs	Stairs	10/17/2014		259,355
Guards - Lacking	Grandfathered Code	-	Not Applicable	10/17/2014		22,992
Handrails - Lacking	Grandfathered Code	-	Not Applicable	10/17/2014		17,943
Hardware - Not ADAAG Compliant	Accessibility	Interior Doors	Interior Doors	10/17/2014		463,891
Signage - Not ADAAG Compliant - S Wing	Accessibility	Identifying Devices	Identifying Devices	10/17/2011		12,164
Not Time Critical Totals :						863,771
Napier Academic Totals :						1,349,540

Region: Lake Michigan College

Asset Name: Mendel Center

Campus: Lake Michigan College

Asset Number: 2

Priority: 2- Potentially Critical

Requirement Name	Category	Prime System	Linked System	Action Date	Finish Date	Estimated Cost
Electrical Panel - Lack Circuit Identification	Life Safety	Low Tension Service and Dist.	Low Tension Service and Dist.	10/17/2011		3,161
2- Potentially Critical Totals :						3,161

Priority: 3- Necessary - Not Yet Critical

Requirement Name	Category	Prime System	Linked System	Action Date	Finish Date	Estimated Cost
Drain Pipe: Not Insulated	Accessibility	Interior Construction	Interior Construction	12/17/2013		1,474
HVAC Cost Study- Engineer Environmental and Efficiency Study	Air and Water Quality	Distribution Systems	Distribution Systems	11/17/2013		60,014
3- Necessary - Not Yet Critical Totals :						61,488

Priority: Not Time Critical

Requirement Name	Category	Prime System	Linked System	Action Date	Finish Date	Estimated Cost
Electrical Outlets - Lack GFCI Receptacle	Grandfathered Code	Branch Wiring Devices	Branch Wiring Devices	10/17/2011		9,839
Electrical Panels - Lack Dedicated Space	Grandfathered Code	Low Tension Service and Dist.	Low Tension Service and Dist.	10/17/2011		36,762
Guard and Handrails - Non-Compliant	Grandfathered Code	Stairs	Stairs	10/17/2011		35,193
Hardware - Not ADAAG Compliant	Accessibility	Interior Doors	Interior Doors	10/17/2011		112,789
Partitions- Generator Room Non-Compliant	Grandfathered Code	-	Not Applicable	10/17/2011		11,519

All costs in USD.

Requirement Name	Category	Prime System	Linked System	Action Date	Finish Date	Estimated Cost
Rooftop HVAC Equipment - Lacks Service Outlets	Grandfathered Code	Branch Wiring Devices	Branch Wiring Devices	10/17/2011		7,719
Not Time Critical Totals :						213,821
Mendel Center Totals :						278,470
Lake Michigan College Totals :						1,628,010
Lake Michigan College Totals :						1,628,010



Requirement List Report

By Asset Name and Category

Region: Lake Michigan College

Asset Name: Bertrand Crossing

Campus: Lake Michigan College

Asset Number: 3

Category: Beyond Useful Life

Requirement Name	Prime System	Priority	Linked System	Action Date	Finish Date	Estimated Cost
Carpeting 3 - Carpet Broadloom Renewal	Floor Finishes	3- Necessary - Not Yet Critical	Floor Finishes	11/17/2014		174,385
Emergency Battery Pack Lights Renewal	Emergency Light and Power Systems	2- Potentially Critical	Emergency Light and Power Systems	11/17/2011		27,985
Fire Alarm System - Average Density Renewal	Fire Alarm Systems	2- Potentially Critical	Fire Alarm Systems	11/17/2012		156,689
Fittings: Signage (Room Numbering and Identification) Renewal	Identifying Devices	3- Necessary - Not Yet Critical	Identifying Devices	11/17/2014		21,585
Folding Partitions Renewal	Partitions	3- Necessary - Not Yet Critical	Partitions	11/17/2014		25,468
LAN System - Average Density Renewal	Local Area Networks	3- Necessary - Not Yet Critical	Local Area Networks	11/17/2015		113,921
Painted Finish - Average (1 Coat Prime - 2 Coats Finish) Renewal	Wall Finishes	3- Necessary - Not Yet Critical	Wall Finishes	11/17/2015		37,499
Telephone System - Average Density Renewal	Telephone Systems	2- Potentially Critical	Telephone Systems	11/17/2011		90,973
Water Heater - Gas Renewal	Domestic Water Distribution	3- Necessary - Not Yet Critical	Domestic Water Distribution	11/17/2016		12,547
Beyond Useful Life Totals :						661,052
Bertrand Crossing Totals :						661,052

