MONTCALM COMMUNITY COLLEGE

FACILITIES ASSESSMENT AND DEFERRED MAINTENANCE CAPITAL PLANNING REPORT

2016 UPDATE

Stantec

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Purpose of the Study

This Facilities Assessment and Deferred Maintenance Capital Planning Study, developed through a combination of personnel interviews, facility walk-throughs and building system analysis, was performed to accomplish the following objectives:

- Provide an inventory of the College's facilities in a database format to be easily updated and maintained by Montcalm Community College personnel and allow for quick access to facilities information.
- Determine the general condition of the facilities owned by Montcalm Community College and provide the data in a concise format, allowing quick determination of the current replacement value and condition of each facility.
- Determine a Facilities Condition Index (FCI) for each assessed building and an aggregate FCI for all facilities at MCC. The FCI is a benchmark index that rates the condition of existing College buildings and is used by facilities managers nationwide to quantify and prioritize deferred maintenance projects for capital planning purposes.
- Assist Montcalm Community College in meeting its Mission Statement, Strategic Goals and Institutional Vision through timely maintenance of the physical backbone of the College – the buildings of MCC.

"Montcalm Community College creates a learning community in which educated and trained people contribute to the economic, cultural and social well-being."

Glossary

Vital Statistics
Basic building information– building use types (classroom, library, administration), year built, building area in square feet, and number of floors.

Observation Highlights
A partial list of field observations, highlighting major repair/replacement items and recently completed work. For a more complete list of field observations, see the individual building data sheets in the appendix.

Current Replacement Value (CRV)
The CRV is the cost to construct a typical replacement building in today's dollars. The figure is based on the square footage of the current structure and the estimated current construction cost for that type of structure. Since some buildings are conglomerations of different uses (i.e.: classroom, library, administration) the CRV is based on estimated proportions of use types in each building. By the nature of the calculations and square foot construction costs, the current replacement value has a ±20% margin of error and will increase annually due to inflation.

Priority Issues/One Year Deferred Maintenance Backlog (1YR DMB)
The value of projects that have been deferred and require completion in order to safely maintain facilities and related infrastructure for their current use. The 1 Year DMB amounts shown are for items requiring immediate attention to fix critical problems. ***A long-term investment strategy should also include items that require repair or replacement within 5 years, thus avoiding the increased repair costs resulting from deferred repairs (i.e. leaky roof damaging interior finishes).***

Facilities Condition Index (FCI)

Simply put, the FCI is the current DMB divided by the CRV. The resulting number is compared against nationally accepted standards and used to determine the condition of the building, campus or college.

The Association of Higher Education Facilities Officers (APPA) recommends that the FCI for any given building should not exceed 5% for the building to be considered in "Good" condition. The rating of "Fair" indicates that the building requires some attention to bring it up to standard, with some problems areas potentially requiring immediate attention. The rating of "Poor" indicates that the building needs urgent attention to prevent the existing problems from affecting other building systems and compounding future repair costs.

The APPA FCI Ratings, indicating the general condition of the building, are shown here along with the corresponding "traffic signals" that give a quick visual indication of the FCI rating.

Priority Issues/One Year DMB Excess

This represents the amount the DMB exceeds the APPA benchmark of a building with a 5% FCI – essentially the dollar amount to be spent immediately to reduce the DMB to attain the APPA rating of "Good". In situations where a building is in better than "Good" condition (FCI<5%), the one year DMB excess is shown as zero.

For example, if a building has a CRV of $1,000,000 and an FCI of 10%, the DMB would be $100,000. This would leave a DMB excess of $50,000 – the amount to be spent to reduce the FCI to within the APPA 5% benchmark

Zero-to-Five Year Cumulative Deferred Maintenance Backlog (5YR DMB)

Similar to the One Year DMB, the Five Year DMB represents the total value of projects that will require attention within the next five years, including those that fall under the One Year DMB. This value is included to help determine the investment required over the next five years to repair and/or replace problem items before they become critical.

The Zero-to-Five Year DMB is often more telling of a buildings' condition than the One Year DMB, since the first year number focuses primarily on life safety, code compliance and collateral damage. Most maintenance issues are not so critical as to fall into this category but often become so within 5 years.

Looking at the previous example, if the building condition survey indicated an additional $250,000 in repairs from years 1-5, then the 0-5 Year DMB would total $350,000 (including $100,000 from the first year).

Zero-to-Five Year DMB Excess

Similar to the One Year DMB Excess value, this amount represents the investment to bring the DMB in line with the APPA benchmark of 5% of the Current Replacement Value. In situations where a building is in better than "Good" condition – a bit more difficult over a five year span, the five year DMB excess is shown as zero.

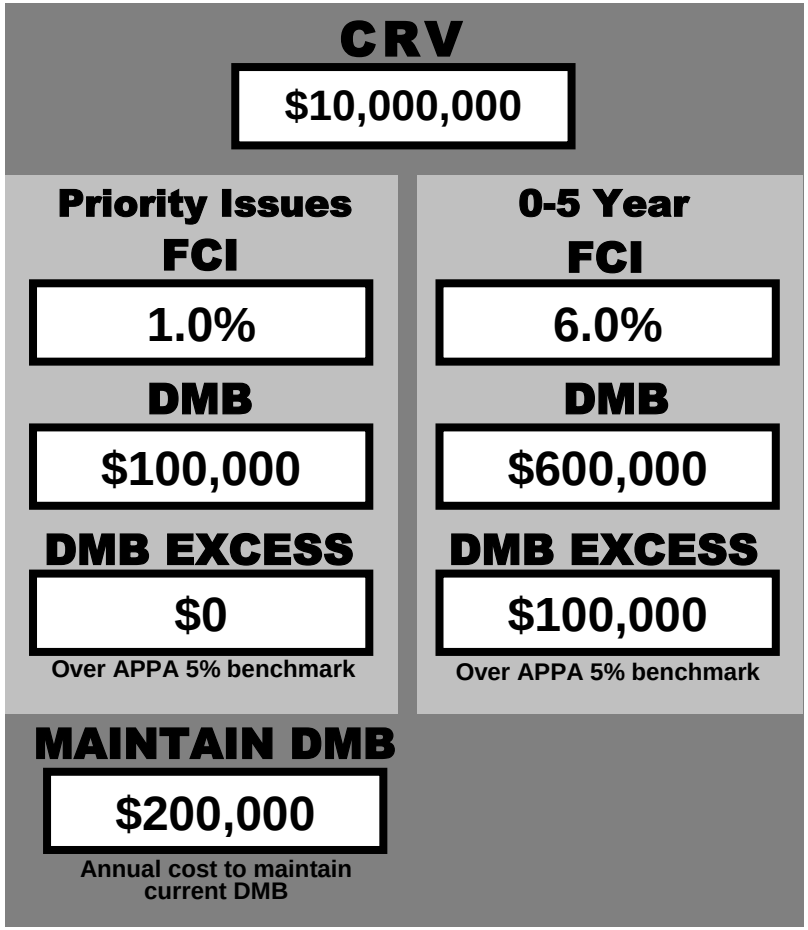
This number is a good starting point for determining budgets – it allows the college to see what to spend to bring buildings into the APPA "Good" range – with the understanding that complete elimination of the Deferred Maintenance Backlog is not a likely scenario.

DMB Equilibrium (Annual cost to maintain current DMB)
This is the dollar amount to be invested annually to keep the FCI (and DMB) from deteriorating – regardless of the current condition of the building.

Reusing the previous example, the amount required to maintain the FCI at current levels would be $20,000 annually (2% of $1,000,000).

The number is based on a nationally accepted rule of 2% of the CRV and assumes that building components have a 50-year renewal cycle and depreciate along a straight line. The assumptions were made to simplify calculations; in reality, building components DO NOT expire according to straight-line depreciation, and most components will require replacement within 30-40 years (excluding structure and foundation).

To restate – this annual investment will only maintain the existing FCI and do little or nothing to reduce any existing backlog.



Generic example of how the aforementioned data appears in this report

Building Use Types

The table below shows building use types and their respective current construction costs per square foot used to develop this database. As some of these use types are not found on all campuses, not all use types are used in the database. These costs, based on regionally weighted, preliminary construction cost data developed through our educational architecture experience, and provided by contractors, historical cost databases and data from RS Means, are for typical college and university buildings.

Use Type	*Cost/SF*
Administration	$220
Athletic	$240
Auditorium	$345
Classroom	$220
Conference	$250
Daycare	$220
Kitchen/Food Service	$250
Lab	$310
Library	$235
Maintenance	$100
Natatorium	$280
Power House	$540
Residence	$220
Storage	$80
Student Union	$240
Technology Lab	$250
Vo/Tech	$195

Building Components

The table below shows the building components used in the report. These are the basic components having a major influence on the replacement value of a building. The buildings were evaluated during walkthroughs with the facility personnel to determine how much of each component made up the CRV. It was then determined what percentage of each component required repair or replacement within one year, five years, ten years, and beyond. This data is used to determine the investment required to reduce the current and future deferred maintenance backlog.

Category	*Component Name*
Structure	Structure
Envelope	Roof
	Glazing
	Cladding
Mechanical	HVAC Equipment
	Plumbing
Electrical	Primary/Secondary
	Distribution
	Lighting
	Voice/Data
Finishes	Ceilings
	Walls
	Doors
	Floors
Safety/Code	Building, Fire, ADA
Other	Site Repair, Ext. Light, etc.

Deferred Maintenance Backlog

A Brief Background

The problem of deferred maintenance at colleges and universities has been studied and better understood over the last decade. From an article by Dan Hounsell, in the magazine Maintenance Solutions, discussing how universities are addressing the issue of deferred maintenance:

> "Maintenance management professionals, who once seemed to be one of the few parties giving serious thought to the issue, now have been joined in the debate by growing numbers of sympathetic voters and far-sighted facility decision makers."

The Association of Higher Education Facilities Officers (APPA) concluded in a 1995 report titled "A Foundation to Uphold: A Preliminary Report" that the national backlog of deferred maintenance at colleges and universities exceeds $26 billion, up 27 percent from estimates made in a similar report from 1988.

$5.7 billion of that $26 billion backlog is classified as "urgent deferred maintenance" – projects that require immediate attention and that will cost far more if they are not completed within a year. Although spending this sum will eliminate current urgent needs, in only a few years there will be a new roster of items to replace them – if future budget planning is not undertaken. According to the APPA report, the current backlog "represents a threat to the capability of higher education facilities to support college and university missions."

Other conclusions from the report include:

- More than 50 percent of all college types reported that deferred maintenance increased or stayed the same since 1988; only 25 percent reported decreases.
- 20 percent of the colleges in the study accounted for nearly 60 percent of the accumulated deferred maintenance.
- Public colleges typically have a greater deferred maintenance backlog than private universities, with 78 percent of the public research universities reporting an increase in deferred maintenance backlogs.
- By assuming that infrastructure deferred maintenance – site repairs, road and parking lot maintenance, exterior lighting, etc. – was not included in the figures provided by the campuses in the study, the estimated cost to eliminate accumulated deferred maintenance increases to $32.5 billion – with urgent needs increasing to $7.1 billion.
- When senior school administrators made deferred maintenance a priority, the institution made progress in reducing its backlog.

The most important point to remember is that even if universities and colleges spend these amounts, this will only eliminate the existing deferred maintenance backlog. There needs to be a coordinated, funded plan put into place at colleges and universities to maintain the condition of the facilities once they have been repaired – or time will again take its toll.

Vital Statistics:

Montcalm Community College (MCC), founded in 1965, consists of 11 major buildings and two minor storage buildings on the 220 acre main campus, and two academic buildings and one storage building at the Greenville campus. The properties included in this report, constructed between 1916 and 2012, exceed 247,000 square feet with a total Current Replacement Value (CRV) estimated at $58 million. Current Replacement Value have increased over time due to escalation in materials and systems costs.

The College's 0-1 Year Facility Condition Index (FCI) is estimated at under one percent. HVAC, plumbing and ADA accessibility upgrades, as well as routine maintenance on roofing and other items have improved conditions campus-wide. Limited areas of exterior envelope (roofs, wood trim and siding) are negatively impacting the data as they pass the end of their expected life.

A modern, web-based Energy Management System, installed in 2012, allows more control of day-to-day operations of the heating and cooling systems. This work has significantly attributed to the improvement of already well-maintained facilities.

Deterioration has been discovered in the direct-buried steam and condensate return lines running between buildings, requiring some repair and replacement that is outside the scope of this document. This issue has prompted investigation into a potential switch to hot water heat systems in each building,

While the 0-1 Year Facilities Condition Index (FCI) less than one percent considered excellent, increases in this number can be expected as items on the 5-year repair/replacement horizon move forward into the 0-1 year, or "immediate" category. Some issues that are likely to increase the FCI include general aging of facilities, doors and hardware nearing end-of-life and roofs nearing the end of their typical life span.

