

Facility Condition Assessment October 2018

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

Executive Summary: Lake Michigan College facilities are in very good condition with an overall facility condition index (FCI) of .13, where anything below .20 is considered good. However our oldest facility, the Napier Academic Building has an FCI of .19. This one facility has over 80% of one year requirements. This is due to the age of the equipment and building infrastructure being well past its expected lifetime. With the exception of this one building, all other facilities are well maintained and in very good condition. Note: Lake Michigan College currently has planning authorization for a Capital Outlay Grant which will address much, but not all of the One-Year requirements in the Napier Academic building (formally known as the Napier Academic building).

Table 1: Facility Condition Index Summary

Facility Name	Year Constructed	Size (square feet)	Capital Replacement Value	One Year Requirement Cost	Facility Condition Index
Beckwith Hall	2014	63,215	\$8,808,026	\$66,859	.01
Niles	1998	34,283	\$7,367,012	\$549,352	.07
Hanson Tech. Ctr.	2016	49,338	\$9,986,716	\$0	.00
Mendel Center	1978	138,688	\$36,150,581	\$3,550,568	.10
Napier Academic	1968	307,997	\$91,455,860	\$17,665,051	.19
South Haven	2003	41,222	\$9,905,316	\$157,388	.02
Total/Average		634,743	\$163,673,511	\$21,989,218	.13

Table 2: Requirement Year 2018 and Five-Year Totals

Facility Name	Requirement Year	
	2018	2018 - 2022
Beckwith Hall	\$66,859	\$232,961
Niles	\$549,352	\$1,662,339
Hanson Tech. Ctr.	\$0	\$0
Mendel Center	\$3,550,568	\$21,507,299
Napier Academic	\$17,665,051	\$37,914,216
South Haven	\$157,388	\$1,090,396
Totals	\$21,989,218	\$62,407,212

Discussion: The Requirement Year for the Napier Academic building is heavily weighted towards 2018. This reflects the age of the facility and its primary equipment systems. As noted above, Lake Michigan College has received planning authorization for a Capital Outlay Grant which will address many of these requirements. Niles and South Haven facilities are now 19 and 14 years old respectively and are beginning to show requirements particularly in interior finishes, communications and data systems and technology.

Table 3: Requirement Criticality by Facility

Facility Name	Critical	Necessary	Not Critical	Potentially Critical	Total
Beckwith Hall		\$232,961			\$232,961
Niles	\$30,017	\$1,468,021		\$164,301	\$1,662,339
Hanson Tech. Ctr.					\$0
Mendel Center	\$962,202	\$18,827,820	\$248,458	\$1,468,820	\$21,507,299
Napier Academic	\$3,652,834	\$19,806,932	\$959,368	\$13,495,082	\$37,914,216
South Haven		\$1,090,396			\$1,090,396
Totals	\$4,645,052	\$41,426,130	\$1,207,826	\$15,128,202	\$62,407,212

Discussion: The relative low amount of requirements deemed critical reflects the general good conditions of our well maintained facilities. This is countered by the high amount of requirements considered necessary driven by equipment that is beyond its useful or expected lifetime. Simply put, while well maintained, much of our primary building infrastructure and systems, especially in the Napier Academic Building are beyond their useful life.

