Building/Campus/All Assessed Facilities Comparison Report Montcalm Community College

						Priority Iss				0-5 Year Cum			
	Year	Building	Pct. of		Percent of		Percent of				Percent of		
Facility	Built	Area (S.F.)	Total S.F.	CRV	Total CRV	DMB	Total DMB	FCI	Rating	DMB	Total DMB	FCI	Rating
All assessed facilities		254,801		\$66,605,238		\$594,100		0.9%	GOOD	\$3,479,124		5.2%	FAIR
Greenville		40,980	16.1%	\$10,553,250	15.8%	\$34,307	0.0%	0.0%	GOOD	\$235,734	6.8%	1.3%	GOOD
Ash Technology and Learning Center	2001	19,495	7.7%	\$5,451,000	8.2%	\$0	0.0%	0.0%	GOOD	\$148,823	4.3%	2.7%	GOOD
Braman Center	2012	16,585	6.5%	\$4,574,250	6.9%	\$34,307	5.8%	0.8%	GOOD	\$86,911	2.5%	1.9%	GOOD
Greenville Pole Barn	1970	4,900	1.9%	\$528,000	0.8%	\$0	0.0%	0.0%	GOOD	\$0	0.0%	0.0%	GOOD
Main		213,821	83.9%	\$56,051,988	84.2%	\$559,793	100.0%	0.5%	GOOD	\$3,243,390	93.2%	3.9%	GOOD
Activities	1975	36,190	14.2%	\$10,377,483	15.6%	\$77,831	13.1%	0.7%	GOOD	\$311,324	8.9%	3.0%	GOOD
Barn Theater	1917	3,932	1.5%	\$1,533,480	2.3%	\$35,270	5.9%	2.3%	GOOD	\$190,918	5.5%	12.4%	POOR
Cold Storage	1967	3,880	1.5%	\$426,800	0.6%	\$0	0.0%	0.0%	GOOD	\$0	0.0%	0.0%	GOOD
Doser Building	1999	38,013	14.9%	\$10,079,500	15.1%	\$157,240	26.5%	1.6%	GOOD	\$458,617	13.2%	4.5%	GOOD
Farmhouse	1916	2,550	1.0%	\$624,000	0.9%	\$16,474	2.8%	2.6%	GOOD	\$55,162	1.6%	8.8%	FAIR
Kenneth J. Smith Instructional Buildin	1966	25,132	9.9%	\$7,134,000	10.7%	\$12,841	2.2%	0.2%	GOOD	\$176,923	5.1%	2.5%	GOOD
Instruction North	1968	21,780	8.5%	\$4,905,000	7.4%	\$49,050	8.3%	1.0%	GOOD	\$821,588	23.6%	16.8%	POOR
Les Morford Instructional Building	1969	11,184	4.4%	\$3,662,400	5.5%	\$12,818	2.2%	0.4%	GOOD	\$243,550	7.0%	6.7%	FAIR
Donald C. Burns Library and Admin.	1966	28,720	11.3%	\$7,261,100	10.9%	\$192,419	32.4%	2.6%	GOOD	\$678,913	19.5%	9.4%	FAIR
Pole Barn	1998	1,800	0.7%	\$198,000	0.3%	\$0	0.0%	0.0%	GOOD	\$2,970	0.1%	1.5%	GOOD
Power Plant	1966	3,840	1.5%	\$2,340,000	3.5%	\$5,850	1.0%	0.3%	GOOD	\$150,930	4.3%	6.5%	FAIR
Ash Building	2007	28,800	11.3%	\$6,630,225	10.0%	\$0	0.0%	0.0%	GOOD	\$152,495	4.4%	2.3%	GOOD
Maintenance Building	2007	8,000	3.1%	\$880,000	1.3%	\$0	0.0%	0.0%	GOOD	\$0	0.0%	0.0%	GOOD

Deferred Maintenance Report - All assessed facilities Montcalm Community College

Facility Stats

Number of Buildings	16
Oldest Building	1916
Newest Building	2012
Avg. Year Built	1975
Avg. Cost per S.F.	\$249

Facilities Condition Index - All assessed facilities

	Priority I	ssues Da	ata			0-5 Year C	umulativ	ve Data		
254,801	\$66,605,238	\$594,100	\$0	0.9%	GOOD	\$3,479,124	\$148,862	5.2%	\$1,332,114	FAIR
TOTAL S.F.	CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS	FCI	\$/YR MAINTAIN	RATING



Notes:

Data from previous assessments is included for reference purposes. Current assessment notes indicate if past issues have been addressed.

Campus: Main				Use Types:	.	Notae	original building -	35 10/I CE					+
•						Notes.			/ / 000 0=)			+	+
Bldg. No: 01				35 % Athletic			2007 - Bookstore	renovation/addition	on (+1,000 SF)			_	
Building: Activities				35 % Studer									
Area: 36,190sf	Yr Bı	ıilt: 1975	Floors: 1	30 % Natator	ium								
		CRV of System	Pct. of	system value to bu	dget for repair/repl	acement:							
System	%	\$	Immediate	1-5 Years	6-10 Years		System/Comp	onent Notes					
Structure	15	\$1,556,622	5	0	0	95	No reported	problems					
			\$77,831	\$0	\$0		·	İ					
							2007-2015 a	ssessment:N	o changes re	oorted			
									Π			+	1
							2016 Assess	ment: No cha	anges reporte	d. No reporte	d problems.		
									II		T .		1
							2018 Assess	ment Severe	e corrosion of	steel ladder	n pool water	treatment ro	om
									red concrete			T	T
							001010 00110				l boarno.	+	+
							2019 Δεςρες	ment: Contin	ued Severe c	orrosion of st	eel ladder in	+	+-
								eatment room			CCI Idadci III	+	+
							poor water to		1			+	+
Roof	5	\$518,874	0	0	20	80	2004- Trocal	PVC roof rer	olaced with EF	PDM (\$105.00	00)	+	+
		, , , , ,	\$0	\$0	\$103,775	\$415,099				(,,	T	+	+
				, ,	<i></i>	<i>p</i> ,	2007 assess	ment. No ren	orted problem	is		+	+
							200: 400000					+	-
							2009 assess	ment:				+	-
									d at perimeter	due to moisti	ire problems	⊥ s in wall	+
									red. Permane				+
			+				System, temp	porumy ropan	III	III TOPAII JUII		1.404.	+
							2010 assess	ment:	1			+	+
			+						II nite EPDM me	mhrane roof		+	+
						 	i ooi iooi iep	naceu Willi Wi		IIIDIAIIE IUUI		+	+
							2011 2015 -	aaaaamart:N	 a_abangas T	loof inanosts	d appually: =		robloms
							2011-2015 a	ssessment:N	o changes. F	ll mspecte	u amualiy, N	o reported pr	Joniellis
							2016 Assess	ment: No cha	II anges reporte	d. No reporte	d problems.	+	+
									m roof report:		1	+	
												+	+
							2018 Assess	ment: No ch	anges reporte	ed. Roof sect	tions 2 5 an	nd 6 schedule	ed =
									30. Section 1				Ť
									ply membrane			L I deck steel i	inists
							1 tool complis	Jou or sirigit-		, with insulat	ion on metal	Took, Steel J	01313
			1				2010 Access	mont: No si	ll hanges report	od No roport	od probleme		+
							ZU19 ASSESS	ment: No ci	nanges report	eu. No report	ea problems	-	

	П		П	т п	П	П				П			
Campus: Main				Use Types:		Notes:	original building -	35 104 SE					
Bldg. No: 01				35 % Athletic		1101001	2007 - Bookstore		n (+1 000 SF)				
Building: Activities				35 % Studer			2007 BOOKOIO	Tonovationyadatto	11 (* 1,000 01)				
Area: 36,190sf	Yr Bu	ilt: 1975	Floors: 1	30 % Natator									
,		CRV of System	Pet of	evetom valuo to hu	dget for repair/repi	acoment.							
System	%	S	Immediate	1-5 Years	6-10 Years		System/Comp	onent Notes					
		-											
Glazing	3	\$311,324			20		Original glazi	ing. Skylight	resealed.				
			\$0	\$15,566	\$62,265	\$233,493	2002-new db	l none glozin	a in kitahan				
							2002-New db	i. parie giaziri	g in kitchen				
							2007-2014 A	ssessment: N	lo reported pr	oblems no c	hannes reno	orted	
							2007 20147	SSCSSITICITE. I	to reported pr	Oblema, ne c	langes repo	Jitou.	
							2015 - No ch	anges reporte	ed. Recomme	end reviewing	a condition o	f sealants on	
							original units			`			
							2016 Assess	ment: No cha	inges reported	d.			
							2018 Assess	ment: No ch	anges reporte	ed.			
							2019 Assess	ment: Seve	ral windows re	eplaced at the	e pool. No d	ther problems	s reported.
Cladding	7	\$726,424	0	0	10	00	2001-Recent	ly raplaced m	orter coulls o	control iointo			
Cladding	1	\$720,424	\$0	\$0	\$72,642	\$653,781	200 I-Recent	ly replaced III	ortar, caulk, c	ontroi joints.	•		
			90	90	Ψ72,0 1 2	\$000,707	2001-Recent	ly waterproof	ed to counter	act effloresce	ence althoug	nh problem	
							expected to r						
							2003-Replac	ement of poo	I humidity con	trol system a	appears to h	ave solved	
							problem with						
							2007 assess	ment: No rep	orted problem	IS			
							2009 assess			"	1.	<u> </u>	
									ea exterior wa			ly, allowing	
						 	moisture into	wan structure	e. Problem ur	ider investig	auon.		
				+			2010 assess	ment [.]					
									ll plved as part (of roof replac	ement Wa	 /roof transition	on insulated
				1					ao part				
				1			2011-2015: a	assessment: N	No changes.	No reported	problems.		
							2016 Assess	ment: No cha	inges reported	d. No reporte	d problems.		
							2018 Assess	ment: No ch	anges reporte	ed. No reporte	ed problems		
							2019 Assess	ment: No ch	anges reporte	ed. No reporte	ed problems		

Campus: Main				Use Types	:	Notes:	original building - 3	1 35.194 SF				
Bldg. No: 01				35 % Athlet		1101001	2007 - Bookstore		n (+1 000 SF)			
Building: Activities				35 % Stude			2007 Bookstore	i onovation radatti	11 (* 1,000 01)			
Area: 36.190sf	Yr Bui	lt: 1975	Floors: 1	30 % Natato								
	11		1.00.01	70 70 1144410								
	-	W of Quotom	Det of	watam walua ta b	udget for reneir/re	plecement						
		RV of System			udget for repair/rep							
System	%	\$	Immediate	1-5 Years	6-10 Years	11+ Years	System/Comp	onent Notes				
IVAC	24	\$2,490,596	0	0	20	80	2000-Indeper	ndent HVAC	system - origi	nal. 2 new ro	oftop units.	
			\$0	\$0	\$498,119		HVAC systen					
							2002-pool en	ergy/humidity	/ mgmt. syste	m budgeted	for replacem	ent
							2003-pool en	ergy/humidity	/ mgmt. syste	m replaced.		
							2005-2 coils i	replaced, bal	ance of syste	m generally o	original	
							2007 assessr	ment:				
							Fitness cente	r RTU origina	al, with newer	compressor	Coil leaks a	and loses charge.
							System at en	d of life, due	for replacem	ent.		
							Perimeter fin	tube heating	in pool repai	red, no repor	ted problems	
							Repairs and r	maintenance	keeping agin	g system ope	erating.	
							2009 Assessi					
							2008-Fitness			1,000)		
							Dehumidificat	tion unit pipir	ig upgraded			
							2010 Assessi					
							Minor HVAC					o. Majority of
							building equip					
							Gas meter sy	stems replac	ed by Consu	mers Energy		
							2011 assessr	ment:No chai	nges reported	I. Equipment	still due for	replacement.
							2012 assessr					
												of new energy
		·					management	system. HV	AC equipmer	nt still due for	replacement	<u> </u>
							2013 assessr	ment:				
							2 RTUs over	north half of	building past	end of life an	d due for rep	lacement.
							2014 assessr	ment:				
							(2) RTUs bud	lgeted for rep	lacement in 2	2015. Expect	ed cost of at	least \$75,000
	- - 											

Campus: Main				Use Types:		Notes:	original building -	- 35,194 SF					
Bldg. No: 01				35 % Athletic	;		2007 - Bookstore	e renovation/addition	on (+1,000 SF)				
Building: Activities				35 % Studen	t Union								
Area: 36,190sf	Yr Bui	lt: 1975	Floors: 1	30 % Natatori	um								
	CF	RV of System	Pct. of s	ystem value to bud	lget for repair/repl	acement:							
System	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Comp	ponent Notes					
HVAC (continued)	24	\$2,490,596	0	0	20	80	2015 assess	sment:					
·			\$0	\$0	\$498,119	\$1,992,477	(2) new RTL	Js with DDC co	ontrols installe	ed to serve n	orth lower le	vel cooling.	
							Installed cos	st: \$90,000+					
							2016 Assess	sment:					
							No changes	reported. No	reported prob	lems.			
							2018 Assess	sment: HVAC	is combination	on of pool AH	IU, with rema	aining space :	served
								electric coolin					
								ot water serve					n pumps
							Building is fu	ally DDC contr	olled with sta	ndard campu	s BEMS sys	tem.	
							Weight train	ing area is pla	nned for expa	ansion and a	new HVAC	system requir	ed.
							2019 Assess	sment: Repla	aced entry hea	ater in 2019.	No other ch	anges or prol	blems
							reported						

Campus: Main				Use Types:		Notes:	original building -	35,194 SF					
Bldg. No: 01				35 % Athletic			2007 - Bookstore	renovation/addition	n (+1,000 SF)				
Building: Activities				35 % Student	Union								
Area: 36,190sf	Yr Bui	ilt: 1975	Floors: 1	30 % Natatori	um								
	CI	RV of System	Pct. of	system value to bud	get for repair/replac	cement:							
System	%	\$	Immediate	1-5 Years	6-10 Years	11+ Years	System/Comp	onent Notes					
Plumbing/Drainage	7	\$726,424	0	5	15	80	Damaged fix	tures replace	d, hardware r	eplaced, toile	t partitions	replaced.	
<u> </u>			\$0	\$36,321	\$108,964	\$581,139	-				i		
							2003-pool pl	H system repl	aced (from ac	cid to CO-2)			
							2004-due for	r replacement	: pool equip re	oom plumbin	g, pool heat	exchanger du	ıe
							for replacem	ent (\$15-20,0	000)				
							2005-pool ed	quipment roor	n plumbing ar	nd heat exch	anger replac	ced	
				1			2007 20000	 sment: No rep	orted problem	1	+	+	
							2007 assess	пен. No гер	orted problem	15.			
							2009 Assess	∷ sment:No cha	nges reported	1			
							2003 A3303	III CITE. NO CHA					
				1			2010 assess	ment.					
								ol equipment r	oom repaired	I to improve e	efficiency (\$	120.000)	
								ion pump driv					
											i ,		
							2011 assess	ment:					
							Majority of p	ool equipmen	t room piping	still original	except for r	epaired	
								ill due for repl				İ	
							,						
							2012 assess	ment: No cha	inges reporte	d			
							2013 assess						
								rculation pum	•			out of	
							basement D	eteriorated pi	ping replaced	l. (approx. \$1	30,000)		
							2014 assess	ment: No rep	orted problem	ns.	1		
							2015 assess		<u> </u>	<u> </u>	1 .		
				+ +				and drain pipi	-			•	
				1			caused floor	damage. Pip	oing and colla	teral floor da	mage repair	ed in 2015.	
				1			2016 125	ll manamati Na - !		d No soct-		1	
				+			∠U1b Assess	sment: No cha	inges reporte	u. No reporte	eu problems	-	
<u> </u>				+			2010 4	maami Ni- I		 	مطاعة والم	_	
				+			∠U18 Assess	sment: No ch	anges reporte	eu. No report	ed problems	5.	
				1			0040 4	sment: Pool					

	п			1 11	П					Ī	1		
Campus: Main				Use Types:		Notes:	original building -	35 194 SF					
Bldg. No: 01				35 % Athletic		itotos.	0 0	renovation/additio	n (+1 000 SF)				
Building: Activities				35 % Studen			2007 BOOKOLOTO	Tonovation/additio	11 (* 1,000 01)				
Area: 36,190sf	Yr Bu	ilt: 1975	Floors: 1	30 % Natatori									
, , , , , , , , , , , , , , , , , , , ,		CRV of System			dget for repair/repl	acoment.							
System	%	S	Immediate	1-5 Years	6-10 Years		System/Comp	nonent Notes					
		-											
Primary/Secondary	10	\$1,037,748	0 \$0	0 \$0	\$207,550		Primary - go	oa condition	_				
			\$0	\$0	\$207,550	\$830,199	Secondary -	good conditio	n				
							2007 assess	ment.					
				1			No reported						
							. to reported						
							2009 Assess	ment:No chai	nges reported				
							2010 assess	ment:					
							Campus prin	nary service u	pgraded by C	onsumers Er	nergy to prov	ide additiona	l capacity.
							2011 - 2015	Assessment:	No changes r	eported.			
							2010.1						
							2016 Assess	sment: No cha	inges reported	d. No reporte	d problems.		
				+			2018 Assess	 sment: Buildir	ng served by	180/277\/ 3 r	hace cervic	e with 600A	canacity
								nd most distrib					
				1				overcurrent p					
								. Need to cle					
								panel tapped a				ode-compliar	nt.
							2019 Assess	ment: Feder	al panels rep	aced with Sq	uare D pane	ls.	
Distribution	5	\$518,874	0	10	20			ded and dama	<u> </u>		•		
			\$0	\$51,887	\$103,775	\$363,212		lectrical panel		ear is Federa	al Pacific. Pa	anels are	
							obsolete and	parts are diff	icult to find.				
	$-\parallel$			1			2007-2014 a	ssessment:No	o changes rep	orted.			
	$-\parallel$			+			2015 Access	ment: No cha	inger reporter	1 Obsolate	anele choul	d he budgete	nd .
	+			+				ent. College	•			u ve vuugete	iu .
				1			ioi repiaceiii	Oncye	cotamates ap	Proximately (¥00,000		
				1			2016 Assess	sment: No cha	naes reported	d.			
				1			2.27.00000		3				
							2018 Assess	sment: Many	branch panell	oards are Fe	ederal Pacific	breaker par	nels.
							+	n for these par					
							MCC is in the	e process of r	eplacing. Red	commend ac	celerate the	replacement	process.
								sment: Replac		•	with Square	D panels.	
							Partial lighting	ng replacemer	nt with LED fix	tures.			

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Campus: Main				Use Types:		Notes:	original building -	35 104 SE					
Bldg. No: 01				35 % Athletic		Notes.	2007 - Bookstore		n (±1 000 SE)				
Building: Activities				35 % Studen			2007 - BOOKStore	Terrovation/additio	11 (1,000 01)				
Area: 36,190sf	Yr Bı	uilt: 1975	Floors: 1	30 % Natator									
		CRV of System			dget for repair/repl	ocoment.							
Quetem	%	env ui ayateiii		1-5 Years	6-10 Years		System/Comp	onent Netes					
System	/0	ð	Immediate	I-D TEBI-S	0-IU YEAI'S								
Lighting	5	\$518,874		5	5		Fixtures typic						
			\$0	\$25,944	\$25,944	\$466,987	Locker room						
							HID fixtures i	n natatorium	due for replac	cement - diffi	cult to maint	tain	
							2007 assess	manuti Navi lin	latina in baal				
							2007 assess	ment: New lig	nung in book	store area, no	o otner char	iges	
							2009 Assess	ment:No chai	nges renorted				
							2000 /133033	onc.ivo orial	I goo roported				
							2010 assess	ment:					
							Gym lighting		high bay T8	fluorescent fi	ixtures (\$10,	,000).	
							Pool lighting	still due for re	eplacement.				
							2011 assess						
							Pool lighting	replaced with	high bay T8	fluorescent fi	xtures (\$10,	000)	
							2012 assess		(50)4				
							Lighting upgr	raded as part	of ECIM contr	act.			
							2013-2015 A	seessment: N	lo changes re	norted			
							2013-2013 A	33C33IIICIII. I	lo changes re	porteu.			
							2016 Assess	ment: No cha	nges reporte	d. No reporte	d problems.		
											<u> </u>		
							2018 Assess	ment: No rep	orted probler	ns.			
											ICC has rep	laced corridor	and
							Cyber Café li	ighting with fla	at panel LED	lighting.			
							2019 Assess	ment: No rep	orted probler	ns.			
Vaice/Date	2	¢207.550	0	0	5	05	Not much in	huildina ina	tallad avaruad	2000 No vo		lama	
Voice/Data	2	\$207,550	\$0 \$0	\$0 \$0	\$10,377	\$197,172	Not much in	building - ins	lalled around	2000. No re	ported probl	lems	
			50	\$0	\$10,377	\$191,112	2007-2010 as	ssassment·N	n changes rei	oorted			
							2001-2010 a	330331110111.111	o Grianges rep	Jortou.			
				+ +			2011-2015 A	.ssessment: N	u lo changes re	ported.			
							2016 Assess	ment: No cha	inges reporte	d. No reporte	d problems.		
							2018 Assess	ment: No ch	anges reporte	ed. No reporte	ed problems	S	
							2019 Assess	ment: No ch	anges reporte	ed. No reporte	ed problems	5.	1

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Campus: Main				Use Types:		Notes:	original building - 3	5 194 SF					
Bldg. No: 01				35 % Athletic		1101001	2007 - Bookstore r		n (+1 000 SF)				
Building: Activities				35 % Studer			2007 BOOKOLOFO F	onovation/addition	(*1,000 01)				
Area: 36,190sf	Yr Bu	uilt: 1975	Floors: 1	30 % Natator									
		CRV of System			dget for repair/rep	lacoment.							
System	%	S	Immediate	1-5 Years	6-10 Years		System/Compo	nont Notoe					
		·			H								
Ceilings	3	\$311,324		-	15		Sagging ceiling			nd bookstore	. Condition	will return if	
			\$0	\$0	\$46,699	\$264,626	humidity prob	lems not add	ressed.				
							2003 - humidi	tu probleme i	rooolyod				
							2003 - numidi	ty problems i	esoived				
							2007-2010 as	sessment·No	changes rer	oorted			
							2007 2010 40	oodomona.rt	onangoo rop	Jortou.			
							2011-2015 As	sessment: N	lo changes re	ported.			
							2016 Assessr	nent: No cha	nges reported	d. No reporte	d problems.		
							2018 Assessr						
							Corridor ceilin	g replaced w	ith new LED	lights in 2018	i.		
							2019 Assessr	nont: No ron	orted change	o No roport	od probleme		
							2019 ASSESSI	nent. No rep	orted change	s. No report	eu problems	-	
Walls/Casework	2	\$207,550	0	0	10	90	Recently repa	inted in avm	& pool. Inter	ior face of ex	terior walls a	are showing	
		, , , , , , , , , , , , , , , , , , , ,	\$0	\$0	\$20,755		efflorescence						ling.
							2003 - humidi	ty problems i	resolved				
							2004- gym du	e for repainti	ng.				
							2005 - bleach	ore at and of	life due for r	onlocoment i	n 2 5 voore	Egoility uso	
							may not requi			•	•	racility use	
							inay not requi	. o ropiaceme	A TO THE TOTAL TOT	TIGHTIDGE OF DE			
							2007 assessn	nent:No char	iges reported				
							2009 Assessr			chers installe	ed in gym, m	iscellaneous	
							painting work	done in gym					
							0040 55 15						
							2010-2015 As	sessment: N	lo changes re	ported.			
							2016 Assessr	nent: No cho	nges reporter	d No reporte	d problems		
							ZUTU ASSESSI	nent. No cha	nges reported	и. по теропе	u problems.		
							2018 Assessr	nent: No ren	orted probler	ns.			
							Gym painted i		I I I I I I I I I I I I I I I I I I I				
								-					
							2019 Assessr	nent: No re	ported proble	ms. No repo	rted changes	S.	

								П					
Campus: Main				Use Types	-	Notes:	original building -	. 35 194 SF					
Bldg. No: 01				35 % Athleti		1101001	0 0	renovation/additio	n (+1 000 SF)				
Building: Activities				35 % Stude			2007 BOOKSTON		11 (* 1,000 01)				
Area: 36,190sf	Yr Bı	uilt: 1975	Floors: 1	30 % Natato									
		CRV of System	Pct. of	system value to b	idget for repair/repla	cement:							
System	%	\$	Immediate	1-5 Years			System/Comp	ponent Notes					
	2	\$207,550	0		5		Exterior:						
Doors		\$207,550	\$0	\$20,755	\$10,377			ow metal and	alum frame fu	Il lite doors			
			\$0	\$20,755	\$10,377	\$170,417	Original fiolic		alulli iraille iu	iii iile doors			
							2001-some	exterior doors	to avm requir	e renlaceme	nt		
							2001 001110		lo gym roquii	Оторіассіно			
							2003-worn/d	lamaged exter	ior doors repl	aced			
							Interior:						
							Original inter	rior doors, mo	stly solid core	wood.			
							2005-Wood	doors due for	refinishing				
							2007 assess						
								ior doors repla	aced. Approx	imately 14 or	iginal doors	remaining,	
							due for refini	ishing.					
							2000 12000	 sment: 2008-	num otorogo r	room doors re	nlagad		
							2009 Assess	Silient. 2006-į	gym storage i	Oom doors re	epiaceu		
							2010 assess	⊞ sment:No char	nges reported				
							2010 033030		iges reported				
							2011 assess	sment:No char	naes. No repo	orted problen	ns.		
										ļ			
							2012 assess	ment: No cha	nges reported	d			
							2013 assess	sment:					
								uipment room					
								mage to eleva					
							accommoda	te oversized e	quipment. Is	being replac	ed with a ne	ew door.	
							0044.1			<u> </u>			
							2014 Assess	sment: No cha	inges reported	a. 			
							2015 1-22	monti Na al-	ngoo romant -	d Aggsss	ndition of f	nich or	
								sment: No cha riginal doors, r			mailion of fl	HISH ON	
							remaining or	igiriai doors, r	eminsmas ned	essary.			
							2016 Assess	II sment: No cha	nnnes renorte	d d			
							2010 A33658	IIIOIII. INO OHA	anges reported	u.			
							2018 Assess	sment: Conne	ector doors to	Doser Buildi	ng replaced	in 2018	
									23010 10	_ ccc. Danai			
							2019 Assess	sment: Sever	al doors repla	ced in 2019.			