The overall projected Five Year FCI of 3.5% reduced slightly, with some issues working against reducing the long-term backlog, even though the individual building values have in many cases improved. These ongoing issues include:

- Continued deterioration of roof, windows, siding, septic and HVAC systems at the Barn Theater and Farmhouse. Barn siding and roof were addressed, but the balance of issues remain. These buildings have long exceeded their design lifespan and many finishes and exterior envelope items are overdue for replacement, especially on the farmhouse.
- Older roofs nearing expected end of life (Instruction North, for example) The College does engage a roofing company for annual inspections to stay on top of these issues.
- Stone landscape wall failure at the Administration/LRC Building. The deterioration is accelerating, driving the need for significant repair work.
- Accelerated deterioration of the old greenhouse on the East Building, not currently used for its original intent.

Attention to problems before they become critical and good maintenance practices have helped to keep most building systems (i.e., original windows, doors and HVAC systems) in operable condition. Many roofs have been replaced in the last few years and except for a few specific items, most failing materials have been dealt with in a timely manner, preventing further deterioration. ADA issues have been addressed in many buildings.

The deferred maintenance backlog and FCI at Montcalm Community College is well below the national average of approximately 7%, representing a manageable capital investment over the next several years. Most projected expenses at MCC fall into the category of typical long-term maintenance items.

As stated in the Deferred Maintenance Backlog Background, the investment solution has two facets:

- The funds needed for immediate repair projects – repairs and/or replacements that will prevent further deterioration of the buildings and infrastructure.
- The funds required to maintain and/or improve the condition of the buildings. These funds need to be budgeted in advance to allow for repairs at the appropriate time - before items become critical or cause additional damage.

This data, when compared to the APPA benchmark, shows that Montcalm Community College remains, after a decade of assessments, in good condition. The next section of this report breaks this data down into a building-by-building review to clarify where attention is needed.

Summary

Montcalm Community College is a model of a well-maintained campus, with the condition of campus facilities remaining good for the past several years due to consistent maintenance funding and practices. The difference between the "Priority Issues FCI" of 0.5% and the long-term "0-5 Year FCI" of 3.5% is not uncommon, representing significant, but in this case, manageable capital investments needed to replace aging systems and maintain conditions in their current good state.

Campus-wide, the FCI has been stable for several years, with many buildings improved due to plumbing and HVAC replacements. Where individual buildings have declined in condition, the causes have been systems reaching the end of their expected life. Continuing to budget for replacement of aging systems will be important over the next several years to maintain the College where it is.

Recommendations:

Short Term Recommendation

MCC should review the items that comprise the "Priority Issues Deferred Maintenance Backlog" of approximately $270,000 and address those affecting life/safety issues, those having the greatest potential for future damage to other building components, and those that are code compliance issues. The majority of these priority issues are related to potential for collateral damage.

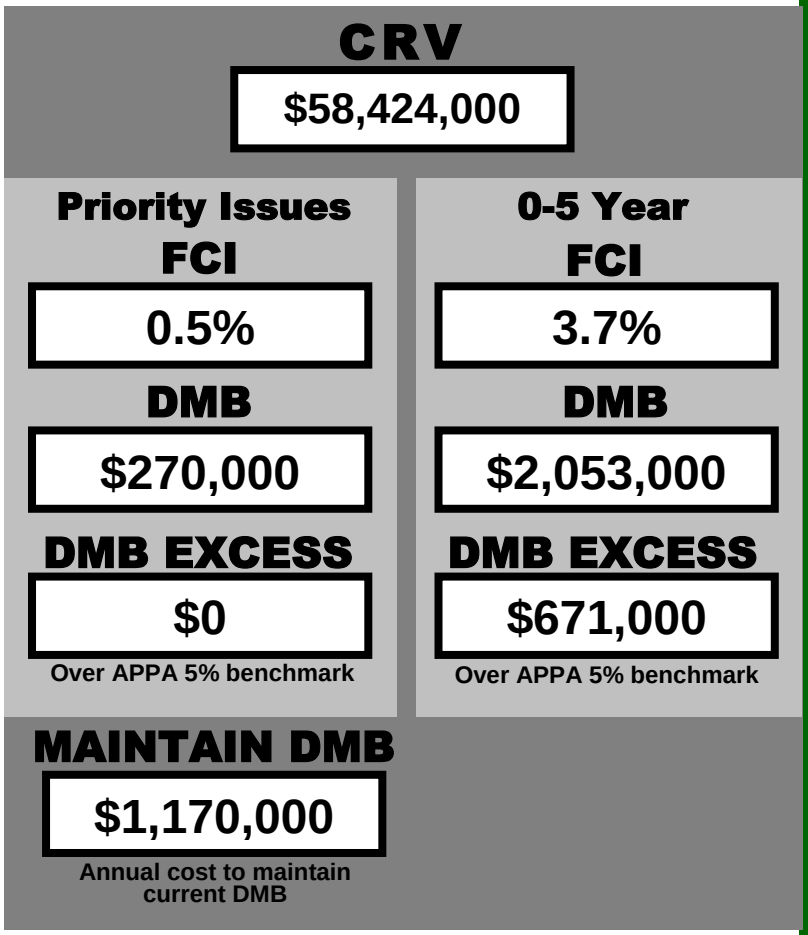
In addition to the first year issues that will carry over into the next five years, the College should continue budgeting for the projected $2.1 million in additional issues over the next five years and or evaluating alternative solutions where the cost outweighs the benefit of repair.

Areas of focus for the near term include:

- Roofing expected to reach end-of-life within 5 years, based on independent roof report.
- The Barn Theater and Farmhouse, both very old buildings with aging equipment and finishes.

Long Term Recommendation

As part of maintenance funding, the College should budget as much as possible of the industry recommended "2% of CRV" maintenance fund of $1,170,000 annually to maintain the buildings in their good condition. While this is difficult for most institutions to attain, the goal of setting aside as close to this amount annually ensures the buildings remain in stable condition, with funds available when needed.



OVERALL CONDITION SUMMARY

Facility:	Activities Building
Use Type(s):	Student Union, Gymnasium, Natatorium
Built:	1975
Area:	36,200 SF
Floors:	1

Observation Highlights:

- *Most issues over time have been addressed.*
- *2009-Gym floor replaced*
- *2010 – Pool roof replaced.*
- *2010 – Some pool piping replaced as needed. Pool circulation pump replaced.*
- *2012 – Lighting upgraded as part of $190,000 campus-wide Energy Conservation Measures contract (ECM).*
- *2012 – Original HVAC system controls upgraded to digital as part of $600,000 campus-wide energy management system upgrade*
- *2013 – Elevator system upgraded.*
- *2013 – Pool filtration and pump equipment, as well as some piping replaced.*
- *2015 – Roof report indicates membrane replacement due around 2024*
- *2015 – Condition of original window sealants and original door finishes should be reviewed for replacement.*
- *2015 – HVAC System: (2) RTUs servicing north zones replaced*
- *2015 – Under-deck pool supply and drain lines replaced to resolve leaking issues and deck damage.*
- **2016 – Electrical panels are original, obsolete and due for replacement; parts are no longer available.**

CRV

$9,267,000

Priority Issues	0-5 Year
FCI	**FCI**
0.0%	2.0%
DMB	**DMB**
$0	$185,000
DMB EXCESS	**DMB EXCESS**
$0	$0
Over APPA 5% benchmark	Over APPA 5% benchmark

MAINTAIN DMB

$185,000

Annual cost to maintain current DMB

1 YEAR

5 YEAR

ACTIVITIES BUILDING

Facility: Barn Theater

Use Type(s): Auditorium

Built: 1916

Area: 3,900 SF

Floors: 2

This building was included in the 2006-2007 renovation/expansion project.

Observation Highlights:

- *Plumbing upgraded in 1972. Septic system continues to be at capacity.*
- *Electrical system upgraded recently, but cannot support theater lighting loads.*
- *2007 – Seats and theater carpeting replaced as part of renovation. ADA seating locations provided. Automatic sprinkler system added.*
- *2010 – Exterior walks replaced.*
- *2012 – Lighting upgraded as part of $190,000 campus-wide Energy Conservation Measures contract (ECM).*
- *2013 – 1991 era AC units are past the end of life, operate poorly and due for replacement.*
- *2013 – The metal roof is due for repaint.*
- *2015 – Well water piping replaced.*
- **2016 – new painted wood siding and exterior doors**

CRV

$1,345,000

Priority Issues	0-5 Year
FCI	**FCI**
2.3%	12.5%
DMB	**DMB**
$31,000	$168,000
DMB EXCESS	**DMB EXCESS**
$0	$100,000
Over APPA 5% benchmark	Over APPA 5% benchmark

MAINTAIN DMB

$27,000

Annual cost to maintain current DMB

1 YEAR

5 YEAR

BARN THEATER

Facility:	Cold Storage
Use Type(s):	Storage
Built:	1967
Area:	3,900 SF
Floors:	1

Observation Highlights:

- *Pre-engineered building, in good condition.*
- *2007 - Minor metal siding damage, cosmetic only.*
- *2011 – No changes reported.*
- *2015 – No changes reported.*
- **2016 – no changes reported.**

CRV

$312,000

Priority Issues	0-5 Year
FCI	**FCI**
0%	0%
DMB	**DMB**
$0	$0
DMB EXCESS	**DMB EXCESS**
$0	$0
Over APPA 5% benchmark	Over APPA 5% benchmark

MAINTAIN DMB

$6,000

Annual cost to maintain current DMB

1 YEAR

5 YEAR

COLD STORAGE

Facility: Doser Building

Use Type(s): Classroom, Technology Lab, Administration

Built: 1999

Area: 38,000 SF

Floors: 1

Observation Highlights:

- *2007 - Foundation wall cracked in 4 locations in computer lab area. Some minor moisture infiltration.*
- *2008 – Reheat boiler added to control building humidity.*
- *2010 – Roof evaluation performed. Roof membrane pulled away at parapets, repaired under warranty.*
- *2012 – Lighting upgraded as part of $190,000 campus-wide Energy Conservation Measures contract (ECM).*
- *2012 – Original HVAC system controls upgraded to digital as part of $600,000 campus-wide energy management system upgrade (part of ECM). 3 VAV units replaced.*
- *2013 – Grade at northeast corner of building very flat, may be impacting water infiltration into computer lab.*
- *2014 – Damaged doors on conference room replaced.*
- *2015 – Water infiltration reported to be resolved.*
- *2015 – HVAC frequency drives replaced.*
- **2016 – Roof report indicates membrane replacement due around 2022.**

CRV

$8,873,000

Priority Issues	0-5 Year
FCI	**FCI**
0.4%	2.0%
DMB	**DMB**
$32,000	$178,000
DMB EXCESS	**DMB EXCESS**
$0	$0
Over APPA 5% benchmark	Over APPA 5% benchmark

MAINTAIN DMB

$177,000

Annual cost to maintain current DMB

1 YEAR

5 YEAR

DOSER BUILDING

Facility:	Farmhouse
Use Type(s):	Conference
Built:	1916
Area:	2,600 SF
Floors:	2

Observation Highlights:

- **2015 – farmhouse no longer used by college, leased out**
- *Older tin roof – in fair condition.*
- *Older single pane glazing – in good condition.*
- *Repainted and resided (60%) in 2003.*
- *2007 – Exterior entry door replaced.*
- *2009 – exterior repainted*
- *Piping in basement older – all else replaced in 1995.*
- *Life safety/Fire protection – no central alarm system.*
- *2013 – main entry door frame due for repair or replacement*
- *2013 – exterior concrete steps due for replacement*
- *2014 – furnace replaced*
- *2014 – exterior steps and ramp replaced*
- *2015 – entry porch rebuilt*
- *2015 – well water supply piping replaced*
- **2016 – exterior envelope continues to deteriorate**

CRV

$572,000

Priority Issues	0-5 Year
FCI	**FCI**
2.6%	7.1%
DMB	**DMB**
$15,000	$41,000
DMB EXCESS	**DMB EXCESS**
$0	$12,000
Over APPA 5% benchmark	Over APPA 5% benchmark

MAINTAIN DMB

$11,000

Annual cost to maintain current DMB

1 YEAR

5 YEAR

FARMHOUSE

Farmhouse Condition Images

Aging paint and deteriorating siding near entry.

Stone foundation due for repair.

Wood trim at doors and windows due for repair.

Facility: Kenneth J Smith Instructional Building

Use Type(s): Classroom, Lab

Built: 1966

Area: 24,600 SF

Floors: 2

Observation Highlights:

- *2015 - Recently renamed from Instruction East*
- *2007 – Significant updates as part of Ash Building Project.*
- *Greenhouse glazing in poor condition.*
- *Restroom fixtures and associated exposed plumbing replaced in 1999. New sinks & faucets 2003*
- *2012 – Original HVAC system controls upgraded to digital as part of $600,000 campus-wide energy management system upgrade (part of ECM).*
- *2013 – The greenhouse (now used for storage) is in poor condition and should be considered for major repairs or demolition. Roofing and trim are old, the exterior doors are damaged, window frames are rusting and brick is spalling from ice and water damage. A new greenhouse has been built elsewhere on campus.*
- **2016 – Roof report indicates membrane replacement due around 2024**
- **2016 – greenhouse roof, brick and windows continue to deteriorate**

CRV

$6,298,000

Priority Issues	0-5 Year
FCI	**FCI**
0.2%	1.6%
DMB	**DMB**
$11,000	$100,000
DMB EXCESS	**DMB EXCESS**
$0	$0
Over APPA 5% benchmark	Over APPA 5% benchmark

MAINTAIN DMB

$126,000

Annual cost to maintain current DMB

1 YEAR

5 YEAR

KENNETH J SMITH INSTRUCTIONAL BUILDING

Greenhouse Condition Photos

Roof drains water onto window frames and brick, causing window frames to rust and brick to spall ice and water damage.