Facility Condition Assessment Requirement Listing

Facility	Priority	Requirement Name	Requirement Category	Prime System	Action Year	Linked System	Requirement Cost
Bertrand Crossing	Currently Critical	Emergency Battery Pack Lights Renewal	Beyond Useful Life	D5092 - Emergency Light and Power Systems	2018	Emergency Battery Pack Lights	30,017
Bertrand Crossing	Potentially Critical	Fire Alarm System - Average Density Renewal	Beyond Useful Life	D5037 - Fire Alarm Systems	2018	Fire Alarm System - Average Density	164,301
Bertrand Crossing	Necessary - Not Yet Critical	Security System - Light Density Renewal	Beyond Useful Life	D5038 - Security and Detection Systems	2020	Security System - Light Density	41,549
Bertrand Crossing	Necessary - Not Yet Critical	Chiller - Screw Renewal	Beyond Useful Life	D3030 - Cooling Generating Systems	2021	Chiller - Screw	266,400
Bertrand Crossing	Necessary - Not Yet Critical	LAN System - Average Density Renewal	Beyond Useful Life	D5039 - Local Area Networks	2018	LAN System - Average Density	127,105
Bertrand Crossing	Necessary - Not Yet Critical	Lighting - Exterior - HID Wall Packs Renewal	Beyond Useful Life	D5020 - Lighting and Branch Wiring	2021	Lighting - Exterior - HID Wall Packs	1,234
Bertrand Crossing	Necessary - Not Yet Critical	Water Heater - Gas Renewal	Beyond Useful Life	D2020 - Domestic Water Distribution	2019	Water Heater - Gas	14,977
Bertrand Crossing	Necessary - Not Yet Critical	Lighting Fixtures - Average Density Renewal	Beyond Useful Life	D5022 - Lighting Equipment	2021	Lighting Fixtures - Average Density	172,229
Bertrand Crossing	Necessary - Not Yet Critical	Painted Finish - Average (1 Coat Prime - 2 Coats Finish) Renewal	Beyond Useful Life	C3010 - Wall Finishes	2018	Painted Finish - Average (1 Coat Prime - 2 Coats Finish)	43,696
Bertrand Crossing	Necessary - Not Yet Critical	Carpeting 3 - Carpet Broadloom Renewal	Beyond Useful Life	C3020 - Floor Finishes	2018	Carpeting 3 - Carpet Broadloom	129,769
Bertrand Crossing	Necessary - Not Yet Critical	Water Coolers - Wall Mount Wheelchair Type Renewal	Beyond Useful Life	D2010 - Plumbing Fixtures	2021	Water Coolers - Wall Mount Wheelchair Type	8,831
Bertrand Crossing	Necessary - Not Yet Critical	VCT 2 Renewal	Beyond Useful Life	C3020 - Floor Finishes	2021	VCT 2	67,322
Bertrand Crossing	Necessary - Not Yet Critical	Exit Signs - Low Density Renewal	Beyond Useful Life	D5092 - Emergency Light and Power Systems	2021	Exit Signs - Low Density	15,140
Bertrand Crossing	Necessary - Not Yet Critical	ACT System Renewal	Beyond Useful Life	C3030 - Ceiling Finishes	2021	ACT System	91,290
Bertrand Crossing	Necessary - Not Yet Critical	DDC System Renewal	Beyond Useful Life	D3060 - Controls and Instrumentation	2021	DDC System	108,804
Bertrand Crossing	Necessary - Not Yet Critical	Exhaust System - Restroom w/Roof Fan Renewal	Beyond Useful Life	D3040 - Distribution Systems	2021	Exhaust System - Restroom w/Roof Fan	17,278
Bertrand Crossing	Necessary - Not Yet Critical	Fittings: Signage (Room Numbering and Identification) Renewal	Beyond Useful Life	C1035 - Identifying Devices	2018	Fittings: Signage (Room Numbering and Identification)	25,075
Bertrand Crossing	Necessary - Not Yet Critical	Return Air Ductwork and Fan Renewal	Beyond Useful Life	D3040 - Distribution Systems	2021	Return Air Ductwork and Fan	307,933
Bertrand Crossing	Necessary - Not Yet Critical	Folding Partitions Renewal	Beyond Useful Life	C1013 - Retractable Partitions	2018	Folding Partitions	29,389
Mendel Center	Currently Critical	Skylights - Monumental Renewal	Beyond Useful Life	B3021 - Glazed Roof Openings	2018	Skylights - Monumental	329,286
Mendel Center	Currently Critical	Branch Wiring, Original - Equipment & Devices Renewal	Beyond Useful Life	D5021 - Branch Wiring Devices	2018	Branch Wiring, Original - Equipment & Devices	477,737
Mendel Center	Currently Critical	ACT System - 1992 Renewal	Beyond Useful Life	C3030 - Ceiling Finishes	2018	ACT System - 1992	155,178
Mendel Center	Potentially Critical	Folding Partitions Renewal	Beyond Useful Life	C1010 - Partitions	2019	Folding Partitions	600,182
Mendel Center	Potentially Critical	Electrical Panel - Lack Circuit Identification	Life Safety	D5012 - Low Tension Service and Dist.	2018	Distribution Equipment, Panelboards, and Feeders 13, 1992	3,529
Mendel Center	Potentially Critical	Lighting Fixtures, Original - Average Density Renewal	Beyond Useful Life	D5022 - Lighting Equipment	2019	Lighting Fixtures, Original - Average Density	403,747
Mendel Center	Potentially Critical	Emergency Battery Pack Lights Renewal	Beyond Useful Life	D5092 - Emergency Light and Power Systems	2018	Emergency Battery Pack Lights	51,063
Mendel Center	Potentially Critical	Wall Covering - Vinyl Renewal	Beyond Useful Life	C3010 - Wall Finishes	2019	Wall Covering - Vinyl	38,474
Mendel Center	Potentially Critical	Carpeting 3 - Carpet Broadloom - 1992 Renewal	Beyond Useful Life	C3020 - Floor Finishes	2019	Carpeting 3 - Carpet Broadloom - 1992	243,518
Mendel Center	Potentially Critical	Intercom System Renewal	Beyond Useful Life	D5032 - Intercommunication and Paging System	2018	Intercom System	101,486
Mendel Center	Potentially Critical	Carpeting 3 - Carpet Broadloom - Hanson Renewal	Beyond Useful Life	C3020 - Floor Finishes	2019	Carpeting 3 - Carpet Broadloom - Hanson	26,821
Mendel Center	Necessary - Not Yet Critical	HVAC Cost Study- Engineer Environmental and Efficiency Study	Air and Water Quality	D3040 - Distribution Systems	2018	Central AHU - Const Volume w/Distribution	64,695
Mendel Center	Necessary - Not Yet Critical	Water Dist Complete Renewal	Beyond Useful Life	D2020 - Domestic Water Distribution	2022	Water Dist Complete	490,986
Mendel Center	Necessary - Not Yet Critical	Wet Sprinkler System - w/Pump Renewal	Beyond Useful Life	D40 - Fire Protection	2020	Wet Sprinkler System - w/Pump	1,262,380
Mendel Center	Necessary - Not Yet Critical	Water Heater - Gas - 2000 Renewal	Beyond Useful Life	D2020 - Domestic Water Distribution	2020	Water Heater - Gas - 2000	14,344
Mendel Center	Necessary - Not Yet Critical	Lighting - Exterior Renewal	Beyond Useful Life	D5020 - Lighting and Branch Wiring	2020	Lighting - Exterior	7,522
Mendel Center	Necessary - Not Yet Critical	Door Assembly - 3 x 7 HM Renewal	Beyond Useful Life	B2030 - Exterior Doors	2022	Door Assembly - 3 x 7 HM	16,373
Mendel Center	Necessary - Not Yet Critical	VCT 2 Renewal	Beyond Useful Life	C3020 - Floor Finishes	2022	VCT 2	73,545
Mendel Center	Necessary - Not Yet Critical	Theater And Stage Equipment - Economy Renewal	Beyond Useful Life	E - Equipment and Furnishings	2021	Theater And Stage Equipment - Economy	276,431
Mendel Center	Necessary - Not Yet Critical	Access Office Flooring System - 1992 Renewal	Beyond Useful Life	C3020 - Floor Finishes	2020	Access Office Flooring System - 1992	33,018
Mendel Center	Necessary - Not Yet Critical	Boiler HW - Gas Fired w/Redundancy Renewal	Beyond Useful Life	D3020 - Heat Generating Systems	2020	Boiler HW - Gas Fired w/Redundancy	1,537,981
Mendel Center	Necessary - Not Yet Critical	Retaining Walls - Concrete Renewal	Beyond Useful Life	G2040 - Site Development	2021	Retaining Walls - Concrete	101,964