Region: Lake Michigan College

Asset Name: M-TEC

Campus: Lake Michigan College

Asset Number: 4

Category: Beyond Useful Life

Requirement Name	Prime System	Priority	Linked System	Action Date	Finish Date	Estimated Cost
Carpeting 3 - Carpet Broadloom Renewal	Floor Finishes	3- Necessary - Not Yet Critical	Floor Finishes	11/17/2014		283,704
DX Condensing Unit Renewal	Cooling Generating Systems	3- Necessary - Not Yet Critical	Cooling Generating Systems	11/17/2015		177,519
Emergency Battery Pack Lights Renewal	Emergency Light and Power Systems	2- Potentially Critical	Emergency Light and Power Systems	11/17/2012		35,878
Fire Alarm System - Average Density Renewal	Fire Alarm Systems	2- Potentially Critical	Fire Alarm Systems	11/17/2012		200,886
Fittings: Signage (Room Numbering and Identification) Renewal	Identifying Devices	3- Necessary - Not Yet Critical	Identifying Devices	11/17/2014		27,674
LAN System - Average Density Renewal	Local Area Networks	3- Necessary - Not Yet Critical	Local Area Networks	11/17/2015		146,054
Painted Finish - (1 Coat Prime - 2 Coats Finish) Renewal	Wall Finishes	3- Necessary - Not Yet Critical	Wall Finishes	11/17/2014		68,236
Telephone System - Average Density Renewal	Telephone Systems	2- Potentially Critical	Telephone Systems	11/17/2012		116,633
Unit Heaters - Electric - Garage Renewal	Terminal and Package Units	3- Necessary - Not Yet Critical	Terminal and Package Units	11/17/2015		5,314
Water Heater - Gas Renewal	Domestic Water Distribution	3- Necessary - Not Yet Critical	Domestic Water Distribution	11/17/2015		11,903
Beyond Useful Life Totals :						1,073,801
M-TEC Totals :						1,073,801

All costs in USD.

Region: Lake Michigan College

Asset Name: Mendel Center

Campus: Lake Michigan College

Asset Number: 2

Category: Accessibility

Requirement Name	Prime System	Priority	Linked System	Action Date	Finish Date	Estimated Cost
Drain Pipe: Not Insulated	Interior Construction	3- Necessary - Not Yet Critical	Interior Construction	12/17/2013		1,474
Hardware - Not ADAAG Compliant	Interior Doors	Not Time Critical	Interior Doors	10/17/2011		112,789
Accessibility Totals :						114,263

Category: Air and Water Quality

Requirement Name	Prime System	Priority	Linked System	Action Date	Finish Date	Estimated Cost
HVAC Cost Study- Engineer Environmental and Efficiency Study	Distribution Systems	3- Necessary - Not Yet Critical	Distribution Systems	11/17/2013		60,014
Air and Water Quality Totals :						60,014

Category: Beyond Useful Life

Requirement Name	Prime System	Priority	Linked System	Action Date	Finish Date	Estimated Cost
ACT System - 1992 Renewal	Ceiling Finishes	3- Necessary - Not Yet Critical	Ceiling Finishes	11/17/2014		137,067
ACT System Renewal	Ceiling Finishes	3- Necessary - Not Yet Critical	Ceiling Finishes	11/17/2012		117,754
Aluminum Windows Renewal	Exterior Windows	3- Necessary - Not Yet Critical	Exterior Windows	11/17/2013		289,740
Boiler HW - Gas Fired w/Redundancy Renewal	Heat Generating Systems	3- Necessary - Not Yet Critical	Heat Generating Systems	11/17/2012		1,313,785
Branch Wiring, Original - Equipment & Devices Renewal	Branch Wiring Devices	1- Currently Critical	Branch Wiring Devices	10/12/2011		446,444

All costs in USD.