Compuse Main				Han Tunas		Notes:	and action of the other	25 404 05				
Campus: Main				Use Types:		Notes:	original building -					
Bldg. No: 01				35 % Athletic			2007 - Bookstore	renovation/addition	n (+1,000 SF)			
Building: Activities				35 % Studer	nt Union							
Area: 36,190sf	Yr Buil	t: 1975	Floors: 1	30 % Natator	ium							
	CRV	of System	Pct. of s	system value to bu	dget for repair/repla	ncement:						
System	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Comp	onent Notes				
Floors	4	\$415,099	0	5	5	90	Rubber gym	floor split but	OK, All other	floors in go	od condition	
			\$0	\$20,755	\$20,755	\$373,589						
							2002-locker r	room floors re	tiled			
							2005-pool de	ck ceramic ti	le floor crackii	ng near west	wall, migratir	ng toward pool.
							2007 assess	ment:				
							Gym floor sh	rinking at edo	jes, showing r	ninor splitting	g. Due for re	placement within 2 year
							2009 Assess	ment: 2008-N	lew Terraflex	gym floor ins	talled (\$90,0	00)
							2010-2015 A	ssessment: N	lo changes re	ported.		
							2016 Assess	ment: No cha	inges reported	d. No reporte	d problems.	
<u> </u>							2018 Assess	ment: No rep	orted probler	ns. Fitness (Center floor re	eplaced in 2017.
							Corridor floor	ring replaced	in 2018.			
							2019 Assess	ment: No ch	anges reporte	d. No report	ed problems	

Campus: Main Bldg, No: 01 Bldg, No: 01 Bldg, Strivities Area: 36,190sf Yr Bullt: 1975 Floors: 1 30 % Natatorium Pct of system value to bedget for repair/repleament. System X S Immediate 15 Years Bldg, Fire, ADA, Elevators 3 \$311,324 0 0 1 10 90 S37,132 S280,132 Most doors are ADA compliant, except foller room doors (latch side too close to adjacent well) Elevator hydraulic system requires repair, on service contract. 2007 assessment: No changes reported. 2010 assessment: No changes reported. 2011 assessment: No changes reported. 2013 assessment: No changes reported. 2013 assessment: No changes reported. 2013 assessment: No changes reported. 2014 - 2015 Assessment: No changes reported. 2016 Assessment: No changes reported. 2018 Assessment: No changes reported. 2019 Assessment: No changes reported. 2019 Assessment: No changes reported. 2019 Assessment: No changes reported. 2019 Assessment: No changes reported. 2019 Assessment: No changes reported. 2019 Assessment: No changes reported. 2019 Assessment: No changes reported. 2019 Assessment: No changes reported. 2019 Assessment: No changes reported. 2019 Assessment: No changes reported. 2019 Assessment: No changes reported. 2019 Assessment: No changes reported. 2019 Assessment: No changes reported. 2019 Assessment: No changes reported. 2019 Assessment: No reported problems. Elevator piston replaced in 2019. 2019 Assessment: No reported problems. Elevator piston replaced in 2019. 2019 Assessment: No reported problems. Elevator piston replaced in 2019. 2019 Assessment: No reported problems.									П	T T			П	
Bidg. Activities Area: 36,190sf Vr Built: 1975 Floors: 1 30 % Nataronum CRW of System X S Immediate Floors: 1 30 % Nataronum System X S Immediate Floors: 1 30 % Nataronum System Sys	+	+				35 194 SF	original building	Notes:		Use Types				Campus: Main
Substitution Sub	+	+		-	n (+1 000 SF)	,	,	110100.		71				
Area: 36,190sf Yr Built: 1975 Floors: 1 30 % Natatrum	+				(* 1,000 0.)	- One valiety addition	2001 2001.010							
City of System		+									Floors: 1	uilt: 1975	Yr Bı	
System										70 70 14010101	1 100101 1			711001001
System X 8 Immediate 1-5 Years 6-10 Years 11-1 Years 5 Systam/Component Notes								acement.	laet for renair/reni	system value to hu	Pet of	CRV of System	1	
Bidg., Fire, ADA, Elevators 3 \$311,324 0 0 0 10 90 Sinks and toilet stalls upgraded to ADA	+					onent Notes	System/Cor				1			System
Sol Sol					ADA of baher									
adjacent wall) Elevator hydraulic system requires repair, on service contract. 2007 assessment: No changes 2009 Assessment: Sunken pit area near cafeteria filled and leveled for ADA ac 2010 assessment: No changes reported. 2011 assessment: No changes reported. 2011 assessment: No changes reported. 2012 assessment: No changes reported. 2013 assessment: No changes reported. 2014 assessment: No changes reported. 2015 assessment: No changes reported. 2016 assessment: No changes reported. 2017 assessment: No changes reported. 2018 assessment: No changes reported. 2019 assessment: No changes reported. 2019 assessment: No changes reported. 2019 assessment: No changes reported. 2019 assessment: No changes reported. 2019 assessment: No changes reported. 2019 assessment: No reported problems. 2019 assessment: No reported prob	to	de too close to	ors (latch sic									Ψ311,024	J	blug., Tire, ADA, Elevators
2007 assessment: No changes 2009 Assessment: Sunken pit area near cafeteria filled and leveled for ADA ac 2010 assessment: No changes reported. 2011 assessment: No changes reported. 2011 assessment: No changes reported. 2012 assessment: No changes reported end to life and due for replacement. Elevator receives only minimal use. 2012 assessment: No changes reported 2013 assessment: No changes reported 2014 - 2015 Assessment: No changes reported. 2014 - 2015 Assessment: No changes reported. 2016 Assessment: No reported problems. 2018 Assessment: No reported problems. 2019 Assessment: No reported problems. 2019 Assessment: No reported problems. 2019 Elevator piston replaced in 2019. Immed. Site, Ext. Ltg., etc 3 \$311,324 0 20 5 75 2005-Original masonry patio area pavers heaved, uneven, difficult to maintain.								Ψ200,102	\$67,762	\$ 0	Ψ0			
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2011 assessment: No changes reported. Elevator equipment still at end of life and due for replacement. Elevator receives only minimal use. 2012 assessment: No changes reported 2013 assessment: No changes reported 2014 - 2015 Assessment: No changes reported. 2016 Assessment: No changes reported. 2018 Assessment: No reported problems. 2018 Assessment: No reported problems. 2019 Assessment: No reported problems. Elevator piston replaced in 2019. Immed. Site, Ext. Ltg., etc 3 \$311,324 0 20 5 75 2005-Original masonry patio area pavers heaved, uneven, difficult to maintain.					pit area riear	mont. Ganko	2000 7 1000							
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and due for replacement. Elevator receives only minimal use.	+	+			igos roportou.	litoria.ito criai	2010 00000							
and due for replacement. Elevator receives only minimal use.	٠	l at end of life	uinment still	Flevator ed	nges reported	ment·No char	2011 asses							
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	-	+		Too only man	Lievater recei	ріассіпсік.	and ddo io							
	-	+			nges reported	ment: No cha	2012 asses							
2014 - 2015 Assessment: No changes reported. 2016 Assessment: No changes reported. 2016 Assessment: No changes reported problems. 2018 Assessment: No reported problems. Lockers replaced in 2018. 2019 Assessment: No reported problems. 2019 Assessment: No reported problems	+	+					2012 4000							
2014 - 2015 Assessment: No changes reported. 2016 Assessment: No changes reported. 2016 Assessment: No changes reported problems. 2018 Assessment: No reported problems. Lockers replaced in 2018. 2019 Assessment: No reported problems. 2019 Assessment: No reported problems		reused.	eused, jack r	raded, car re	or controls upo	ment: Elevato	2013 asses							
2016 Assessment: No changes reported. No reported problems. 2018 Assessment: No reported problems. Lockers replaced in 2018. 2019 Assessment: No reported problems. Lockers replaced in 2018. 2019 Assessment: No reported problems. 201	-	T	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	,, ,										
2016 Assessment: No changes reported. No reported problems. 2018 Assessment: No reported problems. Lockers replaced in 2018. 2019 Assessment: No reported problems. Lockers replaced in 2018. 2019 Assessment: No reported problems. 201	+	+		eported	No changes re	Assessment:	2014 - 201							
2018 Assessment: No reported problems. Lockers replaced in 2018. 2019 Assessment: No reported problems. 2019 Asse	+	+		Sportou.			2011 201							
2018 Assessment: No reported problems. Lockers replaced in 2018. 2019 Assessment: No reported problems. 2019 Asse	+	+	d problems	No reported	nges reported	ment. No cha	2016 Asse							
2019 Assessment: No reported problems. 2019 Assessment: No reported problems. Elevator piston replaced in 2019.														
2019 Assessment: No reported problems. 2019 Assessment: No reported problems. Elevator piston replaced in 2019.		2018.	replaced in 2	ns. Lockers r	ported problem	ment: No rer	2018 Asse							
Elevator piston replaced in 2019.	-	T	T .											
Elevator piston replaced in 2019.	-			ns.	ported problem	ment: No rer	2019 Asse							
Immed. Site, Ext. Ltg., etc 3 \$311,324 0 20 5 75 2005-Original masonry patio area pavers heaved, uneven, difficult to maintain. \$0 \$62,265 \$15,566 \$233,493 \$233,493 \$311,324 \$311,3	+													
\$0 \$62,265 \$15,566 \$233,493	1	1								†				
\$0 \$62,265 \$15,566 \$233,493	1.	ılt to maintain.	even, difficu	s heaved, un	tio area paver	l masonry par	2005-Origin	75	5	20	0	\$311,324	3	Immed. Site, Ext. Ltg., etc
		T			· I				\$15,566	\$62,265	\$0			
				or 2006	e scheduled fo	t with concrete	Replaceme		-					
	1													
2007 assessment: Masonry pavers replaced with poured concrete	1	ie	ured concrete	aced with pol	ry pavers repla	ment: Masoni	2007 asses							
	1			· '	Ţ · · · · · · ·									
2009-2015 Assessment: No changes reported.	1			ported.	lo changes re	ssessment: N	2009-2015							
2016 Assessment: No changes reported. No reported problems.	1	1	d problems.	J. No reported	inges reported	ment: No cha	2016 Asse							
	1		·											
2019 Assessment: No changes reported. No reported problems.	1		d problems.	d. No reporte	anges reporte	ment: No cha	2019 Asses			† †				
	1													

	CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS	FCI	\$/YR MAINTAIN	RATING			
\$10,37	7,483	\$77,831	\$0	0.8%	GOOD	\$311,324	\$0	3.0%	\$207,550	GOOD			
Pric	rity	Issues Dat	ta			0-5 Year	Cumula	tive Data	а				
CRV Totals:	100	\$10,377,483	\$77,831	\$233,493	\$1,338,695	\$8,727,463	\$10,377,483						
_			_				_	-	_				
System	%	CRV of System S	Pct. of immediat e	system value to bu 1-5 Years	udget for repair/rep 6-10 Years		System/Comp	onent Notes					
Area. 30, 13031	11 50	IIIC. 1979	1 10013. 1	30 % Natato	Iluili								
Building: Activities Area: 36,190sf	Vr Rı	uilt: 1975	Floors: 1	35 % Stude 30 % Natato									
Bldg. No: 01				35 % Athleti	ic		2007 - Bookstore	renovation/additio	n (+1,000 SF)				
Campus: Main				Use Types	:	Notes:	original building -	35,194 SF			ļ	1	

Bldg. No: 02100% Auditorium2007-seating replaced, sprinkler system added, egress improved.Building: Barn Theater2016-the exterior envelope was replaced with new barn siding.

Area: 3,932sf Yr Built: 1917 Floors: 2 This building cannot be replaced with an equivalent building.

	CRV	of System	Pct. of sy	stem value to bud	get for repair/repla	ncement:	
System	%	\$	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Structure	15	\$230,022	0 \$0	5 \$11,501	15 \$34,503	80 \$184,018	Wood structure exposed on interior, no reported problems.
							2003-Chimney repaired.
							2007 assessment: No changes, no reported problems.
							2009-2015 Assessment: No changes reported.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: Modifications may trigger structural upgrades of building. This building would be difficult to bring up to current structural requirements in building code. Structure comprises of wood timbers and gambrel barn roof form.
							2019 Assessment: No changes reported. No reported problems.
Roof	7	\$107,344	10 \$10,734	10 \$10,734	25 \$26,836	55 \$59.039	Tin roof/ some asphalt shingle on later addition
			<i>ϕ</i> . • , . • . ·	<i>y</i> ,	+ ,	,,,,,,,,,	2007 assessment: No changes, no reported problems.
							2009-2012 Assessment: No changes reported.
							2013 Assessment: Metal barn roof due for repaint. Asphalt shingles in fair condition.
							2014-2015 Assessment: No changes reported.
							2018 Assessment: Existing tin roof on original barn, with asphalt shingles on addition. No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.

Use Types:

Notes: 2016-Building infrequently used.

Bldg. No: 02

100% Auditorium

2007-seating replaced, sprinkler system added, egress improved. 2016-the exterior envelope was replaced with new barn siding.

Building: Barn Theater Area: 3.932sf

Yr Built: 1917 Floors: 2

This building cannot be replaced with an equivalent building.

Area: 3,932st	Yr Bui	lt: 1917	Floors: 2				This building cannot be replaced with an equivalent building.
	CRV	of System	Pct. of sy	stem value to bud	get for repair/repla	cement:	
System	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Glazing	1	\$15,335	0 \$0	0 \$0	0 \$0		Minimal glazing - only on addition. 1972 - wood frame, single pane windows installed (approx. 12)
							2007 Assessment: No changes, no reported problems.
							2009-2012 Assessment: No changes reported.
							2013 Assessment: Windows observed to be deteriorating, with many at end of expected life. Paint worn on many frames, some showing signs of deterioration due to age. Recommendation to repaint and replaced as necessary.
							2014 - 2015 Assessment: No changes reported, windows still due for repair/replacemen
							2016 assessment: all wood frame windows replaced with vinyl insulated unit windows.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.
Cladding	9	\$138,013	0	0	10	90	Siding at entry repaired in 2001.
			\$0	\$0	\$13,801	\$124,212	Some additional deterioration noted at north exterior wall.
							2007 - 2012 assessment: No changes reported
							2013 assessment: Wood planks on barn showing continued deterioration at base. Top coat of paint is failing where old base coat is deteriorated. T111 plywood siding on addition showing signs of paint peeling and some deterioration at edges.
							2014 - 2015 Assessment: No changes reported. Exterior wood and trim continue showing deterioration.
							2016 assessment: all exteior wood siding replaced with new painted wood siding. Project cost approx. \$60,000
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.

Bldg. No: 02100% Auditorium2007-seating replaced, sprinkler system added, egress improved.Building: Barn Theater2016-the exterior envelope was replaced with new barn siding.

Area: 3,932sf	Yr Bu	ilt: 1917	Floors: 2				This building cannot be replaced with an equivalent building.
	CRV	of System	-	•	get for repair/replace		
System	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
HVAC	20	\$306,696	5	25	10	60	System upgraded in 1991
			\$15,335	\$76,674	\$30,670	\$184,018	Fan unit above stage noisy, often shut off during performances.
							Temperature varies significantly from low seats to high seats.
							2007 assessment: No changes, no reported problems.
							2009 Assessment: No changes reported.
							2011 assessment: No changes reported.
							2012 assessment: Barn not on campus-wide building automation system.
							2013 assessment:
							Barn ground mounted twin-condensor A/C unit installed in 1991 is near end of expected life. Budgeting for replacement recommended.
							2014 Assessment: No changes reported.
							2015 Assessment: No changes reported. HVAC system remains near end of expected life.
							2016 Assessment: No changes reported.
							2018 Assessment: The barn Theater HVAC is served by gas-fired heat and DX cooling AHUs/RTUs and both in good condition, should continue to function. The building HVAC controls do not report to the School Campus's BEMS system.

2019 Assessment: No changes reported. No reported problems.

Use Types:

Notes: 2016-Building infrequently used.

Bldg. No: 02

100% Auditorium

2007-seating replaced, sprinkler system added, egress improved. 2016-the exterior envelope was replaced with new barn siding.

2019 Assessment: No changes reported. No reported problems.

Building: Barn Theater

Vr Built: 1917 Floors: 2

Area: 3,932sf	Yr Bui	lt: 1917	Floors: 2				This building cannot be replaced with an equivalent building.
	CRV (of System		stem value to budg			
System	%	\$	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Plumbing/Drainage	6	\$92,009	0 \$0	20 \$18,402	20 \$18,402		Replaced in 1972. Septic system near capacity. Additional fixtures will likely overload system.
							2007 assessment: Piping for sprinkler system added.
							2009-2014 Assessment: No changes reported.
							2015 assessment: water supply piping from well replaced to both farmhouse and barn. Septic system remains near capacity.
							2016 Assessment: No changes reported.
							2018 Assessment: The Theater Building is an assembly space full of combustibles, fully sprinkled. The restroom plumbing was upgraded and appears to be in good condition.
							2019 Assessment: No changes reported. No reported problems.
Primary/Secondary	5	\$76,674	0 \$0	0 \$0	10 \$7,667	90 \$69,007	Recently upgraded 2007 assessment:No changes, no reported problems.
					,,,,	, ,	2009 Assessment:No changes reported.
							2010 assessment: Campus primary service upgraded by Consumers Energy to provide additional capacity.
							2011-2015 Assessment: No changes reported.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: The building has two electrical services, both served overhead from the power lines along West Sidney Road. One service is 240/120V single phase and provides lighting and convenience power throughout the building. The other service is 480V three phase and only serves the two condensing units on the Wiring in the building is a mixture of many types, with some open junction boxes in the control room. No fire alarm exists in the building. As an assembly occupany, this is recommended to comply with life safety codes.

Bidg. No: 02100% Auditorium2007-seating replaced, sprinkler system added, egress improved.Building: Barn Theater2016-the exterior envelope was replaced with new barn siding.

Area: 3,932sf Yr Built: 1917 Floors: 2 This building cannot be replaced with an equivalent building.

	CRV o	f System	Pct. of sy	/stem value to bud	get for repair/repla	cement:	
System	%	\$	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Distribution	6	\$92,009	10	20	10	60	Recently upgraded
			\$9,201	\$18,402	\$9,201	\$55,205	Electrical system inadequate to support desired lighting levels.
							2007 assessment:No changes, no reported problems.
							2009 - 2015 Assessment: No changes reported.
							2016 Assessment: No changes reported.
							2018 Assessment: No changes reported.
							2019 Assessment: No changes reported. No reported problems.
Lighting	5	\$76,674	0	10	10	80	Need better lighting for stage - other OK
			\$0	\$7,667	\$7,667	\$61,339	
							2007 assessment:
							Seat-mounted aisle lighting added as part of seating replacement project. Balance of theater lighting remains unchanged.
							2009-2011 Assessment:No changes reported
							2012 assessment: Lighting system upgraded as part of ECM contract.
							2013-2015 Assessment: No changes reported.
							2016 Assessment: No changes reported.
							2018 Assessment: No changes reported.
							2019 Assessment: No changes reported. No reported problems.

Bldg. No: 02 100% Auditorium 2007-seating replaced, sprinkler system added, egress improved.

Building: Barn Theater
Area: 3,932sf Yr Built: 1917 Floors: 2

2016-the exterior envelope was replaced with new barn siding.
This building cannot be replaced with an equivalent building.

	CRV (of System	Pct. of sy	stem value to bud	get for repair/repla	cement:	
System	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Voice/Data	1	\$15,335	0	0	10	90	Minimal - upgraded
			\$0	\$0	\$1,533	\$13,801	2007 assessment:No changes, no reported problems.
							2009-2015 Assessment: No changes reported.
							2016 Assessment: No changes reported.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.
Ceilings	3	\$46,004	0	0	15		Exposed in theater, 2x4 suspended in other areas- OK
			\$0	\$0	\$6,901	\$39,104	2007 assessment:No changes, no reported problems.
							2009-2015 Assessment: No changes reported.
							2016 Assessment: No changes reported.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.
Walls/Casework	8	\$122,678	0	0	10		Exposed sprayed-on insulation in theater - no reported problems. Seats worn and failing.
			\$0	\$0	\$12,268	\$110,411	2007 assessment: Seating replaced.
							2009-2015 Assessment: No changes reported.
							2016 Assessment: No changes reported.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.

Campus: Main Use Types: Notes: 2016-Building infrequently used. 100% Auditorium

Bldg. No: 02

Building: Barn Theater

Area: 3,932sf Yr Built: 1917 Floors: 2 2007-seating replaced, sprinkler system added, egress improved. 2016-the exterior envelope was replaced with new barn siding. This building cannot be replaced with an equivalent building.

	CRV (of System	Pct. of sy	stem value to bud	get for repair/replac	cement:	
System	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Doors	2	\$30,670	0 \$0	0 \$0	10 \$3,067		Modified barn doors with panic hardware Hardware nearing end of life
							2007 Assessment: Egress hardware added as required. Exterior door weatherstripping added as required.
							2009-2012 Assessment:No changes reported.
							2010 assessment:No changes reported.
							2013 assessment: Secondary doors showing signs of additional deterioration.
							2014 - 2015 Assessment: No changes reported. Exterior doors continuing to show aging.
							2016 assessment: exterior wood doors replaced with new painted wood doors as part of siding replacement.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.
Floors	2	\$30,670	0 \$0	5 \$1,533	15 \$4,600	80 \$24,536	Wood/concrete - OK. Carpet in dressing rooms
			<i>\$</i> 0	φ1,333	\$ 4 ,000	φ24,330	2007 assessment: Carpet added in theater aisles. No reported problems.
							2009-2015 Assessment: No changes reported.
							2016 Assessment: No changes reported.
							2018 Assessment: No changes reported. No reported problems. Existing floors are concrete slab-on-grade, with wood-frame construction, vinyl floors and carpeted floors in the 2-story addition.
							2019 Assessment: No changes reported. No reported problems.

Bldg. No: 02100% Auditorium2007-seating replaced, sprinkler system added, egress improved.Building: Barn Theater2016-the exterior envelope was replaced with new barn siding.

Area: 3,932sf Yr Built: 1917 Floors: 2 This building cannot be replaced with an equivalent building.

	CRV	of System	Pct. of sy	stem value to bud	get for repair/repla	cement:	
System	%	\$	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Bldg., Fire, ADA, Elevators	7	\$107,344	0 \$0	10 \$10,734	10 \$10,734	80 \$85,875	No fire alarm/ sprinklers. Building generally not ADA compliant.
			-	7	 ,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	2002-Portable wheelchair lift added
							2007 assessment: New handrails installed in aisles. New ADA accessible seating added. Automatic sprinkler system added.
							Toilet rooms not modified, not ADA compliant.
							No fire alarm system.
							2009-2015 Assessment: No changes reported.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.
Immed. Site, Ext. Ltg., etc	3	\$46,004	0 \$0	0 \$0	5 \$2,300	95 \$43,704	Paving repaired 2000-2001. Site OK.
			Ψ0	4 0	ψ <u>2</u> ,000	ψ10,101	2007 assessment: Exterior platform with railings added at stage door.
							2009 Assessment: No changes reported.
							2010 assessment: Exterior walks replaced.
							2011-2015 Assessment: No changes reported.
							2016 Assessment: No changes reported.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.

Bidg. No: 02100% Auditorium2007-seating replaced, sprinkler system added, egress improved.Building: Barn Theater2016-the exterior envelope was replaced with new barn siding.

Area: 3,932sf Yr Built: 1917 Floors: 2 This building cannot be replaced with an equivalent building.

	CF	V of System	Pct. of s	ystem value to bu	dget for repair/repi	acement:				
System	%	\$	Immediate	1-5 Years	6-10 Years	11+ Years	System/Comp	onent Notes		
CRV Totals:	100	\$1,533,480	\$35,270	\$155,648	\$190,152	\$1,152,410	\$1,533,480			
	Priority	Issues D	ata			0-5 Year	Cumula	tive Dat	a	
	\$1,533,480	\$35,270	\$0	2.3%	GOOD	\$190,918	\$114,244	12.5%	\$30,670	POOR
	CRV	DMR	EXCESS	FCI	RATING	DMB	EXCESS	FCI	\$/YR MAINTAIN	RATING

Campus: MainUse Types:Notes:Pre-engineered buildingBidg. No: 03100% Storage

Building: Cold Storage

	CRV	of System	Pct. of sy	stem value to budg	jet for repair/replac	cement:	
System	%	\$	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Structure	35	\$149,380	0	0	0	100	No reported problems
			\$0	\$0	\$0	\$149,380	2007
							2007 assessment:No changes
							2009 - 2015 Assessment: No changes reported.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							Structure is comprised of steel beams, corrugated metal walls and metal panel roof.
							2019 Assessment: No changes reported. No reported problems.
							2013 Assessment. No changes reported. No reported problems.
Roof	15	\$64,020	0 \$0	0	0 \$0	100 \$64,020	Metal roof
			ΦU	\$0	\$U	\$04,020	2007 assessment: No changes
							2009-2013 Assessment:No changes reported.
							2014 assessment: Roof inspected, repaired as necessary.
							2015 Assessment: No changes reported.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems. Metal panel roof.
							2019 Assessment: No changes reported. No reported problems.
Glazing	0	\$0		0	0	100	N/A
			\$0	\$0	\$0	\$0	2014 - 2015 Assessment: No changes reported.
							2011 2010 / Bossoniana. No onangeo reporteu.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.

Campus: MainUse Types:Notes:Pre-engineered buildingBldg. No: 03100% Storage

Building: Cold Storage

	CRV	of System	Pct. of sy	stem value to budg	jet for repair/repla	acement:	
System	%	\$	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Cladding	20	\$85,360	0	0	5	95	Metal siding, minor damage, not an issue
			\$0	\$0	\$4,268	\$81,092	
							2007 assessment:No changes
							2009-2015 Assessment: No changes reported.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.
HVAC	0	\$0		0	0		N/A
			\$0	\$0	\$0	\$0	2014 - 2015 Assessment: No changes reported.
							2014 - 2013 Assessifient. No changes reported.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.
Plumbing/Drainage	0	\$0		0	0		N/A
			\$0	\$0	\$0	\$0	2044 2045 Assessment No. shares assessed
							2014 - 2015 Assessment: No changes reported.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.