Facility Condition Assessment Requirement Listing

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Mendel Center	Necessary - Not Yet Critical	LAN System - Average Density Renewal	Beyond Useful Life	D5039 - Local Area Networks	2019	LAN System - Average Density	514,189
Mendel Center	Necessary - Not Yet Critical	Unit Heaters - Hot Water Renewal	Beyond Useful Life	D3050 - Terminal and Package Units	2020	Unit Heaters - Hot Water	17,982
Mendel Center	Necessary - Not Yet Critical	Kitchen Equipment Renewal	Beyond Useful Life	E - Equipment and Furnishings	2020	Kitchen Equipment	118,953
Mendel Center	Necessary - Not Yet Critical	Exhaust System - General Building Renewal	Beyond Useful Life	D3040 - Distribution Systems	2021	Exhaust System - General Building	165,700
Mendel Center	Necessary - Not Yet Critical	Painted Finish - (1 Coat Prime - 2 Coats Finish) Renewal	Beyond Useful Life	C3010 - Wall Finishes	2021	Painted Finish - (1 Coat Prime - 2 Coats Finish)	110,504
Mendel Center	Necessary - Not Yet Critical	Door Assembly - 3 x 7 Storefront Renewal	Beyond Useful Life	B2030 - Exterior Doors	2022	Door Assembly - 3 x 7 Storefront	4,904
Mendel Center	Necessary - Not Yet Critical	Door Assembly - 6 x 7 HM Renewal	Beyond Useful Life	B2030 - Exterior Doors	2022	Door Assembly - 6 x 7 HM	40,071
Mendel Center	Necessary - Not Yet Critical	Lighting Fixtures, 1992 Renovation - Average Density Renewal	Beyond Useful Life	D5022 - Lighting Equipment	2020	Lighting Fixtures, 1992 Renovation - Average Density	292,983
Mendel Center	Necessary - Not Yet Critical	Exit Signs, Original - Low Density Renewal	Beyond Useful Life	D5092 - Emergency Light and Power Systems	2020	Exit Signs, Original - Low Density	61,249
Mendel Center	Necessary - Not Yet Critical	Smoke Hatches Renewal	Beyond Useful Life	B3020 - Roof Openings	2022	Smoke Hatches	82,792
Mendel Center	Necessary - Not Yet Critical	Aluminum Windows Renewal	Beyond Useful Life	B2020 - Exterior Windows	2021	Aluminum Windows	338,673
Mendel Center	Necessary - Not Yet Critical	Central AHU - VAV System w/Distribution Renewal	Beyond Useful Life	D3040 - Distribution Systems	2020	Central AHU - VAV System w/Distribution	1,127,844
Mendel Center	Necessary - Not Yet Critical	Wood Flooring Renewal	Beyond Useful Life	C3020 - Floor Finishes	2018	Wood Flooring	44,479
Mendel Center	Necessary - Not Yet Critical	Door Assembly - 6 x 7 Storefront Renewal	Beyond Useful Life	B2030 - Exterior Doors	2022	Door Assembly - 6 x 7 Storefront	92,742
Mendel Center	Necessary - Not Yet Critical	Four Pipe Distribution System w/Pump Renewal	Beyond Useful Life	D3040 - Distribution Systems	2022	Four Pipe Distribution System w/Pump	2,756,104
Mendel Center	Necessary - Not Yet Critical	Exhaust System - Restroom w/Roof Fan Renewal	Beyond Useful Life	D3040 - Distribution Systems	2021	Exhaust System - Restroom w/Roof Fan	69,896
Mendel Center	Necessary - Not Yet Critical	Fittings: Signage (Room Numbering and Identification) Renewal	Beyond Useful Life	C1035 - Identifying Devices	2021	Fittings: Signage (Room Numbering and Identification)	101,435
Mendel Center	Necessary - Not Yet Critical	Central AHU - Const Volume w/Distribution Renewal	Beyond Useful Life	D3040 - Distribution Systems	2018	Central AHU - Const Volume w/Distribution	1,779,873
Mendel Center	Necessary - Not Yet Critical	Water Coolers - Wall Mount Renewal	Beyond Useful Life	D2010 - Plumbing Fixtures	2022	Water Coolers - Wall Mount	37,207
Mendel Center	Necessary - Not Yet Critical	Overhead Doors (Electrically Operated) Renewal	Beyond Useful Life	B2030 - Exterior Doors	2022	Overhead Doors (Electrically Operated)	5,757
Mendel Center	Necessary - Not Yet Critical	Restroom - Complete - Single Renewal	Beyond Useful Life	C10 - Interior Construction	2021	Restroom - Complete - Single	47,325
Mendel Center	Necessary - Not Yet Critical	Dry Sprinkler System Renewal	Beyond Useful Life	D40 - Fire Protection	2022	Dry Sprinkler System	31,195
Mendel Center	Necessary - Not Yet Critical	Motor Control Center, Main Elec Room Renewal	Beyond Useful Life	D3069 - Other Controls and Instrumentation	2019	Motor Control Center, Main Elec Room	37,116
Mendel Center	Necessary - Not Yet Critical	Drain Pipe: Not Insulated	Accessibility	C10 - Interior Construction	2018	Restroom - Complete - Gang	1,670
Mendel Center	Necessary - Not Yet Critical	Carpeting 3 - Carpet Broadloom - 2006 Renewal	Beyond Useful Life	C3020 - Floor Finishes	2019	Carpeting 3 - Carpet Broadloom - 2006	65,542
Mendel Center	Necessary - Not Yet Critical	Paint Masonry/Epoxy Finish Renewal	Beyond Useful Life	C3010 - Wall Finishes	2018	Paint Masonry/Epoxy Finish	293,112
Mendel Center	Necessary - Not Yet Critical	Restroom - Complete - Double Renewal	Beyond Useful Life	C10 - Interior Construction	2021	Restroom - Complete - Double	53,207
Mendel Center	Necessary - Not Yet Critical	Restroom - Complete - Gang Renewal	Beyond Useful Life	C10 - Interior Construction	2021	Restroom - Complete - Gang	180,571
Mendel Center	Necessary - Not Yet Critical	Restroom - Shower Renewal	Beyond Useful Life	C10 - Interior Construction	2021	Restroom - Shower	131,912
Mendel Center	Necessary - Not Yet Critical	Distribution Equipment, Panelboards, and Feeders 13 - 3000A 480Y/277V & 208	Beyond Useful Life	D5012 - Low Tension Service and Dist.	2022	Distribution Equipment, Panelboards, and Feeders 13 - 3000	364,420
Mendel Center	Necessary - Not Yet Critical	Emergency Generator - Average 280KW Renewal	Beyond Useful Life	D5092 - Emergency Light and Power Systems	2022	Emergency Generator - Average 280KW	126,264
Mendel Center	Necessary - Not Yet Critical	DDC/Pneumatic System - Hybrid Renewal	Beyond Useful Life	D3060 - Controls and Instrumentation	2021	DDC/Pneumatic System - Hybrid	879,841
Mendel Center	Necessary - Not Yet Critical	Natural Gas Supply for Bldg Renewal	Beyond Useful Life	D2090 - Other Plumbing Systems	2021	Natural Gas Supply for Bldg	305,141
Mendel Center	Necessary - Not Yet Critical	Theater And Stage Equipment - High Quality - 1992 Renewal	Beyond Useful Life	E - Equipment and Furnishings	2022	Theater And Stage Equipment - High Quality - 1992	4,667,925
Mendel Center	Not Time Critical	Rooftop HVAC Equipment - Lacks Service Outlets	Grandfathered Code	D5021 - Branch Wiring Devices	2018	Branch Wiring, Original - Equipment & Devices	8,099
Mendel Center	Not Time Critical	Electrical Panels - Lack Dedicated Space	Grandfathered Code	D5012 - Low Tension Service and Dist.	2018	Distribution Equipment, Panelboards, and Feeders 13 - 3000	38,211
Mendel Center	Not Time Critical	Guard and Handrails - Non-Compliant	Grandfathered Code	C20 - Stairs	2018	Stairs	41,527
Mendel Center	Not Time Critical	Electrical Outlets - Lack GFCI Receptacle	Grandfathered Code	D5021 - Branch Wiring Devices	2018	Branch Wiring, Original - Equipment & Devices	10,566
Mendel Center	Not Time Critical	Hardware - Not ADAAG Compliant	Accessibility	C1020 - Interior Doors	2018	Swinging Doors	136,983
Mendel Center	Not Time Critical	Partitions- Generator Room Non-Compliant	Grandfathered Code		2018		13,072
Napier Academic	Currently Critical	Carpeting 3 - Carpet Broadloom - D Wing Lecture Renewal	Beyond Useful Life	C3020 - Floor Finishes	2018	Carpeting 3 - Carpet Broadloom - D Wing Lecture	67,141