Requirement Name	Prime System	Priority	Linked System	Action Date	Finish Date	Estimated Cost
Carpeting 3 - Carpet Broadloom - 1992 Renewal	Floor Finishes	3- Necessary - Not Yet Critical	Floor Finishes	11/17/2014		327,241
Carpeting 3 - Carpet Broadloom - 2003 Renewal	Floor Finishes	3- Necessary - Not Yet Critical	Floor Finishes	11/17/2014		171,855
Carpeting 3 - Carpet Broadloom - 2006 Renewal	Floor Finishes	3- Necessary - Not Yet Critical	Floor Finishes	11/17/2016		88,076
Carpeting 3 - Carpet Broadloom - Hanson Renewal	Floor Finishes	3- Necessary - Not Yet Critical	Floor Finishes	11/17/2014		36,042
Carpeting 3 - Carpet Broadloom Renewal	Floor Finishes	1- Currently Critical	Floor Finishes	10/12/2011		41,770
Central AHU - Const Volume w/Distribution Renewal	Distribution Systems	2- Potentially Critical	Distribution Systems	11/17/2011		1,729,765
Ceramic Tiles Renewal	Wall Finishes	3- Necessary - Not Yet Critical	Wall Finishes	11/17/2014		55,575
Distribution Equipment, Panelboards, and Feeders 13 - 3000A 480Y/277V & 208Y/120V Renewal	Low Tension Service and Dist.	3- Necessary - Not Yet Critical	Low Tension Service and Dist.	11/17/2014		445,511
Door Assembly - 3 x 7 HM Renewal	Exterior Doors	3- Necessary - Not Yet Critical	Exterior Doors	11/17/2014		13,931
Door Assembly - 3 x 7 Storefront Renewal	Exterior Doors	3- Necessary - Not Yet Critical	Exterior Doors	11/17/2014		4,333
Door Assembly - 6 x 7 HM Renewal	Exterior Doors	3- Necessary - Not Yet Critical	Exterior Doors	11/17/2014		34,104
Door Assembly - 6 x 7 Storefront Renewal	Exterior Doors	3- Necessary - Not Yet Critical	Exterior Doors	11/17/2014		82,110
Emergency Battery Pack Lights Renewal	Emergency Light and Power Systems	1- Currently Critical	Emergency Light and Power Systems	10/12/2011		47,606
Emergency Generator - Average 280KW Renewal	Emergency Light and Power Systems	3- Necessary - Not Yet Critical	Emergency Light and Power Systems	11/17/2014		151,327
Exhaust System - General Building Renewal	Distribution Systems	3- Necessary - Not Yet Critical	Distribution Systems	11/17/2013		147,402
Exhaust System - Restroom w/Roof Fan Renewal	Distribution Systems	3- Necessary - Not Yet Critical	Distribution Systems	11/17/2013		59,119
Exit Signs, Original - Low Density Renewal	Emergency Light and Power Systems	3- Necessary - Not Yet Critical	Emergency Light and Power Systems	11/17/2012		57,785

All costs in USD.

Requirement Name	Prime System	Priority	Linked System	Action Date	Finish Date	Estimated Cost
Fire Alarm System, 1992 Renovation - Average Density Renewal	Fire Alarm Systems	1- Currently Critical	Fire Alarm Systems	10/12/2011		266,550
Fire Alarm System, Original Building - Average Density Renewal	Fire Alarm Systems	1- Currently Critical	Fire Alarm Systems	10/12/2011		367,319
Fittings: Signage (Room Numbering and Identification) Renewal	Identifying Devices	3- Necessary - Not Yet Critical	Identifying Devices	11/17/2014		87,321
Fixed Theater Seating - Deluxe Renewal	Equipment and Furnishings	3- Necessary - Not Yet Critical	Equipment and Furnishings	11/17/2014		16,783
Folding Partitions Renewal	Partitions	3- Necessary - Not Yet Critical	Partitions	11/17/2014		525,294
Four Pipe Distribution System w/Pump Renewal	Distribution Systems	3- Necessary - Not Yet Critical	Distribution Systems	11/17/2016		2,492,367
Hydraulic Passenger Elevator Renewal	Elevators and Lifts	3- Necessary - Not Yet Critical	Elevators and Lifts	11/17/2016		318,731
Intercom System Renewal	Intercommunication and Paging System	1- Currently Critical	Intercommunication and Paging System	10/12/2011		95,549
Kitchen Equipment Renewal	Equipment and Furnishings	3- Necessary - Not Yet Critical	Equipment and Furnishings	11/17/2016		100,176
LAN System - Average Density Renewal	Local Area Networks	3- Necessary - Not Yet Critical	Local Area Networks	11/17/2016		460,856
Lighting - Exterior Renewal	Lighting and Branch Wiring	1- Currently Critical	Lighting and Branch Wiring	10/12/2011		7,275
Lighting Fixtures, 1992 Renovation - Average Density Renewal	Lighting Equipment	3- Necessary - Not Yet Critical	Lighting Equipment	11/17/2012		287,391
Lighting Fixtures, Original - Average Density Renewal	Lighting Equipment	1- Currently Critical	Lighting Equipment	10/12/2011		396,039
Motor Control Center, Main Elec Room Renewal	Other Controls and Instrumentation	1- Currently Critical	Other Controls and Instrumentation	10/12/2011		36,154
Orchestra Lift - MC101D Renewal	Elevators and Lifts	3- Necessary - Not Yet Critical	Elevators and Lifts	11/17/2016		238,517
Overhead Doors (Electrically Operated) Renewal	Exterior Doors	3- Necessary - Not Yet Critical	Exterior Doors	11/17/2014		5,009
Paint Masonry/Epoxy Finish Renewal	Wall Finishes	3- Necessary - Not Yet Critical	Wall Finishes	11/17/2015		247,940
Painted Finish - (1 Coat Prime - 2 Coats Finish) Renewal	Wall Finishes	3- Necessary - Not Yet Critical	Wall Finishes	11/17/2014		94,834
Public Address System - Average Density Renewal	Public Address and Music Systems	1- Currently Critical	Public Address and Music Systems	10/12/2011		27,084

All costs in USD.