Doors are damaged and rusting. Wood trim is at end of life.

Facility:	Instruction North
Use Type(s):	Vo/Tech
Built:	1968
Area:	21,800 SF
Floors:	1

Observation Highlights:

- *2007 - Building underwent extensive exterior wall repair, renovations to the east half, and functional change.*
- *2007 – Primary electrical system original, distribution upgraded.*
- *2007 - West half of building converted to storage and not generally occupied. Majority of original equipment, finishes, HVAC system and lighting in the west half of building is original and is nearing end of expected life.*
- *2012 – Original HVAC system controls upgraded to digital as part of $600,000 campus-wide energy management system upgrade (part of ECM).*
- **2016 – Roof report indicates membrane replacement due around 2019**
- **2016 – No other significant changes reported. West half of building retains most original systems, finishes, HVAC system and lighting, with most nearing end of expected life.**

CRV

$4,251,000

Priority Issues	0-5 Year
FCI	**FCI**
1.0%	12.7%
DMB	**DMB**
$43,000	$538,000
DMB EXCESS	**DMB EXCESS**
$0	$325,000
Over APPA 5% benchmark	Over APPA 5% benchmark

MAINTAIN DMB

$85,000

Annual cost to maintain current DMB

1 YEAR

5 YEAR

INSTRUCTION NORTH

Facility: Les Morford Instructional Building

Use Type(s): Classroom, Auditorium

Built: 1969

Area: 11,200 SF

Floors: 2

Observation Highlights:

- *2015 – Recently renamed from Instruction West*
- *2011 - Exterior doors are due for replacement.*
- *2012 – Lighting upgraded as part of $190,000 campus-wide Energy Conservation Measures contract (ECM).*
- *2012 – Majority of HVAC system replaced as part of ECM contract (building project cost of $200,000): New Trane heat pump/steam coil RTU's, controls, VAV units, actuators, dampers, and water pumps. Distribution ductwork reworked as required for new system.*
- *2013 – Toilet rooms renovated to meet ADA*
- *2014 – Office carpet is due for replacement.*
- *2014 – Roof at penthouse repaired.*
- **2016 – Roof report indicates membrane replacement due around 2024, with continued maintenance**
- **2016 – Exterior entrance doors worn and in need of replacement**
- **2016 – Office carpet is due for replacement.**

CRV

$3,094,000

Priority Issues	0-5 Year
FCI	**FCI**
0.4%	2.1%
DMB	**DMB**
$11,000	$63,000
DMB EXCESS	**DMB EXCESS**
$0	$0
Over APPA 5% benchmark	Over APPA 5% benchmark

MAINTAIN DMB

$62,000

Annual cost to maintain current DMB

1 YEAR

5 YEAR

LES MORFORD INSTRUCTIONAL BUILDING

Facility: Burns Library and Administration Building

Use Type(s): Library, Administration

Built: 1966

Area: 28,700 SF

Floors: 2

Observation Highlights:

- *2015 – Recently renamed from LRC / Administration Building*
- *2007 – Brick sills at screen wall louvers deteriorating, mortar loosening, some bricks loose, due for tuckpointing.*
- *Original stone site walls deteriorating. Water infiltration causing mortar failure and loose stones. Walls due for repair and tuckpointing.*
- *ADA/accessibility issues need to be addressed in first floor toilet rooms.*
- *2010 – Carpet discolored, worn and due for replacement.*
- *2012 – Lighting upgraded as part of $190,000 campus-wide Energy Conservation Measures contract (ECM).*
- *2012 – Original HVAC system controls upgraded to digital as part of $600,000 campus-wide energy management system upgrade (part of ECM).*
- *2013 – Exterior stone wall deterioration accelerating. Significant repair or replacement expected.*
- **2016 – Roof report indicates membrane replacement due around 2019**
- **2016 – Exterior stone wall deterioration continuing.**
- **2016 – Surrounding site and parts of lower level flooded due to heavy rainstorm in 2016.**
- **2016 – Brick sills at air louvers budgeted for repair**

CRV

$6,572,000

Priority Issues	0-5 Year
FCI	**FCI**
1.9%	9.2%
DMB	**DMB**
$122,000	$562,000
DMB EXCESS	**DMB EXCESS**
$0	$233,000
Over APPA 5% benchmark	Over APPA 5% benchmark

MAINTAIN DMB

$131,000

Annual cost to maintain current DMB

1 YEAR

5 YEAR

DONALD C. BURNS LIBRARY AND ADMINISTRATION BUILDING

Facility:	Pole Barn
Use Type(s):	Storage
Built:	1998
Area:	1,800 SF
Floors:	1

Observation Highlights:

- *2007 - No reported problems.*
- *Has gas hookup for future addition of heater.*
- *2011 – No changes reported.*
- *2013 – New weather seals installed on overhead doors.*
- *2014 – No changes reported.*
- *2015 – lighting upgraded*
- *2015 – exterior man-door replaced*
- **2016 – Roof report indicates shingle replacement due around 2022**

CRV

$144,000

Priority Issues	0-5 Year
FCI	**FCI**
0.0%	0.0%
DMB	**DMB**
$0	$0
DMB EXCESS	**DMB EXCESS**
$0	$0
Over APPA 5% benchmark	Over APPA 5% benchmark

MAINTAIN DMB

$3,000

Annual cost to maintain current DMB

1 YEAR

5 YEAR

POLE BARN

Facility: Power Plant

Use Type(s): Power Plant

Built: 1966

Area: 3,900 SF

Floors: 1

Observation Highlights:

- *No life safety/fire protection.*
- *Boilers replaced in 1987. De-aerator valves are undersized and due for replacement. Main steam valves replaced in 2001. Two new condensate pumps installed in 2005. New flow meter scheduled for installation in 2006.*
- *New electrical service to power plant lift station installed in 2004, improved reliability.*
- *2009 – De-aerator installed*
- *2011 – Boilers inspected/tested. No reported problems.*
- *2011 – Lighting replaced with fluorescent high-bay fixtures.*
- *2012 - Boiler system controls upgraded as part of ECM contract. New LonWorks DDC Energy Management System installed for campus ($600,000).*
- *2015 – Boiler valves replaced, blowdown added. Boilers nearing 30 years old – college should begin budgeting for replacement.*
- *2015 – well pump upgraded with frequency drive to improve pressure control*
- **2016 – Roof report indicates membrane replacement due around 2022.**
- **2016 – Failures in direct-buried steam and condensate return lines indicate system is at end of life. College investigating a switch from central steam to individual hot-water boilers in each building. May allow for reduced operation costs.**

CRV

$2,106,000

Priority Issues	0-5 Year
FCI	**FCI**
0.3%	4.6%
DMB	**DMB**
$6,000	$97,000
DMB EXCESS	**DMB EXCESS**
$0	$0
Over APPA 5% benchmark	Over APPA 5% benchmark

MAINTAIN DMB

$42,000

Annual cost to maintain current DMB

1 YEAR

5 YEAR

POWER PLANT

Facility: Ash Building

Use Type(s): Classroom, Laboratory

Built: 2007

Area: 21,900 SF

Floors: 1

Observation Highlights:

- *2007 - New construction, connected to Instruction East*
- *HVAC system interconnected to Instruction East system – chillers in common loop, DDC controls on same system.*
- *2009 – Some minor grout cracking in floor in lower level east corridor, reported to be repaired and stabilized.*
- *2010 – Chillers balanced.*
- *2010 – Dedicated ventilation system added for spectrometer.*
- *2011 – Heat recovery wheel issues corrected.*
- *2012 – Original HVAC system controls upgraded to digital as part of $600,000 campus-wide energy management system upgrade (part of ECM).*
- *2015 – No changes reported. No reported problems.*
- **2016 – No changes reported. No reported problems.**

CRV

$5,804,000

Priority Issues	0-5 Year
FCI	**FCI**
0%	0.1%
DMB	**DMB**
$0	$3,000
DMB EXCESS	**DMB EXCESS**
$0	$0
Over APPA 5% benchmark	Over APPA 5% benchmark

MAINTAIN DMB

$116,000

Annual cost to maintain current DMB

1 YEAR

5 YEAR

ASH BUILDING

Facility: Maintenance Building

Use Type(s): Storage

Built: 2007

Area: 8,000 SF

Floors: 1

Observation Highlights:

- *Houses facilities offices.*
- *2007 - New construction. Pole-barn type construction.*
- *2012 – energy management system upgraded to DDC LonWorks system*
- *2012 – Lighting upgraded as part of $190,000 campus-wide Energy Conservation Measures contract (ECM).*
- **2016 – Roof report indicates shingle replacement due around 2030.**

CRV

$640,000

Priority Issues	0-5 Year
FCI	**FCI**
0%	0%
DMB	**DMB**
$0	$0
DMB EXCESS	**DMB EXCESS**
$0	$0
Over APPA 5% benchmark	Over APPA 5% benchmark

MAINTAIN DMB

$13,000

Annual cost to maintain current DMB

1 YEAR

5 YEAR

MAINTENANCE BUILDING

Facility: Technology and Learning Center (formerly MTEC-Greenville)

Use Type(s): Classroom, Technology Lab, Auditorium

Built: 2001

Area: 19,400 SF

Floors: 1

Observation Highlights:

- *2007 – Sills at east windows pitched in and allowing water to collect, causing efflorescence of block. Caulk deteriorating, due for replacement in these locations.*
- *2007 – One boiler retubed due to excessive corrosion. Second boiler in good condition.*
- *2009 – Caulking at window sills replaced.*
- *2012 – Exterior masonry wall cleaned and resealed*
- *2012 – Original HVAC system controls upgraded to digital as part of $600,000 college-wide energy management system upgrade (part of ECM). HVAC noise issues corrected.*
- *2013 – Minor roof leaks at rooftop fan unit curbs – repaired.*
- *2013 – floor slab cut and repaired where regular cracking had occurred.*
- *2015 – Compressor on RTU #3 replaced*
- *2015 – parking lot lighting upgraded to LED*
- **2016 – Minor floor cracking continues due to settlement.**
- **2016 – Roof report indicates membrane replacement due around 2022.**

CRV

$4,743,000

Priority Issues	0-5 Year
FCI	**FCI**
0%	2.3%
DMB	**DMB**
$0	$108,000
DMB EXCESS	**DMB EXCESS**
$0	$0
Over APPA 5% benchmark	Over APPA 5% benchmark

MAINTAIN DMB

$95,000

Annual cost to maintain current DMB

1 YEAR

5 YEAR

TECHNOLOGY & LEARNING CENTER GREENVILLE

Facility: Bill Braman Family Center for Education (Greenville)

Use Type(s): Lab, Classroom

Built: 2012

Area: 17,100 SF

Floors: 1

Observation Highlights:

- *2013 - Building opened in 2013. No issues reported.*
- *2014 – No issues reported.*
- *2015 – Clerestory windows have leaked into receiving area. Condition resolved.*
- *2015 – transformer and distribution panels added for new industrial training equipment*
- **2016 – Roof report indicates membrane replacement due around 2024.**
- **2016 – Exhaust system added for welding lab.**
- **2016 – Flooring damaged from new industrial building use.**

CRV

$4,019,000

Priority Issues	0-5 Year
FCI	**FCI**
0%	0.2%
DMB	**DMB**
$0	$8,000
DMB EXCESS	**DMB EXCESS**
$0	$0
Over APPA 5% benchmark	Over APPA 5% benchmark

MAINTAIN DMB

$80,000

Annual cost to maintain current DMB

1 YEAR

5 YEAR

BILL BRAMAN FAMILY CENTER FOR EDUCATION - GREENVILLE

Facility: Greenville Pole Barn (Greenville)

Use Type(s): Storage

Built: Date unknown

Area: 4,800 SF

Floors: 1

Observation Highlights:

- *Originally built as fairgrounds building. Owned by MCC and converted to storage.*
- *2013 – No reported problems.*
- *2014 – Power extended to building to support security systems and heater.*
- *2014 – infrared heater installed*
- *2014 – Security system and cameras installed.*
- **2016 – No changes reported. No reported problems.**

CRV

$384,000

Priority Issues	0-5 Year
FCI	**FCI**
0%	0%
DMB	**DMB**
$0	$0
DMB EXCESS	**DMB EXCESS**
$0	$0
Over APPA 5% benchmark	Over APPA 5% benchmark