Facility Condition Assessment Requirement Listing

Facility	Priority	Requirement Name	Requirement Category	Prime System	Action Year	Linked System	Requirement Cost
Napier Academic	Currently Critical	Motor Control Center Renewal	Beyond Useful Life	D3069 - Other Controls and Instrumentation	2018	Motor Control Center	352,600
Napier Academic	Currently Critical	Exterior Stairs - Concrete - Circular Renewal	Beyond Useful Life	B1015 - Exterior Stairs and Fire Escapes	2018	Exterior Stairs - Concrete - Circular	26,151
Napier Academic	Currently Critical	DDC/Pneumatic System - Hybrid Renewal	Beyond Useful Life	D3060 - Controls and Instrumentation	2018	DDC/Pneumatic System - Hybrid	1,923,173
Napier Academic	Currently Critical	Chiller - Centrifugal wo Cooling Tower - 1968 Renewal	Beyond Useful Life	D3030 - Cooling Generating Systems	2018	Chiller - Centrifugal wo Cooling Tower - 1968	256,884
Napier Academic	Currently Critical	Carpeting 3 - Carpet Broadloom - E Wing Renewal	Beyond Useful Life	C3020 - Floor Finishes	2018	Carpeting 3 - Carpet Broadloom - E Wing	8,881
Napier Academic	Currently Critical	Steel Windows Renewal	Beyond Useful Life	B2020 - Exterior Windows	2018	Steel Windows	664,753
Napier Academic	Currently Critical	Carpeting 3 - Carpet Broadloom - L Wing Renewal	Beyond Useful Life	C3020 - Floor Finishes	2018	Carpeting 3 - Carpet Broadloom - L Wing	353,251
Napier Academic	Potentially Critical	Branch Wiring, Original - Equipment & Devices Renewal	Beyond Useful Life	D5021 - Branch Wiring Devices	2018	Branch Wiring, Original - Equipment & Devices	1,043,134
Napier Academic	Potentially Critical	Central AHU - Const Volume w/Distribution Renewal	Beyond Useful Life	D3040 - Distribution Systems	2018	Central AHU - Const Volume w/Distribution	4,237,541
Napier Academic	Potentially Critical	UPS System 120V Single Phase - per KVA Renewal	Beyond Useful Life	D5092 - Emergency Light and Power Systems	2019	UPS System 120V Single Phase - per KVA	66,813
Napier Academic	Potentially Critical	Carpeting 3 - Carpet Broadloom - S Wing Renewal	Beyond Useful Life	C3020 - Floor Finishes	2019	Carpeting 3 - Carpet Broadloom - S Wing	104,973
Napier Academic	Potentially Critical	ACT Concealed Spline System - A Wing Renewal	Beyond Useful Life	C3030 - Ceiling Finishes	2019	ACT Concealed Spline System - A Wing	65,091
Napier Academic	Potentially Critical	ACT Concealed Spline System - S Wing Renewal	Beyond Useful Life	C3030 - Ceiling Finishes	2019	ACT Concealed Spline System - S Wing	117,002
Napier Academic	Potentially Critical	Exit Signs, Original - Low Density Renewal	Beyond Useful Life	D5092 - Emergency Light and Power Systems	2018	Exit Signs, Original - Low Density	93,715
Napier Academic	Potentially Critical	VCT 2 - S Wing Renewal	Beyond Useful Life	C3020 - Floor Finishes	2018	VCT 2 - S Wing	3,394
Napier Academic	Potentially Critical	Boiler HW - Gas/Oil Fired w/Redundancy Renewal	Beyond Useful Life	D3020 - Heat Generating Systems	2018	Boiler HW - Gas/Oil Fired w/Redundancy	181,619
Napier Academic	Potentially Critical	ACT Concealed Spline System - L Wing Renewal	Beyond Useful Life	C3030 - Ceiling Finishes	2019	ACT Concealed Spline System - L Wing	351,802
Napier Academic	Potentially Critical	Emergency Battery Pack Lights Renewal	Beyond Useful Life	D5092 - Emergency Light and Power Systems	2018	Emergency Battery Pack Lights	13,133
Napier Academic	Potentially Critical	Fire Alarm System - Average Density Renewal	Beyond Useful Life	D5037 - Fire Alarm Systems	2018	Fire Alarm System - Average Density	1,452,830