Requirement Name	Prime System	Priority	Linked System	Action Date	Finish Date	Estimated Cost
Quarry Tile Renewal	Floor Finishes	3- Necessary - Not Yet Critical	Floor Finishes	11/17/2014		72,253
Restroom - Complete - Double Renewal	Interior Construction	3- Necessary - Not Yet Critical	Interior Construction	11/17/2014		43,805
Restroom - Complete - Gang Renewal	Interior Construction	3- Necessary - Not Yet Critical	Interior Construction	11/17/2014		152,096
Restroom - Complete - Single Renewal	Interior Construction	3- Necessary - Not Yet Critical	Interior Construction	11/17/2014		38,438
Restroom - Shower Renewal	Interior Construction	3- Necessary - Not Yet Critical	Interior Construction	11/17/2014		120,968
Single Ply Membrane - Ballasted Renewal	Roofing	1- Currently Critical	Roofing	10/12/2011		709,621
Skylights - Monumental Renewal	Glazed Roof Openings	2- Potentially Critical	Glazed Roof Openings	11/17/2011		294,294
Smoke Hatches Renewal	Roof Openings	3- Necessary - Not Yet Critical	Roof Openings	11/17/2014		70,315
Stage Lighting Renewal	Lighting Equipment	3- Necessary - Not Yet Critical	Lighting Equipment	11/17/2012		410,642
Telephone System - Average Density Renewal	Telephone Systems	3- Necessary - Not Yet Critical	Telephone Systems	11/17/2011		368,022
Theater And Stage Equipment - Economy Renewal	Equipment and Furnishings	3- Necessary - Not Yet Critical	Equipment and Furnishings	11/17/2014		258,540
Theater And Stage Equipment - High Quality - 1992 Renewal	Equipment and Furnishings	3- Necessary - Not Yet Critical	Equipment and Furnishings	11/17/2014		4,362,922
VCT 2 - 1992 Renewal	Floor Finishes	3- Necessary - Not Yet Critical	Floor Finishes	11/17/2014		89,327
VCT 2 Renewal	Floor Finishes	3- Necessary - Not Yet Critical	Floor Finishes	11/17/2014		57,845
Wall Covering - Vinyl Renewal	Wall Finishes	3- Necessary - Not Yet Critical	Wall Finishes	11/17/2014		34,578
Water Coolers - Wall Mount Renewal	Plumbing Fixtures	3- Necessary - Not Yet Critical	Plumbing Fixtures	11/17/2016		34,733
Water Dist Complete Renewal	Domestic Water Distribution	3- Necessary - Not Yet Critical	Domestic Water Distribution	11/17/2016		454,296
Water Heater - Gas - 2000 Renewal	Domestic Water Distribution	3- Necessary - Not Yet Critical	Domestic Water Distribution	11/17/2015		11,903
Wet Sprinkler System - w/Pump Renewal	Fire Protection	3- Necessary - Not Yet Critical	Fire Protection	11/17/2016		1,133,941
Wood Flooring Renewal	Floor Finishes	3- Necessary - Not Yet Critical	Floor Finishes	11/17/2015		39,394
Beyond Useful Life Totals :						20,627,464

Category: Grandfathered Code

All costs in USD.

Requirement Name	Prime System	Priority	Linked System	Action Date	Finish Date	Estimated Cost
Electrical Outlets - Lack GFCI Receptacle	Branch Wiring Devices	Not Time Critical	Branch Wiring Devices	10/17/2011		9,839
Electrical Panels - Lack Dedicated Space	Low Tension Service and Dist.	Not Time Critical	Low Tension Service and Dist.	10/17/2011		36,762
Guard and Handrails - Non-Compliant	Stairs	Not Time Critical	Stairs	10/17/2011		35,193
Partitions- Generator Room Non-Compliant	-	Not Time Critical	Not Applicable	10/17/2011		11,519
Rooftop HVAC Equipment - Lacks Service Outlets	Branch Wiring Devices	Not Time Critical	Branch Wiring Devices	10/17/2011		7,719
Grandfathered Code Totals :						101,032

Category: Life Safety

Requirement Name	Prime System	Priority	Linked System	Action Date	Finish Date	Estimated Cost
Electrical Panel - Lack Circuit Identification	Low Tension Service and Dist.	2- Potentially Critical	Low Tension Service and Dist.	10/17/2011		3,161
Life Safety Totals :						3,161
Mendel Center Totals :						20,905,934