Campus: MainUse Types:Notes:Pre-engineered buildingBidg. No: 03100% Storage

Building: Cold Storage

	CRV	of System	Pct. of sy	stem value to bud	get for repair/replac	ement:	
System	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Primary/Secondary	4	\$17,072	0	0	0	100	minimal
			\$0	\$0	\$0	\$17,072	2007 assessment:No changes
							2009 - 2015 Assessment: No changes reported.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.
Distribution	4	\$17,072	0 \$0	0 \$0	0 \$0	100 \$17,072	minimal
			<i>\$0</i>	ΦU	\$ <i>O</i>	\$17,072	2007 assessment:No changes
							2009-2015 Assessment: No changes reported.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.
Lighting	4	\$17,072		0	0		minimal, No reported problems
			\$0	\$0	\$0	\$17,072	2007 assessment:No changes
							2009 - 2015 Assessment: No changes reported.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems. Incandescent light fixtures.
							2019 Assessment: No changes reported. No reported problems.

Campus: MainUse Types:Notes:Pre-engineered buildingBldg. No: 03100% Storage

Building: Cold Storage

	CRV of	System	Pct. of sy	stem value to bud	get for repair/replac	cement:	
System	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Voice/Data	0	\$0	0	0	0	100	N/A
			\$0	\$0	\$0	\$0	
							2014 - 2015 Assessment: No changes reported.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.
Ceilings	0	\$0		0	0		N/A
			\$0	\$0	\$0	\$0	2014 - 2015 Assessment: No changes reported.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.
Walls/Casework	0	\$0	0	0	0		N/A
			\$0	\$0	\$0	\$0	2014 - 2015 Assessment: No changes reported.
							2014 - 2010 Assessment. No changes reported.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.

Campus: MainUse Types:Notes:Pre-engineered buildingBidg. No: 03100% Storage

Building: Cold Storage

	CRV	of System	Pct. of sy	stem value to bud	get for repair/replac	ement:	
System	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Doors	10	\$42,680	0	0	0	100	Sliding doors, No reported problems
			\$0	\$0	\$0	\$42,680	
							2007 assessment:No changes
							2009-2015 Assessment: No changes reported.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.
Floors	4	\$17,072	0	0	0		concrete, No reported problems
			\$0	\$0	\$0	\$17,072	2007 assessment:No changes
							2009-2015 Assessment: No changes reported.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							Concrete slab-on-grade.
Bldg., Fire, ADA, Elevators	2	\$8,536	0	0	0		No reported problems
			\$0	\$0	\$0	\$8,536	2007 assessment:No changes
							2009-2015 Assessment: No changes reported.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.

Campus: Main Use Types: Notes: Pre-engineered building 100% Storage

Bldg. No: 03 **Building: Cold Storage**

System	CRV (of System S	Pct. of sy immediate	ystem value to bud 1-5 Years	get for repair/repl 6-10 Years		System/Component Notes
Immed. Site, Ext. Ltg., etc	2	\$8,536	0	0	0	100	No reported problems
			\$0	\$0	\$0	\$8,536	2007 assessment:No changes
							2009-2015 Assessment: No changes reported.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems
CRV Totals:	100	\$426,800	\$0	\$0	\$4,268	\$422,532	\$426,800
Prio	rity Is	sues Da	ata			0-5 Year	Cumulative Data
\$42	6,800	\$0	\$0	0.0%	GOOD	\$0	\$0 0.0% \$8,536 GOOD
	CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS FCI S/YR MAINTAIN RATING

Use Types:

Notes:

Bldg. No: 04 Building: Doser Building

10 % Administration45 % Technology Lab

Area: 38,013sf

Yr Built: 1999

Floors: 1 45 % Classroom

	CR	V of System	Pct. of sy	stem value to bud	get for repair/repla	acement:	
System	%	8	Immediate	1-5 Years	6-10 Years		System/Component Notes
Structure	15	\$1,511,925	0 \$0	1 \$15,119	5 \$75,596	94 \$1,421,210	Foundation wall cracked in 4 locations in computer lab. Some moisture infiltration.
							2007 assessment:
							computer lab exterior wall cracking sealed, no moisture problem noted.
							2009 -2012 assessment: No changes reported
							2013 assessment:
							Small amount of water infiltration in computer lab wall continuing.
							2014 Assessment: No changes reported.
							2015 assessment: water infiltration into computer lab reported to be resolved.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: Building in good structural condition, no deficiencies noted.
							No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.

Use Types:

Notes:

Bldg. No: 04 **Building: Doser Building**

10 % Administration 45 % Technology Lab

Area: 38,013sf	Yr Bui	lt: 1999		45 % Classro	0,		
System	CRV V	of System S	Pct. of sy Immediate	stem value to bud 1-5 Years	get for repair/replac 6-10 Years		System/Component Notes
Roof	6	\$604,770	5	5	80 \$483,816	10	Ballasted single ply EPDM.
			\$30,239	\$30,239	\$463,616	\$60,477	2007 assessment:No changes. No reported problems.
							2009 Assessment:No changes reported.
							2010 Assessment: Roof evaluation performed. Roof membrane pulled away at parapets, repaired in 2010 under warranty.
							2011 assessment: Minor roof leaks repaired as part of annual maintenance.
							2012 assessment: No changes reported
							2013 assessment: Minor roof leaks repaired and roof seams serviced as part of annual maintenance.
							2014 assessment: Roof inspected, repaired as necessary.
							2015 Assessment: No changes reported. No reported problems.
							2016 Assessment: No changes reported. No reported problems. Projected roof membrane replacement from roof report: 2022
							2018 Assessment: No changes reported. No reported problems. Roof replacement scheduled in 2027.

2019 Assessment: No changes reported. No reported problems.

Campus: Main Bldg. No: 04

Use Types:

Notes:

Building: Doser Building

10 % Administration 45 % Technology Lab

Area: 38,013sf

Yr Built: 1999

Floors: 1 45 % Classroom

	CRV	of System	Pct. of sy	stem value to bud	get for repair/replac	cement:	
ystem	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
lazing	5	\$503,975	0 \$0	5 \$25,199	10 \$50,398	85 \$428,379	Window roller shade termination bars failing from handling and misuse.
				<i>7</i> = 2, 12 2	+,	,	2007 assessment:No changes. Roller shades repaired as required.
							2009-2015 Assessment: No changes reported. No reported problems.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.
ladding	6	\$604,770	1	0	4	95	No reported problems
			\$6,048	\$0	\$24,191	\$574,532	
							2007 assessment:
							Brick sills at air intakes failing. Brick swelling, buckling and spalling. No relief
							for brick expansion at either end.
							Exterior sealants not wearing well, near end of life and due for replacement.
							2009 Assessment:
							2008-brick at air intakes repaired.
							2008-building exterior sealants replaced as required.
							2010 Assessment:No changes reported.
							2011 assessment:No changes. No reported problems.
							2012 assessment: No changes reported
							2013 assessment:
							Flashing at base of wall in southwest corner of building torn, some loose. Due for repair.
							2014 - 2015 Assessment: No changes reported.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.

Use Types:

Notes:

Bldg. No: 04 **Building: Doser Building**

10 % Administration 45 % Technology Lab

Area: 38,013sf

Yr Built: 1999

Floors: 1 45 % Classroom

	CR	V of System	Pct. of s	ystem value to bud	get for repair/repla	cement:	
system	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
HVAC	24	\$2,419,080	5	5	10		Building on central boiler system with independent reheat coil boiler
		\$120,954	\$120,954	\$241,908	\$1,935,264	2002-Add'l AC unit added in telecom	
							2002-reheat boiler correctly piped
							2005-package AC unit in telecom room (installed 2002) replaced with 4 Trane DX units (\$40,000)
							Variable Frequency Drive units controls failing. Several have been replaced.
							2005-No reported problems
							2007 assessment:No changes. No reported problems.
							2009 Assessment: 2008-Additional reheat boiler installed to improve building humidity control (\$50,000).
							2010 Assessment: Gas meter systems replaced by Consumers Energy.
							2011 assessment:No changes. No reported problems. VFD units working well.
							2012 assessment: System controls upgraded to DDC as part of new energy management system. 3 VAV units replaced. New actuators, dampers and control valves installed as required.
							2013-2014 assessment: No changes reported

2019 Assessment: No changes reported. No reported problems.

Use Types:

Notes:

Bldg. No: 04 Building: Doser Building 10 % Administration45 % Technology Lab

Area: 38,013sf

Yr Built: 1999

Floors: 1 45 % Classroom

	CR	V of System	Pct. of sy	stem value to bud	get for repair/repla	cement:	
System	%	\$	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
HVAC (continued)	24	\$2,419,080	5	5	10	80	2015 assessment: (2) variable frequency drives replaced in return air system.
			\$120.954	\$120.954	\$241.908	\$1.935.264	No reported problems.

2016 Assessment: No changes reported. No reported problems.

2018 Assessment: The HVAC system is served by two (2) central AHUs which appear in relatively good conditon. The system uses electric reheat coils and electric boilers which is recommended to be replaced with gas-fire boiler and hot water reheat coils for energy savings.

Chilled water is supplied by an outdoor air-cooled chiller using 25% ethylene glycol. The current outdoor chiller is in good condition and will continue to provide 10 to 20 years. Recommend improvements on the summer humidity for both the north and south AHU systems by implementing CO2 demand ventilation control.

The building is fully DDC controlled with the standed campus BEMS systems but recommended improved VAV zone control for the administration offices.

Current IT Data room HVAC units are failing and not reliable with 2 for 4 AC units

Units have reached their expected lives, recommended for replacement with 2 new AC units.

2019 Assessment: Data room AC units were replaced.

Campus: Main Bldg. No: 04

Use Types:

Notes:

Building: Doser Building

10 % Administration 45 % Technology Lab

Area: 38,013sf

Yr Built: 1999

Floors: 1 45 % Classroom

	CRV	of System	Pct. of sy	ystem value to bud	get for repair/repla	cement:	
System	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Plumbing/Drainage	5	\$503,975	0 \$0	5 \$25.199	5 \$25.199	90 \$453,578	No reported problems
			φ0	Ψ20,199	Ψ20,199	φ+05,070	2007 assessment:No changes. No reported problems.
							2009-2015 Assessment: No changes reported. No reported problems.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.
Primary/Secondary	8	\$806,360	0 \$0	0 \$0	5 \$40,318	95 \$766.042	No reported problems
			φ0	φ0	ψ τ 0,510	\$700,042	2007 assessment:No changes. No reported problems.
							2009 Assessment:No changes reported.
							2010 assessment:
							Campus primary service upgraded by Consumers Energy to provide additional capacity.
							2011-2015 Assessment: No changes reported. No reported problems.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: The building is served power via a unit substation which has a loop-feed
							primary and contains a 750kVA transformer with 480/277V secondary. Recommende to exercise / clean / tighten the newer Square D equipment same as older gear.
							The building has a Simplex 4005 fire alarm system, which appears to meet life safety code.
							The building has the only permament onsite generator (serving server room) - new, no issues.
							The electrical equipment in catering kitchen appears to now handle permanent appliances.
							2019 Assessment: No changes reported. No reported problems.
Distribution	5	\$503,975	0	0	5		No reported problems
			\$0	\$0	\$25,199	\$478,776	2007 assessment: No changes. No reported problems.
							2009-2015 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.

Use Types:

Notes:

Bldg. No: 04 **Building: Doser Building** 10 % Administration 45 % Technology Lab

Area: 38,013sf

Yr Built: 1999

Floors: 1 45 % Classroom

	CRV	of System	Pct. of sy	/stem value to bud	lget for repair/repla	cement:	
System	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Lighting	5	\$503,975	0 \$0	5 \$25,199	10 \$50,398		Insects in fixtures cannot be removed without disassembling fixture, no economical resolution found.
							2007 - 2011 assessment:No changes. No reported problems.
							2012 assessment: Lighting system upgraded as part of ECM contract.
							2013- 2015 Assessment: No changes reported. No reported problems.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: The main electrical room lacks emergency lighting. Recommend adding this for worker safety. Lighting throughout is T8 fluorescent technology. Classrooms typically have a mixture of switched and dimmed fluorescent indirect linear fixture. Future remodels should have planned budget to replace with LED lighting for energy savings, maintenance savings, and ease of control/dimming.
							2019 Assessment: Replaced 70 light fixtures. No reported problems.
/oice/Data	5	\$503,975	0	0	0		No reported problems
			\$0	\$0	\$0	\$503,975	2007 assessment:No changes. No reported problems.
							2009-2015 Assessment: No changes reported. No reported problems.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.
Ceilings	3	\$302,385	0	5	5		No reported problems
			\$0	\$15,119	\$15,119	\$272,147	2007 assessment: No changes. No reported problems.
							2009-2015 Assessment: No changes reported. No reported problems.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.

Campus: Main Bldg. No: 04

Use Types:

Notes:

Building: Doser Building

10 % Administration 45 % Technology Lab

Area: 38,013sf

Yr Built: 1999

Floors: 1 45 % Classroom

	CRV	of System	m Pct. of system value to budget for repair/replacement:			cement:		
System	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes	
Valls/Casework	2	\$201,590	0	5	5	90	Recently repainted 303 & 305	
			\$0	\$10,080	\$10,080	\$181,431		
							2007 - 2010 Assessment:No changes reported.	
							2011 assessment:	
							Routine wall painting performed in corridors. No reported problems.	
							2012 assessment: No changes reported	
							·	
							2013 assessment: Routine wall painting performed in corridors. No reported problems.	
							2014 - 2015 Assessment: No changes reported. No reported problems.	
							2016 Assessment: No changes reported. No reported problems.	
							2018 Assessment: No changes reported. No reported problems.	
							2010 Accessment No sharmes remarked No remarked marklanes	
Doors	3	\$302,385	0	0	0	100	2019 Assessment: No changes reported. No reported problems. No reported problems	
			\$0	\$0	\$0	\$302,385		
							2007- 2012 assessment: No changes reported	
							2013 assessment: Classroom door hardware changed to lockdown type for security.	
							2014 assessment: Damaged doors to conference room replaced.	
							2015 Assessment: No changes reported. No reported problems.	
							2016 Assessment: No changes reported. No reported problems.	
							2018 Assessment: No changes reported. No reported problems.	
							Connector doors to Activities Building replaced in 2018.	
							2019 Assessment: No changes reported. No reported problems.	

Use Types:

Notes:

Bldg. No: 04 **Building: Doser Building** 10 % Administration 45 % Technology Lab

Area: 38,013sf

Yr Built: 1999

Floors: 1 45 % Classroom

	CRV	of System	Pct. of sy	/stem value to bud	get for repair/replace	ment:	
System	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Floors	3	\$302,385	0	5	10	85	2005-loose VCT in catering kitchen repaired
			\$0	\$15,119	\$30,239	\$257,027	2007 assessment:No changes. No reported problems.
							2009-2015 Assessment: No changes reported. No reported problems.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
Ida Fire ADA Flourton							2019 Assessment: No changes reported. No reported problems.
Bldg., Fire, ADA, Elevators	2	\$201,590	0 \$0	2 \$4,032	8 \$16,127	90 \$181.431	fully sprinkled Interior railings warping and failing-do not meet code for weight support, require
			90	φ 4 ,032	\$10,121	\$101,431	replacement
							2003-interior railings replaced with painted steel, problem resolved
							2007 assessment:No changes. No reported problems.
							2009-2015 Assessment: No changes reported. No reported problems.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.

Area: 38,013sf

Use Types: 10 % Administration Notes:

Bldg. No: 04 **Building: Doser Building**

Yr Built: 1999

EXCESS

CRV

DMB

45 % Technology Lab Floors: 1 45 % Classroom

	C	RV of System	Pct. of s	ystem value to bu	dget for repair/rep	lacement:	
System	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Immed. Site, Ext. Ltg.,	etc 3	\$302,385	0	5	5	90	No reported problems
			\$0	\$15,119	\$15,119	\$272,147	2007 assessment:No changes. No reported problems.
							2009-2012 Assessment: No changes reported. No reported problems.
							2013 assessment: Grade at northeast corner (outside computer lab) is very flat and may be contributing to the water infiltration problem. Regrading with a swale may improve situation.
							2014 - 2015 Assessment: No changes reported. No reported problems.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems. South parking lot lights replaced in 2017.
							2019 Assessment: No changes reported. No reported problems.
CRV Totals:	100	\$10,079,500	\$157,240	\$301,377	\$1,103,705	\$8,517,178	\$10,079,500
	Priority	Issues Da	ata			0-5 Year	Cumulative Data
	\$10 079 500	\$157,240	\$0	1.6%	GOOD	\$458.617	\$0 4.6% \$201.590 GOOD

EXCESS

FCI

S/YR MAINTAIN RATING

RATING

FCI

Use Types: 100% Residence **Notes:** 2015 - Farmhouse no longer used by College, leased out.

Bldg. No: 05 Building: Farmhouse

Area: 2,550sf

Yr Built: 1916 Floors: 2

	CRV (of System	Pct. of sy	stem value to bud	jet for repair/repla	cement:	
System	%	\$	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Structure	15	\$93,600	0 \$0	5 \$4,680	5 \$4,680	90 \$84,240	Wood frame structure on stone foundation.
			4 0	ψ1,000	Ψ1,000	Q01,210	2007 - 2012 assessment:No changes reported.
							2013 assessment: Stone foundation cracking at mortar joints observed.
							2014 Assessment: No changes reported.
							2015 assessment: Entry porch rebuilt. No changes to building foundation wall.
							2016 Assessment: No changes reported.
							2018 Assessment: No changes reported. No reported problems. Fieldstone and concrete block foundation. Wood frame house.
							2019 Assessment: No changes reported. No reported problems.
Roof	8	\$49,920	10 \$4,992	5 \$2,496	20 \$9,984	65 \$32,448	Tin roof on original house membrane roof on addition
							2007 - 2012 assessment:No changes reported.
							2013 assessment:
							Metal roof due for repainting.
							2014 - 2015 Assessment: No changes reported.
							2016 assessment: Metal roof due for repair and repainting.
							2018 Assessment: No changes reported. No reported problems. Tin roof on wood gable structure.
							2019 Assessment: No changes reported. No reported problems.

Campus: Main Bldg. No: 05 Use Types: 100% Residence **Notes:** 2015 - Farmhouse no longer used by College, leased out.

Building: Farmhouse

Area: 2,550sf

Yr Built: 1916 Floors: 2

	CRV	of System	Pct. of sy	stem value to bud	get for repair/replac	ement:	
System	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Glazing	5	\$31,200	15 \$4,680	20 \$6,240	30 \$9,360	35 \$10,920	Old - OK (Single pane)
							2007 assessment:No changes. No reported problems.
							2009-2012 Assessment: No changes reported.
							2013 assessment: Wood window frames showing peeling paint and wood deterioration. Windows due for repainting and limited replacement.
							2014 - 2015 Assessment: No changes reported.
							2016 Assessment: No changes reported. Windows continue to show need for repair/replacement.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.
Cladding	10	\$62,400	5 \$3,120	15 \$9,360	10 \$6,240	70 \$43,680	2003-Wood siding replaced (60%)/repainted (100%)
			40,120	4 0,000	40,210	<i>\$10,000</i>	2007 assessment:No changes. No reported problems.
							2009 Assessment: 2009-exterior repainted
							2010- 2012 assessment:No changes reported.
							2013 assessment: Wood soffit showing paint aging and deterioration, some wood rotting, especially at entry
							Painted wood trim due for replacement at main door and other limited areas.
							2014 - 2015 Assessment: No changes reported.
							2016 Assessment: No changes reported. Wood siding, trim continue to show need for repair/replacement.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.

Campus: MainUse Types:Notes:2015 - Farmhouse no longer used by College, leased out.Bldg. No: 05100% Residence

Building: Farmhouse

Area: 2,550sf Yr Built: 1916 Floors: 2

	CRV	of System	Pct. of sy	stem value to bud	get for repair/replac	ement:	
System	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
HVAC	10	\$62,400	0	0	10	90	Newer residential grade system- 1995
			\$0	\$0	\$6,240	\$56,160	2007 assessment:No changes. No reported problems.
							2009 Assessment:No changes reported.
							2010 Assessment: Gas meter systems replaced by Consumers Energy.
							2011 - 2013 assessment:No changes reported. Building not on campus-wide building management system.
							2014 assessment: Furnace replaced with new residential unit, using existing AC unit.
							2015 Assessment: No changes reported.
							2016 Assessment: No changes reported
							2018 Assessment: No changes reported. No reported problems. Forced air furnace with central air-conditiong.

Use Types: 100% Residence **Notes:** 2015 - Farmhouse no longer used by College, leased out.

Bldg. No: 05 **Building: Farmhouse**

Area: 2,550sf

Yr Built: 1916 Floors: 2

lystem	CRV of System		1 01. 01 09	graili Aqina ra nnnî	jet for repair/replace	ellielit:			
yatam	%	\$	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes		
Plumbing/Drainage	5	\$31,200	0 \$0	5 \$1,560	10 \$3,120		Pipes in basement - old. All other new in 1995 Septic system separate from Barn Theater No reported problems		
							2007 assessment:No changes. No reported problems.		
							2009-2014 assessment:No changes. No reported problems.		
							2012 - 2014 Assessment: No changes reported.		
							2015 assessment: water supply piping from well replaced to both farmhouse and barn.		
							2016 Assessment: No changes reported		
							2018 Assessment: No changes reported. No reported problems.		
							2019 Assessment: No changes reported. No reported problems.		
Primary/Secondary	10	\$62,400	0 \$0	0 \$0	5 \$3,120	95 \$59,280	Newer service		
			φO	<i>\$</i> 0	φ3,120	\$39,200	2007 assessment:No changes. No reported problems.		
							2009 Assessment:No changes reported.		
							2010 assessment: Campus primary service upgraded by Consumers Energy to provide additional capacity.		
							2011-2015 Assessment: No changes reported.		
							2016 Assessment: No changes reported		
							2018 Assessment: No changes reported. No reported problems.		
							2019 Assessment: No changes reported. No reported problems.		

Use Types: 100% Residence **Notes:** 2015 - Farmhouse no longer used by College, leased out.

Bldg. No: 05 Building: Farmhouse

Area: 2,550sf

Yr Built: 1916 Floors: 2

	CRV o	of System	Pct. of sy	stem value to budg	et for repair/replace	ement:	
System	%	\$	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Distribution	5	\$31,200	0	0	0	100	Newer service
			\$0	\$0	\$0	\$31,200	2007 assessment:No changes. No reported problems.
							2009-2015 Assessment: No changes reported. No reported problems.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.
_ighting	4	\$24,960	0	5	10		Newer Service
			\$0	\$1,248	\$2,496	\$21,216	2007 assessment:No changes. No reported problems.
							2009-2015 Assessment: No changes reported. No reported problems.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems. Incandescent lighting.
							2019 Assessment: No changes reported. No reported problems.
/oice/Data	3	\$18,720	0	0	0		New - minimal
			\$0	\$0	\$0	\$18,720	2007 assessment:No changes. No reported problems.
							2009-2015 Assessment: No changes reported. No reported problems.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.

Campus: Main Bldg. No: 05 Use Types: 100% Residence Notes: 2015 - Farmhouse no longer used by College, leased out.

Building: Farmhouse

Area: 2,550sf

Yr Built: 1916 Floors: 2

CRV of System Pct. of system value to budget for repair/replacement: **Immediate** 1-5 Years 6-10 Years System/Component Notes System 11+ Years \$18,720 0 Ceilings 10 10 80 Recently renovated \$0 \$1,872 \$1,872 \$14,976 2007 assessment: 2009-2015 Assessment: No changes reported. No reported problems. 2016 Assessment: No changes reported. No reported problems. 2018 Assessment: No changes reported. No reported problems. Plaster on lath. 2019 Assessment: No changes reported. No reported problems. Walls/Casework \$43,680 0 10 80 Recently renovated 10 \$0 \$4,368 \$4,368 \$34,944 2007 assessment: No reported problems 2009-2015 Assessment: No changes reported. No reported problems. 2016 Assessment: No changes reported. No reported problems. 2018 Assessment: No changes reported. No reported problems. Plaster on lath. Drywall partitions in additions and 2nd floor. 2019 Assessment: No changes reported. No reported problems. Doors 2 \$12,480 0 10 15 75 Recently renovated \$0 \$1,248 \$1,872 \$9,360 2007 assessment: Exterior entry door replaced. 2009-2015 Assessment: No changes reported. No reported problems. 2016 Assessment: No changes reported. No reported problems. 2018 Assessment: No changes reported. No reported problems.

Campus: Main Bldg. No: 05

Use Types: 100% Residence **Notes:** 2015 - Farmhouse no longer used by College, leased out.

Building: Farmhouse

Area: 2,550sf	Yr Bui	lt: 1916	Floors: 2				
	CRV	of System	Pct. of sy	ystem value to bud	get for repair/repla	cement:	
System	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Floors	5	\$31,200	0	10	10	80	Recently renovated
			\$0	\$3,120	\$3,120	\$24,960	2007 assessment: Exterior front door replaced.
							2009-2015 Assessment: No changes reported. No reported problems.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems. Concrete slab-on-grade, hardwood, vinyl tile in kitchen and bathroom.
							2019 Assessment: No changes reported. No reported problems.
Bldg., Fire, ADA, Elevators	5	\$31,200		5	5		Smoke detectors/CO sensors.
			\$3,120	\$1,560	\$1,560	\$24,960	
							Toilet rooms ADA compliant.
							2007 assessment:No changes.
							2009-2015 Assessment: No changes reported. No reported problems.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.
Immed. Site, Ext. Ltg., etc	3	\$18,720		5	10		2007 assessment:No changes. No reported problems.
			\$562	\$936	\$1,872	\$15,350	2009 - 2013 assessment:No changes reported.
							2014 assessment: Exterior concrete steps and ramps replaced.
							2015 Assessment: No reported changes.
							2016 Assessment: No changes reported.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.

Campus: Main Use Types: **Notes:** 2015 - Farmhouse no longer used by College, leased out. 100% Residence

Bldg. No: 05 Building: Farmhouse

Area: 2,550sf Yr Built: 1916 Floors: 2

	CRV of S	System	Pct. of sys	stem value to budg	jet for repair/replac	ement:	
System	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes

CRV Totals:	100	\$624,000	\$16,474	\$38,688	\$59,904	\$508,934	\$624,000				
	Priority Is	ssues Da	ata			0-5 Year	Cumula	tive Dat	а		
	\$624,000	\$16,474	\$0	2.6%	GOOD	\$55,162	\$23,962	8.8%	\$12,480	FAIR	
	CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS	FCI	\$/YR MAINTAIN	RATING	

 Campus: Main
 Use Types:
 Notes:
 2015-Formerly called Instruction East

Bldg. No: 06 40 % Lab 2007-Renovated as part of Ash Building project

Building: Kenneth J. Smith Instructional Building 60 % Classroom 2005-Building scheduled for major renovation as part of planned addition in 2006-2007

Area: 25,132sf Yr Built: 1966 Floors: 2 Minor renovation in 1999.