Napier Academic	Potentially Critical	Aluminum Windows - L Wing Renewal	Beyond Useful Life	B2020 - Exterior Windows	2018	Aluminum Windows - L Wing	461,827
Napier Academic	Potentially Critical	ACT Concealed Spline System - D Wing Renewal	Beyond Useful Life	C3030 - Ceiling Finishes	2019	ACT Concealed Spline System - D Wing	13,980
Napier Academic	Potentially Critical	Perimeter Units Renewal	Beyond Useful Life	D3040 - Distribution Systems	2018	Perimeter Units	5,136,703
Napier Academic	Potentially Critical	Heat Exchanger - HW/HW - Shell and Tube Renewal	Beyond Useful Life	D2020 - Domestic Water Distribution	2018	Heat Exchanger - HW/HW - Shell and Tube	5,057
Napier Academic	Potentially Critical	Public Address System - Average Density Renewal	Beyond Useful Life	D5031 - Public Address and Music Systems	2018	Public Address System - Average Density	28,662
Napier Academic	Potentially Critical	Carpeting 3 - Carpet Broadloom - C Wing Renewal	Beyond Useful Life	C3020 - Floor Finishes	2018	Carpeting 3 - Carpet Broadloom - C Wing	117,807
Napier Academic	Necessary - Not Yet Critical	Carpeting 3 - Carpet Broadloom - C Wing - 2008 Renewal	Beyond Useful Life	C3020 - Floor Finishes	2021	Carpeting 3 - Carpet Broadloom - C Wing - 2008	21,315
Napier Academic	Necessary - Not Yet Critical	Roof Drainage Renewal	Beyond Useful Life	D2040 - Rain Water Drainage	2021	Roof Drainage	657,916
Napier Academic	Necessary - Not Yet Critical	Exterior Stairs - Concrete Renewal	Beyond Useful Life	B1015 - Exterior Stairs and Fire Escapes	2021	Exterior Stairs - Concrete	26,629
Napier Academic	Necessary - Not Yet Critical	Door Assembly - 3 x 7 HM Renewal	Beyond Useful Life	B2030 - Exterior Doors	2021	Door Assembly - 3 x 7 HM	69,584
Napier Academic	Necessary - Not Yet Critical	Plaster Walls - 3 Coats Renewal	Beyond Useful Life	C1010 - Partitions	2021	Plaster Walls - 3 Coats	1,201,460
Napier Academic	Necessary - Not Yet Critical	Paint Masonry/Epoxy Finish - Economy Renewal	Beyond Useful Life	C3010 - Wall Finishes	2018	Paint Masonry/Epoxy Finish - Economy	69,816
Napier Academic	Necessary - Not Yet Critical	Painted Finish - (1 Coat Prime - 2 Coats Finish) Renewal	Beyond Useful Life	C3010 - Wall Finishes	2021	Painted Finish - (1 Coat Prime - 2 Coats Finish)	522,519
Napier Academic	Necessary - Not Yet Critical	VCT 2 - A Wing Renewal	Beyond Useful Life	C3020 - Floor Finishes	2020	VCT 2 - A Wing	566
Napier Academic	Necessary - Not Yet Critical	VAT - C Wing	Asbestos	C3020 - Floor Finishes	2019	VCT 2 - C Wing	227,825
Napier Academic	Necessary - Not Yet Critical	Carpeting 3 - Carpet Broadloom - B Wing Renewal	Beyond Useful Life	C3020 - Floor Finishes	2020	Carpeting 3 - Carpet Broadloom - B Wing	16,874
Napier Academic	Necessary - Not Yet Critical	VCT 2 - E Wing Renewal	Beyond Useful Life	C3020 - Floor Finishes	2020	VCT 2 - E Wing	14,143
Napier Academic	Necessary - Not Yet Critical	Custodial/Utility Sinks Renewal	Beyond Useful Life	D2010 - Plumbing Fixtures	2018	Custodial/Utility Sinks	161,908
Napier Academic	Necessary - Not Yet Critical	CMU Walls - Glazed 2 Sides Renewal	Beyond Useful Life	C1010 - Partitions	2021	CMU Walls - Glazed 2 Sides	46,468
Napier Academic	Necessary - Not Yet Critical	Door Assembly - 6 x 7 Storefront Renewal	Beyond Useful Life	B2030 - Exterior Doors	2021	Door Assembly - 6 x 7 Storefront	123,656
Napier Academic	Necessary - Not Yet Critical	VAT - A Wing	Asbestos	C3020 - Floor Finishes	2018	VCT 2 - A Wing	1,019
Napier Academic	Necessary - Not Yet Critical	LAN System - Average Density Renewal	Beyond Useful Life	D5039 - Local Area Networks	2019	LAN System - Average Density	1,123,924