Region: Lake Michigan College

Asset Name: Napier Academic

Campus: Lake Michigan College

Asset Number: 1

Category: Accessibility

Requirement Name	Prime System	Priority	Linked System	Action Date	Finish Date	Estimated Cost
Drain Pipe: Not Insulated	Sanitary Waste	3- Necessary - Not Yet Critical	Sanitary Waste	12/17/2013		1,474
Hardware - Not ADAAG Compliant	Interior Doors	Not Time Critical	Interior Doors	10/17/2014		463,891
Signage - Not ADAAG Compliant - S Wing	Identifying Devices	Not Time Critical	Identifying Devices	10/17/2011		12,164
Accessibility Totals :						477,529

Category: Air and Water Quality

Requirement Name	Prime System	Priority	Linked System	Action Date	Finish Date	Estimated Cost
HVAC Cost Study- Engineer Environmental and Efficiency Study	Distribution Systems	3- Necessary - Not Yet Critical	Distribution Systems	11/17/2013		60,014
Air and Water Quality Totals :						60,014

Category: Asbestos

Requirement Name	Prime System	Priority	Linked System	Action Date	Finish Date	Estimated Cost
VAT - A Wing	Floor Finishes	3- Necessary - Not Yet Critical	Floor Finishes	11/17/2013		950
VAT - C Wing	Floor Finishes	3- Necessary - Not Yet Critical	Floor Finishes	11/17/2013		229,691
VAT - E Wing	Floor Finishes	3- Necessary - Not Yet Critical	Floor Finishes	11/17/2013		4,260
VAT - S Wing	Floor Finishes	3- Necessary - Not Yet Critical	Floor Finishes	11/17/2013		5,884
Asbestos Totals :						240,785

Category: Beyond Useful Life

All costs in USD.

Requirement Name	Prime System	Priority	Linked System	Action Date	Finish Date	Estimated Cost
ACT Concealed Spline System - A Wing Renewal	Ceiling Finishes	1- Currently Critical	Ceiling Finishes	10/05/2011		59,838
ACT Concealed Spline System - D Wing Renewal	Ceiling Finishes	1- Currently Critical	Ceiling Finishes	10/12/2011		12,852
ACT Concealed Spline System - L Wing Renewal	Ceiling Finishes	1- Currently Critical	Ceiling Finishes	10/12/2011		323,411
ACT Concealed Spline System - S Wing Renewal	Ceiling Finishes	1- Currently Critical	Ceiling Finishes	10/12/2011		107,559
Adhered Membrane (EPDM) Single-Ply Renewal	Roofing	1- Currently Critical	Roofing	10/12/2011		395,234
Aluminum Windows - L Wing Renewal	Exterior Windows	3- Necessary - Not Yet Critical	Exterior Windows	11/17/2012		395,100
Boiler HW - Gas/Oil Fired w/Redundancy Renewal	Heat Generating Systems	2- Potentially Critical	Heat Generating Systems	10/05/2012		149,108
Branch Wiring, Original - Equipment & Devices Renewal	Branch Wiring Devices	2- Potentially Critical	Branch Wiring Devices	10/10/2013		974,808
Carpeting 3 - Carpet Broadloom - A Wing - 2000 Renewal	Floor Finishes	3- Necessary - Not Yet Critical	Floor Finishes	11/17/2014		73,993
Carpeting 3 - Carpet Broadloom - A Wing Renewal	Floor Finishes	3- Necessary - Not Yet Critical	Floor Finishes	11/17/2011		90,486
Carpeting 3 - Carpet Broadloom - B Wing - 2000 Renewal	Floor Finishes	3- Necessary - Not Yet Critical	Floor Finishes	11/17/2014		305,997
Carpeting 3 - Carpet Broadloom - B Wing Renewal	Floor Finishes	2- Potentially Critical	Floor Finishes	11/17/2012		22,675
Carpeting 3 - Carpet Broadloom - C Wing - 2000 Renewal	Floor Finishes	3- Necessary - Not Yet Critical	Floor Finishes	11/17/2014		191,857
Carpeting 3 - Carpet Broadloom - C Wing Renewal	Floor Finishes	2- Potentially Critical	Floor Finishes	10/10/2013		158,309
Carpeting 3 - Carpet Broadloom - D Wing - 2000 Renewal	Floor Finishes	3- Necessary - Not Yet Critical	Floor Finishes	11/17/2014		29,239

All costs in USD.