	CRV of System	Pct. of sys	tem value to bud	lget for repair/replace	ment:	
System	% \$	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Structure	15 \$1,070,100	0	5	5	90	Occasional water infiltration, maintained regularly.
		\$0	\$53,505	\$53,505	\$963,090	2005 - water infiltration problem resolved except for water entering mechanical
						room through areaway during heavy rains
						2007 assessment: Water infiltration problem resolved as part of renovation.
						2009-2015 Assessment: No changes reported. No reported problems.
						2016 Assessment: No changes reported. No reported problems.
						2018 Assessment: Greenhouse addition brick has substantial moisture damage.
						2019 Assessment: No changes reported. No reported problems.
Roof	5 \$356,700	0	15	75		1996 - EPDM roof installed
		\$0	\$53,505	\$267,525	\$35,670	2004: greenhouse roof due for replacement
						2007 assessment: Greenhouse reshingled. No other issues reported
						2009 - 2010 Assessment: No changes reported.
						2011-2014 Assessment: No changes. Roof inspected annually, repaired as
						needed. Roof nearing end of expected life.
						2015 Assessment: No changes reported.
						2016 Assessment: No changes reported.
						2010 Assessment. No changes reported.
						Projected roof membrane replacement from roof report: 2024
						2018 Assessment: No changes reported. No reported problems.
						2019 Assessment: No changes reported. No reported problems.

Campus: Main Use Types: Notes: 2015-Formerly called Instruction East

Bldg. No: 06 40 % Lab 2007-Renovated as part of Ash Building project

Building: Kenneth J. Smith Instructional Building 60 % Classroom 2005-Building scheduled for major renovation as part of planned addition in 2006-2007

Area: 25,132sf Yr Built: 1966 Floors: 2 Minor renovation in 1999.

	CRV	of System	Pct. of s	ystem value to bud	lget for repair/replac	cement:	
System	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Glazing	5	\$356,700	0	5	20	75	OK condition. Some single pane.
			\$0	\$17,835	\$71,340	\$267,525	Greenhouse windows in poor condition
							2007 Assessment:
							Curtain wall system at east wall replaced as part of door replacement work.
							2009 -2011 assessment:No changes reported. Glazing on greenhouse
							continues to be an issue.
							2012 assessment:No changes reported.
							2012 additionative drivinges reported.
							2013 assessment:No changes reported. Glazing on greenhouse continues to
							be an issue.
							2014 Assessment: No changes reported.
							2015 Assessment: No changes reported. Glazing on greenhouse continues to
							be an issue.
							2016 assessment: New greenhouse being built on campus. The deteriorating
							greenhouse may be demolished.
							2040 Assessment: No share we remarked No varieted making -
							2018 Assessment: No changes reported. No reported problems.

 Campus: Main
 Use Types:
 Notes:
 2015-Formerly called Instruction East

Bldg. No: 06 40 % Lab 2007-Renovated as part of Ash Building project

Building: Kenneth J. Smith Instructional Building 60 % Classroom 2005-Building scheduled for major renovation as part of planned addition in 2006-2007

Area: 25,132sf Yr Built: 1966 Floors: 2 Minor renovation in 1999.

	CRV	of System	Pct. of s	ystem value to bud	lget for repair/repla	cement:	
System	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Cladding	6	\$428,040	3 \$12,841	5 \$21,402	5 \$21,402	87 \$372,395	Brick, No reported problems on main building. Brick on greenhouse deteriorating.
							2007 Assessment: minimal brickwork performed as part of Ash Building construction.
							2009-2012 Assessment:No changes reported. No reported problems.
							2013 assessment:No changes reported. Brick on greenhouse spalling, failing, due for repair, replacement or removal.
							2014 Assessment: No changes reported.
							2015 Assessment: No changes reported. Greenhouse brick continues to deteriorate.
							2016 assessment: New greenhouse being built on campus. The deteriorating greenhouse may be demolished.
							2018 Assessment: No changes reported. No reported problems. Greenhouse brick continues to deteriorate.

Campus: Main Use Types: **Notes:** 2015-Formerly called Instruction East Bldg. No: 06 40 % Lab

2007-Renovated as part of Ash Building project

Building: Kenneth J. Smith Instructional Building 60 % Classroom 2005-Building scheduled for major renovation as part of planned addition in 2006-2007

Area: 23,152sf Yr Built: 1966 Floors: 2 Minor renovation in 1999.

	CR	V of System	Pct. of s	ystem value to bud	lget for repair/repla	cement:	
System	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
HVAC	25	\$1,783,500	0	0	10	90	System mostly new in 1999.
			\$0	\$0	\$178,350	\$1,605,150	Building on central steam loop. Heat exchanger provides HW for perimeter heating
							(1) interior AHU with steam coil and chilled water coil.
							Heat provided by single steam coil in AHU.
							Fume hoods original, not up to current ventilation standards, no hoods in
							classrooms or storage/prep area. Potential addition of Organic Chemistry may require additional hoods.
							2004 - new biohazard unit added.
							2007 Assessment:
							Existing HVAC system, distribution, and controls remain.
							DDC controls connected to existing DDC system in Ash Building.
							Existing chiller connected in loop with new chiller for Ash Building to provide cooling to both buildings.
							Chemistry lab relocated to new building. Ventilation system upgraded to meet
							current standards.
							2009 Assessment: No changes reported.
							2012 assessment: Controls upgraded to DDC
							2010 Assessment: Gas meter systems replaced by Consumers Energy.

 Campus: Main
 Use Types:
 Notes:
 2015-Formerly called Instruction East

Bldg. No: 06 40 % Lab 2007-Renovated as part of Ash Building project

Building: Kenneth J. Smith Instructional Building 60 % Classroom 2005-Building scheduled for major renovation as part of planned addition in 2006-2007

Area: 23,152sf Yr Built: 1966 Floors: 2 Minor renovation in 1999.

	CR	V of System	Pct. of system value to budget for repair/replacement:			cement:	
System	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
HVAC (continued)	25	\$1,783,500	0	0	10	90	2012 assessment: System controls upgraded to DDC as part of new energy
			\$0	\$0	\$178.350	\$1,605,150	management system. Actuators on dampers and control valves replaced as required.

2013 - 2015 Assessment: No changes reported. No reported problems.

2016 Assessment: No changes reported. No reported problems.

2018 Assessment: The HVAC system is served by a steam to hot water heat exchanger to provide heat to perimeter classroom unit ventilators.

Chilled water is supplied by an outdoor air-cooled chiller using 25% ethylene glycol. The current outdoor chiller is in good condition and will continue to provide 10 to 20 years. The building controls were improved in 2009 with occupancy sensors which save energy. It is recommended to upgrade building controls with the standard campus BEMS system. The present classroom unit ventilators do no perform well in providing comfort & noise control Recommend horizontal units to be replaced with improved floor mounted vertical type to provide the proper ventilation and reuse the existing distribution & control systems.

Campus: Main Use Types: Notes: 2015-Formerly called Instruction East

Bldg. No: 06 40 % Lab 2007-Renovated as part of Ash Building project

Building: Kenneth J. Smith Instructional Building 60 % Classroom 2005-Building scheduled for major renovation as part of planned addition in 2006-2007

Area: 23,152sf Yr Built: 1966 Floors: 2 Minor renovation in 1999.

	CRV	of System	Pct. of s	ystem value to bud	lget for repair/repla	cement:	
System	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Plumbing/Drainage	5	\$356,700	0 \$0	0 \$0	10 \$35,670	90 \$321,030	New fixtures and associated exposed plumbing installed in 1999. Laboratory plumbing due for replacement.
							2003-New sinks & faucets installed. Waste lift station at end of life, float sticks, pump fails, holding tank corroding, worn out. May be decommissioned as part of proposed renovation.
							2007 Assessment: Plumbing replaced as required by new building layout. Existing toilet rooms remain unchanged. Waste lift station replaced with new system.
							2009-2015 Assessment: No changes reported. No reported problem
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.
Primary/Secondary	9	\$642,060	0	0	10	90	Primary - no reported problems
			\$0	\$0	\$64,206	\$577,854	2007 Assessment: Primary feeds Ash Building, no reported problems.

2009 Assessment:No changes reported.

2010 assessment: Campus primary service upgraded by Consumers Energy to provide additional capacity.

2011-2015 Assessment: No changes reported. No reported problems.

2016 Assessment: No changes reported. No reported problems.

2018 Assessment: The building is served via an exterior primary pad-mount switch (S&C PMH-13) This unit substation consists of a main switch and two transformers (one rated 750kVA with a 480/277V secondary and the other a 15kVA with a 240/120V secondary) Recommended that gear is exercised, cleaned, tightened during a scheduled outage. Most 120V utilization power within the building is served via smaller step-down transformers fed from the 480V system.

Systems throughout the building were mostly upgraded around 2007 when the Ash Building

was added on No immediate concerns with lighting, fire alarm, or other systems.

Campus: Main Use Types: Notes: 2015-Formerly called Instruction East

Bldg. No: 06 40 % Lab 2007-Renovated as part of Ash Building project

Building: Kenneth J. Smith Instructional Building 60 % Classroom 2005-Building scheduled for major renovation as part of planned addition in 2006-2007

Area: 23,152sf Yr Built: 1966 Floors: 2 Minor renovation in 1999.

	CRV	of System	Pct. of sy	ystem value to bud	get for repair/replac	ement:	
System	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Distribution	5	\$356,700	0	0	10	90	New in 1999
			\$0	\$0	\$35,670	\$321,030	2007 Assessment: minimal modifications, no reported problems.
							2009-2015 Assessment: No changes reported. No reported problems.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.
Lighting	5	\$356,700	0	0	10		2001-Complete T8 upgrade funded
			\$0	\$0	\$35,670	\$321,030	2002-new lighting installed
							2007 Assessment: Classroom lighting replaced as part of ceiling replacement. Corridor lighting reinstalled. No reported problems.
							2009 - 2011 assessment:No changes reported. No reported problems.
							2012 assessment:No changes reported. Lighting upgrade not required.
							2013 assessment: Some lighting upgrades performed as part of performance contract work.
							2014 Assessment: No changes reported.
							2015 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.

Campus: MainUse Types:Notes:2015-Formerly called Instruction EastBldg. No: 0640 % Lab2007-Renovated as part of Ash Building project

Building: Kenneth J. Smith Instructional Building 60 % Classroom 2005-Building scheduled for major renovation as part of planned addition in 2006-2007

Area: 23,152sf Yr Built: 1966 Floors: 2 Minor renovation in 1999.

	CRV	of System	Pct. of s	ystem value to bud	lget for repair/replac	cement:	
System	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Voice/Data	5	\$356,700	0	0	10	90	Recently updated
			\$0	\$0	\$35,670	\$321,030	
							2007 Assessment:No changes. No reported problems.
							2009-2014 assessment:No changes reported. No reported problems.
							2015 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.
Ceilings	3	\$214,020	0	0	10	90	Most new.
			\$0	\$0	\$21,402	\$192,618	Some areas beginning to show signs of sagging, possibly caused by humidity.
							2007 Assessment:
							Ceilings replaced with 2x2 lay-in as part of sprinkler system installation.
							2009-2014 assessment:No changes reported. No reported problems.
							2015 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.
Walls/Casework	2	\$142,680	0	0	10	90	Masonry corridor walls, balance of walls painted gypsum - recently repainted.
			\$0	\$0	\$14,268	\$128,412	
							2007 Assessment: minimal wall removal/addition as part of renovation.
							Interior walls repainted.
							2009-2014 assessment:No changes reported. No reported problems.
							2015 assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.

Campus: MainUse Types:Notes:2015-Formerly called Instruction EastBidg. No: 0640 % Lab2007-Renovated as part of Ash Building project

Building: Kenneth J. Smith Instructional Building 60 % Classroom 2005-Building scheduled for major renovation as part of planned addition in 2006-2007

Area: 23,152sf Yr Built: 1966 Floors: 2 Minor renovation in 1999.

	CRV	of System	Pct. of s	ystem value to bud	get for repair/replac	ement:	
ystem	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Ooors	2	\$142,680	0	5	10	85	Exterior: original hollow metal doors
			\$0	\$7,134	\$14,268	\$121,278	
							2005-hinges and hardware failing and deteriorating, doors rusting at bottoms,
							due for replacement.
							Interior: Original solid core wood doors. Finish worn ,some swelling.
							2007 Assessment:
							Exterior: (3) exterior doors replaced
							Interior: (3) new doors added, (2) removed.
							2009-2012 assessment:No changes reported. No reported problems.
							2012
							2013 assessment:
							Classroom door hardware changed to lockdown type for security.
							2014 Assessment: No changes reported.
							2015 assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.

2019 Assessment: Replace toilet room door. No reported problems.

Campus: MainUse Types:Notes:2015-Formerly called Instruction EastBidg. No: 0640 % Lab2007-Renovated as part of Ash Building project

Building: Kenneth J. Smith Instructional Building

60 % Classroom

2005-Building scheduled for major renovation as part of planned addition in 2006-2007

Area: 23,152sf Yr Built: 1966 Floors: 2 Minor renovation in 1999.

	CRV	of System	Pct. of sy	stem value to bud	lget for repair/replac	cement:	
System	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Floors	3	\$214,020	0	5	10	85	Quarry tile in corridors, no reported problems.
			\$0	\$10,701	\$21,402	\$181,917	Some new carpet, new VCT.
							2004-Some offices still need new carpet.
							2007 Assessment:
							flooring replaced as required by renovation.
							Sheet vinyl installed in labs.
							VCT installed in small portions of classrooms (near sinks).
							Carpet installed in office, some classrooms.
							2009-2014 assessment:No changes reported. No reported problems.
							2015 assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							Carpet replacement in selected area.
							2019 Assessment: No changes reported. No reported problems.
Bldg., Fire, ADA, Elevators	2	\$142,680	0	0	10		Stairway doors propped open on lower level.
			\$0	\$0	\$14,268	\$128,412	Unisex ADA toilet room added.
							New fire alarm system.
							Elevator installed in 1999, no reported problems
							2007 Assessment:
							New exit signage added. Existing emergency lighting remains.
							Connection to Ash Building resolves ADA toilet room issues.
							2009-2014 assessment:No changes reported. No reported problems.
							2015 assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.

Campus: MainUse Types:Notes:2015-Formerly called Instruction EastBidg. No: 0640 % Lab2007-Renovated as part of Ash Building project

Building: Kenneth J. Smith Instructional Building

60 % Classroom

2005-Building scheduled for major renovation as part of planned addition in 2006-2007

0.2%

FCI

GOOD

RATING

\$7,134,000

CRV

\$12,841

DMB

\$0

EXCESS

Area: 23,152sf Yr Built: 1966 Floors: 2 Minor renovation in 1999.

	C	RV of System	Pct. of s	ystem value to bud	lget for repair/rep	placement:	
System	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
mmed. Site, Ext. Ltg.,	etc 3	\$214,020	0	0	10	90	No reported problems
			\$0	\$0	\$21,402	\$192,618	
							2007 Assessment:
							Sitework performed as part of Ash Building construction.
							No reported problems.
							2009-2014 assessment:No changes reported. No reported problems
							2015 assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.
CRV Totals:	100	\$7,134,000	\$12,841	\$164,082	\$906,018	\$6,051,059	\$7,134,000
	Priority	Issues Da	ata			0-5 Year	r Cumulative Data

\$176,923

2.5%

FCI

\$0

EXCESS

\$142,680 GOOD

\$/YR MAINTAIN

Bldg. No: 07 100% Vo/Tech 2005-Building scheduled for major repairs and renovation as part of Instruction East work in 2006-2007

Building: Instruction North One classroom renovated in 2001.

Area: 21,780sf Yr Built: 1968 Floors: 1

	CRV	of System	Pct. of sy	stem value to bud	get for repair/replac	cement:	
System	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Structure	12	\$588,600	0 \$0	0 \$0	5 \$29,430	95 \$559,170	Unprotected steel structure with block infill.
							2000-Some cracks in walls, some blocks replaced, still some water infiltration.
							2003-severe exterior wall damage - see cladding notes.
							2007 assessment: Structure at exterior walls modified as part of renovation -
							exterior wall was providing lateral support. Exterior column deterioration (due to water infiltration) repaired.
							Water infiltration problems resolved as part of renovation.
							2009-2014 assessment:No changes reported. No reported problem
							2015 Assessment: No changes reported. No reported problems.
							2018 Assessment: Building in good structural condition, no deficiencies noted.

Bldg. No: 07 100% Vo/Tech 2005-Building scheduled for major repairs and renovation as part of Instruction East work in 2006-2007

Building: Instruction North One classroom renovated in 2001.

Area: 21,780sf Yr Built: 1968 Floors: 1

	CRV	of System	Pct. of sy	stem value to bud	get for repair/replac	ement:	
ystem	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Roof	7	\$343,350	0	80	0	20	Trocal roof in 1998
			\$0	\$274,680	\$0	\$68,670	
							2003-icecicles and roof runoff clinging to drip edge (covered over with Trocal
							roof), running down wall and into mortar joints, causing severe wall damage.
							Lack of gutters exacerbating problem.
							2007 assessment: Gutters and downspouts added. No reported problems
							2009 Assessment:No changes reported.
							2010 Assessment:No changes reported.
							2011 assessment: Minor roof leaks repaired as part of annual maintenance.
							Roof inspected annually, no reported problems, but roof nearing end of expected life.
							2012 assessment:No changes reported.
							2013 assessment:No changes reported.
							2014 assessment: Roof inspected, due for replacement within 5 years.
							2015 assessment: Roof membrane near end of expected life. Projected roof membrane replacement from roof report: 2019
							2018 Assessment: Single-ply membrane with insulation.
							Roof replacement scheduled in 2024.

Bldg. No: 07 100% Vo/Tech 2005-Building scheduled for major repairs and renovation as part of Instruction East work in 2006-2007

Building: Instruction North One classroom renovated in 2001.

	CRV	of System	Pct. of sy	stem value to bud	get for repair/replac	cement:	
System	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Glazing	5	\$245,250	0 \$0	0 \$0	5 \$12,263	95 \$232,988	Minimal original alum frame single pane, in fair condition, resealed in 2000.
				7.	<i></i> ,	<i></i>	2007 assessment: All exterior windows in north and south walls replaced with insulated aluminum frame units as part of renovation. Windows in east wall not replaced (minimal)
							2009-2014 Assessment:No changes reported.
							2015 Assessment: No changes reported.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.
Cladding	15	\$735,750	0	5	5	90	Block. Repainted, waterproofed and caulked in 2001-Monitor condition for
			\$0	\$36,788	\$36,788	\$662,175	2001-recurring leaking problems.
							2002-entry canopy repaired
							2003-water infiltration problem continues, block severely damaged (spalled, shattered, growing algae) from roof runoff at most exterior door jambs on north and south sides of building. concrete lintels also showing damage. Deep raked mortar joints allowing water into block and spalling of block surface. Repair or replacement of damaged block required. Roof condition will also require repair to avoid future damage.
							2007 assessment: North and south exterior concrete block walls replaced with prefinished metal siding and concrete block base. All remaining walls cleaned, repaired as required, and repainted.
							2009-2015 Assessment: No changes reported. No reported problems.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.

Bldg. No: 07 100% Vo/Tech 2005-Building scheduled for major repairs and renovation as part of Instruction East work in 2006-2007

Building: Instruction North One classroom renovated in 2001.

Area: 21,780sf Yr Built: 1968 Floors: 1

	CRV of System	Pct. of sy	stem value to bud	get for repair/replace	ement:	
System	% \$	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
HVAC	20 \$981,000	5	25	5	65	Original (steam from power plant building) - in poor but working condition,
		\$49,050	\$245,250	\$49,050	\$637,650	building is heated, although not properly.
						2003-steam pipes reported in poor condition, failures often require removal of
						several feet of deteriorated pipe. Some AHU's non-functioning and disconnected.
						A/C only provided to a few classrooms - most DX units at end of life.
						2005-One DX unit has failed, but repairs not planned due to upcoming
						proposed renovation. Some fin tube units damaged. Most ceiling mounted unit heaters
						not working. Inadequate ventilation in darkroom, clay mixing area and kiln area.
						2003-Unit ventilator in one classroom replaced.
						2007 Assessment:
						East half of building - piping, units and controls replaced. No reported problems.
						Steam line repaired and reinsulated as required.
						(2) mezzanine-mounted AHU's provide heating and cooling in east half of building.
						Cooling: (2) ground mounted Trane DX units added.
						Ceiling mounted gas-fired heaters added at overhead door locations.
						West half of building-existing unit heaters reused, controls minimal. No reported problem
						2009 Assessment: No changes reported.
						2010 Assessment: Gas meter systems replaced by Consumers Energy.
						2011 assessment:No changes reported. Older HVAC equipment still
						operating, but past end of useful life and due for replacement.
						2012 assessment: System controls on newer HVAC equipment upgraded to
						DDC as part of new energy management system. Actuators on dampers and
						control valves replaced as required.
						2013-2015 Assessment: No changes reported. Older HVAC equipment still

Bldg. No: 07 100% Vo/Tech 2005-Building scheduled for major repairs and renovation as part of Instruction East work in 2006-2007

Building: Instruction North

One classroom renovated in 2001.

Area: 21,780sf Yr Built: 1968 Floors: 1

	CRV	of System	Pct. of sy	ystem value to bud	get for repair/repla	cement:	
System	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
HVAC (continued)	20	\$981,000	5	25	5	65	2016 Assessment: No changes reported.
			\$49,050	\$245,250	\$49,050	\$637,650	
							2018 Assessment:
							The HVAC system is a combination of classroom unit ventilators and air handling units
							served by hot water heating split DX A/C outoor condensing units.
							The building is a metal building with minimal insulation and is currently under-utilized.
							Shop Classrooms appear to have minimum heat and ventilation (served by overhead doors)
							Recommend old steam radiators (at shop classrooms/storage) to be replaced with hot water.
							Gas fired unit heaters are to remain.
							Steam and condensate services enter into the building, are converted to hot water heating
							and mainly serve perimeter fin tube or hot water coils located in central AHUs.
							East offices areas are served by wall hung split air conditioning units which appear in good working condition.

2019 Assessment: Replaced one heater. No reported problems.

Bldg. No: 07 100% Vo/Tech 2005-Building scheduled for major repairs and renovation as part of Instruction East work in 2006-2007

Building: Instruction North One classroom renovated in 2001.

	CRV of System		Pct. of sy	stem value to bud	get for repair/replac	ement:	
System	%	\$	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Plumbing/Drainage	5	\$245,250	0 \$0	5 \$12,263	10 \$24,525		Some piping in poor condition, fittings deteriorated. Drains near art classroom plug occasionally due to inadequate clay traps.
							2005-New hand sink installed in facilities work area.
							2007 Assessment: East half of building - all new plumbing, toilet rooms and art sinks. No reported problems. Trench drains removed and infilled with concrete. West half of building - existing toilet rooms remain, in poor condition. Due for renovation or removal.
							2009-2015 Assessment: No changes reported. West half - older toilet rooms remain.
							2016 Assessment: No changes reported.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.
Primary/Secondary	8	\$392,400	0 \$0	10 \$39,240	10 \$39,240	80 \$313,920	Original - in working condition, capacity available 2007 assessment: No reported problems
							2009 Assessment:No changes reported.
							2010 assessment: Campus primary service upgraded by Consumers Energy to provide additional capacity.
							2011-2015 Assessment: No changes reported. No reported problems.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: The building is powered by a pad-mounted transformer, which serve 480/277V to a main 600A panel on the mezzanine. The transformer appears old, rusted with possible leak. A sticker indicates it has been tested clear of PCBs. Recommend full electrical testing on this transformer to help in determining remaining useful life and budgeting for its replacement. The building has an existing manual fire also system, National Time & Signal 902 series, with no issues.
							2019 Assessment: No changes reported. No reported problems.

Bldg. No: 07 100% Vo/Tech 2005-Building scheduled for major repairs and renovation as part of Instruction East work in 2006-2007

Building: Instruction North One classroom renovated in 2001.

	CRV	CRV of System		stem value to bud	get for repair/replac	cement:	
System	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Distribution	5	\$245,250	0	10	10	80	Original - in working condition, but most panels are obsolete Federal-Pacific
			\$0	\$24,525	\$24,525	\$196,200	
							2007 assessment: East half of building - all power and lighting panels replaced
							West half of building - original Federal Pacific panels remain.
							(2) near end of life and scheduled for replacement.
							2009 Assessment: All distribution panels upgraded, no reported problems.
							2010-2015 Assessment: No changes reported. No reported problems.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment:
							Some branch panelboards in the building are Federal Pacific brand
							have known issues with the failure of breakers to trip in fault conditions.
							Recommend replacement of all such panels for life safety reasons.
							2019 Assessment: No changes reported. No reported problems.

Bldg. No: 07 100% Vo/Tech 2005-Building scheduled for major repairs and renovation as part of Instruction East work in 2006-2007

Building: Instruction North One classroom renovated in 2001.

	CRV	of System	Pct. of sy	stem value to bud	get for repair/repla	cement:	
System	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Lighting	5	\$245,250	0 \$0	10 \$24,525	10 \$24,525	80 \$196,200	Majority original T12, working, with no more than typical ballast replacement.
			<i>\$0</i>	Ψ2 4 ,023	<i>\$24,020</i>	\$190,200	2007 assessment: East half of building - all lighting replaced with T8 fixtures. No "Darkroom in use" warning light installed outside darkroom door.
							West half of building - original lighting remains. No reported problems 2009-2011 Assessment:No changes reported.
							2012 assessment:No changes reported. Lighting upgrades not required.
							2013-2015 Assessment: No changes reported. No reported problems.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: Majority of lighting is T8 linear fluorescent, though some T12 lamps. T12 have been phased out due to energy efficiency, these should be replaced with LEDs. Exterior wall packs are compact fluorescent with battery packs. While previously appropriate, these are not the best solution for exterior lighting in
							northern climate, as it is difficult to start in cold weather with light output significantly reduce Recommend replacement with LED wall packs.
Voice/Data	3	\$147,150	0	5	10	95	2019 Assessment: No changes reported. No reported problems. No reported problems
Voice/Data	3	φ147,130	\$0	\$7,358	\$14,715	\$125,078	2007 assessment: System upgraded in east half of building. No reported problems.
							2009-2015 Assessment: No changes reported. No reported problems.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.