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Napier Academic	Necessary - Not Yet Critical	Restroom - Complete - Gang - C Wing Renewal	Beyond Useful Life	C10 - Interior Construction	2020	Restroom - Complete - Gang - C Wing	180,571
Napier Academic	Necessary - Not Yet Critical	Emergency Generator - Lacks Capacity	Capacity/Design	D5092 - Emergency Light and Power Systems	2018	Emergency Generator - Average 100KW	53,785
Napier Academic	Necessary - Not Yet Critical	Dumbwaiter for Low Rise Renewal	Beyond Useful Life	D1090 - Other Conveying Systems	2020	Dumbwaiter for Low Rise	37,957
Napier Academic	Necessary - Not Yet Critical	Door Assembly - 6 x 7 HM Renewal	Beyond Useful Life	B2030 - Exterior Doors	2021	Door Assembly - 6 x 7 HM	24,042
Napier Academic	Necessary - Not Yet Critical	Scoreboard Single Sided – College/High school Arena (Lower End) Renewal	Beyond Useful Life	D5031 - Public Address and Music Systems	2020	Scoreboard Single Sided – College/High school Arena (Low	4,609
Napier Academic	Necessary - Not Yet Critical	HVAC Cost Study- Engineer Environmental and Efficiency Study	Air and Water Quality	D3040 - Distribution Systems	2018	Central AHU - Const Volume w/Distribution	64,695
Napier Academic	Necessary - Not Yet Critical	Distribution Equipment, Panelboards, and Feeders 13 - 4000A 480Y/277V & 208	Beyond Useful Life	D5012 - Low Tension Service and Dist.	2021	Distribution Equipment, Panelboards, and Feeders 13 - 4000	1,374,585
Napier Academic	Necessary - Not Yet Critical	Emergency Generator - Average 100KW Renewal	Beyond Useful Life	D5092 - Emergency Light and Power Systems	2019	Emergency Generator - Average 100KW	47,905
Napier Academic	Necessary - Not Yet Critical	Split System AC - 1990 Renewal	Beyond Useful Life	D3050 - Terminal and Package Units	2018	Split System AC - 1990	20,324
Napier Academic	Necessary - Not Yet Critical	Carpeting 3 - Carpet Broadloom - C Wing - 2000 Renewal	Beyond Useful Life	C3020 - Floor Finishes	2021	Carpeting 3 - Carpet Broadloom - C Wing - 2000	142,772
Napier Academic	Necessary - Not Yet Critical	Carpeting 3 - Carpet Broadloom - A Wing Renewal	Beyond Useful Life	C3020 - Floor Finishes	2018	Carpeting 3 - Carpet Broadloom - A Wing	48,615
Napier Academic	Necessary - Not Yet Critical	Carpeting 3 - Carpet Broadloom - A Wing - 2000 Renewal	Beyond Useful Life	C3020 - Floor Finishes	2021	Carpeting 3 - Carpet Broadloom - A Wing - 2000	55,062
Napier Academic	Necessary - Not Yet Critical	Carpeting 3 - Carpet Broadloom - B Wing - 2000 Renewal	Beyond Useful Life	C3020 - Floor Finishes	2021	Carpeting 3 - Carpet Broadloom - B Wing - 2000	227,709
Napier Academic	Necessary - Not Yet Critical	Exhaust System - Kitchen Renewal	Beyond Useful Life	D3040 - Distribution Systems	2021	Exhaust System - Kitchen	60,400
Napier Academic	Necessary - Not Yet Critical	Restroom - Complete - Gang - L Wing Renewal	Beyond Useful Life	C10 - Interior Construction	2021	Restroom - Complete - Gang - L Wing	180,571
Napier Academic	Necessary - Not Yet Critical	Water Heater - Electric Renewal	Beyond Useful Life	D2020 - Domestic Water Distribution	2018	Water Heater - Electric	8,072
Napier Academic	Necessary - Not Yet Critical	Carpeting 3 - Carpet Broadloom - D Wing - 2000 Renewal	Beyond Useful Life	C3020 - Floor Finishes	2021	Carpeting 3 - Carpet Broadloom - D Wing - 2000	21,759
Napier Academic	Necessary - Not Yet Critical	Fixed Theater Seating - Deluxe - S Wing Renewal	Beyond Useful Life	E - Equipment and Furnishings	2021	Fixed Theater Seating - Deluxe - S Wing	2,219
Napier Academic	Necessary - Not Yet Critical	Overhead Doors (Manually Operated) - B Wing Renewal	Beyond Useful Life	B2030 - Exterior Doors	2021	Overhead Doors (Manually Operated) - B Wing	22,328