MAINTAIN DMB

$8,000

Annual cost to maintain current DMB

1 YEAR

5 YEAR

POLE BARN - GREENVILLE

DATABASE REPORTS

Building/Campus/All Assessed Facilities Comparison Report

Montcalm Community College

Facility	Year Built	Building Area (S.F.)	Pct. of Total S.F.	CRV	Percent of Total CRV	Priority Issues Data DMB	Percent of Total DMB	FCI	Rating	0-5 Year Cumulative Data DMB	Percent of Total DMB	FCI	Rating
All assessed facilities		247,800		$58,423,900		$269,517		**0.5%**	**GOOD**	$2,052,887		**3.5%**	**GOOD**
Greenville		41,300	16.7%	$9,145,800	15.7%	$0	0.0%	**0.0%**	**GOOD**	$115,710	100.0%	**1.3%**	**GOOD**
Ash Technology and Learning Center	2001	19,400	7.8%	$4,743,300	8.1%	$0	0.0%	**0.0%**	**GOOD**	$107,673	5.2%	**2.3%**	**GOOD**
Braman Center	2012	17,100	6.9%	$4,018,500	6.9%	$0	0.0%	**0.0%**	**GOOD**	$8,037	0.4%	**0.2%**	**GOOD**
Greenville Pole Barn	1970	4,800	1.9%	$384,000	0.7%	$0	0.0%	**0.0%**	**GOOD**	$0	0.0%	**0.0%**	**GOOD**
Main		206,500	83.3%	$49,278,100	84.3%	$269,517	100.0%	**0.5%**	**GOOD**	$1,937,177	100.0%	**3.9%**	**GOOD**
Activities	1975	36,200	14.6%	$9,267,200	15.9%	$0	0.0%	**0.0%**	**GOOD**	$185,344	9.0%	**2.0%**	**GOOD**
Barn Theater	1917	3,900	1.6%	$1,345,500	2.3%	$30,947	11.5%	**2.3%**	**GOOD**	$167,515	8.2%	**12.5%**	**POOR**
Cold Storage	1967	3,900	1.6%	$312,000	0.5%	$0	0.0%	**0.0%**	**GOOD**	$0	0.0%	**0.0%**	**GOOD**
Doser Building	1999	38,000	15.3%	$8,873,000	15.2%	$31,943	11.9%	**0.4%**	**GOOD**	$178,347	8.7%	**2.0%**	**GOOD**
Farmhouse	1916	2,600	1.0%	$572,000	1.0%	$15,101	5.6%	**2.6%**	**GOOD**	$40,841	2.0%	**7.1%**	**FAIR**
Kenneth J. Smith Instructional Buildin	1966	24,600	9.9%	$6,297,600	10.8%	$11,336	4.2%	**0.2%**	**GOOD**	$99,502	4.8%	**1.6%**	**GOOD**
Instruction North	1968	21,800	8.8%	$4,251,000	7.3%	$42,510	15.8%	**1.0%**	**GOOD**	$537,752	26.2%	**12.7%**	**POOR**
Les Morford Instructional Building	1969	11,200	4.5%	$3,094,000	5.3%	$10,829	4.0%	**0.4%**	**GOOD**	$63,427	3.1%	**2.1%**	**GOOD**
Donald C. Burns Library and Admin.	1966	28,700	11.6%	$6,572,300	11.2%	$121,588	45.1%	**1.9%**	**GOOD**	$561,932	27.4%	**8.6%**	**FAIR**
Pole Barn	1998	1,800	0.7%	$144,000	0.2%	$0	0.0%	**0.0%**	**GOOD**	$2,160	0.1%	**1.5%**	**GOOD**
Power Plant	1966	3,900	1.6%	$2,106,000	3.6%	$5,265	2.0%	**0.3%**	**GOOD**	$96,876	4.7%	**4.6%**	**GOOD**
Ash Building	2007	21,900	8.8%	$5,803,500	9.9%	$0	0.0%	**0.0%**	**GOOD**	$3,482	0.2%	**0.1%**	**GOOD**
Maintenance Building	2007	8,000	3.2%	$640,000	1.1%	$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.	$236

Facilities Condition Index - All assessed facilities

	Priority Issues Data					0-5 Year Cumulative Data				
247,800	$58,423,900	$269,517	$0	0.5%	GOOD	$2,052,887	$670,999	3.5%	$1,168,478	GOOD
TOTAL S.F.	CRV	DMB	EXCESS	FCI	RATING	DMB	EXCESS	FCI	$/YR MAINTAIN	RATING

Deferred Maintenance Detail Report - by Building
Montcalm Community College

Notes:

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

Campus: Main
Bldg. No: 01
Building: Activities
Area: 36,200sf **Yr Built:** 1975 **Floors:** 1

Use Types:
25 % Athletic
35 % Student Union
40 % Natatorium

Notes: original building - 35,194 SF
2007 - Bookstore renovation/addition (+1,000 SF)

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Structure	15	$1,390,080	0	0	0	100	No reported problems 2007-2015 assessment:No changes reported 2016 Assessment: No changes reported. No reported problems.
Roof	5	$463,360	0	0	20	80	2004- Trocal PVC roof replaced with EPDM ($105,000) 2007 assessment: No reported problems 2009 assessment: Roof membrane detached at perimeter due to moisture problems in wall system, temporarily repaired. Permanent repair scheduled and funded. 2010 assessment: Pool roof replaced with white EPDM membrane roof 2011-2015 assessment:No changes. Roof inspected annually, no reported problems. 2016 Assessment: No changes reported. No reported problems. Projected replacement from roof report: 2024
Glazing	3	$278,016	0	5	20	75	Original glazing. Skylight resealed. 2002-new dbl. pane glazing in kitchen 2007-2014 Assessment: No reported problems, no changes reported. 2015 - No changes reported. Recommend reviewing condition of sealants on original units. 2016 Assessment: No changes reported.

Campus: Main
Bldg. No: 01
Building: Activities
Area: 36,200sf **Yr Built:** 1975 **Floors:** 1

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Notes: original building - 35,194 SF
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System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Cladding	7	$648,704	0	0	10	90	2001-Recently replaced mortar, caulk, control joints. 2001-Recently waterproofed to counteract efflorescence, although problem expected to return due to high humidity and salinity of air in building. 2003-Replacement of pool humidity control system appears to have solved problem with masonry 2007 assessment: No reported problems 2009 assessment: Moisture barrier in pool area exterior walls not performing properly, allowing moisture into wall structure. Problem under investigation. 2010 assessment: Moisture barrier issue resolved as part of roof replacement. Wall/roof transition insulated. 2011-2015: assessment: No changes. No reported problems. 2016 Assessment: No changes reported. No reported problems.

Campus: Main
Bldg. No: 01
Building: Activities
Area: 36,200sf **Yr Built:** 1975 **Floors:** 1

Use Types:
25 % Athletic
35 % Student Union
40 % Natatorium

Notes: original building - 35,194 SF
2007 - Bookstore renovation/addition (+1,000 SF)

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
HVAC	24	$2,224,128	0	0	20	80	2000-Independent HVAC system - original. 2 new rooftop units. HVAC system unable to control high humidity from pool. 2002-pool energy/humidity mgmt. system budgeted for replacement 2003-pool energy/humidity mgmt. system replaced. 2005-2 coils replaced, balance of system generally original 2007 assessment: Fitness center RTU original, with newer compressor. Coil leaks and loses charge. System at end of life, due for replacement. Perimeter fin tube heating in pool repaired, no reported problems. Repairs and maintenance keeping aging system operating. 2009 Assessment: 2008-Fitness center RTU replaced ($14,000) Dehumidification unit piping upgraded 2010 Assessment: Minor HVAC work performed to convert cafeteria to Subway shop. Majority of building equipment still original and due for replacement. Gas meter systems replaced by Consumers Energy. 2011 assessment:No changes reported. Equipment still due for replacement. 2012 assessment: System controls (actuators and valves) upgraded to DDC as part of new energy management system. HVAC equipment still due for replacement. 2013 assessment: 2 RTUs over north half of building past end of life and due for replacement. 2014 assessment: (2) RTUs budgeted for replacement in 2015. Expected cost of at least $75,000 2015 assessment: (2) new RTUs with DDC controls installed to serve north lower level cooling. Installed cost: $90,000+ 2016 Assessment: No changes reported. No reported problems.

Campus: Main
Bldg. No: 01
Building: Activities
Area: 36,200sf **Yr Built:** 1975 **Floors:** 1

Use Types:
25 % Athletic
35 % Student Union
40 % Natatorium

Notes: original building - 35,194 SF
2007 - Bookstore renovation/addition (+1,000 SF)

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Plumbing/Drainage	7	$648,704	0	5	15	80	Damaged fixtures replaced, hardware replaced, toilet partitions replaced. 2003-pool pH system replaced (from acid to CO-2) 2004-due for replacement: pool equip room plumbing, pool heat exchanger due for replacement ($15-20,000) 2005-pool equipment room plumbing and heat exchanger replaced 2007 assessment: No reported problems 2009 Assessment:No changes reported. 2010 assessment: Piping in pool equipment room repaired to improve efficiency ($120,000) Pool circulation pump drive replaced with variable frequency drive unit. 2011 assessment: Majority of pool equipment room piping still original (except for repaired sections), still due for replacement. 2012 assessment: No changes reported 2013 assessment: New filter, circulation pump, controls, valves installed, relocated out of basement Deteriorated piping replaced. (approx. $130,000) 2014 assessment: no reported problems. 2015 assessment: Pool supply and drain piping leaks have washed out sand under pool deck, caused floor damage. Piping and collateral floor damage repaired in 2015. 2016 Assessment: No changes reported. No reported problems.

Campus: Main
Bldg. No: 01
Building: Activities
Area: 36,200sf **Yr Built:** 1975 **Floors:** 1

Use Types:
25 % Athletic
35 % Student Union
40 % Natatorium

Notes: original building - 35,194 SF
2007 - Bookstore renovation/addition (+1,000 SF)

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Primary/Secondary	10	$926,720	0	0	20	80	Primary - good condition Secondary - good condition 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. 2016 Assessment: No changes reported. No reported problems.
Distribution	5	$463,360	0	10	20	70	Some corroded and damaged electrical equipment in pool area relocated. Majority of electrical panels and switchgear is Federal Pacific. Panels are obsolete and parts are difficult to find. 2007-2014 assessment:No changes reported. 2015 Assessment: No changes reported. Obsolete panels should be budgeted for replacement. College estaimates approximately $50,000 2016 Assessment: No changes reported.

Campus: Main
Bldg. No: 01
Building: Activities
Area: 36,200sf **Yr Built:** 1975 **Floors:** 1

Use Types:
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35 % Student Union
40 % Natatorium

Notes: original building - 35,194 SF
2007 - Bookstore renovation/addition (+1,000 SF)

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Lighting	5	$463,360	0	0	5	95	Fixtures typically original - in good condition Locker room lighting replaced in 2003, 2004 HID fixtures in natatorium due for replacement - difficult to maintain 2007 assessment: New lighting in bookstore area, no other changes 2009 Assessment:No changes reported. 2010 assessment: Gym lighting replaced with high bay T8 fluorescent fixtures ($10,000). Pool lighting still due for replacement. 2011 assessment: Pool lighting replaced with high bay T8 fluorescent fixtures ($10,000) 2012 assessment: Lighting upgraded as part of ECM contract. 2013-2015 Assessment: No changes reported. 2016 Assessment: No changes reported. No reported problems.
Voice/Data	2	$185,344	0	0	5	95	Not much in building - installed around 2000. No reported problems 2007-2010 assessment:No changes reported. 2011-2015 Assessment: No changes reported. 2016 Assessment: No changes reported. No reported problems.
Ceilings	3	$278,016	0	0	15	85	Sagging ceilings replaced in corridors and bookstore. Condition will return if humidity problems not addressed. 2003 - humidity problems resolved 2007-2010 assessment:No changes reported. 2011-2015 Assessment: No changes reported. 2016 Assessment: No changes reported. No reported problems.

Campus: Main
Bldg. No: 01
Building: Activities
Area: 36,200sf **Yr Built:** 1975 **Floors:** 1

Use Types:
25 % Athletic
35 % Student Union
40 % Natatorium

Notes: original building - 35,194 SF
2007 - Bookstore renovation/addition (+1,000 SF)

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Walls/Casework	2	$185,344	0	0	10	90	Recently repainted in gym & pool. Interior face of exterior walls are showing efflorescence similar to problem on exterior face - due to high humidity in building. 2003 - humidity problems resolved 2004- gym due for repainting. 2005 - bleachers at end of life, due for replacement in 2-5 years. Facility use may not require replacement with same number of bleachers. 2007 assessment:No changes reported 2009 Assessment: 2008-new lower bleachers installed in gym, miscellaneous painting work done in gym 2010-2015 Assessment: No changes reported. 2016 Assessment: No changes reported. No reported problems.

Campus: Main
Bldg. No: 01
Building: Activities
Area: 36,200sf **Yr Built:** 1975 **Floors:** 1

Use Types:
25 % Athletic
35 % Student Union
40 % Natatorium

Notes: original building - 35,194 SF
2007 - Bookstore renovation/addition (+1,000 SF)

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Doors	2	$185,344	0	10	5	85	Exterior: Original hollow metal and alum frame full lite doors 2001-some exterior doors to gym require replacement 2003-worn/damaged exterior doors replaced Interior: Original interior doors, mostly solid core wood. 2005-Wood doors due for refinishing 2007 assessment: several interior doors replaced. Approximately 14 original doors remaining, due for refinishing. 2009 Assessment: 2008-gym storage room doors replaced 2010 assessment:No changes reported. 2011 assessment:No changes. No reported problems. 2012 assessment: No changes reported 2013 assessment: Elevator equipment room door relocated from pool to corridor to reduce corrosion damage to elevator equipment. Exterior door to pool removed to accommodate oversized equipment. Is being replaced with a new door. 2014 Assessment: No changes reported. 2015 Assessment: No changes reported. Assess condition of finish on remaining original doors, refinish as necessary. 2016 Assessment: No changes reported.