Bldg. No: 07 100% Vo/Tech 2005-Building scheduled for major repairs and renovation as part of Instruction East work in 2006-2007

Building: Instruction North One classroom renovated in 2001.

	CRV	of System	Pct. of sy	stem value to bud	get for repair/replac	cement:	
System	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Ceilings	1	\$49,050	0	5	10		Mostly open to deck, some suspended ceiling (replaced in 2000-2001).
			\$0	\$2,453	\$4,905	\$41,693	2007 assessment: East half of building - Underside of deck cleaned and repainted. Minimal lay-in ceiling added as required.
							West half of building - no changes, no reported problems.
							2009-2015 Assessment: No changes reported. No reported problems.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.
Walls/Casework	4	\$196,200	0 \$0	10 \$19,620	10 \$19,620	80 \$156.960	Interior walls recently repainted, monitor condition for recurring problems.
			φU	\$19,020	φ19,020	\$100,900	2003 - water problems in exterior walls damaging paint.
							2007 assessment: East half of building - walls removed/built as necessary for renovation work. Remaining walls repainted. West half of building - no changes.
							2009-2015 Assessment: No changes reported. No reported problems.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.

Bldg. No: 07 100% Vo/Tech 2005-Building scheduled for major repairs and renovation as part of Instruction East work in 2006-2007

Building: Instruction North One classroom renovated in 2001.

	CRV	of System	Pct. of sy	stem value to bud	get for repair/replac	cement:	
ystem	%	\$	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
)oors	3	\$147,150	0	5	5	90	Exterior hollow metal doors rusting, sills deteriorating, a few replaced in 1998.
			\$0	\$7,358	\$7,358	\$132,435	
							2002-main OH door replaced, others OK.
							Damage to lintels and jambs may require removal of doors to repair. Interior doors OK.
							2007 assessment: All exterior man and overhead doors and frames replaced.
							East half of building - interior doors replaced.
							West half of building - interior doors remain as is, no reported problems.
							2009-2013 Assessment:No changes reported.
							2014 assessment: Classroom door hardware changed to lockdown type for security.
							2015 Assessment: No changes reported. No reported problems.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: Select doors need to be replaced.
							2019 Assessment: No changes reported. No reported problems.
oors	3	\$147,150	0	0 \$0	5		concrete - OK
			\$0	<i>\$0</i>	\$7,358	\$139,793	2007 assessment: East half of building - floors patched and coated with epoxy.
							Exiting trench drains removed and infilled with concrete.
							Carpet installed in offices and classroom.
							West half of building - no changes, no reported problems.
							2009-2015 Assessment: No changes reported. No reported problems.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems. Concrete slab-on-grade.
							2019 Assessment: No changes reported. No reported problems.

Bldg. No: 07 100% Vo/Tech 2005-Building scheduled for major repairs and renovation as part of Instruction East work in 2006-2007

Building: Instruction North One classroom renovated in 2001.

\$0 \$0 \$4,905 \$93,195 Exit signs 2007 ass East half Fire alarn Emergen No sprink ADA toile	ns updated. Toilets not ADA, but space exists to rework. replaced. No sprinkler system.
\$0 \$0 \$4,905 \$93,195 Exit signs 2007 ass East half Fire alarn Emergen No sprink ADA toile	essment: of building: n upgraded as required by renovation. cy and exit lighting upgraded as required by renovation. ler system.
East half Fire alarn Emergen No sprink ADA toile	of building: n upgraded as required by renovation. cy and exit lighting upgraded as required by renovation. ler system.
West half	
	of building - no changes, no reported problems. essment:No changes reported.
2010 Ass	essment: ADA door openers added to toilet rooms.
2011-201	5 Assessment: No changes reported. No reported problems.
2016 Ass	essment: No changes reported. No reported problems.
2018 Ass	essment: No changes reported. No reported problems.
	essment: No changes reported. No reported problems.
\$0 \$78,480 \$9,810 \$9,810	resealed and restriped.
2007 ass concrete	essment: sidewalks on south side of building replaced. No reported problems.
2009-201	5 Assessment: No changes reported. No reported problems.
2016 Ass	essment: No changes reported. No reported problems.
2018 Ass	essment: Asphalt paving is in poor condition and should be replaced.
2019 Ass	essment: No changes reported. No reported problems.

Campus: Main Use Types: Notes: 2007-majority of building renovated. North and south exterior walls replaced.

Bldg. No: 07 100% Vo/Tech 2005-Building scheduled for major repairs and renovation as part of Instruction East work in 2006-2007

Building: Instruction North One classroom renovated in 2001.

Area: 21,780sf Yr Built: 1968 Floors: 1

	CRV o	f System	Pct. of sy	stem value to bud	get for repair/replac	ement:	
System	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes

CRV Totals:	100	\$4,905,000	\$49,050	\$772,538	\$309,015	\$3,774,398	\$4,905,000				
	Priority	Issues [Data			0-5 Year	Cumula	tive Dat	а		
	\$4,905,000	\$49,050	\$0	1.0%	GOOD	\$821,588	\$576,338	16.8%	\$98,100	POOR	
	CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS	FCI	\$/YR MAINTAIN	RATING	

Use Types: 55 % Auditorium Notes: 2015-Formerly called Instruction West 2007-covered walkway to Ash Building added.

Building: Les Morford Instructional Building 45 % Classroom

Area: 11,184sf

Yr Built: 1969 Floors: 1

	CRV	of System	Pct. of sy	stem value to bud	get for repair/replac	cement:	
System	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Structure	15	\$549,360	0	5	5	90	No reported problems
			\$0	\$27,468	\$27,468	\$494,424	

2007 assessment:No changes. No reported problems.

2009-2015 Assessment: No changes reported. No reported problems.

2016 Assessment: No changes reported. No reported problems.

2018 Assessment: Penthouse screen wall support steel has significant corrosion

- will need cleaning and paint.

Penthouse block cracked at support steel bearing due to thermal expansion contraction

- slide bearing will be required to prevent continued deterioration

Efflorescence on face of Penthouse block indicates moisture penetration into wall

- block should be painted or sealed. Possible clogged roof drain on Penthouse roof.

2019 Assessment: No changes reported. No reported problems.

Campus: Main

Use Types: 55 % Auditorium Notes: 20

2015-Formerly called Instruction West 2007-covered walkway to Ash Building added.

Bldg. No: 08

Building: Les Morford Instructional Building

onai Building

45 % Classroom

Area:	11.	184s	f

Yr Built: 1969 Floors: 1

_	CRV	of System			get for repair/replac		
System	%	\$	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Roof	5	\$183,120	0	5	75	20	Firestone EPDM in 1999
			\$0	\$9,156	\$137,340	\$36,624	2005 - some flashing due for replacement
							2007 assessment: Flashing problems resolved during construction of covered walkway to Ash Building.
							2009 Assessment:No changes reported.
							2010 Assessment: Minor roof leaks discovered, repaired under warranty.
							2011 assessment: Leaks Resolved. Roof inspected annually, no reported problems, but roof past half of expected life.
							2012 assessment:No changes reported.
							2013 assessment: Minor roof leaks at penthouse on west side. Extending membrane up to wall flashing to eliminate leaks.
							2014 assessment: Roof inspected, repaired with new RTU installation.
							2015 assessment: Projected roof membrane replacement from roof report: 2024
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: Roof scheduled for replacement in 2024.
							2019 Assessment: No changes reported. No reported problems.

Use Types: 55 % Auditorium Notes:

2015-Formerly called Instruction West 2007-covered walkway to Ash Building added.

2019 Assessment: No changes reported. No reported problems.

Building: Les Morford Instructional Building

45 % Classroom

Area: 11,184sf

Yr Built: 1969

	CRV	of System	Pct. of sy	ystem value to bud	get for repair/repla	cement:	
System	%	\$	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Glazing	5	\$183,120	0	5	10		Original - good condition
			\$0	\$9,156	\$18,312	\$155,652	2007 assessment:No changes. No reported problems.
							2009 -2015 Assessment: No changes reported. No reported problems.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.
Cladding	5	\$183,120	0	0	5	95	Brick, No reported problems
			\$0	\$0	\$9,156	\$173,964	2007 assessment:No changes. No reported problems.
							2009-2016 Assessment: No changes reported. No reported problems.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.

Campus: Main

Use Types: 55 % Auditorium **Notes:** 2015-Formerly called Instruction West

Bldg. No: 08

Building: Les Morford Instructional Building

45 % Classroom

Area: 11,184sf

Yr Built: 1969 Floors: 1

4

2007-covered walkway to Ash Building added.

	CRV (of System	Pct. of sy	/stem value to bud	get for repair/replac	ement:	
System	%	\$	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
HVAC	25	\$915,600	0	10	20	70	(2) AHU's in penthouse
			\$0	\$91,560	\$183,120	\$640,920	(2) rooftop condenser units for AC.
							Original Pneumatic controls at end of life

2003-some piping deterioration possible - continue to monitor condition

2004-major system components due for replacement (\$225,000), scheduled for 2006.

2007 assessment: system components scheduled for replacement not yet done. steam line to building replaced.

(2) AHU's in penthouse original, at end of life, due for replacement.

(2) rooftop condenser units original, at end of life, due for replacement. Coolant leaks slowly, but units functioning. Pneumatic controls functioning.

2009 Assessment: No changes reported.

2010 Assessment: Gas meter systems replaced by Consumers Energy. HVAC system still due for upgrade / replacement.

2011 assessment:No changes reported. HVAC system still due for upgrade $\it /$ replacement.

2012 assessment:

Majority of HVAC system replaced as part of ECM contract (\$200,000): New Trane heat pump/steam coil RTU's, controls, VAV units, actuators, dampers, water pumps. Distribution ductwork reworked as required for new system.

2013 assessment: Building now on campus-wide Building Automation System.

2014 - 2015 Assessment: No changes reported. No reported problems.

Campus: Main

Use Types: 55 % Auditorium Notes: 2015-Formerly called Instruction West

2007-covered walkway to Ash Building added.

Bldg. No: 08

Building: Les Morford Instructional Building

45 % Classroom

Area: 11,184sf

Yr Built: 1969 Floors: 1

	CRV	of System	Pct. of sy	stem value to bud	lget for repair/repla	cement:	
System	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
HVAC (continued)	25	\$915,600	\$0	10 \$91,560	20 \$183,120	70 \$640,920	2016 Assessment: No changes reported. No reported problems. 2018 Assessment: Steam is supplied to the building with a hot water converter used for the Building's primary heating system at the perimeter of the building. Steam heating AHUs are to be replaced with new hot water system that currently serves the auditorium. Existing gas-fired RTU model TCH301F400AD was installed in 2012. The air condition does not operate with no demand for cooling in the space. Recommend controls upgrade for the HVAC systems serving the entries to incorporate security access control. Recommend control upgrades to be integrsated into the Campus BEMS. Domestic hot water heater is electric. The School District should consider a new gasfired
							water heater in the future for energy savings. (The existing gas service appears to be a 3" piped into the Classroom building) 2019 Assessment: 4 heaters replaced. No problems reported.
Plumbing/Drainage	5	\$183,120	0 \$0	5 \$9,156	20 \$36,624	75 \$137,340	

2007 assessment:No changes. No reported problems.

2009-2011 Assessment:No changes reported.

2012 Assessment: New water heater installed.

2013 assessment: Toilet rooms renovated and fixtures relocated as necessary for meet ADA goals. Urinals replaced.

2014-2015 Assessment: No changes reported. No reported problems.

2016 Assessment: No changes reported. No reported problems.

2018 Assessment: Recommend new roof drains and overflow drains at time of roof upgrades to the current Mansard roof system.

2019 Assessment: No changes reported. No reported problems.

Use Types:55 % Auditorium
45 % Classroom

Notes: 2015-Formerly called Instruction West

2007-covered walkway to Ash Building added.

Building: Les Morford Instructional Building

Area: 11,184sf Yr Built: 1969 Floors: 1

	CRV	of System	Pct. of sy	stem value to bud	lget for repair/replac	cement:	
System	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Primary/Secondary	10	\$366,240	0	5	5	90	No reported problems
			\$0	\$18.312	\$18.312	\$329 616	

2007 assessment:No changes. No reported problems.

2009 Assessment:No changes reported.

2010 assessment: Campus primary service upgraded by Consumers Energy to provide additional capacity.

2011-2015 Assessment: No changes reported. No reported problems.

2016 Assessment: No changes reported. No reported problems.

2018 Assessment: The main panel is a new Eaton PRL3a panel serving the building 200A at 480/277V, 3 phase. The source of this 480V is not apparent, though it is likely fed from the unit substation in the basement of the Smith Building.

The existing fire alarm system head-end is upgraded to a National Time & Signal PT series, but many of the devices are original.

The pull stations are not at a height that complies with current ADA requirements.

2019 Assessment: No changes reported. No reported problems.

Campus: Main

Use Types: 55 % Auditorium Notes: 2015-Formerly called Instruction West

2007-covered walkway to Ash Building added.

Bldg. No: 08

Building: Les Morford Instructional Building

45 % Classroom

Area: 11,184sf Yr Built: 1969 Floors: 1

	CRV	of System	Pct. of sy	ystem value to bud	get for repair/replac	cement:	
System	%	\$	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Distribution	5	\$183,120	0 \$0	5 \$9,156	5 \$9,156	90 \$164,808	No reported problems
				,,,,,			2007 assessment:No changes. No reported problems.
							2009-2015 Assessment: No changes reported. No reported problems.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.
_ighting	5	\$183,120	0	10	10	80	Corridor lighting replaced in 2001.
			\$0	\$18,312	\$18,312	\$146,496	Auditorium lighting funded for replacement with compact fluorescent.
							2007 assessment: recessed can lighting in auditorium upgraded to compact fluorescer
							2009 Assessment:No changes reported.
							2010 Assessment: A few T12 fixtures remain, due for upgrade to T8
							2011 assessment:No changes reported.
							2012 assessment: Lighting upgraded as part of ECM contract.
							2013 assessment: occupancy sensors added to control classroom lighting.
							2014-2015 Assessment: No changes reported. No reported problems.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: Lighting is mainly T8 fluorescent. Recommend replacement with LED technology and upgraded lighting controls as budget allows to lower operating and energy costs. Emergency lighting is served throughout using unit battery "bugeye" style fixtures. Future lighting upgrades will trigger an upgrade to current life safety code requirements.
							2019 Assessment: No changes reported. No reported problems.

Use Types: 55 % Auditorium

Notes:

2015-Formerly called Instruction West 2007-covered walkway to Ash Building added.

Building: Les Morford Instructional Building

45 % Classroom

Area: 11,184sf

Yr Built: 1969

•	CRV	of System	Pct. of sy	/stem value to bud	get for repair/replac	ement:	
System	%	\$	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
/oice/Data	5	\$183,120	0	0	5	95	Recently upgraded
			\$0	\$0	\$9,156	\$173,964	2007 assessment:No changes. No reported problems.
							2009-2015 Assessment: No changes reported. No reported problems.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.
Ceilings	3	\$109,872	0	5	10	85	
			\$0	\$5,494	\$10,987	\$93,391	2007 assessment:No changes. No reported problems.
							2009-2012 Assessment:No changes reported.
							2013 assessment: toilet room ceilings replaced as part of renovation.
							2014-2015 Assessment: No changes reported. No reported problems.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.

Campus: Main Use Types: Bldg. No: 08 55 % Auditorium

45 % Classroom

Building: Les Morford Instructional Building

Area: 11,184sf Yr Built: 1969 Floors: 1

Notes: 2015-Formerly called Instruction West 2007-covered walkway to Ash Building added.

	CRV o	f System	Pct. of sy	stem value to bud	get for repair/replac	cement:	
System	%	\$	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Walls/Casework	2	\$73,248	0 \$0	10 \$7,325	15 \$10,987		Masonry corridor walls, balance of walls painted gypsum - recently repainted. 2007 assessment:No changes. No reported problems.
							2009-2012 Assessment:No changes reported.
							2013 assessment: Toilet rooms renovated recently, including partitions, tiling, etc.
							2014-2015 Assessment: No changes reported. No reported problems.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.

Use Types: 55 % Auditorium Notes: 2015-Formerly called Instruction West

2007-covered walkway to Ash Building added.

Building: Les Morford Instructional Building

45 % Classroom

	CRV (of System	Pet of ex	stem value to hud	get for repair/repla	cement-	
System	%	\$	immediate	1-5 Years	6-10 Years		System/Component Notes
Doors	2	\$73,248	10 \$7,325	15 \$10,987	40 \$29,299	35 \$25,637	Exterior: Original hollow metal doors 2005-hinges and hardware failing and deteriorating, doors rusting at bottoms, due for replacement.
							Interior: Original solid core wood doors. Finish worn ,some swelling.
							2007 assessment: Exterior doors cleaned, patched and repainted. Hardware and doors still due for replacement. Interior doors - no changes.
							2009 Assessment:No changes reported.
							2010 Assessment:No changes reported.
							2011 assessment: Exterior doors continuing to deteriorate. Doors and hardware are at end of their useful life and due for replacement.
							2012 assessment: Penthouse door replaced.
							2013 assessment: All classroom door hardware be changed to lockdown type for security.
							2014 Assessment: No changes reported.
							2015 Assessment: No changes reported.
							2016 Assessment: No changes reported. Exterior entrance doors continuing to deteriorate. Doors and hardware are at end of their useful life and due for replacement.
							2018 Assessment: No changes reported.
							2019 Assessment: No changes reported. No reported problems.

Use Types: 55 % Auditorium

Notes: 2015-Formerly called Instruction West

2007-covered walkway to Ash Building added.

Building: Les Morford Instructional Building

Area: 11,184sf Yr Built: 1969 Floors: 1

45 % Classroom

	CRV	of System	Pct. of system value to budget for repair/replacement:				
System	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Floors	3	\$109,872	5	5	15	75	Offices - carpet replaced in 2002.
			\$5,494	\$5,494	\$16,481	\$82,404	
							2007 Assessment: No changes. No reported problems.
							2009-2013 Assessment:No changes reported.
							2014 assessment: Office carpet due for replacement.
							2015 Assessment: No changes reported.
							2016 Assessment: No changes reported. Office carpet due for replacement.
							2018 Assessment: No changes reported.
							2019 Assessment: No changes reported. No reported problems.
Bldg., Fire, ADA, Elevators	2	\$73,248	0	5	5		Unisex ADA toilet room added in 1999.
			\$0	\$3,662	\$3,662	\$65,923	1999 - Building upgraded to meet ADA compliance.
							New fire alarm system
							2007 assessment:No changes. No reported problems.
							2009-2012 Assessment:No changes reported.
							2013 assessment: Toilet rooms upgraded to meet ADA guidelines. (\$55,000)
							2014-2015 Assessment: No changes reported. No reported problems.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No problems reported.
							2019 Assessment: No changes reported. No reported problems.

Use Types: 55 % Auditorium

0.4%

FCI

\$0

EXCESS

\$12,818

DMB

GOOD

RATING

Notes: 2015-F

2015-Formerly called Instruction West 2007-covered walkway to Ash Building added.

6.7%

FCI

\$73,248

\$/YR MAINTAIN

FAIR

RATING

Building: Les Morford Instructional Building

\$3,662,400

CRV

Area: 11,184sf

Yr Built: 1969

Floors: 1

45 % Classroom

	CRV of System Pct. of system value to budget for repair/replacement:						
System	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Immed. Site, Ext. Ltg., etc	3	\$109,872	0 \$0	5 \$5,494	10 \$10,987	85 \$93,391	No reported problems
				, , ,			2007 assessment:No changes. No reported problems.
							2009-2015 Assessment: No changes reported. No reported problems.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No problems reported. Selected sidewalks replaced in 2017.
							2019 Assessment: No changes reported. No reported problems.
CRV Totals:	100	\$3,662,400	\$12,818	\$230,731	\$549,360	\$2,869,490	\$3,662,400
Prio	ritv	Issues D	ata			0-5 Year	Cumulative Data

\$243,550

DMB

\$60,430

EXCESS

Montcalm	Community College

Use Types:
60 % Administration

Notes: 2015-Formerly called LRC/Admin Building Complete interior renovation in 1999.

Building: Donald C. Burns Library and Admin.

40 % Library 2019

Area: 28,720sf

Yr Built: 1966 Floors: 2

2019 - New writing lab completed at library

	CRV of System	Pct. of sy	stem value to bud	get for repair/repla	acement:	
System	% \$	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Structure	15 \$1,089,165	0 \$0	0 \$0	5 \$54,458	95 \$1,034,707	No reported problems
		Ψ0	V V	φο 1, 100	ψ1,001,101	2007 assessment:No changes. No reported problems.
						2009-2015 Assessment: No changes reported. No reported problems.
						2016 Assessment: No changes reported. No reported problems.
						2018 Assessment:
						Crack in concrete basement wall has been injected to prevent water leakage. Unsightly but not representative of structural deficiency.
						on signify but not representative of structural denoteraly.
						2019 Assessment: No changes reported. No reported problems.
Roof	5 \$363,055		10	70	20	Single ply EPDM, installed in 1999, No reported problems.
		\$0	\$36,306	\$254,139	\$72,611	2007 assessment:No changes. No reported problems.
						2009 -2010 Assessment: No changes reported.
						2011 assessment:Roof inspected annually, no reported problems, but roof past half of expected life.
						2012 -2014 assessment: Roof inspected, repaired as necessary.
						2015 Assessment: No changes reported.
						2016 Assessment: No changes reported. No known leaks, Projected roof membrane replacement from roof report: 2019
						2018 Assessment: Roof replacement scheduled in 2024.
						2019 Assessment: No changes reported. No reported problems.

Use Types: 60 % Administration **Notes:** 2015-Formerly called LRC/Admin Building Complete interior renovation in 1999.

Building: Donald C. Burns Library and Admin.

40 % Library

Area: 28,720sf Yr Built: 1966 Floors: 2

	CRV	of System	Pct. of sy	stem value to bud	get for repair/replac	ement:	
System	%	\$	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Glazing	5	\$363,055	0 \$0	5 \$18,153	15 \$54,458	80 \$290,444	Mostly original, in good condition
			4 0	<i>\$10,100</i>	φο 1, 100	Ψ200, 111	2007 assessment:No changes. No reported problems.
							2009-2011 Assessment:No changes reported.
							2012 assessment: Glass replaced on 3 offices in southwestern corner.
							2013-2015 Assessment: No changes reported. No reported problems.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.
Cladding	6	\$435,666	0	5	10		No reported problems
			\$0	\$21,783	\$43,567	\$370,316	2007
							2007 assessment: Brick screen wall surrounding chillers: brick at top of wall and at louvers are
							deteriorating - mortar loosening, some bricks loose, due for tuckpointing.
							2009-2010 Assessment:No changes reported.
							2011 assessment:No changes reported. Masonry at louvers still due for repair.
							2012-2015 Assessment: No changes reported. Masonry at louvers still due for repair.
							2016 assessment: Masonry at air louvers budgeted for repair in 2016.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.

Use Types:
60 % Administration
40 % Library

Notes: 2015-Formerly called LRC/Admin Building

Building: Donald C. Burns Library and Admin.

Area: 28,720sf Yr Built: 1966 Floors: 2

Complete interior renovation in 1999.

	CRV of System	Pct. of sy	stem value to bud	get for repair/repla	acement:	
System	% \$	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
HVAC	25 \$1,815,275	5 \$90,764	10 \$181,528	15 \$272,291	70	Replaced in 1999, No reported problems. Variable Frequency Drive controls failing, recently replaced. Library humidity requirements (low humidity) handled through overcooling of space. 2007 assessment: No changes. No reported problems. 2009 Assessment: 2008 - new reheat boiler installed to control building humidity (cost part of Doser Building reheat boiler install) 2010 Assessment: Gas meter systems replaced by Consumers Energy. 2011 assessment:No changes reported. No reported problems. 2012 assessment: System controls upgraded to DDC as part of new energy
						management system. Dampers, actuators on control valves replaced as required. 2013-2015 Assessment: No changes reported. 2016 Assessment: No changes reported. No reported problems.
						2018 Assessment: The HVAC system is a combination of central AHU with hot water heating and chilled water cooling which require upgrades to their respective controls. Chilled water is supplied by an outdoor air-cooled chille (1999) using 25% ethylene glyco. The current outdoor chiller appears in good condition and will continue to provide 10 year. There is evidence of high humidity in the lower level library where ceiling tiles are sagging. Recommend CO2 controls for demand ventilation and de-humidification reheat added to the lower level AHUs. VFDs are on all motors and should be controlled. The building is fully DDC controlled with the standard campus BEMS system. The current AHU systems need to expand with controls upgrades. Steam and condensate services enter in to the building and converted to hot water heating. The School is currently adding side stream filtration to the hot water circulation and distribution heating system to help improved water quality. Steam line improvements made in 2017.

2019 Assessment: Entry heater replaced. No reported problems.

Use Types: 60 % Administration

40 % Library

Notes: 2015-Formerly called LRC/Admin Building Complete interior renovation in 1999.

Building: Donald C. Burns Library and Admin. Area: 28,720sf

Yr Built: 1966 Floors: 2

	CRV	of System	Pct. of sy	stem value to bud	get for repair/replace	ment:	
System	%	\$	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Plumbing/Drainage	5	\$363,055	0 \$0	5 \$18,153	10 \$36,306	85 \$308,597	Some original roof drains, No reported problems
					, , , , , , , , , , , , , , , , , , , ,	, ,	2007 assessment:No changes. No reported problems.
							2009-2014 assessment:No changes reported. No reported problems.
							2015 Assessment: No changes reported. No reported problems.
							2016 assessment:lower level flooded during heavy rainstorm in 2016. Damage reported as minor.
							2018 Assessment: The building is a 2-story fully sprinkled building.
							2019 Assessment: No changes reported. No reported problems.
Primary/Secondary	9	\$653,499	5	5	5		No reported problems
			\$32,675	\$32,675	\$32,675	\$555,474	2007 assessment:No changes. No reported problems.
							2009 Assessment:No changes reported.
							2010 assessment:
							Campus primary service upgraded by Consumers Energy to provide additional capacity.
							2011-2015 Assessment: No changes reported. No reported problems.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: Power enters this building via a pad-mounted transformer on the north fed from a S&C Electric pad-mounted primary switch with a PMH-6 configuration. 480/277V power is delivered from a main panel on the lower level north end that utilizes the "six disconnect rule" and has no single main switch or breaker. The fire alarm system is a newer National Time & Signal system, no issues found. The main electrical room seems to be lacking any emergency lighting. Recommend adding this for worker safety.
							2019 Assessment: No changes reported. No reported problems.