Napier Academic	Necessary - Not Yet Critical	CMU Block Walls - Plain Renewal	Beyond Useful Life	C1010 - Partitions	2021	CMU Block Walls - Plain	117,736
Napier Academic	Necessary - Not Yet Critical	Natural Gas Supply for Bldg Renewal	Beyond Useful Life	D2090 - Other Plumbing Systems	2021	Natural Gas Supply for Bldg	666,983
Napier Academic	Necessary - Not Yet Critical	Unit Heaters - Hot Water Renewal	Beyond Useful Life	D3050 - Terminal and Package Units	2019	Unit Heaters - Hot Water	35,965
Napier Academic	Necessary - Not Yet Critical	Door Assembly - 3 x 7 Storefront Renewal	Beyond Useful Life	B2030 - Exterior Doors	2021	Door Assembly - 3 x 7 Storefront	29,429
Napier Academic	Necessary - Not Yet Critical	Hydraulic Passenger Elevator Renewal	Beyond Useful Life	D1010 - Elevators and Lifts	2019	Hydraulic Passenger Elevator	298,950
Napier Academic	Necessary - Not Yet Critical	Restroom - Complete - Double - A Wing Renewal	Beyond Useful Life	C10 - Interior Construction	2021	Restroom - Complete - Double - A Wing	53,207
Napier Academic	Necessary - Not Yet Critical	Brick Walls - Mortar Joints Deteriorated	Reliability	B2010 - Exterior Walls	2018	Brick Walls	139,608
Napier Academic	Necessary - Not Yet Critical	Fixed Theater Seating - Deluxe - D Wing Renewal	Beyond Useful Life	E - Equipment and Furnishings	2021	Fixed Theater Seating - Deluxe - D Wing	16,565
Napier Academic	Necessary - Not Yet Critical	VAT - S Wing	Asbestos	C3020 - Floor Finishes	2018	VCT 2 - S Wing	5,929
Napier Academic	Necessary - Not Yet Critical	Four Pipe Distribution System w/Pump Renewal	Beyond Useful Life	D3040 - Distribution Systems	2021	Four Pipe Distribution System w/Pump	6,024,347
Napier Academic	Necessary - Not Yet Critical	VAT - E Wing	Asbestos	C3020 - Floor Finishes	2019	VCT 2 - E Wing	4,260
Napier Academic	Necessary - Not Yet Critical	Water Heater - Gas Renewal	Beyond Useful Life	D2020 - Domestic Water Distribution	2018	Water Heater - Gas	5,800
Napier Academic	Necessary - Not Yet Critical	Wet Standpipe System Renewal	Beyond Useful Life	D40 - Fire Protection	2021	Wet Standpipe System	625,061
Napier Academic	Necessary - Not Yet Critical	Sanitary Waste Renewal	Beyond Useful Life	D2030 - Sanitary Waste	2021	Sanitary Waste	2,038,553
Napier Academic	Necessary - Not Yet Critical	Pedestrian Sky Bridges - Concrete Renewal	Beyond Useful Life	B2010 - Exterior Walls	2021	Pedestrian Sky Bridges - Concrete	927,120
Napier Academic	Necessary - Not Yet Critical	Drain Pipe: Not Insulated	Accessibility	D2030 - Sanitary Waste	2018	Sanitary Waste	1,670
Napier Academic	Necessary - Not Yet Critical	Quarry Tile - L Wing Renewal	Beyond Useful Life	C3020 - Floor Finishes	2021	Quarry Tile - L Wing	75,020
Napier Academic	Necessary - Not Yet Critical	GWB Taped and Finished - L Wing Renewal	Beyond Useful Life	C3030 - Ceiling Finishes	2021	GWB Taped and Finished - L Wing	5,439
Napier Academic	Necessary - Not Yet Critical	Hydraulic Freight Elevator Renewal	Beyond Useful Life	D1010 - Elevators and Lifts	2019	Hydraulic Freight Elevator	237,775
Napier Academic	Necessary - Not Yet Critical	Carpeting 3 - Carpet Broadloom - B Wing - 2008 Renewal	Beyond Useful Life	C3020 - Floor Finishes	2021	Carpeting 3 - Carpet Broadloom - B Wing - 2008	15,986
Napier Academic	Necessary - Not Yet Critical	VCT 2 - C Wing Renewal	Beyond Useful Life	C3020 - Floor Finishes	2020	VCT 2 - C Wing	82,908
Napier Academic	Necessary - Not Yet Critical	Lighting Fixtures, Original - Average Density Renewal	Beyond Useful Life	D5022 - Lighting Equipment	2020	Lighting Fixtures, Original - Average Density	834,355