Requirement Name	Prime System	Priority	Linked System	Action Date	Finish Date	Estimated Cost
Carpeting 3 - Carpet Broadloom - D Wing Renewal	Floor Finishes	1- Currently Critical	Floor Finishes	10/14/2012		108,698
Carpeting 3 - Carpet Broadloom - E Wing Renewal	Floor Finishes	1- Currently Critical	Floor Finishes	10/12/2011		11,934
Carpeting 3 - Carpet Broadloom - L Wing Renewal	Floor Finishes	1- Currently Critical	Floor Finishes	10/12/2011		474,702
Carpeting 3 - Carpet Broadloom - S Wing Renewal	Floor Finishes	2- Potentially Critical	Floor Finishes	10/10/2013		141,064
Central AHU - Const Volume w/Distribution Renewal	Distribution Systems	2- Potentially Critical	Distribution Systems	10/10/2013		4,118,243
Chiller - Centrifugal wo Cooling Tower - 1968 Renewal	Cooling Generating Systems	1- Currently Critical	Cooling Generating Systems	10/12/2011		233,166
Custodial/Utility Sinks Renewal	Plumbing Fixtures	1- Currently Critical	Plumbing Fixtures	10/12/2011		121,841
DDC/Pneumatic System - Hybrid Renewal	Controls and Instrumentation	1- Currently Critical	Controls and Instrumentation	10/12/2011		1,869,564
Door Assembly - 3 x 7 HM Renewal	Exterior Doors	3- Necessary - Not Yet Critical	Exterior Doors	11/17/2013		59,209
Door Assembly - 3 x 7 Storefront Renewal	Exterior Doors	3- Necessary - Not Yet Critical	Exterior Doors	11/17/2013		26,000
Door Assembly - 6 x 7 HM Renewal	Exterior Doors	3- Necessary - Not Yet Critical	Exterior Doors	11/17/2013		20,462
Door Assembly - 6 x 7 Storefront Renewal	Exterior Doors	3- Necessary - Not Yet Critical	Exterior Doors	11/17/2013		109,480
Dumbwaiter for Low Rise Renewal	Other Conveying Systems	1- Currently Critical	Other Conveying Systems	10/12/2011		34,996
Emergency Battery Pack Lights Renewal	Emergency Light and Power Systems	2- Potentially Critical	Emergency Light and Power Systems	10/05/2012		12,244
Emergency Generator - Average 100KW Renewal	Emergency Light and Power Systems	1- Currently Critical	Emergency Light and Power Systems	10/12/2011		56,613
Exhaust System - Fume Hood - Ductwork and Fan Renewal	Distribution Systems	1- Currently Critical	Distribution Systems	10/12/2011		273,739
Exhaust System - General Building Renewal	Distribution Systems	3- Necessary - Not Yet Critical	Distribution Systems	11/17/2011		322,194
Exhaust System - Restroom w/Roof Fan Renewal	Distribution Systems	1- Currently Critical	Distribution Systems	10/12/2011		129,223

All costs in USD.

Requirement Name	Prime System	Priority	Linked System	Action Date	Finish Date	Estimated Cost
Exit Signs, Original - Low Density Renewal	Emergency Light and Power Systems	2- Potentially Critical	Emergency Light and Power Systems	10/05/2012		88,416
Exit Signs, Updated - Low Density Renewal	Emergency Light and Power Systems	1- Currently Critical	Emergency Light and Power Systems	10/12/2011		88,416
Exterior Stairs - Concrete - Circular Renewal	Exterior Stairs and Fire Escapes	1- Currently Critical	Exterior Stairs and Fire Escapes	10/12/2011		22,964
Fire Alarm System - Average Density Renewal	Fire Alarm Systems	2- Potentially Critical	Fire Alarm Systems	11/17/2012		1,385,524
Fittings: Signage (Room Numbering and Identification) Renewal	Identifying Devices	3- Necessary - Not Yet Critical	Identifying Devices	11/17/2014		190,869
Fixed Theater Seating - Deluxe - D Wing Renewal	Equipment and Furnishings	3- Necessary - Not Yet Critical	Equipment and Furnishings	11/17/2014		23,759
Fixed Theater Seating - Deluxe - S Wing Renewal	Equipment and Furnishings	3- Necessary - Not Yet Critical	Equipment and Furnishings	11/17/2014		2,072
Gas Distribution - Lab Air & Vac Systems Renewal	Other Plumbing Systems	2- Potentially Critical	Other Plumbing Systems	11/17/2013		58,472
GWB Taped and Finished - C Wing Renewal	Ceiling Finishes	3- Necessary - Not Yet Critical	Ceiling Finishes	11/17/2014		14,513
GWB Taped and Finished - D Wing Renewal	Ceiling Finishes	3- Necessary - Not Yet Critical	Ceiling Finishes	11/17/2014		22,844
GWB Taped and Finished - L Wing Renewal	Ceiling Finishes	3- Necessary - Not Yet Critical	Ceiling Finishes	11/17/2014		4,859
Heat Exchanger - HW/HW - Shell and Tube Renewal	Domestic Water Distribution	1- Currently Critical	Domestic Water Distribution	10/12/2011		4,191
Hydraulic Freight Elevator Renewal	Elevators and Lifts	3- Necessary - Not Yet Critical	Elevators and Lifts	11/17/2016		230,451
Hydraulic Passenger Elevator Renewal	Elevators and Lifts	3- Necessary - Not Yet Critical	Elevators and Lifts	11/17/2016		256,463
Kitchen Equipment Renewal	Equipment and Furnishings	3- Necessary - Not Yet Critical	Equipment and Furnishings	11/17/2013		100,176
LAN System - Average Density Renewal	Local Area Networks	3- Necessary - Not Yet Critical	Local Area Networks	11/17/2016		1,007,348
Lighting Fixtures, Original - Average Density Renewal	Lighting Equipment	2- Potentially Critical	Lighting Equipment	10/10/2013		818,428