Campus: Main
Bldg. No: 01
Building: Activities
Area: 36,200sf **Yr Built:** 1975 **Floors:** 1

Use Types:
25 % Athletic
35 % Student Union
40 % Natatorium

Notes: original building - 35,194 SF
2007 - Bookstore renovation/addition (+1,000 SF)

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Floors	4	$370,688	0	5	5	90	Rubber gym floor split but OK, All other floors in good condition 2002-locker room floors retiled 2005-pool deck ceramic tile floor cracking near west wall, migrating toward pool. 2007 assessment: Gym floor shrinking at edges, showing minor splitting. Due for replacement within 2 years. 2009 Assessment: 2008-New Terraflex gym floor installed ($90,000) 2010-2015 Assessment: No changes reported. 2016 Assessment: No changes reported. No reported problems.
Bldg., Fire, ADA, Elevators	3	$278,016	0	0	10	90	Sinks and toilet stalls upgraded to ADA Most doors are ADA compliant, except toilet room doors (latch side too close to 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 access and safety. 2010 assessment:No changes reported. 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: Elevator controls upgraded, car reused, jack reused. 2014 - 2015 Assessment: No changes reported. 2016 Assessment: No changes reported. No reported problems.

Campus: Main
Bldg. No: 01
Building: Activities
Area: 36,200sf **Yr Built:** 1975 **Floors:** 1

Use Types:
25 % Athletic
35 % Student Union
40 % Natatorium

Notes: original building - 35,194 SF
2007 - Bookstore renovation/addition (+1,000 SF)

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Immed. Site, Ext. Ltg., etc	3	$278,016	0	20	5	75	2005-Original masonry patio area pavers heaved, uneven, difficult to maintain. Replacement with concrete scheduled for 2006 2007 assessment: Masonry pavers replaced with poured concrete 2009-2015 Assessment: No changes reported. 2016 Assessment: No changes reported. No reported problems.
CRV Totals:		$9,267,200	$0	$185,344	$1,195,469	$7,886,387	

Priority Issues Data

$9,267,200	$0	$0	0.0%	GOOD
CRV	DMB	EXCESS	FCI	RATING

0-5 Year Cumulative Data

$185,344	$0	2.0%	$185,344	GOOD
DMB	EXCESS	FCI	$/YR MAINTAIN	RATING

Campus: Main
Bldg. No: 02
Building: Barn Theater
Area: 3,900sf **Yr Built:** 1917 **Floors:** 2

Use Types:
100% Auditorium

Notes: 2016-Building infrequently used.
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.

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Structure	15	$201,825	0	5	15	80	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.
Roof	7	$94,185	10	10	25	55	Tin roof/ some asphalt shingle on later addition 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. 2016 assessment: tin roof repalced with new metal roof.
Glazing	1	$13,455	0	0	0	100	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 are showing signs of deterioration due to age. Recommendation to repaint and replace as necessary. 2014 - 2015 Assessment: No changes reported, windows still due for repair/replacement. 2016 assessment: all wood frame windows replace with vinyl insulated unit windows.

Campus: Main
Bldg. No: 02
Building: Barn Theater
Area: 3,900sf **Yr Built:** 1917 **Floors:** 2

Use Types:
100% Auditorium

Notes: 2016-Building infrequently used.
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.

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Cladding	9	$121,095	0	0	10	90	Siding at entry repaired in 2001. 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
HVAC	20	$269,100	5	25	10	60	System upgraded in 1991 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. 2010 assessment: Gas meter systems replaced by Consumers Energy. 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.

Campus: Main
Bldg. No: 02
Building: Barn Theater
Area: 3,900sf **Yr Built:** 1917 **Floors:** 2

Use Types:
100% Auditorium

Notes: 2016-Building infrequently used.
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.

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Plumbing/Drainage	6	$80,730	0	20	20	60	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.
Primary/Secondary	5	$67,275	0	0	10	90	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.
Distribution	6	$80,730	10	20	10	60	Recently upgraded 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.

Campus: Main
Bldg. No: 02
Building: Barn Theater
Area: 3,900sf **Yr Built:** 1917 **Floors:** 2

Use Types:
100% Auditorium

Notes: 2016-Building infrequently used.
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.

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Lighting	5	$67,275	0	10	10	80	Need better lighting for stage - other OK 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.
Voice/Data	1	$13,455	0	0	10	90	Minimal - upgraded 2007 assessment:No changes, no reported problems. 2009-2015 Assessment: No changes reported. 2016 Assessment: No changes reported.
Ceilings	3	$40,365	0	0	15	85	Exposed in theater, 2x4 suspended in other areas- OK 2007 assessment:No changes, no reported problems. 2009-2015 Assessment: No changes reported. 2016 Assessment: No changes reported.
Walls/Casework	8	$107,640	0	0	10	90	Exposed sprayed-on insulation in theater - no reported problems Seats worn and failing 2007 assessment: Seating replaced. 2009-2015 Assessment: No changes reported. 2016 Assessment: No changes reported.

Campus: Main
Bldg. No: 02
Building: Barn Theater
Area: 3,900sf **Yr Built:** 1917 **Floors:** 2

Use Types:
100% Auditorium

Notes: 2016-Building infrequently used.
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.

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Doors	2	$26,910	0	0	10	90	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.
Floors	2	$26,910	0	5	15	80	Wood/concrete - OK. Carpet in dressing rooms 2007 assessment: Carpet added in theater aisles. No reported problems. 2009-2015 Assessment: No changes reported. 2016 Assessment: No changes reported.

Campus: Main
Bldg. No: 02
Building: Barn Theater
Area: 3,900sf **Yr Built:** 1917 **Floors:** 2

Use Types:
100% Auditorium

Notes: 2016-Building infrequently used.
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.

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Bldg., Fire, ADA, Elevators	7	$94,185	0	10	10	80	No fire alarm/ sprinklers Building generally not ADA compliant. 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.
Immed. Site, Ext. Ltg., etc	3	$40,365	0	0	5	95	Paving repaired 2000-2001. Site OK 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.
CRV Totals:		$1,345,500	$30,947	$136,568	$166,842	$1,011,143	

Priority Issues Data

$1,345,500	$30,947	$0	2.3%	GOOD
CRV	DMB	EXCESS	FCI	RATING

0-5 Year Cumulative Data

$167,515	$100,240	12.5%	$26,910	POOR
DMB	EXCESS	FCI	$/YR MAINTAIN	RATING

Campus: Main
Bldg. No: 03
Building: Cold Storage
Area: 3,900sf **Yr Built:** 1967 **Floors:** 1

Use Types:
100% Storage

Notes: Pre-engineered building

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Structure	35	$109,200	0	0	0	100	No reported problems 2007 assessment:No changes 2009 - 2015 Assessment: No changes reported. 2016 Assessment: No changes reported. No reported problems.
Roof	15	$46,800	0	0	0	100	Metal roof 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.
Glazing	0	$0	0	0	0	100	N/A 2014 - 2015 Assessment: No changes reported. 2016 Assessment: No changes reported. No reported problems.
Cladding	20	$62,400	0	0	5	95	Metal siding, minor damage, not an issue 2007 assessment:No changes 2009-2015 Assessment: No changes reported. 2016 Assessment: No changes reported. No reported problems.
HVAC	0	$0	0	0	0	100	N/A 2014 - 2015 Assessment: No changes reported. 2016 Assessment: No changes reported. No reported problems.

Campus: Main
Bldg. No: 03
Building: Cold Storage
Area: 3,900sf **Yr Built:** 1967 **Floors:** 1

Use Types:
100% Storage

Notes: Pre-engineered building

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Plumbing/Drainage	0	$0	0	0	0	100	N/A 2014 - 2015 Assessment: No changes reported. 2016 Assessment: No changes reported. No reported problems.
Primary/Secondary	4	$12,480	0	0	0	100	minimal 2007 assessment:No changes 2009 - 2015 Assessment: No changes reported. 2016 Assessment: No changes reported. No reported problems.
Distribution	4	$12,480	0	0	0	100	minimal 2007 assessment:No changes 2009-2015 Assessment: No changes reported. 2016 Assessment: No changes reported. No reported problems.
Lighting	4	$12,480	0	0	0	100	minimal, No reported problems 2007 assessment:No changes 2009 - 2015 Assessment: No changes reported. 2016 Assessment: No changes reported. No reported problems.
Voice/Data	0	$0	0	0	0	100	N/A 2014 - 2015 Assessment: No changes reported. 2016 Assessment: No changes reported. No reported problems.
Ceilings	0	$0	0	0	0	100	N/A 2014 - 2015 Assessment: No changes reported. 2016 Assessment: No changes reported. No reported problems.

Campus: Main
Bldg. No: 03
Building: Cold Storage
Area: 3,900sf **Yr Built:** 1967 **Floors:** 1

Use Types:
100% Storage

Notes: Pre-engineered building

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Walls/Casework	0	$0	0	0	0	100	N/A 2014 - 2015 Assessment: No changes reported. 2016 Assessment: No changes reported. No reported problems.
Doors	10	$31,200	0	0	0	100	Sliding doors, No reported problems 2007 assessment:No changes 2009-2015 Assessment: No changes reported. 2016 Assessment: No changes reported. No reported problems.
Floors	4	$12,480	0	0	0	100	concrete, No reported problems 2007 assessment:No changes 2009-2015 Assessment: No changes reported. 2016 Assessment: No changes reported. No reported problems.
Bldg., Fire, ADA, Elevators	2	$6,240	0	0	0	100	No reported problems 2007 assessment:No changes 2009-2015 Assessment: No changes reported. 2016 Assessment: No changes reported. No reported problems.
Immed. Site, Ext. Ltg., etc	2	$6,240	0	0	0	100	No reported problems 2007 assessment:No changes 2009-2015 Assessment: No changes reported. 2016 Assessment: No changes reported. No reported problems.

Campus: Main
Bldg. No: 03
Building: Cold Storage
Area: 3,900sf **Yr Built:** 1967 **Floors:** 1

Use Types:
100% Storage

Notes: Pre-engineered building

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
CRV Totals:		$312,000	$0	$0	$3,120	$308,880	

Priority Issues Data

CRV	DMB	EXCESS	FCI	RATING
$312,000	$0	$0	0.0%	GOOD

0-5 Year Cumulative Data

DMB	EXCESS	FCI	$/YR MAINTAIN	RATING
$0	$0	0.0%	$6,240	GOOD

Campus: **Main**
Bldg. No: **04**
Building: **Doser Building**
Area: 38,000sf **Yr Built:** 1999 **Floors:** 1

Use Types:
10 % Administration
45 % Technology Lab
45 % Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Structure	15	$1,330,950	0	1	5	94	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.

Campus: Main
Bldg. No: 04
Building: Doser Building
Area: 38,000sf **Yr Built:** 1999 **Floors:** 1

Use Types:
10 % Administration
45 % Technology Lab
45 % Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Roof	6	$532,380	5	5	80	10	Ballasted single ply EPDM. 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
Glazing	5	$443,650	0	5	10	85	Window roller shade termination bars failing from handling and misuse. 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.

Campus: **Main**
Bldg. No: **04**
Building: **Doser Building**
Area: 38,000sf **Yr Built:** 1999 **Floors:** 1

Use Types:
10 % Administration
45 % Technology Lab
45 % Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Cladding	6	$532,380	1	0	4	95	No reported problems 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.

Campus: Main
Bldg. No: 04
Building: Doser Building
Area: 38,000sf **Yr Built:** 1999 **Floors:** 1

Use Types:
10 % Administration
45 % Technology Lab
45 % Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
HVAC	24	$2,129,520	0	2	5	93	Building on central boiler system with independent reheat coil boiler 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 2015 assessment: (2) variable frequency drives replaced in return air system. No reported problems. 2016 Assessment: No changes reported. No reported problems.
Plumbing/Drainage	5	$443,650	0	0	5	95	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.

Campus: Main
Bldg. No: 04
Building: Doser Building
Area: 38,000sf **Yr Built:** 1999 **Floors:** 1

Use Types:
10 % Administration
45 % Technology Lab
45 % Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Primary/Secondary	8	$709,840	0	0	5	95	No reported problems 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.
Distribution	5	$443,650	0	0	5	95	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.
Lighting	5	$443,650	0	4	10	86	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.
Voice/Data	5	$443,650	0	0	0	100	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.

Campus: Main
Bldg. No: 04
Building: Doser Building
Area: 38,000sf **Yr Built:** 1999 **Floors:** 1

Use Types:
10 % Administration
45 % Technology Lab
45 % Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Ceilings	3	$266,190	0	2	5	93	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.
Walls/Casework	2	$177,460	0	1	5	94	Recently repainted 303 & 305 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.
Doors	3	$266,190	0	0	0	100	No reported problems 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.