Use Types: 60 % Administration **Notes:** 2015-Formerly called LRC/Admin Building Complete interior renovation in 1999.

Building: Donald C. Burns Library and Admin.

40 % Library

Area: 28,720sf

Yr Built: 1966 Floors: 2

	CRV	CRV of System		stem value to bud	get for repair/repla	cement:	
System	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Distribution	4	\$290,444	0 \$0	0 \$0	5 \$14,522	95 \$275,922	No reported problems
			Ψ0	<i>\$</i> 0	Ψ11,022	ΨΕΙΟ, <u>ΨΕΙ</u>	2007 assessment:No changes. No reported problems.
							2009-2015 Assessment: No changes reported. No reported problems.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.
Lighting	5	\$363,055	5	10	10		No reported problems
			\$18,153	\$36,306	\$36,306	\$272,291	2007 assessment:No changes. No reported problems.
							2009-2011 Assessment:No changes reported.
							2012 assessment: Exterior lighting upgraded as part of ECM contract.
							2013-2015 Assessment: No changes reported. No reported problems.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: Lighting is a mixture of linear and compact fluorescent. Recommend switchover to LED technology as remodel work happens.
							Recommend switchover to LED technology as remodel work happens.
							2019 Assessment: No changes reported. No reported problems.
Voice/Data	5	\$363,055	0 \$0	0 \$0	5 \$18,153	95 \$344,902	New
			φο	φο	Ψ10,133	ψ544,302	2007 assessment:No changes. No reported problems.
							2009-2015 Assessment: No changes reported. No reported problems.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems. 2019 Assessment: No changes reported. No reported problems.

Use Types: 60 % Administration **Notes:** 2015-Formerly called LRC/Admin Building Complete interior renovation in 1999.

Building: Donald C. Burns Library and Admin.

40 % Library

Area: 28,720sf Yr Built: 1966 Floors: 2

	CRV	of System	Pct. of sy	stem value to bud	lget for repair/repla	cement:	
System	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Ceilings	3	\$217,833	5	20	25	50	No reported problems
			\$10,892	\$43,567	\$54,458	\$108,917	
							2007 assessment:No changes. No reported problems.
							2009-2015 Assessment: No changes reported. No reported problems.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment:
							There is evidence of high humidity in the lower level library where ceiling tiles are sagging.
							2019 Assessment: No changes reported. No reported problems.
Walls/Casework	2	\$145,222	5	10	15		No reported problems
			\$7,261	\$14,522	\$21,783	\$101,655	2007 assessment:No changes. No reported problems.
							2009-2015 Assessment: No changes reported. No reported problems.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.
Doors	2	\$145,222	5	10	15		Some doors on lower level original, working, but finish worn.
			\$7,261	\$14,522	\$21,783	\$101,655	2007 assessment:No changes. No reported problems.
							2009-2015 Assessment: No changes reported.
							2016 Assessment: No changes reported. Lower level wood door finish due for replacement. Flood may have incerased deterioration.
							2018 Assessment: No changes reported.
							2019 Assessment: No changes reported. No reported problems.

Use Types: 60 % Administration Notes: 2015-Formerly called LRC/Admin Building Complete interior renovation in 1999.

Building: Donald C. Burns Library and Admin.

40 % Library

Αı

"ou! 20; 1200! Dulle: 1000 10010! 2	Area: 28,720sf	Yr Built: 1966	Floors: 2
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	CRV	of System	Pct. of sy	stem value to bud	get for repair/repla	cement:	
System	%	\$	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Floors	3	\$217,833	5 \$10,892	15 \$32,675	25 \$54,458	55 \$119,808	2005-Metal stairway tread pans rusting, paint chipping at nosings.
			\$10,00L	ψ02,070	ψο 1, 100	ψ110,000	2005-Upper level carpet discolored, wearing, easily soiled (due to light color). Due for replacement in 2-3 years.
							2007 assessment: Carpet discoloration continuing.
							2009 Assessment: No changes reported.
							2010 Assessment: Carpet worn and due for replacement.
							2011 assessment:No changes reported. Carpet continues to age and is due for replacement.
							2012 assessment: Risers on library steps cleaned and painted. No other changes.
							2013 assessment: Upper level carpet is at end of life and due for replacement. Seams are fraying, surface is worn. Stair risers are rusting again and due for repain Will likely be an ongoing maintenance issue.
							2014 assessment: Upper level carpet due for replacement.
							2015 assessment: Upper level carpet budgeted for replacement in 2015.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.

Campus: MainUse Types:Notes:2015-Formerly called LRC/Admin BuildingBldg. No: 0960 % AdministrationComplete interior renovation in 1999.

Building: Donald C. Burns Library and Admin. 40 % Library

Area: 28,720sf Yr Built: 1966 Floors: 2

	CRV	of System	Pct. of sy	stem value to bud	get for repair/repla	cement:	
System	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Bldg., Fire, ADA, Elevators	2	\$145,222	0 \$0	5 \$7,261	10 \$14,522		Sprinkler - new. New alarm system. Handrails in stairs may not meet code, should be reviewed.
							2007 assessment:No changes. No reported problems.
							2009-2015 Assessment: No changes reported. No reported problems.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.

Use Types: 60 % Administration Notes: 2015-Formerly called LRC/Admin Building Complete interior renovation in 1999.

Building: Donald C. Burns Library and Admin.

40 % Library

Area:	28,720sf
Al Cu.	-0,7-001

Yr Built: 1966 Floo	ors:	2	2
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	CRV	of System	Pct. of sy	stem value to bud	get for repair/replac	cement:	
ystem	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
mmed. Site, Ext. Ltg., etc	4	\$290,444	5	10	10	75	Building partially below grade - lower level open on 3 sides with stone retaining walls
			\$14,522	\$29,044	\$29,044	\$217,833	
							2007 Assessment:
							Original stone site walls deteriorating. Water infiltration into mortar causing
							stones to loosen, mortar to deteriorate. Walls due for repair and tuckpointing.
							2009 Assessment:No changes reported.
							2010 Assessment: Stone site wall deterioration continuing.
							2011 assessment:No changes reported. Stone site wall deterioration continuing.
							2012 assessment:No changes reported.
							2013 assessment: Deterioration at both north and south site walls continues.
							Mortar is failing and many stones are loose or have fallen.
							Repair of existing walls not likely to prevent return of problem.
							Vertical stone walls and sloped retaining walls are due for replacement.
							2014 Assessment: No changes reported. Site wall continues to deteriorate.
							2015 assessment: Stone site walls and retaining walls due for replacement.
							2016 assessment:lower level site flooded extensively during heavy rainstorm in
							2016, some water entered building. Stone retaining walls continue to deteriorate; issues may have accelerated due to flooding. Direct buried steam
							line replacement work may be disturbing site wall further.
							2018 Assessment: Some retaining wall repair was completed in 2017.

2019 Assessment: No changes reported. No reported problems.

Use Types: 60 % Administration Notes: 2015-Formerly called LRC/Admin Building Complete interior renovation in 1999.

Building: Donald C. Burns Library and Admin.

40 % Library

Area: 28,720sf Yr Built: 1966 Floors: 2

	CR	V of System	Pct. of s	Pct. of system value to budget for repair/replacement:							
System	%	\$	Immediate	1-5 Years	6-10 Years	11+ Years	System/Compo	onent Notes			
CRV Totals:	100	\$7,261,100	\$192,419	\$486,494	\$1,012,923	\$5,569,264	\$7,261,100				
	Priority	Issues D	ata			0-5 Year	Cumulat	tive Dat	ta		
	\$7,261,100	\$192,419	\$0	2.7%	GOOD	\$678,913	\$315,858	9.4%	\$145,222	FAIR	
	CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS	FCI	\$/YR MAINTAIN	RATING	

Use Types: 100% Storage Notes:

Campus: Main Bldg. No: 10 Building: Pole Barn

Area: 1,800sf	Yr Bui	lt: 1998	Floors: 1				
	CRV (of System	Pct. of sy	stem value to buo	lget for repair/repla	cement:	
System	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Structure	30	\$59,400	0 \$0	0 \$0	0 \$0	100 \$59,400	No reported problems
			40	40	V	<i>\$66,166</i>	2007 assessment:No changes. No reported problems.
							2009-2015 Assessment: No changes reported. No reported problems.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems. Wood frame with metal panel roof structure on concrete slab-on-grade.
							2019 Assessment: No changes reported. No reported problems.
Roof	15	\$29,700	0	10	70	20	Asphalt shingles, No reported problems
			\$0	\$2,970	\$20,790	\$5,940	2007 assessment:No changes. No reported problems.
							2009 Assessment:No changes reported.
							2010 Assessment:No changes reported.
							2011- 2014 assessment: Roof inspected, repaired as necessary.
							2015 Assessment: No changes reported. Projected roof membrane replacement from roof report: 2022
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.
Glazing	0	\$0	0	0	0	100	N/A
			\$0	\$0	\$0	\$0	2014 - 2015 Assessment: No changes reported. No reported problems.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.

Use Types: 100% Storage

Notes:

Building: Pole Barn

Area: 1,800sf

Yr Built: 1998

	CRV o	of System	Pct. of sy	stem value to bud	get for repair/replac	ement:	
System	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Cladding	20	\$39,600	0	0	5	95	metal siding, No reported problems
			\$0	\$0	\$1,980	\$37,620	2007 assessment:No changes. No reported problems.
							2009-2015 Assessment: No changes reported. No reported problems.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems. Metal panel cladding
							2019 Assessment: No changes reported. No reported problems.
HVAC	5	\$9,900	0	0	0		has gas hookup for future addition of heater.
			\$0	\$0	\$0	\$9,900	2007 assessment:No changes. No reported problems.
							2009-2015 Assessment: No changes reported. No reported problems.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.
Plumbing/Drainage	0	\$0	0	0	0		N/A
			\$0	\$0	\$0	\$0	2014 - 2015 Assessment: No changes reported.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.

Use Types: 100% Storage Notes:

Building: Pole Barn Area: 1,800sf

Yr Built: 1998

	CRV of	System	Pct. of sy	stem value to bud	jet for repair/replacem	nent:	
System	%	\$	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Primary/Secondary	4	\$7,920	0	0	0	100	minimal
			\$0	\$0	\$0	\$7,920	
							2007 assessment:No changes. No reported problems.
							2009-2015 Assessment: No changes reported. No reported problems.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.
Distribution	4	\$7,920	0	0	0		minimal
			\$0	\$0	\$0	\$7,920	0007
							2007 assessment:No changes. No reported problems.
							2009-2015 Assessment: No changes reported. No reported problems.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.
Lighting	4	\$7,920	0	0	0		minimal, No reported problems
			\$0	\$0	\$0	\$7,920	2007 assessment:No changes. No reported problems.
							2009-2014 assessment: no changes reported. No reported problems.
							2015 assessment: Lighting upgraded.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.

Campus: Main

Use Types: 100% Storage Notes:

Bldg. No: 10 Building: Pole Barn Area: 1,800sf

Yr Built: 1998

	CRV of	CRV of System		ystem value to bud	get for repair/replace	ement:	
System	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
oice/Data	0	\$0	0	0	0	100	N/A
			\$0	\$0	\$0	\$0	2014 - 2015 Assessment: No changes reported.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.
Ceilings	0	\$0	0	0	0	100	N/A
			\$0	\$0	\$0	\$0	2014 - 2015 Assessment: No changes reported.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.
/alls/Casework	0	\$0	0	0	0	100	N/A
			\$0	\$0	\$0	\$0	2014 - 2015 Assessment: No changes reported.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.

Use Types: 100% Storage

Notes:

Building: Pole Barn

Area: 1,800sf

Yr Built: 1998

	CRV (of System	Pct. of sy	stem value to bud	lget for repair/replacen		
System	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Doors	10	\$19,800	0	0	0	100	4 overhead doors, 1 man door, No reported problems
			\$0	\$0	\$0	\$19,800	
							2007 assessment:No changes. No reported problems.
							2009-2012 assessment:No changes reported. No reported problems.
							2013 Assessment: New weather seals installed at existing overhead doors
							2014 - 2015 assessment: exterior man door replaced.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.
Floors	4	\$7,920	0	0	0	100	Concrete floor
			\$0	\$0	\$0	\$7,920	0007
							2007 assessment:No changes. No reported problems.
							2009-2015 Assessment: No changes reported. No reported problems.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.
Bldg., Fire, ADA, Elevators	2	\$3,960	0	0	0		No reported problems
			\$0	\$0	\$0	\$3,960	2007 assessment:No changes. No reported problems.
							2009-2015 Assessment: No changes reported. No reported problems.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.

Campus: Main

Use Types: 100% Storage Notes:

Bldg. No: 10 Building: Pole Barn

Area: 1,800sf

Yr Built: 1998

	CRV	of System	Pct. of sy	stem value to bud	get for repair/rep	lacement:	
System	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Immed. Site, Ext. Ltg., etc	2	\$3,960	0	0	0	100	No reported problems
			\$0	\$0	\$0	\$3,960	2007 assessment:No changes. No reported problems.
							2009-2015 Assessment: No changes reported. No reported problems.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.
CRV Totals:	100	\$198,000	\$0	\$2,970	\$22,770	\$172,260	\$198,000
Prio	rity l	Issues D	ata			0-5 Year	r Cumulative Data
\$198	8,000	\$0	\$0	0.0%	GOOD	\$2,970	\$0 1.5% \$3,960 GOOD
	CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS FCI S/YR MAINTAIN RATING

Use Types: 100% Power House

Notes: 2005- Proposed renovations in 2006-2007 may require some heating system equipment and/or operation

changes.

2005-Water tower due for draining/inspecting and repaint

Building: Power Plant

Area: 3,840sf

Yr Built:	1966	Floors: 1
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	CRV	of System	Pct. of system value to budget for repair/replacement:				
System	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Structure	15	\$351,000	0 \$0	5 \$17,550	5 \$17.550	90 \$315,900	Concrete - no reported problems
				, ,	, , , , , , , , , , , , , , , , , , , ,	, ,	2007 assessment:No changes. No reported problems.
							2009-2015 Assessment: No changes reported. No reported problems
							2016 Assessment: No changes reported. No reported problems
							2018 Assessment: Shrinkage cracks visible in floors – not due to settlement – not critical. Storage shed behind building has substantial settlement, cracks in block, near end of life. Structural steel frame, with concrete buttresses.
Roof	3	\$70,200	0	5	75	20	Replaced in 1998, No reported problems
			\$0	\$3,510	\$52,650	\$14,040	2007 assessment:No changes. No reported problems.
							2009 Assessment:No changes reported.
							2010 Assessment:No changes reported.
							2011 Assessment: Roof inspected annually, no reported problems, but roof nearing end of expected life.
							2012-2014 assessment: Roof inspected, repaired as necessary.
							2015 assessment: Proposed roof membrane replacement in 2022, per roof report.
							2016 Assessment: No changes reported. No reported problems
							2018 Assessment: No changes reported. No reported problems. 1-1/2" steel deck on steel joists. Built-up roof, with insulation.
							2019 Assessment: No changes reported. No reported problems

Campus: Main Use Types: Notes: 2005- Proposed renovations in 2006-2007 may require some heating system equipment and/or operation

Bldg. No: 11 100% Power House

Building: Power Plant 2005-Water tower due for draining/inspecting and repaint

Area: 3,840sf Yr Built: 1966 Floors: 1

	CRV	of System	Pct. of sy	stem value to bud	get for repair/replac	ement:	
System	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Glazing	1	\$23,400	0	0	5	95	Very few windows original. OK
			\$0	\$0	\$1,170	\$22,230	2007 assessment:No changes. No reported problems.
							2009 Assessment: 2008-windows replaced due to forklift damage.
							2010-2014 assessment:No changes reported. No reported problems.
							2015 Assessment: No changes reported. No reported problems
							2016 Assessment: No changes reported. No reported problems
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems
Cladding	5	\$117,000	0	10	5		Concrete due for repainting.
			\$0	\$11,700	\$5,850	\$99,450	2007 assessment: Building repainted.
							2009-2014 assessment:No changes reported. No reported problems.
							2015 assessment: Exterior paint beginning to peel. Building is due for repaint.
							2016 Assessment: No changes reported. No reported problems
							2018 Assessment: No changes reported. No reported problems. Insulated metal panels.
							2019 Assessment: No changes reported. No reported problems

Campus: Main Use Types: Notes: 2005- Proposed renovations in 2006-2007 may require some heating system equipment and/or operation

changes.

Bldg. No: 11 100% Power House

Building: Power Plant

Area: 3,840sf Yr Built: 1966 Floors: 1

	CRV	of System	Pct. of sy	stem value to bud	get for repair/replac	ement:	
System	%	\$	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
HVAC	30	\$702,000	0 \$0	10 \$70,200	40 \$280,800		Boilers replaced 1987. 2 boilers, cycled to run every other month to prolong life. Additional load on system may require running both boilers at once. Main steam valves replaced in 2001.
							2005-two new condensate pumps and receiver installed (\$2,000) New flow meter scheduled for installation in 2006 (\$7,200)
							2007 assessment: Flow meter replaced. Section of steam loop replaced between Instruction West and Ash Building. Past condensate leaks caused excessive water loss from system. Replacement of steam line appears to have resolved problem.
							2009 Assessment: 2009-de-aerator installed (\$45,000)
							2010 Assessment: Gas meter systems replaced by Consumers Energy.
							2011 assessment: Boilers tested in November 2011. No reported problems.
							2012 assessment: Boiler system controls upgraded as part of ECM contract. New LonWorks DDC Energy Management System installed for campus (\$600,000).
							2013-2014 assessment:No changes reported.
							2015 assessment: Boiler valves replaced. Blowdown added. Boilers nearing 30 years old. Inspected and reported in good condition. College should start budgeting for replacement.
							2016 assessment: direct buried steam and condensate lines deteriorating, undergoing replacement. College is evaluating switching from central steam to hot water boilers in each buildng.
							2019 Assessment: No changes reported. No reported problems

Campus: Main Use Types: **Notes:** 2005- Proposed renovations in 2006-2007 may require some heating system equipment and/or operation

Bldg. No: 11 100% Power House

Building: Power Plant

Area: 3.840sf Yr Built: 1966 Floors: 1

changes.	
Changes.	

2005-Water tower due for draining/inspecting and repaint

Area: 3,840ST	II Bu	IIT: 1966	Floors: 1				
	CRV	of System	Pct. of sy	/stem value to bu	lget for repair/replac	cement:	
System	%	\$	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
HVAC (continued)	30	\$702,000	0 \$0	10 \$70,200	40 \$280,800	\$351,000	2018 Assessment: A central steam boiler plant is served by two (2) Cleaver Brooks steam boilers rated at 5,230 MBH natural gas input. Boilers are 1980's vintage operating to provide the school campus with 100% backup heating capacity. The steam boiler system and its accessories have been routinely maintained with water / condensate control and chemical treatment. Therefore, this plant is in fairly good condition and will continue to function for the School District to supply steam heat. Recent new improvements and equipment investments through capital expense have allowed the plant to be reliable and continued operations. We expect an additional 10 to 20 years of continuing Steam generation and distribution to campus buildings. The campus steam heating captures 100% of its building condensate at each building and their steam use to minimalize water make-up and chemicals needs at the boiler plant. We estimate the make-up water at 200 GPD based on the recorded water meter. The boiler-feed water system was replaced and upgraded in 2009 and in good condition Well water is softened with a new water softener for improved lasting equipment life. Maintenance records indicate blowdown once per week to purge solids for on-going quality control of steam. A recent steam trap replacement and maintenance program was financed with a Consumers Energy rebate program. Steam & condensate distribution pipe was replaced in 2000. The current 70 psig steam pressure provides about 340F heating BTU temperatures to the building with minimal steam pipe losses in the distribution piping system. We recommend HVAC control improvements and to be incorporated into the Campus BEMS (Building Energy Management System). Current BEMS hardware is manufactured by Snieder using Tridium software as represented by Grand Valley Automation (GVA).

2019 Assessment: Tubes redone on the boilers. No problems reported.

Campus: Main Use Types: **Notes:** 2005- Proposed renovations in 2006-2007 may require some heating system equipment and/or operation

Bldg. No: 11 100% Power House **Building: Power Plant**

Area: 3,840sf Yr Built: 1966 Floors: 1

	CRV	of System	Pct. of s	/stem value to bud	get for repair/repla	cement:	
System	%	\$	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Plumbing/Drainage	8	\$187,200	0 \$0	0 \$0	20 \$37,440		2004 new electrical service to power plant lift station installed (two lift stations for campus), improved reliability.
							2007-2014 Assessment: No changes reported.
							2015 Assessment: New frequency drive added to well pump to improve water pressure. No reported problems
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.

changes.

2005-Water tower due for draining/inspecting and repaint

2019 Assessment: Rebuilt lift station and added controls. No reported problems

Campus: Main Use Types: Notes: 2005- Proposed renovations in 2006-2007 may require some heating system equipment and/or operation

changes.

Bldg. No: 11 100% Power House

Building: Power Plant 2005-Water tower due for draining/inspecting and repaint

Area: 3,840sf Yr Built: 1966 Floors: 1

	CRV	of System	Pct. of sy	/stem value to bud	get for repair/replac	cement:	
System	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Primary/Secondary	10	\$234,000	0 \$0	10 \$23,400	15 \$35,100	75 \$175,500	OK. Some original
				,	, , , , , , , ,	7	2007 assessment:No changes. No reported problems.
							2009 Assessment:No changes reported.
							2010 assessment: Campus primary service conductors upgraded to 8360V by Consumers Energy to provide additional capacity.
							2011-2015 Assessment: No changes reported. No reported problems.
							2016 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems

Campus: Main Use Types: Notes: 2005- Proposed renovations in 2006-2007 may require some heating system equipment and/or operation

changes.

2005-Water tower due for draining/inspecting and repaint

Bldg. No: 11 100% Power House

Building: Power Plant

Area: 3,840sf Yr Built: 1966 Floors: 1

System % Primary/Secondary (continued)	\$	Immediate	4 = 1/		cement:	
•			1-5 Years	6-10 Years	11+ Years	System/Component Notes
	\$234,000	0 \$0	10 \$23,400	15 \$35,100	75 \$175,500	2018 Assessment: Exterior north side of building has the main primary utility switch and switchgear. Based on the primary voltage of the transformers on campus, the primary system is operating at 8320V. The main primary utility switch appears to feed directly into the power plant building and also to a nearby MCC-owned pad-mounted switch, an S&C Electric PMH-9. It is presumed that this PMH-9 feeds the Maintenance Building and North Instructional Building, while the primary loops through and feeds south to the rest of the campus. The Power Plant itself contains a primary unit substation with a single main switch, Square D HVL, 15kV, 600A. The unit substation contains two transformers: one 225kVA with a 480/277V, three-phase secondary and the other 15kVA with a 240/120V, single-phase secondary. The final section of the substation consists of an I-line style distribution panel. Replacement parts for the unit substation are still readily available. Recommend a scheduled outage for cycling of all switches, tightening of all connections and cleaning throughout.

Recommend adding these for safety.

The existing fire alarm system within the building is antiquated and no longer compliant with current life safety code.

Recommend replacement.

There are various vintages of energy monitoring spread throughout campus. Recommend that this equipment be re-instated and some regular monitoring/reporting of power usage is established as a useful tool in future energy savings projects to reduce the power bill for the campus.

2019 Assessment: No changes reported. No reported problems

Campus: Main Use Types: Notes: 2005- Proposed renovations in 2006-2007 may require some heating system equipment and/or operation

changes.

2019 Assessment: No changes reported. No reported problems

Bldg. No: 11 100% Power House

Building: Power Plant 2005-Water tower due for draining/inspecting and repaint

Area: 3,840sf Yr Built: 1966 Floors: 1

	CRV	of System	Pct. of system value to budget for repair/replacement:				
System	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Distribution	5	\$117,000	0	5	10		No reported problems
			\$0	\$5,850	\$11,700	\$99,450	2007 assessment:No changes. No reported problems.
							2009-2015 Assessment: No changes reported. No reported problems
							2016 Assessment: No changes reported. No reported problems
							2018 Assessment: The configuration of the existing primary power distribution system can only be surmised based on the initial walk-through. Additional research is need to fully understand the system and how it might be expanded in the future if the need arises. A one-line diagram of this system likely exists somewhere from when first constructed or when buildings were added, though such a drawing is not known.

Campus: Main Use Types: Notes: 2005- Proposed renovations in 2006-2007 may require some heating system equipment and/or operation

2005-Water tower due for draining/inspecting and repaint

2019 Assessment: No changes reported. No reported problems

Bldg. No: 11 100% Power House

Building: Power Plant

Area: 3,840sf Yr Built: 1966 Floors: 1

Arca. 0,04031			110010. 1				
		of System			lget for repair/replac		
System	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Lighting	5	\$117,000	0 \$0	0 \$0	10 \$11,700	90 \$105,300	No reported problems
							2007 assessment:No changes. No reported problems.
							2009 Assessment:No changes reported.
							2010 Assessment:No changes reported.
							2011 assessment: Lighting replaced with high-bay fluorescent fixtures.
							2013-2015 Assessment: No changes reported. No reported problems 2016 Assessment: No changes reported. No reported problems
							2018 Assessment: Emergency egress lighting and exit signs appear to be absent from the building entirely.
							Recommend adding both for safety reasons.
							Lighting is T8 fluorescent, low priority to switch to LED based on lower
							use/occupancy of this building compared to instructional buildings. MCC has replaced much of the original site lighting locations with LED in recent years.
							Many areas of the campus remain darker than recommended and future site work should consider additional pole locations to increase the feeling of safety and security for all.
							The existing site lighting is controlled via a master photocell with contactors placed around campus to perform the switching.

Campus: Main Use Types: **Notes:** 2005- Proposed renovations in 2006-2007 may require some heating system equipment and/or operation changes.