Facility Condition Assessment Requirement Listing

Facility	Priority	Requirement Name	Requirement Category	Prime System	Action Year	Linked System	Requirement Cost
Napier Academic	Necessary - Not Yet Critical	Kitchen Equipment Renewal	Beyond Useful Life	E - Equipment and Furnishings	2020	Kitchen Equipment	118,953
Napier Academic	Necessary - Not Yet Critical	GWB Walls - Standard (Non-Painted) Renewal	Beyond Useful Life	C1010 - Partitions	2021	GWB Walls - Standard (Non-Painted)	505,088
Napier Academic	Necessary - Not Yet Critical	GWB Taped and Finished - D Wing Renewal	Beyond Useful Life	C3030 - Ceiling Finishes	2021	GWB Taped and Finished - D Wing	25,571
Napier Academic	Necessary - Not Yet Critical	Exterior Stairs - Concrete - Platform Renewal	Beyond Useful Life	B1015 - Exterior Stairs and Fire Escapes	2021	Exterior Stairs - Concrete - Platform	28,449
Napier Academic	Necessary - Not Yet Critical	Water Coolers - Wall Mount Renewal	Beyond Useful Life	D2010 - Plumbing Fixtures	2019	Water Coolers - Wall Mount	22,598
Napier Academic	Not Time Critical	Hardware - Not ADAAG Compliant	Accessibility	C1020 - Interior Doors	2018	Swinging Doors	563,396
Napier Academic	Not Time Critical	Guard and Handrails - Non-Compliant	Grandfathered Code	C20 - Stairs	2019	Stairs	303,816
Napier Academic	Not Time Critical	Electrical Outlets - Lack GFCI Receptacle	Grandfathered Code	D5021 - Branch Wiring Devices	2018	Branch Wiring, Original - Equipment & Devices	15,243
Napier Academic	Not Time Critical	Guards - Lacking	Grandfathered Code		2018		27,147
Napier Academic	Not Time Critical	Electrical Panels - Lack Dedicated Space	Grandfathered Code	D5012 - Low Tension Service and Dist.	2018	Distribution Equipment, Panelboards, and Feeders 13 - 4000	28,658
Napier Academic	Not Time Critical	Handrails - Lacking	Grandfathered Code		2018		21,108
South Haven	Necessary - Not Yet Critical	Fire Alarm System - Average Density Renewal	Beyond Useful Life	D5037 - Fire Alarm Systems	2021	Fire Alarm System - Average Density	197,556
South Haven	Necessary - Not Yet Critical	Vinyl Sheet Goods Renewal	Beyond Useful Life	C3020 - Floor Finishes	2021	Vinyl Sheet Goods	36,173
South Haven	Necessary - Not Yet Critical	Paint Masonry/Epoxy Finish - Economy Renewal	Beyond Useful Life	C3010 - Wall Finishes	2021	Paint Masonry/Epoxy Finish - Economy	13,609
South Haven	Necessary - Not Yet Critical	Carpeting 5 - Carpet Tiles Renewal	Beyond Useful Life	C3020 - Floor Finishes	2018	Carpeting 5 - Carpet Tiles	157,388
South Haven	Necessary - Not Yet Critical	LAN System - Average Density Renewal	Beyond Useful Life	D5039 - Local Area Networks	2021	LAN System - Average Density	152,832
South Haven	Necessary - Not Yet Critical	DX Condensing Unit Renewal	Beyond Useful Life	D3030 - Cooling Generating Systems	2021	DX Condensing Unit	199,158
South Haven	Necessary - Not Yet Critical	Water Heater - Gas Renewal	Beyond Useful Life	D2020 - Domestic Water Distribution	2021	Water Heater - Gas	28,687
South Haven	Necessary - Not Yet Critical	Unit Heaters - Electric Renewal	Beyond Useful Life	D3050 - Terminal and Package Units	2021	Unit Heaters - Electric	27,911
South Haven	Necessary - Not Yet Critical	Folding Partitions Renewal	Beyond Useful Life	C1010 - Partitions	2021	Folding Partitions	122,399
South Haven	Necessary - Not Yet Critical	Fittings: Signage (Room Numbering and Identification) Renewal	Beyond Useful Life	C1035 - Identifying Devices	2022	Fittings: Signage (Room Numbering and Identification)	30,150
South Haven	Necessary - Not Yet Critical	Painted Finish - (1 Coat Prime - 2 Coats Finish) Renewal	Beyond Useful Life	C3010 - Wall Finishes	2021	Painted Finish - (1 Coat Prime - 2 Coats Finish)	74,573
South Haven	Necessary - Not Yet Critical	Security System - Light Density Renewal	Beyond Useful Life	D5038 - Security and Detection Systems	2020	Security System - Light Density	49,959
Beckwith Hall	Necessary - Not Yet Critical	Repaint suite wall surfaces	Beyond Useful Life	C3010 - Wall Finishes	2018	Painted Finish - (1 Coat Prime - 2 Coats Finish)	33,778
Beckwith Hall	Necessary - Not Yet Critical	Repaint suite wall surfaces	Beyond Useful Life	C3010 - Wall Finishes	2019	Painted Finish - (1 Coat Prime - 2 Coats Finish)	33,778
Beckwith Hall	Necessary - Not Yet Critical	Replace hallway carpet	Beyond Useful Life	C3020 - Floor Finishes	2018	Carpeting 3 - Carpet Broadloom - 1 Floor	33,081
Beckwith Hall	Necessary - Not Yet Critical	Replace hallway carpet	Beyond Useful Life	C3020 - Floor Finishes	2019	Carpeting 3 - Carpet Broadloom - 1 Floor	33,081
Beckwith Hall	Necessary - Not Yet Critical	Replace hallway carpet	Beyond Useful Life	C3020 - Floor Finishes	2020	Carpeting 3 - Carpet Broadloom - 1 Floor	33,081
Beckwith Hall	Necessary - Not Yet Critical	Replace suite carpet	Beyond Useful Life	C3020 - Floor Finishes	2021	Carpeting 3 - Carpet Broadloom - 1 Floor	33,081
Beckwith Hall	Necessary - Not Yet Critical	Replace suite carpet	Beyond Useful Life	C3020 - Floor Finishes	2022	Carpeting 3 - Carpet Broadloom - 1 Floor	33,081