All costs in USD.

Requirement Name	Prime System	Priority	Linked System	Action Date	Finish Date	Estimated Cost
Motor Control Center Renewal	Other Controls and Instrumentation	1- Currently Critical	Other Controls and Instrumentation	10/12/2011		343,459
Overhead Doors (Electrically Operated) - S Wing Renewal	Exterior Doors	3- Necessary - Not Yet Critical	Exterior Doors	11/17/2014		19,184
Overhead Doors (Manually Operated) - B Wing Renewal	Exterior Doors	3- Necessary - Not Yet Critical	Exterior Doors	11/17/2014		19,479
Paint Masonry/Epoxy Finish - Economy Renewal	Wall Finishes	3- Necessary - Not Yet Critical	Wall Finishes	11/17/2015		59,057
Painted Finish - (1 Coat Prime - 2 Coats Finish) Renewal	Wall Finishes	3- Necessary - Not Yet Critical	Wall Finishes	11/17/2014		448,422
Pedestrian Sky Bridges - Steel Renewal	Exterior Walls	3- Necessary - Not Yet Critical	Exterior Walls	11/17/2014		82,413
Perimeter Units Renewal	Distribution Systems	1- Currently Critical	Distribution Systems	10/10/2012		4,727,107
Public Address System - Average Density Renewal	Public Address and Music Systems	2- Potentially Critical	Public Address and Music Systems	10/05/2012		27,084
Quarry Tile - L Wing Renewal	Floor Finishes	3- Necessary - Not Yet Critical	Floor Finishes	11/17/2014		67,918
Restroom - Complete - Double - A Wing Renewal	Interior Construction	3- Necessary - Not Yet Critical	Interior Construction	11/17/2014		43,805
Restroom - Complete - Gang - B Wing Renewal	Interior Construction	3- Necessary - Not Yet Critical	Interior Construction	11/17/2014		114,072
Restroom - Complete - Gang - D Wing Renewal	Interior Construction	3- Necessary - Not Yet Critical	Interior Construction	11/17/2014		76,048
Restroom - Complete - Gang - E Wing Renewal	Interior Construction	3- Necessary - Not Yet Critical	Interior Construction	11/17/2014		76,048
Restroom - Complete - Gang - L Wing Renewal	Interior Construction	3- Necessary - Not Yet Critical	Interior Construction	11/17/2014		152,096
Restroom - Complete - Gang - S Wing Renewal	Interior Construction	3- Necessary - Not Yet Critical	Interior Construction	11/17/2014		76,048
Restroom - Shower - Add - E Wing Renewal	Interior Construction	3- Necessary - Not Yet Critical	Interior Construction	11/17/2014		11,499

All costs in USD.