2005-Water tower due for draining/inspecting and repaint

Bldg. No: 11 100% Power House

Building: Power Plant

Area: 3,840sf Yr Built: 1966 Floors: 1

System	CRV o	f System	Pct. of sy	ystem value to bud	lget for repair/replac	ement:	
	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
/oice/Data	2	\$46,800	0	0	5	95	Only for energy management system - No reported problems
			\$0	\$0	\$2,340	\$44,460	
							2007 assessment:No changes. No reported problems.
							2009-2015 Assessment: No changes reported. No reported problems
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
N. 11		# 40,000				05	Decel was such that was a such to deal.
Ceilings	2	\$46,800	0 \$0	0 \$0	5 \$2,340	95 \$44,460	Break room only, balance open to deck
			4 0	40	02,010	<i>\$11,100</i>	2007 assessment:No changes. No reported problems.
							2009-2015 Assessment: No changes reported. No reported problems
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems
Valls/Casework	3	\$70,200	0	0	5	95	No reported problems
			\$0	\$0	\$3,510	\$66,690	2007 accessment No sharmes. No reported weekleng
							2007 assessment:No changes. No reported problems.
							2009-2015 Assessment: No changes reported. No reported problems.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems. Concrete block parition walls.

Campus: Main Use Types: Notes: 2005- Proposed renovations in 2006-2007 may require some heating system equipment and/or operation

Bldg. No: 11 100% Power House

Building: Power Plant

Area: 3,840sf Yr Built: 1966 Floors: 1

changes.
2005-Water tower due for draining/inspecting and repaint

	CRV (of System	Pct. of sy	stem value to bu	dget for repair/replac	ement:	
System	%	\$	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Doors	3	\$70,200	5 \$3,510	5 \$3,510	10 \$7,020	80 \$56,160	Man doors deteriorated, due for replacement.
							2007 assessment:No changes.
							2009-2015 Assessment: No changes reported. No reported problems
							2016 Assessment: No changes reported. No reported problems
							2018 Assessment: Rusting on exterior doors - Need replacement.
							2019 Assessment: No changes reported. No reported problems
Floors	3	\$70,200	0 \$0	5 \$3,510	5 \$3,510	90 \$63,180	No reported problems
			ΨΟ	ψ5,570	Ψ0,010	ψ03, 100	2007 assessment:No changes. No reported problems.
							2009-2015 Assessment: No changes reported. No reported problems
							2016 Assessment: No changes reported. No reported problems
							2018 Assessment: Concrete slab-on-grade. Vinyl tile in office and bathroom.
							2019 Assessment: No changes reported. No reported problems
Bldg., Fire, ADA, Elevators	2	\$46,800	5	5	10		No fire alarm.
			\$2,340	\$2,340	\$4,680	\$37,440	2007 assessment:No changes. No reported problems.
							2009-2015 Assessment: No changes reported. No reported problems
							2016 Assessment: No changes reported. No reported problems
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems

Campus: Main Use Types: Notes: 2005- Proposed renovations in 2006-2007 may require some heating system equipment and/or operation

changes.

Bldg. No: 11 100% Power House

Building: Power Plant 2005-Water tower due for draining/inspecting and repaint

Area: 3,840sf Yr Built: 1966 Floors: 1

	CRV of System		Pct. of s	ystem value to bud	lget for repair/rep	lacement:		
System	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes	
Immed. Site, Ext. Ltg., etc	3	\$70,200	0	5	10	85	Site OK	
			\$0	\$3,510	\$7,020	\$59,670	2007 assessment:No changes. No reported problems.	
							2009-2015 Assessment: No changes reported. No reported problems	
							2016 Assessment: No changes reported. No reported problems	
							2018 Assessment: No changes reported. No reported problems.	
							2019 Assessment: No changes reported. No reported problems	
CRV Totals:	100	\$2,340,000	\$5,850	\$145,080	\$484,380	\$1,704,690	\$2,340,000	
Pric	ority	Issues D	ata			0-5 Year	Cumulative Data	
\$2,34	0,000	\$5,850	\$0	0.3%	GOOD	\$150,930	\$33,930 6.5% \$46,800 FAIR	
	CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS FCI S/YR MAINTAIN RATING	

Bldg. No: 12 40 % Lab

Building: Ash Building 25 % Classroom Area: 28,800sf Yr Built: 2007 Floors: 2 25 % Admin 10 % Audit

				10 % Audit			
	CR	RV of System	Pct. of s		lget for repair/replac		
System	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Structure	16	\$1,060,836	0	5	5	90	Steel structure.
			\$0	\$53,042	\$53,042	\$954,752	Slab on grade, partially below grade on 2 sides of lower level.
							2007-New construction, under warranty
							2009-2015 Assessment: No changes reported. No reported problems
							2016 Assessment: No changes reported. No reported problems
							2018 Assessment: Signs of moisture migration to interior at grade level.
							Possible issue with flashing at grade level.
							Signs of water leakage in server room at conduit entry points.
							2019 Assessment: No changes reported. No reported problems
Roof	4	\$265,209		0	5		White EPDM, fully adhered (Carlisle)
			\$0	\$0	\$13,260	\$251,949	2007-New construction, under warranty
							2009 Assessment:No changes reported.
							2010 Assessment: Minor roof leaks repaired under warranty.
							2011 assessment:No changes reported. Roof inspected annually, no reported problems.
							2012-2014 assessment:No changes reported.
							2015 assessment: Roof report indicated no issues.
							2016 Assessment: No changes reported. No reported problems
							2018 Assessment: No changes reported. No reported problems. Roof replacement scheduled in 2035.
							2019 Assessment: No changes reported. No reported problems

Bldg. No: 12 40 % Lab

Building: Ash Building 25 % Classroom Area: 28,800sf Yr Built: 2007 Floors: 2 25 % Admin 10 % Audit

				10 /0 Audit			
	CRV of System Pct. of system value to budg						
System	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Glazing	5	\$331,511	0	0	0	100	Aluminum frame storefront system typical. Minimal curtain wall.
			\$0	\$0	\$0	\$331,511	
							2007-New construction, under warranty
							2009-2015 Assessment: No changes reported. No reported problems
							2016 Assessment: No changes reported. No reported problems
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems
Cladding	6	\$397,814	0	0	0	100	1 5
			\$0	\$0	\$0	\$397,814	
							2007-New construction, under warranty
							2009-2015 Assessment: No changes reported. No reported problems
							2016 Assessment: No changes reported. No reported problems
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems

 Bldg. No: 12
 40 % Lab

 Building: Ash Building
 25 % Clas

Building: Ash Building 25 % Classroom Area: 28,800sf Yr Built: 2007 Floors: 2 25 % Admin 10 % Audit

Area: 28,800sf	Yr Bi	ulit: 2007		25 % Admin 10 % Audit			
	CR	RV of System	Pct. of s		lget for repair/repl		
System	%	\$	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
HVAC	25	\$1,657,556	0 \$0	5 \$82,878	5 \$82,878		Building on central steam loop. Heat exchanger provides HW for perimeter heating. (1) interior AHU with steam coil and chilled water coil. New air cooled Trane chiller connected to existing chiller for Instruction East Building to provide cooling to both buildings.
							Heat provided by single steam coil in AHU. Perimeter heat provided by HW radiant panels. Distribution provided through VAV boxes (no reheat coils).
							DDC controls connected to existing DDC system in Instruction East Building. 2007-New construction, under warranty
							2009 Assessment: 2009-Chillers still being balanced for proper operation (cool summer complicated adjustments)
							2010 Assessment: Heat recovery wheel not turning when inspected by facilities department. May be turned off by safety interlock system. Issue being investigated by college. Chillers balanced. Dedicated ventilation system added for spectrometer in lab. Gas meter systems replaced by Consumers Energy.
							2011 assessment: Heat recovery wheel repaired. No reported problems.
							2012 assessment: Actuator controls replaced with LonWorks DDC as part of energy management system under ECM contract.
							2013-2015 Assessment: No changes reported. No reported problems
							2016 Assessment: No changes reported. No reported problems
							2018 Assessment: The HVAC system is a combination of central AHU/ERU and appear relatively new and in good condition.
							Chilled water is supplied by an outdoor air-cooled chiller using 25% ethylene glycol. The current outdoor chiller is in good condition and will continue to provide 10 to 20 years. The building is fully DDC controlled with the standard campus BEMS system.
							Steam and condensate services both enter in to the building and converted to hot water heatin. The present classroom unit ventilators do no perform well in providing comfort & noise control. Recommend horizontal units to be replaced with improved floor mounted vertical type to

2019 Assessment: No changes reported. No reported problems

provide the proper ventilation and reused the existing air distribution & control systems.

Bldg. No: 12 40 % Lab
Building: Ash Building 25 % Classroom

Area: 28,800sf Yr Built: 2007 Floors: 2 25 % Admin 10 % Audit

Primary/Secondary 8 \$530,418 0 0 0 100 Primary power provided from Instruction upgraded due to new construction. Sm 2007-New construction, under warranty	
Plumbing/Drainage 5 \$331,511 0 0 0 100 Under slab drainage system (due to his \$0 \$0 \$0 \$331,511 Acid waste system (plastic piping) from janitor's closet. Waterless urinals in 2 recommodate to the plant of the plan	
\$0 \$0 \$0 \$331,511 Acid waste system (plastic piping) from janitor's closet. Waterless urinals in 2 recommendation in 2 recomme	
janitor's closet. Waterless urinals in 2 r 2007-New construction, under warranty 2009-2015 Assessment: No changes r 2016 Assessment: No changes reporte 2018 Assessment: The Ash Building is 2019 Assessment: No changes reporte	,
2007-New construction, under warranty 2009-2015 Assessment: No changes reporte 2016 Assessment: No changes reporte 2018 Assessment: The Ash Building is 2019 Assessment: No changes reporte	•
2009-2015 Assessment: No changes reporte 2016 Assessment: No changes reporte 2018 Assessment: The Ash Building is 2019 Assessment: No changes reporte 2019	men's tollet rooms.
2016 Assessment: No changes reported 2018 Assessment: The Ash Building is 2019 Assessment: No changes reported 2019 Assessment: No changes 2019 Assessment: No changes 2019 Assessment: No changes 2019 Assessment: No changes 2019 Assessment: No changes 2019 Assessment: No changes 2019 Assessment: No changes 2019 Assessment: No changes 2019 Assessment: No changes 2019 Assessment: No changes 2019 Assessment: No changes 2019 Assessment: No changes 2019 Assessment: No changes 2019 Assessment:	у
Primary/Secondary 8 \$530,418 0 0 0 100 Primary power provided from Instruction upgraded due to new construction. Sm 2007-New construction, under warranty	reported. No reported problems
Primary/Secondary 8 \$530,418 0 0 0 100 Primary power provided from Instruction upgraded due to new construction. Sm 2007-New construction, under warranty	ed. No reported problems
Primary/Secondary 8 \$530,418 0 0 0 100 Primary power provided from Instruction Sm \$50 \$50 \$50 \$530,418 upgraded due to new construction. Sm 2007-New construction, under warranty	s a 2-story classroom building fully sprinkled.
\$0 \$0 \$0 \$530,418 upgraded due to new construction. Sm 2007-New construction, under warranty	ed. No reported problems
2007-New construction, under warranty	
0000	y
2009 Assessment:No changes reporte	d.
2010 assessment: Campus primary se	ervice upgraded by
Consumers Energy to provide addition	al capacity.
2011-2015 Assessment: No changes r	reported. No reported problems
2016 Assessment: No changes reported	ed. No reported problems
	ng is served by the unit substation in the Smith
Instructional building via an add-on swi	
Panels in the Ash building are Square	D NF and NQOD and all appear to be in good condition.
2019 Assessment: No changes reported	ed. No reported problems
Campus: Main Use Types: Notes: Connected to Instruction East	
Bldg. No: 12 40 % Lab Building: Ash Building 25 % Classroom	
Area: 28,800sf Yr Built: 2007 Floors: 2 25 % Admin	
10 % Audit	
CRV of System Pct. of system value to budget for repair/replacement:	
System % \$ Immediate 1-5 Years 6-10 Years 11+ Years System/Component Notes	

Distribution	5	\$331,511	0 \$0	0 \$0	0 \$0	100 \$331,511	2007-New construction, under warranty 2009-2015 Assessment: No changes reported. No reported problems 2016 Assessment: No changes reported. No reported problems
							2018 Assessment: No changes reported. No reported problems 2019 Assessment: No changes reported. No reported problems
Lighting	5	\$331,511	0 \$0	5 \$16,576	5 \$16,576		All fluorescent. Linear direct/indirect pendant fixtures in classrooms and labs. Recessed 1x4 typical in corridors, minimal recessed cans and specialty fixtures. Recessed 2x4 in offices.
							2007-New construction, under warranty 2009-2015 Assessment: No changes reported. No reported problems
							2016 Assessment: No changes reported. No reported problems 2018 Assessment: Exterior canopy lighting regularly fills with insects. Recommend replacement with new, sealed LED modules. Exterior wall packs are compact fluorescent with battery packs. While previously appropriate, these are not the best solution for exterior lighting in northern climate, as it is difficult to start in cold weather with light output significantly reduced. Recommend replacement with LED wall packs. Interior lighting is primarily a mixture of T8 and compact fluorescent technology. The various compact fluorescent sources in the building can present maintenance complications. Recommend a switchover to LED as budget allows.
Voice/Data	4	\$265,209	0 \$0	0 \$0	0 \$0	100 \$265,209	2019 Assessment: No changes reported. No reported problems 2007-New construction, under warranty 2009-2015 Assessment: No changes reported. No reported problems 2016 Assessment: No changes reported. No reported problems 2018 Assessment: No changes reported. No reported problems 2019 Assessment: No changes reported. No reported problems

Bldg. No: 12 40 % Lab

Building: Ash Building 25 % Classroom Area: 28,800sf Yr Built: 2007 Floors: 2 25 % Admin 10 % Audit

				10 % Audit			
0	CR\	of System			get for repair/replac		0t
System	%	\$	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Ceilings	3	\$198,907	0	0	0	100	2x2 lay-in ceilings typical throughout.
			\$0	\$0	\$0	\$198,907	Minimal gypsum ceilings in corridors
							2007-New construction, under warranty
							2009-2015 Assessment: No changes reported. No reported problems
							2016 Assessment: No changes reported. No reported problems
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems
Walls/Casework	3	\$198,907	0	0	0		Painted gypsum board on metal studs typical.
			\$0	\$0	\$0	\$198,907	2007-New construction, under warranty
							2009 Assessment:No changes reported.
							2010 Assessment:No changes reported.
							2011 assessment: Main corridor repainted where damaged and scuffed by students.
							2012-2015 Assessment: No changes reported. No reported problems
							2016 Assessment: No changes reported. No reported problems
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems

Bldg. No: 12 40 % Lab Building: Ash Building 25 % Classroom

Area: 28,800sf Yr Built: 2007 Floors: 2 10 % Audit

25	%	Admin
10	0/2	Λιιdit

				10 % Audit			
	CRV	of System	Pct. of sy	ystem value to bud	get for repair/replace	ement:	
System	%	\$	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Doors	2	\$132,605		0	0		Exterior: Aluminum frame full-lite doors. (1) Hollow metal door.
			\$0	\$0	\$0	\$132,605	Interior: Solid score wood typical. (1) sliding aluminum frame full-lite door system in computer lab.
							(1) sliding aluminum frame full-lite door system in computer rab. (5) aluminum frame full-lite doors. (2) hollow metal doors at stairwells.
							(3) aluminum name iun-lite doors. (2) nollow metal doors at stanwells.
							2007-New construction, under warranty
							2009-2015 Assessment: No changes reported. No reported problems
							2016 Assessment: No changes reported. No reported problems
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems
Floors	3	\$198,907	0	0	5	95	Porcelain tile - corridors.
			\$0	\$0	\$9,945	\$188,961	Sheet vinyl - chemistry lab.
							Carpet tile - offices, classrooms.
							VCT - nursing lab, biology lab.
							2007-New construction, under warranty
							2009 Assessment: 2009-Grout in lower level east corridor cracked, repaired twice. Cause under investigation.
							2010 Assessment: Floor crack issue appears to have resolved.
							2011-2015 Assessment: No changes reported. No reported problems
							2016 Assessment: No changes reported. No reported problems
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems

Bldg. No: 12 40 % Lab

Building: Ash Building 25 % Classroom Area: 28,800sf **Yr Built: 2007 Floors: 2** 25 % Admin

10 % Audit

				10 % Audit			
	CRV	of System	Pct. of s	system value to bud	get for repair/repla	acement:	
System	%	\$	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Bldg., Fire, ADA, Elevators	3	\$198,907	0 \$0	0 \$0	0 \$0		Hydraulic passenger elevator. Fully sprinklered. New, ADA compliant fire alarm, exit signage and emergency lighting.
							2007-New construction, under warranty
							2009-2015 Assessment: No changes reported. No reported problems
							2016 Assessment: No changes reported. No reported problems
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems
Immed. Site, Ext. Ltg., etc	3	\$198,907	0	0	0	100	(6) pole mounted site lights at west sidewalk only.
			\$0	\$0	\$0	\$198,907	Building mounted recessed exterior lighting.
							New sidewalks poured as part of construction.
							2007-New construction, under warranty
							2009-2015 Assessment: No changes reported. No reported problems
							2016 Assessment: No changes reported. No reported problems
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems
	CRV	of System	Pct. of s	ystem value to bud	lget for repair/repla	acement:	
System	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
CRV Totals:	100	\$6,630,225	\$0	\$152,495	\$175,701	\$6,302,029	\$6,630,225
Prio	rity	Issues D	Data			0-5 Year	Cumulative Data
\$6,630	,225	\$0	\$0	0.0%	GOOD	\$152,495	\$0 2.3% \$132,605 GOOD
	CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS FCI S/YR MAINTAIN RATING

Bldg. No: 13 100% Storage 2016-Replacement value corrected to match construction type.

Building: Maintenance Building

	CRV	of System	Pct. of sy	/stem value to bud	lget for repair/replace	ment:	
System	%	\$	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Structure	15	\$132,000	0	0	0	100	Typical pole-barn type construction.
			\$0	\$0	\$0	\$132,000	3
							6" concrete floor slab.
							2007-New construction, under warranty
							2009-2015 Assessment: No changes reported. No reported problems
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.
Roof	10	\$88,000	0	0	100	0	Asphalt shingles.
			\$0	\$0	\$88,000	\$0	2007-New construction, under warranty
							2009 Assessment:No changes reported.
							2010 Assessment:No changes reported.
							2011 assessment:No changes reported. Roof inspected annually, no reported problems.
							2012-2015 assessment: No changes reported. No reported problems.
							2016 Assessment: No changes reported. No reported problems. Projected shingle replacement, per roof report: 2030
							2018 Assessment: Roof replacement scheduled for 2025.
							2019 Assessment: No changes reported. No reported problems.

Bldg. No: 13 100% Storage 2016-Replacement value corrected to match consruction type.

Building: Maintenance Building

	CRV	of System	Pct. of sy	stem value to bud	get for repair/replac	ement:	
System	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Glazing	2	\$17,600	0	0	0	100	Minimal windows - (7) vinyl clad sliders in office areas.
			\$0	\$0	\$0	\$17,600	
							2007-New construction, under warranty
							2009-2015 Assessment: No changes reported. No reported problems
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.
Cladding	15	\$132,000	0	0	0	100	prepainted metal siding with blown-in cellulose insulation
			\$0	\$0	\$0	\$132,000	
							2007-New construction, under warranty
							2009-2015 Assessment: No changes reported. No reported problems
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems. Prefinished metal siding
							2019 Assessment: No changes reported. No reported problems.

Bldg. No: 13 100% Storage 2016-Replacement value corrected to match consruction type.

Building: Maintenance Building

	CRV	of System	Pct. of system value to budget for repair/replacement:				
System	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
HVAC	15	\$132,000	0	0	0	100	(3) stand alone electric in-wall heaters/AC units in offices.
			\$0	\$0	\$0	\$132,000	Gas-fired radiant heaters in shop area.
							2007-New construction, under warranty
							2009 Assessment:No changes reported.
							2010 Assessment: Gas meter systems replaced by Consumers Energy.
							2011 assessment:No changes reported. No reported problems.
							2012 assessment: Energy Management System upgraded as part of ECM contract.
							2013-2015 Assessment: No changes reported. No reported problems
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: Replace two heaters. No reported problems.
Plumbing/Drainage	5	\$44,000	0	0	0		Minimal plumbing - 1 toilet room, work sink, hose bibbs.
			\$0	\$0	\$0	\$44,000	Linear floor drain with oil separator in shop area.
							2007-New construction, under warranty
							2009-2015 Assessment: No changes reported. No reported problems
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.

Bldg. No: 13 100% Storage 2016-Replacement value corrected to match consruction type.

Building: Maintenance Building

	CRV (of System	Pct. of sy	stem value to bud	lget for repair/replac	cement:	
System	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Primary/Secondary	5	\$44,000	0	0	0	100	2007-New construction, under warranty
			\$0	\$0	\$0	\$44,000	
							2009 Assessment:No changes reported.
							2010 assessment:
							Campus primary service upgraded by Consumers Energy to provide additional
							capacity.
							2011-2015 Assessment: No changes reported. No reported problems
							2016 Assessment: No changes reported. No reported problems.
							2-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.
Distribution	4	\$35,200	0	0	0	100	2007-New construction, under warranty
			\$0	\$0	\$0	\$35,200	
							2009-2015 Assessment: No changes reported. No reported problems
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							20.0. accessment changes reported from the following
							2019 Assessment: No changes reported. No reported problems.

Bldg. No: 13 100% Storage 2016-Replacement value corrected to match consruction type.

Building: Maintenance Building

	CRV (of System	Pct. of s	ystem value to bud	lget for repair/replac	cement:	
System	%	\$	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Lighting	4	\$35,200	0 \$0	0 \$0	0 \$0	100 \$35,200	Fluorescent ceiling mounted fixtures typical. Recessed fluorescent in offices.
			Ψ0	Ψ0	ΨΟ	ψ00,200	2007-New construction, under warranty
							2009-2011 assessment:No changes reported. No reported problems.
							2012 assessment: Lighting upgraded as part of ECM contract.
							2013-2015 Assessment: No changes reported. No reported problems
						2016 Assessment: No changes reported. No reported problems.	
							2018 Assessment: No changes reported. No reported problems.
V : (D)		***				400	2019 Assessment: No changes reported. No reported problems.
Voice/Data	3	\$26,400	0	0	0		Minimal
			\$0	\$0	\$0	\$26,400	2007-New construction, under warranty
							2009-2015 Assessment: No changes reported. No reported problems
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.
Ceilings	4	\$35,200	0	0	0		Prepainted metal ceiling in shop area. Lay-in ceiling in office areas.
			\$0	\$0	\$0	\$35,200	2007-New construction, under warranty
							2009-2015 Assessment: No changes reported. No reported problems
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.

Bldg. No: 13 100% Storage 2016-Replacement value corrected to match consruction type.

Building: Maintenance Building

	CRV	of System	Pct. of sy	/stem value to bud	lget for repair/replac	cement:	
System	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Walls/Casework	5	\$44,000	0	0	0	100	Painted gypsum board walls between offices and shop areas.
			\$0	\$0	\$0	\$44,000	2007-New construction, under warranty
							2007 Non construction, and in manually
							2009-2015 Assessment: No changes reported. No reported problems
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.
Doors	4	\$35,200	0	0	0	100	(1) overhead door in shop area.
			\$0	\$0	\$0	\$35,200	(1) Hollow metal exterior door.
							Hollow metal interior doors with lites.
							2007-New construction, under warranty
							2009-2015 Assessment: No changes reported. No reported problems
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment:
							2019 Assessment: No changes reported. No reported problems.
Floors	4	\$35,200	0	0	0	100	Concrete floor in shop area.
			\$0	\$0	\$0	\$35,200	Carpet in offices.
							2007-New construction, under warranty
							2009-2015 Assessment: No changes reported. No reported problems
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.

Bldg. No: 13 100% Storage 2016-Replacement value corrected to match consruction type.

Building: Maintenance Building

	CRV	of System	Pct. of sy	/stem value to bud	get for repair/replac	ement:	
System	%	\$	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Bldg., Fire, ADA, Elevators	s 2	\$17,600	0	0	0	100	No fire alarm system.
			\$0	\$0	\$0	\$17,600	No sprinkler system.
							2007-New construction, under warranty
							2009-2015 Assessment: No changes reported. No reported problems
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.
Immed. Site, Ext. Ltg., etc	3	\$26,400	0	0	0	100	Exterior lighting: wall packs
			\$0	\$0	\$0	\$26,400	Exterior paving: asphalt drive and parking.
							2007-New construction, under warranty
							2009-2015 Assessment: No changes reported. No reported problems
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.
CRV Totals:	100	\$880,000	\$0	\$0	\$88,000	\$792,000	
Pric	ority	Issues D	ata			0-5 Year	r Cumulative Data
\$88	30,000	\$0	\$0	0.0%	GOOD	\$0	\$0 0.0% \$17,600 GOOD
	CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS FCI S/YR MAINTAIN RATING

Use Types:

Bldg. No: 14

10 % Auditorium 50 % Technology Lab

Area: 19,495sf

Building: Ash Technology and Learning Center Yr Built: 2001

Floors: 1 30 % Classroom 10 % Admin

Notes:

				10 % Admin			
System	CRV V	of System S	Pct. of sy immediate	stem value to bud 1-5 Years	get for repair/replace 6-10 Years		System/Component Notes
Structure	16	\$872,224	0	2	5		Some CMU walls showing cracking - 2003
			\$0	\$17,444	\$43,611	\$811,168	2007 assessment: Cracking continuing at door frames - especially in center corridor.
							2009-2015 Assessment: No changes reported. No reported problems
							2016 assessment: minor grout cracking from settlement continues
							2018 Assessment: Building in good structural condition, no deficiencies noted.
							2019 Assessment: Building in good structural condition, no deficiencies noted.
Roof	5	\$272,570	0 \$0	10 \$27,257	60 \$163,542	30 \$81,771	Fully adhered EPDM roof.
			90	φ21,231	φ103,342	φ01,771	2007 assessment:No changes. No reported problems.
							2010 Assessment:No changes reported.
							2011 assessment:No changes reported.
							2012 assessment:No changes reported.
							2013 assessment: Minor leaks at equipment curbs - repaired.
							2014 assessment: Roof inspected, multiple flashing, membrane tears and punctures repaired as necessary.
							Projected roof membrane replacement, per roof report: 2022
							2016 Assessment: No changes reported. No reported problems
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.