Campus: Main
Bldg. No: 04
Building: Doser Building
Area: 38,000sf **Yr Built:** 1999 **Floors:** 1

Use Types:
10 % Administration
45 % Technology Lab
45 % Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Floors	3	$266,190	0	0	0	100	2005-loose VCT in catering kitchen repaired 2007 assessment:No changes. No reported problems. 2009-2015 Assessment: No changes reported. No reported problems. 2016 Assessment: No changes reported. No reported problems.
Bldg., Fire, ADA, Elevators	2	$177,460	0	2	8	90	fully sprinkled Interior railings warping and failing-do not meet code for weight support, require 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.
Immed. Site, Ext. Ltg., etc	3	$266,190	0	5	5	90	No reported problems 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.
CRV Totals:		$8,873,000	$31,943	$146,405	$838,499	$7,856,154	

Priority Issues Data

$8,873,000	$31,943	$0	0.4%	GOOD
CRV	DMB	EXCESS	FCI	RATING

0-5 Year Cumulative Data

$178,347	$0	2.0%	$177,460	GOOD
DMB	EXCESS	FCI	$/YR MAINTAIN	RATING

Campus: Main
Bldg. No: 05
Building: Farmhouse
Area: 2,600sf **Yr Built:** 1916 **Floors:** 2

Use Types:
100% Residence

Notes: 2015 - Farmhouse no longer used by College, leased out.

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Structure	15	$85,800	0	5	5	90	Wood frame structure on stone foundation. 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.
Roof	8	$45,760	10	5	20	65	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.
Glazing	5	$28,600	15	20	30	35	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.

Campus: Main
Bldg. No: 05
Building: Farmhouse
Area: 2,600sf **Yr Built:** 1916 **Floors:** 2

Use Types:
100% Residence

Notes: 2015 - Farmhouse no longer used by College, leased out.

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Cladding	10	$57,200	5	15	10	70	2003-Wood siding replaced (60%)/repainted (100%) 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.
HVAC	10	$57,200	0	0	10	90	Newer residential grade system- 1995 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

Campus: Main
Bldg. No: 05
Building: Farmhouse
Area: 2,600sf **Yr Built:** 1916 **Floors:** 2

Use Types:
100% Residence

Notes: 2015 - Farmhouse no longer used by College, leased out.

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Plumbing/Drainage	5	$28,600	0	5	10	85	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
Primary/Secondary	10	$57,200	0	0	5	95	Newer service 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
Distribution	5	$28,600	0	0	0	100	Newer service 2007 assessment:No changes. No reported problems. 2009-2015 Assessment: No changes reported. No reported problems. 2016 Assessment: No changes reported. No reported problems.

Campus: Main
Bldg. No: 05
Building: Farmhouse
Area: 2,600sf **Yr Built:** 1916 **Floors:** 2

Use Types:
100% Residence

Notes: 2015 - Farmhouse no longer used by College, leased out.

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Lighting	4	$22,880	0	5	10	85	Newer Service 2007 assessment:No changes. No reported problems. 2009-2015 Assessment: No changes reported. No reported problems. 2016 Assessment: No changes reported. No reported problems.
Voice/Data	3	$17,160	0	0	0	100	New - minimal 2007 assessment:No changes. No reported problems. 2009-2015 Assessment: No changes reported. No reported problems. 2016 Assessment: No changes reported. No reported problems.
Ceilings	3	$17,160	0	0	10	90	Recently renovated 2007 assessment: 2009-2015 Assessment: No changes reported. No reported problems. 2016 Assessment: No changes reported. No reported problems.
Walls/Casework	7	$40,040	0	0	10	90	Recently renovated 2007 assessment: No reported problems 2009-2015 Assessment: No changes reported. No reported problems. 2016 Assessment: No changes reported. No reported problems.
Doors	2	$11,440	0	0	5	95	Recently renovated 2007 assessment: Exterior entry door replaced. 2009-2015 Assessment: No changes reported. No reported problems. 2016 Assessment: No changes reported. No reported problems.

Campus: Main
Bldg. No: 05
Building: Farmhouse
Area: 2,600sf **Yr Built:** 1916 **Floors:** 2

Use Types:
100% Residence

Notes: 2015 - Farmhouse no longer used by College, leased out.

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Floors	5	$28,600	0	0	10	90	Recently renovated 2007 assessment: Exterior front door replaced. 2009-2015 Assessment: No changes reported. No reported problems. 2016 Assessment: No changes reported. No reported problems.
Bldg., Fire, ADA, Elevators	5	$28,600	10	5	5	80	Smoke detectors/CO sensors. No central fire alarm. 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.
Immed. Site, Ext. Ltg., etc	3	$17,160	3	5	10	82	2007 assessment:No changes. No reported problems. 2009 - 2013 assessment:No changes reported. 2014 assessment: Exterior concrete steps and ramps replaced. 2015 Assessment: No reported changes. 2016 Assessment: No changes reported.
CRV Totals:		$572,000	$15,101	$25,740	$53,768	$477,391	

Priority Issues Data

$572,000	$15,101	$0	2.6%	GOOD
CRV	DMB	EXCESS	FCI	RATING

0-5 Year Cumulative Data

$40,841	$12,241	7.1%	$11,440	FAIR
DMB	EXCESS	FCI	$/YR MAINTAIN	RATING

Campus: Main
Bldg. No: 06
Building: Kenneth J. Smith Instructional Buildi
Area: 24,600sf **Yr Built:** 1966 **Floors:** 2

Use Types:
40 % Lab
60 % Classroom

Notes: 2015-Formerly called Instruction East
2007-Renovated as part of Ash Building project
2005-Building scheduled for major renovation as part of planned addition in 2006-2007
Minor renovation in 1999.

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Structure	15	$944,640	0	0	5	95	Occasional water infiltration, maintained regularly. 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.
Roof	5	$314,880	0	15	75	10	1996 - EPDM roof installed 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. Projected roof membrane replacement from roof report: 2024

Campus: Main
Bldg. No: 06
Building: Kenneth J. Smith Instructional Buildi
Area: 24,600sf **Yr Built:** 1966 **Floors:** 2

Use Types:
40 % Lab
60 % Classroom

Notes: 2015-Formerly called Instruction East
2007-Renovated as part of Ash Building project
2005-Building scheduled for major renovation as part of planned addition in 2006-2007
Minor renovation in 1999.

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Glazing	5	$314,880	0	5	20	75	OK condition. Some single pane. 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. 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.
Cladding	6	$377,856	3	5	5	87	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.

Campus: Main
Bldg. No: 06
Building: Kenneth J. Smith Instructional Buildi
Area: 24,600sf **Yr Built:** 1966 **Floors:** 2

Use Types:
40 % Lab
60 % Classroom

Notes: 2015-Formerly called Instruction East
2007-Renovated as part of Ash Building project
2005-Building scheduled for major renovation as part of planned addition in 2006-2007
Minor renovation in 1999.

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
HVAC	25	$1,574,400	0	0	5	95	System mostly new in 1999. 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. 2011 Assessment: No changes reported. No reported problems. 2012 assessment: System controls 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. No reported problems. 2016 Assessment: No changes reported. No reported problems.

Campus: Main
Bldg. No: 06
Building: Kenneth J. Smith Instructional Buildi
Area: 24,600sf **Yr Built:** 1966 **Floors:** 2

Use Types:
40 % Lab
60 % Classroom

Notes: 2015-Formerly called Instruction East
2007-Renovated as part of Ash Building project
2005-Building scheduled for major renovation as part of planned addition in 2006-2007
Minor renovation in 1999.

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Plumbing/Drainage	5	$314,880	0	0	5	95	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.
Primary/Secondary	9	$566,784	0	0	5	95	Primary - no reported problems 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.
Distribution	5	$314,880	0	0	5	95	New in 1999 2007 Assessment: minimal modifications, no reported problems. 2009-2015 Assessment: No changes reported. No reported problems. 2016 Assessment: No changes reported. No reported problems.

Campus: Main
Bldg. No: 06
Building: Kenneth J. Smith Instructional Buildi
Area: 24,600sf **Yr Built:** 1966 **Floors:** 2

Use Types:
40 % Lab
60 % Classroom

Notes: 2015-Formerly called Instruction East
2007-Renovated as part of Ash Building project
2005-Building scheduled for major renovation as part of planned addition in 2006-2007
Minor renovation in 1999.

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Lighting	5	$314,880	0	0	5	95	2001-Complete T8 upgrade funded 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.
Voice/Data	5	$314,880	0	0	5	95	Recently updated 2007 Assessment:No changes. No reported problems. 2009-2014 assessment:No changes reported. No reported problems. 2015 Assessment: No changes reported. No reported problems.
Ceilings	3	$188,928	0	0	5	95	Most new. 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.

Campus: Main
Bldg. No: 06
Building: Kenneth J. Smith Instructional Buildi
Area: 24,600sf **Yr Built:** 1966 **Floors:** 2

Use Types:
40 % Lab
60 % Classroom

Notes: 2015-Formerly called Instruction East
2007-Renovated as part of Ash Building project
2005-Building scheduled for major renovation as part of planned addition in 2006-2007
Minor renovation in 1999.

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Walls/Casework	2	$125,952	0	0	10	90	Masonry corridor walls, balance of walls painted gypsum - recently repainted. 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.
Doors	2	$125,952	0	5	10	85	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: (3) exterior doors replaced Interior: (3) new doors added, (2) removed. 2009-2012 assessment:No changes reported. No reported problems. 2013 assessment: Classroom door hardware changed to lockdown type for security. 2014 Assessment: No changes reported. 2015 assessment: No changes reported. No reported problems.

Campus: Main
Bldg. No: 06
Building: Kenneth J. Smith Instructional Buildi
Area: 24,600sf **Yr Built:** 1966 **Floors:** 2

Use Types:
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60 % Classroom

Notes: 2015-Formerly called Instruction East
2007-Renovated as part of Ash Building project
2005-Building scheduled for major renovation as part of planned addition in 2006-2007
Minor renovation in 1999.

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Floors	3	$188,928	0	0	10	90	Quarry tile in corridors, no reported problems. 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.
Bldg., Fire, ADA, Elevators	2	$125,952	0	0	10	90	Stairway doors propped open on lower level. 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.
Immed. Site, Ext. Ltg., etc	3	$188,928	0	0	10	90	No reported problems 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.

Campus: Main
Bldg. No: 06
Building: Kenneth J. Smith Instructional Buildi
Area: 24,600sf **Yr Built:** 1966 **Floors:** 2

Use Types:
40 % Lab
60 % Classroom

Notes: 2015-Formerly called Instruction East
2007-Renovated as part of Ash Building project
2005-Building scheduled for major renovation as part of planned addition in 2006-2007
Minor renovation in 1999.

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
CRV Totals:		$6,297,600	$11,336	$88,166	$620,314	$5,577,784	

Priority Issues Data

$6,297,600	$11,336	$0	0.2%	GOOD
CRV	DMB	EXCESS	FCI	RATING

0-5 Year Cumulative Data

$99,502	$0	1.6%	$125,952	GOOD
DMB	EXCESS	FCI	$/YR MAINTAIN	RATING

Campus: Main
Bldg. No: 07
Building: Instruction North
Area: 21,800sf **Yr Built:** 1968 **Floors:** 1

Use Types:
100% Vo/Tech

Notes: 2007-majority of building renovated. North and south exterior walls replaced.
2005-Building scheduled for major repairs and renovation as part of Instruction East work in 2006-2007
One classroom renovated in 2001.

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Structure	12	$510,120	0	0	5	95	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.
Roof	7	$297,570	0	80	0	20	Trocal roof in 1998 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

Campus: Main
Bldg. No: 07
Building: Instruction North
Area: 21,800sf **Yr Built:** 1968 **Floors:** 1

Use Types:
100% Vo/Tech

Notes: 2007-majority of building renovated. North and south exterior walls replaced.
2005-Building scheduled for major repairs and renovation as part of Instruction East work in 2006-2007
One classroom renovated in 2001.

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Glazing	5	$212,550	0	0	5	95	Minimal original alum frame single pane, in fair condition, resealed in 2000. 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.
Cladding	15	$637,650	0	2	5	93	Block. Repainted, waterproofed and caulked in 2001-Monitor condition for 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.

Campus: Main
Bldg. No: 07
Building: Instruction North
Area: 21,800sf **Yr Built:** 1968 **Floors:** 1

Use Types:
100% Vo/Tech

Notes: 2007-majority of building renovated. North and south exterior walls replaced.
2005-Building scheduled for major repairs and renovation as part of Instruction East work in 2006-2007
One classroom renovated in 2001.

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
HVAC	20	$850,200	5	25	5	65	Original (steam from power plant building) - in poor but working condition, 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 problems. 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 operating, but past end of useful life and due for replacement.

Campus: Main
Bldg. No: 07
Building: Instruction North
Area: 21,800sf **Yr Built:** 1968 **Floors:** 1

Use Types:
100% Vo/Tech

Notes: 2007-majority of building renovated. North and south exterior walls replaced.
2005-Building scheduled for major repairs and renovation as part of Instruction East work in 2006-2007
One classroom renovated in 2001.