Requirement Name	Prime System	Priority	Linked System	Action Date	Finish Date	Estimated Cost
Restroom - Shower - Add - E Wing Renewal	Interior Construction	3- Necessary - Not Yet Critical	Interior Construction	11/17/2014		30,242
Scoreboard Single Sided – College/High school Arena (Lower End) Renewal	Public Address and Music Systems	3- Necessary - Not Yet Critical	Public Address and Music Systems	11/17/2012		4,240
Single Ply Membrane - Ballasted - L Wing Renewal	Roofing	3- Necessary - Not Yet Critical	Roofing	11/17/2012		152,605
Single-Ply EPDM with Pavers on Roof - S Wing Renewal	Roofing	3- Necessary - Not Yet Critical	Roofing	11/17/2014		1,666,602
Skylights - Monumental Renewal	Glazed Roof Openings	3- Necessary - Not Yet Critical	Glazed Roof Openings	11/17/2011		196,668
Split System AC - 1990 Renewal	Terminal and Package Units	3- Necessary - Not Yet Critical	Terminal and Package Units	11/17/2015		18,645
Steel Windows Renewal	Exterior Windows	2- Potentially Critical	Exterior Windows	11/17/2011		587,170
Telephone System - Average Density Renewal	Telephone Systems	3- Necessary - Not Yet Critical	Telephone Systems	11/17/2011		804,429
Unit Heaters - Hot Water Renewal	Terminal and Package Units	3- Necessary - Not Yet Critical	Terminal and Package Units	11/17/2013		31,237
UPS System 120V Single Phase - per KVA Renewal	Emergency Light and Power Systems	1- Currently Critical	Emergency Light and Power Systems	10/12/2011		62,377
VCT 2 - A Wing Renewal	Floor Finishes	3- Necessary - Not Yet Critical	Floor Finishes	11/17/2012		445
VCT 2 - C Wing Renewal	Floor Finishes	3- Necessary - Not Yet Critical	Floor Finishes	11/17/2012		65,210
VCT 2 - E Wing Renewal	Floor Finishes	3- Necessary - Not Yet Critical	Floor Finishes	11/17/2012		11,124
VCT 2 - S Wing Renewal	Floor Finishes	1- Currently Critical	Floor Finishes	10/12/2011		2,670
Water Coolers - Wall Mount Renewal	Plumbing Fixtures	3- Necessary - Not Yet Critical	Plumbing Fixtures	11/17/2013		35,768
Water Heater - Electric Renewal	Domestic Water Distribution	3- Necessary - Not Yet Critical	Domestic Water Distribution	11/17/2015		6,045
Water Heater - Gas Renewal	Domestic Water Distribution	3- Necessary - Not Yet Critical	Domestic Water Distribution	11/17/2015		4,903
Wet Sprinkler System - wo/Pump Renewal	Fire Protection	1- Currently Critical	Fire Protection	10/12/2011		572,525
Wet Standpipe System Renewal	Fire Protection	1- Currently Critical	Fire Protection	10/10/2012		590,040
Wood Flooring - E Wing Renewal	Floor Finishes	3- Necessary - Not Yet Critical	Floor Finishes	11/17/2014		151,272

Beyond Useful Life Totals : 27,071,559

All costs in USD.

Category: Capacity/Design

Requirement Name	Prime System	Priority	Linked System	Action Date	Finish Date	Estimated Cost
Emergency Generator - Lacks Capacity	Emergency Light and Power Systems	1- Currently Critical	Emergency Light and Power Systems	10/17/2011		59,636
Capacity/Design Totals :						59,636

Category: Grandfathered Code

Requirement Name	Prime System	Priority	Linked System	Action Date	Finish Date	Estimated Cost
Electrical Outlets - Lack GFCI Receptacle	Branch Wiring Devices	Not Time Critical	Branch Wiring Devices	10/17/2011		13,902
Electrical Panels - Lack Dedicated Space	Low Tension Service and Dist.	Not Time Critical	Low Tension Service and Dist.	10/17/2011		73,524
Guard and Handrails - Non-Compliant	Stairs	Not Time Critical	Stairs	10/17/2014		259,355
Guards - Lacking	-	Not Time Critical	Not Applicable	10/17/2014		22,992
Handrails - Lacking	-	Not Time Critical	Not Applicable	10/17/2014		17,943
Grandfathered Code Totals :						387,716

Category: Reliability

Requirement Name	Prime System	Priority	Linked System	Action Date	Finish Date	Estimated Cost
Brick Walls - Mortar Joints Deteriorated	Exterior Walls	3- Necessary - Not Yet Critical	Exterior Walls	11/17/2013		123,860
Reliability Totals :						123,860

Napier Academic Totals : 28,421,099

All costs in USD.

Region: Lake Michigan College

Asset Name: South Haven

Campus: Lake Michigan College

Asset Number: 5

Category: Beyond Useful Life

Requirement Name	Prime System	Priority	Linked System	Action Date	Finish Date	Estimated Cost
Carpeting 5 - Carpet Tiles Renewal	Floor Finishes	3- Necessary - Not Yet Critical	Floor Finishes	11/17/2014		130,382
Fire Alarm System - Average Density Renewal	Fire Alarm Systems	3- Necessary - Not Yet Critical	Fire Alarm Systems	11/17/2013		188,404
Fittings: Signage (Room Numbering and Identification) Renewal	Identifying Devices	3- Necessary - Not Yet Critical	Identifying Devices	11/17/2014		25,954
Painted Finish - (1 Coat Prime - 2 Coats Finish) Renewal	Wall Finishes	3- Necessary - Not Yet Critical	Wall Finishes	11/17/2014		63,998
Telephone System - Average Density Renewal	Telephone Systems	3- Necessary - Not Yet Critical	Telephone Systems	11/17/2013		109,386
Vinyl Sheet Goods Renewal	Floor Finishes	3- Necessary - Not Yet Critical	Floor Finishes	11/17/2015		28,223
Beyond Useful Life Totals :						546,347
South Haven Totals :						546,347
Lake Michigan College Totals :						51,608,233
Lake Michigan College Totals :						51,608,233