Use Types: 10 % Auditorium

Bldg. No: 14 **Building: Ash Technology and Learning Center**

50 % Technology Lab

Area: 19,495sf

Yr Built: 2001 Floors: 1 30 % Classroom

0	%	Admin

	CRV	of System	Pct. of sy	stem value to bud	get for repair/replac	ement:	
System	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Glazing	5	\$272,570	0	0	5		2004-Window at rear of building not recaulked after block wall repair.
			\$0	\$0	\$13,629	\$258,942	2004-Some caulk deterioration at sills, needs replacement.
							2005-Sills have negative slope. Caulk deterioration continuing, allowing water into wall cavity.
							2007 assessment: No changes.
							2009 Assessment: window sills recaulked as required to control water infiltration
							2010-2015 Assessment: No changes reported. No reported problems
							2016 Assessment: No changes reported. No reported problems
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.

Notes:

Use Types:

Notes:

Bldg. No: 14 **Building: Ash Technology and Learning Center** Area: 19,495sf

10 % Auditorium 50 % Technology Lab Yr Built: 2001 Floors: 1 30 % Classroom

10 % Admin

				10 % Admin			
	CRV	of System			get for repair/repla		
System	%	\$	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Cladding	5	\$272,570	0	3	5	92	See structural notes for CMU info.
			\$0	\$8,177	\$13,629	\$250,764	Some sealant joints delaminating.
							Masonry due for resealing in 2006 - verify with specifications.
							Water infiltration at sills causing efflorescence of block.
							2007 assessment:No changes. Masonry not resealed.
							2009 Assessment:No changes reported.
							2010 Assessment:
							Masonry due for resealing.
							2011 assessment:
							Masonry scheduled for resealing in 2012.
							2012 assessment:
							Exterior masonry washed and resealed.
							2013-2015 Assessment: No changes reported. No reported problems
							2016 Assessment: No changes reported. No reported problems
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.

Use Types:

10 % Admin

Notes:

Bldg. No: 14

Building: Ash Technology and Learning Center
Area: 19,495sf Yr Built: 2001 Floors: 1

10 % Auditorium50 % Technology Lab30 % Classroom

	CR	of System	Pct. of sy	ystem value to bud	lget for repair/repla	cement:	
System	%	\$	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
HVAC	24	\$1,308,336	0	5	10	85	(2) HW boilers.
			\$0	\$65,417	\$130,834	\$1,112,086	Rooftop AHUs loud in corridors

2007 assessment:

One boiler retubed due to excessive corrosion. Second boiler-no reported problems. DDC controls - one panel board does not restart properly after power failures. Uninterruptable power supply added to prevent loss of power.

2009 Assessment: DDC panel board replaced.

2010 Assessment: Gas meter systems replaced by Consumers Energy.

2011 assessment:No changes reported. No reported problems.

2012 assessment: HVAC noise reduced through installation of noise isolation. New actuators on control valves and dampers installed as part of ECM contract.

2013 assessment: Compressor on RTU #4 (over conference room) replaced. Entire HVAC system now on college-wide building automation system.

2014 assessment: No changes reported. No reported problems.

2015 assessment: Compressor on RTU #3 replaced.

2016 Assessment: No changes reported. No reported problems. Typical maintenance only.

2018 Assessment:

The HVAC system consist of packaged gas-fired heating with DX cooling RTUs which appear relatively new and in good condition.

Central hot water heating boiler and pumps provide zone control via 2-way valves.

The building is fully DDC controlled with the standard campus BEMS system.

The domestic hot water boiler is in good condition.

Classroom's ceiling air distribution provide food comfort, ventilation & noise control.

2019 Assessment: No changes reported. No reported problems.

Use Types:

10 % Auditorium

Bldg. No: 14 Area: 19,495sf

Building: Ash Technology and Learning Center Yr Built: 2001 Floors: 1

50 % Technology Lab 30 % Classroom 10 % Admin

Notes:

	CRV	of System	Pct. of sv	stem value to hud	get for repair/replac	ement:	
System	%	\$	Immediate	1-5 Years	6-10 Years		System/Component Notes
Plumbing/Drainage	5	\$272,570	0 \$0	0 \$0	0 \$0	100 \$272,570	Irrigation system pump has frozen in past winters. Year-end draining program implemented to resolve problem. Shut-off valve to catering kitchen dishwasher leaks, currently turned off.
							2007 assessment:No changes. No reported problems.
							2009-2015 Assessment: No changes reported. No reported problems
							2016 Assessment: No changes reported. No reported problems
							2018 Assessment: The MTEC Building is a 2-story classroom building fully sprinkled.
							2019 Assessment: No changes reported. No reported problems.
Primary/Secondary	8	\$436,112	0 \$0	0 \$0	0 \$0	100 \$436,112	2007 assessment: No reported problems.
			4 0	V	40	<i>\$ 100,112</i>	2009-2015 Assessment: No changes reported. No reported problems
							2016 Assessment: No changes reported. No reported problems
							2018 Assessment: Power to the building is delivered via a utility-owned pad-mounted transformer on the west side.
							This delivers 208/120V, three-phase power to a 1200A main distribution panel utilizing
							the "six disconnect rule" and therefore containing no single main service disconnect.
							The main panel is a Cutler-Hammer PRL4, which is still available and maintainable.
							The fire alarm system is a Simplex 4010 with no issues found.
							2019 Assessment: No changes reported. No reported problems.
Distribution	5	\$272,570	0	0	0	100	
			\$0	\$0	\$0	\$272,570	
							2009-2015 Assessment: No changes reported. No reported problems
							2016 Assessment: No changes reported. No reported problems
							2018 Assessment: Panelboards throughout are Eaton/Cutler-Hammer and appear to be in good condition.
							and appear to be in good contained.
							2019 Assessment: No changes reported. No reported problems.

Use Types:

10 % Auditorium

Bldg. No: 14 Area: 19,495sf

Building: Ash Technology and Learning Center

50 % Technology Lab Yr Built: 2001 Floors: 1 30 % Classroom 10 % Admin

Notes:

				10 % Admin			
0	CRV	of System			lget for repair/repla		0t(0
ystem	%	\$	Immediate	1-5 Years	6-10 Years		System/Component Notes
_ighting	5	\$272,570	0	10	10		2007 assessment: Ballasts prone to excessive failure replaced, problem resolved.
			\$0	\$27,257	\$27,257	\$218,056	2009-2015 Assessment: No changes reported. No reported problems
							2016 Assessment: No changes reported. No reported problems
							2018 Assessment: Lighting throughout the building is primarily T8 fluorescent, with classrooms containing direct/indirect fixtures on a multi-level switching scheme.
							Some exit signs were noted as no longer being illuminated. These are likely past their life and should be fixed or replaced.
							These are likely past their life and should be liked of replaced.
							2019 Assessment: No changes reported. No reported problems.
/oice/Data	5	\$272,570	0	0	0	100	
			\$0	\$0	\$0	\$272,570	
							2009-2015 Assessment: No changes reported. No reported problems
							2016 Assessment: No changes reported. No reported problems
							2018 Assessment: No changes reported. No reported problems
Ceilings	3	\$163,542	0	0	0	100	Some stained ceiling tiles in corridor outside M112, likely roof related, but no
	v	4.00,0.1	\$0	\$0	\$0	\$163,542	• • • • • • • • • • • • • • • • • • • •
							2007 assessment: Damaged ceiling tiles replaced. No reported problems.
							2009-2015 Assessment: No changes reported. No reported problems
							2016 Assessment: No changes reported. No reported problems
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.

Use Types:

Notes:

Bldg. No: 14

Building: Ash Technology and Learning Center Area: 19,495sf Yr Built: 2001 Floors: 1

10 % Auditorium
50 % Technology Lab
1 30 % Classroom

10 % Admin

				10 % Admin			
	CRV	of System	Pct. of sy	stem value to bud	lget for repair/replac	ement:	
System	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Walls/Casework	4	\$218,056	0 \$0	0 \$0	5 \$10,903	95 \$207,153	2005-water damage to cabinets in catering kitchen from dishwasher leak
					, ,,,,,,,,	, , , , , ,	2007 assessment:No changes.
							2009 Assessment:No changes reported.
							2010 Assessment:No changes reported.
							2011 assessment:No changes reported. No reported problems.
							2012 assessment: Minor renovations performed to relocate interior partitions to modify classroom sizes.
							2013-2014 assessment:No changes reported. No reported problems.
							2015 Assessment: No changes reported. No reported problems
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.
Doors	2	\$109,028	0	0	0		2007 assessment: No reported problems.
			\$0	\$0	\$0	\$109,028	2009-2012 assessment:No changes reported. No reported problems.
							2013 assessment:
							All classroom door hardware be changed to lockdown type for security.
							2014-2015 Assessment: No changes reported. No reported problems
							2016 Assessment: No changes reported. No reported problems
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.

Campus: Greenville Bldg. No: 14

Building: Ash Technology and Learning Center Yr Built: 2001 Floors: 1 30 % Classroom Area: 19,495sf

Use Types:

10 % Auditorium 50 % Technology Lab

			1	10 % Admin			
	CRV	of System			get for repair/replace		
System	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Floors	3	\$163,542	0 \$0	0 \$0	10 \$16,354	90 \$147,188	2003-concrete floor showing cracks
			φυ	Ф О	\$10,334	\$147,100	2004-tile at entry lobby cracking, some loose grout, cracked tile at concrete control joints (recurring problem).
							2005-tile replaced and repaired as necessary. Control joints added at crack location.
							2005-water damage to VCT in catering kitchen from dishwasher leak
							2007 assessment:No changes. No reported problems.
							2009 Assessment: Minor settlement cracking continuing, repaired as required.
							2010 Assessment: No changes reported. Cracking in grout repaired as required.
							2011 assessment: No changes reported. Cracking in grout repaired as required.
							2012 assessment: No changes reported. Cracking in grout repaired as required.
							2013 assessment: Floor slab cut and underlying issue causing floor cracking resolved. Floor fully repaired.
							2014-2015 Assessment: No changes reported. No reported problems
							2016 Assessment: No changes reported. No reported problems
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.
Bldg., Fire, ADA, Elevators	2	\$109,028	0	0	0	100	2007 assessment:No changes. No reported problems.
			\$0	\$0	\$0	\$109,028	2009-2015 Assessment: No changes reported. No reported problems
							2016 Assessment: No changes reported. No reported problems
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.

Notes:

Use Types:

10 % Auditorium

Bldg. No: 14 Area: 19,495sf

Building: Ash Technology and Learning Center Yr Built: 2001

Floors: 1

50 % Technology Lab 30 % Classroom

10 % Admin

	CRV	of System	Pct. of sy	stem value to bud	get for repair/repl	acement:	
System	%	\$	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Immed. Site, Ext. Ltg., etc	3	\$163,542	0	2	2	96	2007 assessment:No changes. No reported problems.
			\$0	\$3,271	\$3,271	\$157,000	2009-2013 assessment:No changes reported. No reported problems.
							2014 assessment: Parking lot lighting scheduled for upgrade to LED.
							2015 assessment: parking lot lighting upgraded.
							2016 assessment: concrete block screenwall and dumpster enclosure due for tuckpointing
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.
	CRV	of System	Pct. of sy	stem value to bud	get for repair/repl	acement:	
System	%	\$	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
CRV Totals:	100	\$5,451,400	\$0	\$148,823	\$423,029	\$4,879,548	\$5,451,400
Prio	rity	Issues D	ata			0-5 Year	r Cumulative Data
\$5,45	1,400	\$0	\$0	0.0%	GOOD	\$148,823	\$0 2.7% \$109,028 GOOD
	CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS FCI S/YR MAINTAIN RATING

Notes:

Use Types:

Notes: New construction, completed in 2013

Bldg. No: 15 Building: Braman Center 50 % Technology Lab 50 % Classroom

Area: 16,585sf

Yr Built: 2012 Floors: 1

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2019 - Welding lab renovation and robotics lab renovation completed.

	CRV	of System	Pct. of sys	stem value to bud	get for repair/replac	ement:	
System	%	\$	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Structure	18	\$823,365	0 \$0	0 \$0	0 \$0	100 \$823,365	Steel frame structure, concrete slab-on-grade.
			V		40	4020,000	2013 assessment - building complete, under warranty.
							2014 - 2015 Assessment: No changes reported. No reported problems
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: Building in good structural condition, no deficiencies noted.
							2019 Assessment: No changes reported. No reported problems.
Roof	6	\$274,455	0	0	0	100	White EPDM roof membrane.
			\$0	\$0	\$0	\$274,455	2013 assessment - building complete, under warranty.
							2014 - 2015 Assessment: No changes reported. No reported problems
							2016 Assessment: No changes reported. No reported problems.
							Projected roof membrane replacement from roof report: 2024
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.
Glazing	3	\$137,228	0	0	0	100	Aluminum framed fixed windows and clerestory. Some construction issues
			\$0	\$0	\$0	\$137,228	reported regarding clerestory, causing water infiltration.
							2013 assessment - building complete, under warranty.
							2014 Assessment: No changes reported.
							2015 assessment: Past leaks in clerestory caused water infiltration into receiving area. Issue reported as resolved.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.

2019 Assessment: Modified glazing at new welding lab No reported problems

Use Types:

Notes: New construction, completed in 2013

Bldg. No: 15 Building: Braman Center 50 % Technology Lab50 % Classroom

Area: 16,585sf

Yr Built: 2012

Floors: 1

	CRV	of System	Pct. of sy	stem value to bud	lget for repair/replac	ement:	
System	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Cladding	15	\$686,138	0 \$0	0 \$0	0 \$0	100 \$686,138	
							2014 - 2015 Assessment: No changes reported. No reported problems
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.
HVAC	15	\$686,138	5	5	10	80	2 condensing boilers, ground mounted DX chillers, 1 air handler for entire building.
			\$34,307	\$34,307	\$68,614	\$548,910	System on DDC controls and college-wide system.

2013 assessment - building complete, under warranty.

2014 - 2015 Assessment: No changes reported. No reported problems

2016 assessment: exhaust system added for new welding equipment.

2018 Assessment: The HVAC system consist of shop rooms make-up air and exhaust appear relatively new and in good condition.

RTUs provide the necessary HVAC using hot water boiler for zone control reheats.

Central hot water heating boiler and pumps provide zone control via 2-way valves and the boiler appears to be in good condition.

The building is fully DDC controlled with the standard campus BEMS system.

The domestic hot water boiler is in good condition.

The IT Data room is served by spit AC condensing units.

Shop classrooms should have the ventilation verified and add controls to help meet current demands and shut-off airflow when not occupied.

2019 Assessment: Upgrades at renovated welding lab. No reported problems.

Use Types:

Notes: New construction, completed in 2013

Bldg. No: 15 **Building: Braman Center** 50 % Technology Lab 50 % Classroom

Area: 16,585sf

Yr Built: 2012 Floors: 1

	CRV	of System	Pct. of sy	stem value to bud	get for repair/replac	ement:	
System	%	\$	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Plumbing/Drainage	5	\$228,713	0	0	0	100	2013 assessment - building complete, under warranty.
			\$0	\$0	\$0	\$228,713	
							2014 - 2015 Assessment: No changes reported. No reported problems
							2016 assessment: Compressed air system added for lab/shop use.
							2018 Assessment: The Braman building fully sprinkled.
							2019 Assessment: No changes reported. No reported problems.
Primary/Secondary	5	\$228,713	0	0	0	100	208 3-phase service
			\$0	\$0	\$0	\$228,713	
							2013 assessment - huilding complete under warranty

2013 assessment - building complete, under warranty.

2014 - 2015 Assessment: No changes reported. No reported problems

2016 Assessment: No changes reported. No reported problems.

2018 Assessment: Power to the building is delivered via a utility-owned pad-mounted transformer on the southwest side.

This delivers 208/120V, three-phase power to a 800A main distribution panel with 800A main breaker.

The main panel is Square D I-line, which is still available and maintainable.

Power delivery to the building is a mixture of branch panelboards and overhead bus, depending on the use of the room.

Future planning should include a careful look at each room to ensure that the power is as flexible as possible for the anticipated use.

The fire alarm consists of a Notifier system, no issues noted.

2019 Assessment: Transformers and panelboards relocated as part of the

welding lab renovation. No reported problems.

Campus: Greenville

Use Types:

Notes: New construction, completed in 2013

Bldg. No: 15 **Building: Braman Center** 50 % Technology Lab 50 % Classroom

Area: 16,585sf

Yr Built: 2012 Floors: 1

	CRV	of System	Pct. of sy	stem value to bud	lget for repair/replac	cement:	
System	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Distribution	4	\$182,970	0	0	0	100	2013 assessment - building complete, under warranty.
			\$0	\$0	\$0	\$182,970	2014 Assessment: No changes reported.
							2015 assessment: Step-up transformer added to power new CNC equipment. Distribution panel, disconnects and bus ducts added. Total cost approx. \$60,000.
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: Distribution panels revised in welding lab renovation. No reported problems.
_ighting	4	\$182,970	0	5	5	90	Predominantly fluorescent fixtures throughout.
			\$0	\$9,149	\$9,149	\$164,673	2013 assessment - building complete, under warranty.
							2014 - 2015 Assessment: No changes reported. No reported problems
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: Lighting is a mix of T8 and compact fluorescent. The compact fluorescent in particular should be considered for replacement due to stocking issues and general inefficiency as compared to current LED technology.
							2019 Assessment: Lighting changes in welding lab and robotics lab renovation

Use Types:

Notes: New construction, completed in 2013

Bldg. No: 15 Building: Braman Center Area: 16.585sf Yr I 50 % Technology Lab 50 % Classroom

Vr Built: 2012 Floors: 1

	CRV	of System	Pct. of sy	/stem value to bud	get for repair/replace	ement:	
System	%	\$	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Voice/Data	3	\$137,228	0	0	0	100	2013 assessment - building complete, under warranty.
			\$0	\$0	\$0	\$137,228	2014 - 2015 Assessment: No changes reported. No reported problems
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.
Ceilings	4	\$182,970	0	0	0		Combination of lay-in and open to deck in corridors & some labs, gypsum in toilet rooms.
			\$0	\$0	\$0	\$182,970	2013 assessment - building complete, under warranty.
							2014 - 2015 Assessment: No changes reported. No reported problems
							2018 Assessment:
							2019 Assessment: Ceiling removed in robotics lab.
Walls/Casework	5	\$228,713	0	0	0		Painted drywall typical, with tile wainscots. Tile in toilet rooms.
			\$0	\$0	\$0	\$228,713	2013 assessment - building complete, under warranty.
							2014 - 2015 Assessment: No changes reported. No reported problems
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.
Doors	4	\$182,970	0	0	0		Exterior doors - aluminum full-lite doors at entries, painted hollow metal at service entries
			\$0	\$0	\$0	\$182,970	Interior doors - hollow metal.
							2013 assessment - building complete, under warranty.
							2014 - 2015 Assessment: No changes reported. No reported problems
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.

Use Types:

Notes: New construction, completed in 2013

Bldg. No: 15 **Building: Braman Center** 50 % Technology Lab 50 % Classroom

Area: 16,585sf

Yr Built: 2012 Floors: 1

	CRV	of System	Pct. of sy	stem value to bud	get for repair/replac	ement:	
System	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Floors	4	\$182,970	0	5	5	90	Corridors - porcelain tile; classrooms - carpet; labs - concrete; toilet rooms-porcelain tile
			\$0	\$9,149	\$9,149	\$164,673	Mix of carpet, sheet goods and concrete.
							2013 assessment - building complete, under warranty.
							2014 Assessment: No changes reported.
							2015 assessment: carpet removed as needed for repurposing rooms for industrial equipment.
							2016 assessment: carpet being damaged from change in builduing use - worn, stained from industrial equipment, dirt, grease.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: Floor finish changes in welding and robotics labs
ldg., Fire, ADA, Elevators	2	\$91,485	0	0	0		Building is fully sprinkled.
			\$0	\$0	\$0	\$91,485	2013 assessment - building complete, under warranty.
							2014 - 2015 Assessment: No changes reported. No reported problems
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.
nmed. Site, Ext. Ltg., etc	3	\$137,228	0	0	0	100	2013 assessment - building complete, under warranty.
			\$0	\$0	\$0	\$137,228	2014 - 2015 Assessment: No changes reported. No reported problems
							2016 Assessment: No changes reported. No reported problems.
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.

Campus: Greenville Use Types: Notes: New construction, completed in 2013

Bldg. No: 15 50 % Technology Lab Building: Braman Center 50 % Classroom

Area: 16,585sf Yr Built: 2012 Floors: 1

	CF	V of System	Pct. of s	system value to bu	dget for repair/rep					
System	%	\$	Immediate	1-5 Years	6-10 Years	11+ Years	System/Comp	onent Notes		
CRV Totals:	100	\$4,574,250	\$34,307	\$52,604	\$86,911	\$4,400,429	\$4,574,250			
	Priority	Issues [Data			0-5 Year	r Cumula	tive Dat	ta	
	\$4,574,250	\$34,307	\$0	0.8%	GOOD	\$86,911	\$0	1.9%	\$91,485	GOOD
	CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS	FCI	\$/YR MAINTAIN	RATING

Campus: GreenvilleUse Types:Notes:Original construction date unknown. Built as part of old fairgrounds, now owned by MCC.Bldg. No: 16100% Storage

Bldg. No: 16 Building: Greenville Pole Barn

	CRV	of System	Pct. of sy	stem value to bud	lget for repair/replac	ement:	
System	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Structure	30	\$158,400	0 \$0	0 \$0	0 \$0	100 \$158,400	Wood pole barn structure
				-	7-	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	2013 assessment - no reported problems.
							2014 Assessment: No changes reported.
							2015 Assessment: No changes reported. No reported problems
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.
loof	20	\$105,600	0	0	5		Standing seam metal roof.
			\$0	\$0	\$5,280	\$100,320	2013 assessment - no reported problems.
							2014 assessment: Roof inspected, repaired as necessary.
							2015 Assessment: No changes reported. No reported problems
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.
lazing	0	\$0	0 \$0	0 \$0	0 \$0	100 \$0	N/A
			φO	<i>\$0</i>	<i>9</i> 0	φ0	2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.
ladding	24	\$126,720	0	0	5	95	Steel vertical siding.
			\$0	\$0	\$6,336	\$120,384	2013 assessment - no reported problems.
							2014 Assessment: No changes reported.
							2015 Assessment: No changes reported. No reported problems
							2018 Assessment: No changes reported. No reported problems.

2019 Assessment: No changes reported. No reported problems.

Campus: Greenville

Notes: Original construction date unknown. Built as part of old fairgrounds, now owned by MCC.

100% Storage

Building: Greenville Pole Barn

Bldg. No: 16

	CRV (f System	Pct. of sy	ystem value to bud	lget for repair/replac	ement:	
System	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
HVAC	2	\$10,560	0	0	0	100	N/A
			\$0	\$0	\$0	\$10,560	
							2014 assessment: Gas fired infrared heater added.
							2015 Assessment: No changes reported. No reported problems
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.
Plumbing/Drainage	0	\$0	0	0	0	100	N/A
			\$0	\$0	\$0	\$0	
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.
Primary/Secondary	0	\$0	0	0	0	100	N/A
			\$0	\$0	\$0	\$0	
							2014 assessment:
							Power extended to building to support limited lighting and heater.
							2015 Assessment: No changes reported. No reported problems
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.
Lighting	0	\$0	0	0	0	100	N/A
			\$0	\$0	\$0	\$0	
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.

Campus: Greenville

Notes: Original construction date unknown. Built as part of old fairgrounds, now owned by MCC.

100% Storage

Bldg. No: 16 Building: Greenville Pole Barn

	CRV (of System	Pct. of sy	stem value to bud	lget for repair/replac	ement:	
System	%	\$	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
/oice/Data	1	\$5,280	0	0	0	100	N/A
			\$0	\$0	\$0	\$5,280	
							2014 assessment: data cabling extended to building to support security camera/system
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.
Ceilings	0	\$0	0	0	0	100	N/A
			\$0	\$0	\$0	\$0	
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.
Walls/Casework	0	\$0	0	0	0	100	N/A
			\$0	\$0	\$0	\$0	
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.
Doors	5	\$26,400	0	0	0	100	2 new overhead doors, 3 man doors
			\$0	\$0	\$0	\$26,400	
							2013 assessment - no reported problems.
							2014 Assessment: No changes reported.
							2015 Assessment: No changes reported. No reported problems
							2018 Assessment: No changes reported. No reported problems.
							2019 Assessment: No changes reported. No reported problems.

Campus: Greenville

Notes: Original construction date unknown. Built as part of old fairgrounds, now owned by MCC.

100% Storage

Bldg. No: 16 Building: Greenville Pole Barn

	CRV of System		Pct. of sy	ystem value to bud	get for repair/repla	cement:			
System	%	8	Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes		
loors	14	\$73,920	0	0	0	100	Concrete slab floor		
			\$0	\$0	\$0	\$73,920			
							2013 assessment - no reported problems.		
							2014 Assessment: No changes reported.		
							2015 Assessment: No changes reported. No reported problems		
							2018 Assessment: No changes reported. No reported problems.		
							2019 Assessment: No changes reported. No reported problems.		
Bldg., Fire, ADA, Elevators	0	\$0	0	0	0	100	N/A		
			\$0	\$0	\$0	\$0			
							2018 Assessment: No changes reported. No reported problems.		
							2019 Assessment: No changes reported. No reported problems.		
mmed. Site, Ext. Ltg., etc	4	\$21,120	0	0	0	100	No reported problems		
			\$0	\$0	\$0	\$21,120	2013 assessment - no reported problems.		
							2014 Assessment: No changes reported.		
							2011/ Coocciment. No changes reported.		
							2015 Assessment: No changes reported. No reported problems		
							2018 Assessment: No changes reported. No reported problems.		
							2019 Assessment: No changes reported. No reported problems.		
CRV Totals:	100	\$528,000	\$0	\$0	\$11,616	\$516,384	\$528,000		
Pric	ority l	ssues D	ata			0-5 Year	Cumulative Data		
	8,000	\$0	\$0	0.0%	GOOD	\$0	\$0 0.0% \$10,560 GOOD		
	CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS FCI S/YR MAINTAIN RATING		