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
							2016 Assessment: No changes reported.
Plumbing/Drainage	5	$212,550	0	5	10	85	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 of building - older toilet rooms remain. 2016 Assessment: No changes reported.
Primary/Secondary	8	$340,080	0	5	10	85	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.

Campus: Main
Bldg. No: 07
Building: Instruction North
Area: 21,800sf **Yr Built:** 1968 **Floors:** 1

Use Types:
100% Vo/Tech

Notes: 2007-majority of building renovated. North and south exterior walls replaced.
2005-Building scheduled for major repairs and renovation as part of Instruction East work in 2006-2007
One classroom renovated in 2001.

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Distribution	5	$212,550	0	0	10	90	Original - in working condition, but most panels are obsolete Federal-Pacific 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.
Lighting	5	$212,550	0	0	5	95	Majority original T12, working, with no more than typical ballast replacement. 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.
Voice/Data	3	$127,530	0	0	5	95	No reported problems 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.

Campus: Main
Bldg. No: 07
Building: Instruction North
Area: 21,800sf **Yr Built:** 1968 **Floors:** 1

Use Types:
100% Vo/Tech

Notes: 2007-majority of building renovated. North and south exterior walls replaced.
2005-Building scheduled for major repairs and renovation as part of Instruction East work in 2006-2007
One classroom renovated in 2001.

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Ceilings	1	$42,510	0	0	5	95	Mostly open to deck, some suspended ceiling (replaced in 2000-2001). 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.
Walls/Casework	4	$170,040	0	0	10	90	interior walls recently repainted, monitor condition for recurring problems. 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.

Campus: Main
Bldg. No: 07
Building: Instruction North
Area: 21,800sf **Yr Built:** 1968 **Floors:** 1

Use Types:
100% Vo/Tech

Notes: 2007-majority of building renovated. North and south exterior walls replaced.
2005-Building scheduled for major repairs and renovation as part of Instruction East work in 2006-2007
One classroom renovated in 2001.

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Doors	3	$127,530	0	0	5	95	Exterior hollow metal doors rusting, sills deteriorating, a few replaced in 1998. 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.
Floors	3	$127,530	0	0	5	95	concrete - OK 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.

Campus: Main
Bldg. No: 07
Building: Instruction North
Area: 21,800sf **Yr Built:** 1968 **Floors:** 1

Use Types:
100% Vo/Tech

Notes: 2007-majority of building renovated. North and south exterior walls replaced.
2005-Building scheduled for major repairs and renovation as part of Instruction East work in 2006-2007
One classroom renovated in 2001.

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Bldg., Fire, ADA, Elevators	2	$85,020	0	0	5	95	Fire alarms updated. Toilets not ADA, but space exists to rework. Exit signs replaced No sprinkler system. 2007 assessment: East half of building: Fire alarm upgraded as required by renovation. Emergency and exit lighting upgraded as required by renovation. No sprinkler system. ADA toilet rooms added. West half of building - no changes, no reported problems. 2009 Assessment:No changes reported. 2010 Assessment: ADA door openers added to toilet rooms. 2011-2015 Assessment: No changes reported. No reported problems. 2016 Assessment: No changes reported. No reported problems.
Immed. Site, Ext. Ltg., etc	2	$85,020	0	5	5	90	Paving problems - some deterioration of sidewalks 2003-lot resealed and restriped. 2007 assessment: concrete sidewalks on south side of building replaced. No reported problems. 2009-2015 Assessment: No changes reported. No reported problems. 2016 Assessment: No changes reported. No reported problems.
CRV Totals:		$4,251,000	$42,510	$495,242	$244,433	$3,468,816	

Priority Issues Data

$4,251,000	$42,510	$0	1.0%	GOOD
CRV	DMB	EXCESS	FCI	RATING

0-5 Year Cumulative Data

$537,752	$325,202	12.7%	$85,020	POOR
DMB	EXCESS	FCI	$/YR MAINTAIN	RATING

Campus: Main
Bldg. No: 08
Building: Les Morford Instructional Building
Area: 11,200sf **Yr Built:** 1969 **Floors:** 1

Use Types:
45 % Auditorium
55 % Classroom

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

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Structure	15	$464,100	0	0	0	100	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.
Roof	5	$154,700	0	5	75	20	Firestone EPDM in 1999 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.

Campus: Main
Bldg. No: 08
Building: Les Morford Instructional Building
Area: 11,200sf **Yr Built:** 1969 **Floors:** 1

Use Types:
45 % Auditorium
55 % Classroom

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

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Glazing	5	$154,700	0	5	10	85	Original - good condition 2007 assessment:No changes. No reported problems. 2009 -2015 Assessment: No changes reported. No reported problems. 2016 Assessment: No changes reported. No reported problems.
Cladding	5	$154,700	0	0	5	95	Brick, No reported problems 2007 assessment:No changes. No reported problems. 2009-2016 Assessment: No changes reported. No reported problems. 2016 Assessment: No changes reported. No reported problems.

Campus: Main
Bldg. No: 08
Building: Les Morford Instructional Building
Area: 11,200sf **Yr Built:** 1969 **Floors:** 1

Use Types:
45 % Auditorium
55 % Classroom

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

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
HVAC	25	$773,500	0	0	5	95	(2) AHU's in penthouse (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 / 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. 2016 Assessment: No changes reported. No reported problems.

Campus: Main
Bldg. No: 08
Building: Les Morford Instructional Building
Area: 11,200sf **Yr Built:** 1969 **Floors:** 1

Use Types:
45 % Auditorium
55 % Classroom

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

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Plumbing/Drainage	5	$154,700	0	5	5	90	Plumbing fixtures and associated exposed plumbing recently replaced. 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.
Primary/Secondary	10	$309,400	0	0	5	95	No reported problems 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.
Distribution	5	$154,700	0	0	5	95	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.

Campus: Main
Bldg. No: 08
Building: Les Morford Instructional Building
Area: 11,200sf **Yr Built:** 1969 **Floors:** 1

Use Types:
45 % Auditorium
55 % Classroom

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

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Lighting	5	$154,700	0	0	5	95	Corridor lighting replaced in 2001. Auditorium lighting funded for replacement with compact fluorescent. 2007 assessment: recessed can lighting in auditorium upgraded to compact fluorescent. 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.
Voice/Data	5	$154,700	0	0	5	95	Recently upgraded 2007 assessment:No changes. No reported problems. 2009-2015 Assessment: No changes reported. No reported problems. 2016 Assessment: No changes reported. No reported problems.
Ceilings	3	$92,820	0	5	10	85	Corridor ceilings replaced as part of lighting upgrade. 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.

Campus: Main
Bldg. No: 08
Building: Les Morford Instructional Building
Area: 11,200sf **Yr Built:** 1969 **Floors:** 1

Use Types:
45 % Auditorium
55 % Classroom

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

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Walls/Casework	2	$61,880	0	5	10	85	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.

Campus: Main
Bldg. No: 08
Building: Les Morford Instructional Building
Area: 11,200sf **Yr Built:** 1969 **Floors:** 1

Use Types:
45 % Auditorium
55 % Classroom

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

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Doors	2	$61,880	10	15	40	35	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.

Campus: Main
Bldg. No: 08
Building: Les Morford Instructional Building
Area: 11,200sf **Yr Built:** 1969 **Floors:** 1

Use Types:
45 % Auditorium
55 % Classroom

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

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Floors	3	$92,820	5	5	15	75	Offices - carpet replaced in 2002. 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.
Bldg., Fire, ADA, Elevators	2	$61,880	0	5	5	90	Unisex ADA toilet room added in 1999. 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.
Immed. Site, Ext. Ltg., etc	3	$92,820	0	5	10	85	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.
CRV Totals:		$3,094,000	$10,829	$52,598	$290,836	$2,739,737	

Priority Issues Data

$3,094,000	$10,829	$0	0.4%	GOOD
CRV	DMB	EXCESS	FCI	RATING

0-5 Year Cumulative Data

$63,427	$0	2.1%	$61,880	GOOD
DMB	EXCESS	FCI	$/YR MAINTAIN	RATING

Campus: Main
Bldg. No: 09
Building: Donald C. Burns Library and Admin.
Area: 28,700sf **Yr Built:** 1966 **Floors:** 2

Use Types:
40 % Administration
60 % Library

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

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Structure	15	$985,845	0	0	5	95	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.
Roof	5	$328,615	0	80	0	20	Single ply EPDM, installed in 1999, No reported problems. 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
Glazing	5	$328,615	0	10	10	80	Mostly original, in good condition 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.

Campus: Main
Bldg. No: 09
Building: Donald C. Burns Library and Admin.
Area: 28,700sf **Yr Built:** 1966 **Floors:** 2

Use Types:
40 % Administration
60 % Library

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

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Cladding	6	$394,338	0	0	5	95	No reported problems 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.
HVAC	25	$1,643,075	1	5	5	89	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.

Campus: Main
Bldg. No: 09
Building: Donald C. Burns Library and Admin.
Area: 28,700sf **Yr Built:** 1966 **Floors:** 2

Use Types:
40 % Administration
60 % Library

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

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Plumbing/Drainage	5	$328,615	0	2	5	93	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.
Primary/Secondary	9	$591,507	0	0	5	95	No reported problems 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.
Distribution	4	$262,892	0	0	5	95	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.

Campus: Main
Bldg. No: 09
Building: Donald C. Burns Library and Admin.
Area: 28,700sf **Yr Built:** 1966 **Floors:** 2

Use Types:
40 % Administration
60 % Library

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

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Lighting	5	$328,615	0	5	10	85	No reported problems 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.
Voice/Data	5	$328,615	0	0	5	95	New 2007 assessment:No changes. No reported problems. 2009-2015 Assessment: No changes reported. No reported problems. 2016 Assessment: No changes reported. No reported problems.
Ceilings	3	$197,169	0	0	10	90	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.
Walls/Casework	2	$131,446	0	0	10	90	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.

Campus: Main
Bldg. No: 09
Building: Donald C. Burns Library and Admin.
Area: 28,700sf **Yr Built:** 1966 **Floors:** 2

Use Types:
40 % Administration
60 % Library

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

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Doors	2	$131,446	0	5	10	85	Some doors on lower level original, working, but finish worn. 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.
Floors	3	$197,169	0	0	20	80	2005-Metal stairway tread pans rusting, paint chipping at nosings. 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 repaint. 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.

Campus: Main
Bldg. No: 09
Building: Donald C. Burns Library and Admin.
Area: 28,700sf **Yr Built:** 1966 **Floors:** 2

Use Types:
40 % Administration
60 % Library

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

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Bldg., Fire, ADA, Elevators	2	$131,446	0	5	10	85	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.
Immed. Site, Ext. Ltg., etc	4	$262,892	40	10	10	40	Building partially below grade - lower level open on 3 sides with stone retaining walls. 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.

Campus: Main
Bldg. No: 09
Building: Donald C. Burns Library and Admin.
Area: 28,700sf **Yr Built:** 1966 **Floors:** 2

Use Types:
40 % Administration
60 % Library

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

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
CRV Totals:		$6,572,300	$121,588	$440,344	$417,341	$5,593,027	

Priority Issues Data

$6,572,300	$121,588	$0	1.9%	GOOD
CRV	DMB	EXCESS	FCI	RATING

0-5 Year Cumulative Data

$561,932	$233,317	8.6%	$131,446	FAIR
DMB	EXCESS	FCI	$/YR MAINTAIN	RATING

Campus: Main
Bldg. No: 10
Building: Pole Barn
Area: 1,800sf **Yr Built:** 1998 **Floors:** 1

Use Types:
100% Storage

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Structure	30	$43,200	0	0	0	100	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.
Roof	15	$21,600	0	10	70	20	Asphalt shingles, No reported problems 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.
Glazing	0	$0	0	0	0	100	N/A 2014 - 2015 Assessment: No changes reported. No reported problems. 2016 Assessment: No changes reported. No reported problems.
Cladding	20	$28,800	0	0	5	95	metal siding, 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.

Campus: Main
Bldg. No: 10
Building: Pole Barn
Area: 1,800sf **Yr Built:** 1998 **Floors:** 1

Use Types:
100% Storage

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
HVAC	5	$7,200	0	0	0	100	has gas hookup for future addition of heater. 2007 assessment:No changes. No reported problems. 2009-2015 Assessment: No changes reported. No reported problems. 2016 Assessment: No changes reported. No reported problems.
Plumbing/Drainage	0	$0	0	0	0	100	N/A 2014 - 2015 Assessment: No changes reported. 2016 Assessment: No changes reported. No reported problems.
Primary/Secondary	4	$5,760	0	0	0	100	minimal 2007 assessment:No changes. No reported problems. 2009-2015 Assessment: No changes reported. No reported problems. 2016 Assessment: No changes reported. No reported problems.
Distribution	4	$5,760	0	0	0	100	minimal 2007 assessment:No changes. No reported problems. 2009-2015 Assessment: No changes reported. No reported problems. 2016 Assessment: No changes reported. No reported problems.
Lighting	4	$5,760	0	0	0	100	minimal, No reported problems 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.

Campus: Main
Bldg. No: 10
Building: Pole Barn
Area: 1,800sf **Yr Built:** 1998 **Floors:** 1

Use Types:
100% Storage

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Voice/Data	0	$0	0	0	0	100	N/A 2014 - 2015 Assessment: No changes reported. 2016 Assessment: No changes reported. No reported problems.
Ceilings	0	$0	0	0	0	100	N/A 2014 - 2015 Assessment: No changes reported. 2016 Assessment: No changes reported. No reported problems.
Walls/Casework	0	$0	0	0	0	100	N/A 2014 - 2015 Assessment: No changes reported. 2016 Assessment: No changes reported. No reported problems.
Doors	10	$14,400	0	0	0	100	4 overhead doors, 1 man door, No reported problems 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.
Floors	4	$5,760	0	0	0	100	Concrete floor 2007 assessment:No changes. No reported problems. 2009-2015 Assessment: No changes reported. No reported problems. 2016 Assessment: No changes reported. No reported problems.

Campus: Main
Bldg. No: 10
Building: Pole Barn
Area: 1,800sf **Yr Built:** 1998 **Floors:** 1

Use Types:
100% Storage

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Bldg., Fire, ADA, Elevators	2	$2,880	0	0	0	100	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.
Immed. Site, Ext. Ltg., etc	2	$2,880	0	0	0	100	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.
CRV Totals:		$144,000	$0	$2,160	$16,560	$125,280	

Priority Issues Data

$144,000	$0	$0	0.0%	GOOD
CRV	DMB	EXCESS	FCI	RATING

0-5 Year Cumulative Data

$2,160	$0	1.5%	$2,880	GOOD
DMB	EXCESS	FCI	$/YR MAINTAIN	RATING

Campus: Main
Bldg. No: 11
Building: Power Plant
Area: 3,900sf **Yr Built:** 1966 **Floors:** 1

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

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Structure	15	$315,900	0	2	5	93	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
Roof	3	$63,180	0	5	75	20	Replaced in 1998, No reported problems 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
Glazing	1	$21,060	0	0	5	95	Very few windows original. OK 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

Campus: Main
Bldg. No: 11
Building: Power Plant
Area: 3,900sf **Yr Built:** 1966 **Floors:** 1

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

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Cladding	5	$105,300	0	10	5	85	concrete due for repainting. 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

Campus: Main
Bldg. No: 11
Building: Power Plant
Area: 3,900sf **Yr Built:** 1966 **Floors:** 1

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

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
HVAC	30	$631,800	0	10	40	50	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.

Campus: Main
Bldg. No: 11
Building: Power Plant
Area: 3,900sf **Yr Built:** 1966 **Floors:** 1

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

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Plumbing/Drainage	8	$168,480	0	0	20	80	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
Primary/Secondary	10	$210,600	0	0	15	85	OK. Some original 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
Distribution	5	$105,300	0	0	10	90	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

Campus: Main
Bldg. No: 11
Building: Power Plant
Area: 3,900sf **Yr Built:** 1966 **Floors:** 1

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

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Lighting	5	$105,300	0	0	10	90	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
Voice/Data	2	$42,120	0	0	5	95	Only for energy management system - 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
Ceilings	2	$42,120	0	0	5	95	Break room only, balance open to deck
							2007 assessment:No changes. No reported problems.
							2009-2015 Assessment: No changes reported. No reported problems
							2016 Assessment: No changes reported. No reported problems
Walls/Casework	3	$63,180	0	0	5	95	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

Campus: Main
Bldg. No: 11
Building: Power Plant
Area: 3,900sf **Yr Built:** 1966 **Floors:** 1

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

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Doors	3	$63,180	5	5	10	80	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
Floors	3	$63,180	0	0	0	100	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
Bldg., Fire, ADA, Elevators	2	$42,120	5	5	10	80	No fire alarm. 2007 assessment:No changes. No reported problems. 2009-2015 Assessment: No changes reported. No reported problems 2016 Assessment: No changes reported. No reported problems
Immed. Site, Ext. Ltg., etc	3	$63,180	0	5	10	85	Site OK 2007 assessment:No changes. No reported problems. 2009-2015 Assessment: No changes reported. No reported problems 2016 Assessment: No changes reported. No reported problems
CRV Totals:		$2,106,000	$5,265	$91,611	$432,783	$1,576,341	

Priority Issues Data

$2,106,000	$5,265	$0	0.3%	GOOD
CRV	DMB	EXCESS	FCI	RATING

0-5 Year Cumulative Data

$96,876	$0	4.6%	$42,120	GOOD
DMB	EXCESS	FCI	$/YR MAINTAIN	RATING

Campus: Main
Bldg. No: 12
Building: Ash Building
Area: 21,900sf **Yr Built:** 2007 **Floors:** 2

Use Types:
50 % Lab
50 % Classroom

Notes: Connected to Instruction East

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Structure	16	$928,560	0	0	0	100	Steel structure. 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
Roof	4	$232,140	0	0	5	95	White EPDM, fully adhered (Carlisle) 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
Glazing	5	$290,175	0	0	0	100	Aluminum frame storefront system typical. Minimal curtain wall. 2007-New construction, under warranty 2009-2015 Assessment: No changes reported. No reported problems 2016 Assessment: No changes reported. No reported problems
Cladding	6	$348,210	0	0	0	100	Brick on block backup metal siding on block backup 2007-New construction, under warranty 2009-2015 Assessment: No changes reported. No reported problems 2016 Assessment: No changes reported. No reported problems

Campus: Main
Bldg. No: 12
Building: Ash Building
Area: 21,900sf **Yr Built:** 2007 **Floors:** 2

Use Types:
50 % Lab
50 % Classroom

Notes: Connected to Instruction East

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
HVAC	25	$1,450,875	0	0	0	100	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

Campus: Main
Bldg. No: 12
Building: Ash Building
Area: 21,900sf **Yr Built:** 2007 **Floors:** 2

Use Types:
50 % Lab
50 % Classroom

Notes: Connected to Instruction East

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Plumbing/Drainage	5	$290,175	0	0	0	100	Under slab drainage system (due to high water table) Acid waste system (plastic piping) from chemistry lab to acid dilution tank in janitor's closet. Waterless urinals in 2 men's toilet rooms. 2007-New construction, under warranty 2009-2015 Assessment: No changes reported. No reported problems 2016 Assessment: No changes reported. No reported problems
Primary/Secondary	8	$464,280	0	0	0	100	Primary power provided from Instruction East Building. Main service to campus upgraded due to new construction. Small transformers in each electrical closet. 2007-New construction, under warranty 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
Distribution	5	$290,175	0	0	0	100	2007-New construction, under warranty 2009-2015 Assessment: No changes reported. No reported problems 2016 Assessment: No changes reported. No reported problems

Campus: Main
Bldg. No: 12
Building: Ash Building
Area: 21,900sf **Yr Built:** 2007 **Floors:** 2

Use Types:
50 % Lab
50 % Classroom

Notes: Connected to Instruction East

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Lighting	5	$290,175	0	0	0	100	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
Voice/Data	4	$232,140	0	0	0	100	2007-New construction, under warranty 2009-2015 Assessment: No changes reported. No reported problems 2016 Assessment: No changes reported. No reported problems
Ceilings	3	$174,105	0	0	0	100	2x2 lay-in ceilings typical throughout. 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
Walls/Casework	3	$174,105	0	0	0	100	Painted gypsum board on metal studs typical. 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

Campus: Main
Bldg. No: 12
Building: Ash Building
Area: 21,900sf **Yr Built:** 2007 **Floors:** 2

Use Types:
50 % Lab
50 % Classroom

Notes: Connected to Instruction East

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Doors	2	$116,070	0	0	0	100	Exterior: Aluminum frame full-lite doors. (1) Hollow metal door. Interior: Solid score wood typical. (1) sliding aluminum frame full-lite door system in computer lab. (5) aluminum frame full-lite doors. (2) hollow metal doors at stairwells. 2007-New construction, under warranty 2009-2015 Assessment: No changes reported. No reported problems 2016 Assessment: No changes reported. No reported problems
Floors	3	$174,105	0	2	3	95	Porcelain tile - corridors. 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
Bldg., Fire, ADA, Elevators	3	$174,105	0	0	0	100	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

Campus: Main
Bldg. No: 12
Building: Ash Building
Area: 21,900sf **Yr Built:** 2007 **Floors:** 2

Use Types:
50 % Lab
50 % Classroom

Notes: Connected to Instruction East

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Immed. Site, Ext. Ltg., etc	3	$174,105	0	0	0	100	(6) pole mounted site lights at west sidewalk only. 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
CRV Totals:		$5,803,500	$0	$3,482	$16,830	$5,783,188	

Priority Issues Data

$5,803,500	$0	$0	0.0%	GOOD
CRV	DMB	EXCESS	FCI	RATING

0-5 Year Cumulative Data

$3,482	$0	0.1%	$116,070	GOOD
DMB	EXCESS	FCI	$/YR MAINTAIN	RATING

Campus: Main
Bldg. No: 13
Building: Maintenance Building
Area: 8,000sf **Yr Built:** 2007 **Floors:** 1

Use Types:
100% Storage

Notes: Pole barn building with 3 offices.
2016-Replacement value corrected to match consruction type.

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Structure	15	$96,000	0	0	0	100	Typical pole-barn type construction. Load-bearing wood frame structure, prefabricated roof trusses. 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.
Roof	10	$64,000	0	0	0	100	Asphalt shingles. 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
Glazing	2	$12,800	0	0	0	100	Minimal windows - (7) vinyl clad sliders in office areas. 2007-New construction, under warranty 2009-2015 Assessment: No changes reported. No reported problems 2016 Assessment: No changes reported. No reported problems.
Cladding	15	$96,000	0	0	0	100	prepainted metal siding with blown-in cellulose insulation 2007-New construction, under warranty 2009-2015 Assessment: No changes reported. No reported problems 2016 Assessment: No changes reported. No reported problems.

Campus: Main
Bldg. No: 13
Building: Maintenance Building
Area: 8,000sf **Yr Built:** 2007 **Floors:** 1

Use Types:
100% Storage

Notes: Pole barn building with 3 offices.
2016-Replacement value corrected to match consruction type.

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
HVAC	15	$96,000	0	0	0	100	(3) stand alone electric in-wall heaters/AC units in offices. 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.
Plumbing/Drainage	5	$32,000	0	0	0	100	Minimal plumbing - 1 toilet room, work sink, hose bibbs. 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.
Primary/Secondary	5	$32,000	0	0	0	100	2007-New construction, under warranty 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.

Campus: Main
Bldg. No: 13
Building: Maintenance Building
Area: 8,000sf **Yr Built:** 2007 **Floors:** 1

Use Types:
100% Storage

Notes: Pole barn building with 3 offices.
2016-Replacement value corrected to match consruction type.

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Distribution	4	$25,600	0	0	0	100	2007-New construction, under warranty 2009-2015 Assessment: No changes reported. No reported problems 2016 Assessment: No changes reported. No reported problems.
Lighting	4	$25,600	0	0	0	100	fluorescent ceiling mounted fixtures typical. Recessed fluorescent in offices. 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.
Voice/Data	3	$19,200	0	0	0	100	minimal 2007-New construction, under warranty 2009-2015 Assessment: No changes reported. No reported problems 2016 Assessment: No changes reported. No reported problems.
Ceilings	4	$25,600	0	0	0	100	Prepainted metal ceiling in shop area. Lay-in ceiling in office areas. 2007-New construction, under warranty 2009-2015 Assessment: No changes reported. No reported problems 2016 Assessment: No changes reported. No reported problems.
Walls/Casework	5	$32,000	0	0	0	100	painted gypsum board walls between offices and shop areas. 2007-New construction, under warranty 2009-2015 Assessment: No changes reported. No reported problems 2016 Assessment: No changes reported. No reported problems.

Campus: Main
Bldg. No: 13
Building: Maintenance Building
Area: 8,000sf **Yr Built:** 2007 **Floors:** 1

Use Types:
100% Storage

Notes: Pole barn building with 3 offices.
2016-Replacement value corrected to match consruction type.

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Doors	4	$25,600	0	0	0	100	(1) overhead door in shop area. (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.
Floors	4	$25,600	0	0	0	100	concrete floor in shop area. 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.
Bldg., Fire, ADA, Elevators	2	$12,800	0	0	0	100	No fire alarm system. 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.
Immed. Site, Ext. Ltg., etc	3	$19,200	0	0	0	100	Exterior lighting: wall packs 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.

Campus: Main
Bldg. No: 13
Building: Maintenance Building
Area: 8,000sf **Yr Built:** 2007 **Floors:** 1

Use Types:
100% Storage

Notes: Pole barn building with 3 offices.
2016-Replacement value corrected to match consruction type.

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
CRV Totals:		$640,000	$0	$0	$0	$640,000	

Priority Issues Data

CRV	DMB	EXCESS	FCI	RATING
$640,000	$0	$0	0.0%	GOOD

0-5 Year Cumulative Data

DMB	EXCESS	FCI	$/YR MAINTAIN	RATING
$0	$0	0.0%	$12,800	GOOD

Campus: Greenville
Bldg. No: 14
Building: Ash Technology and Learning Center
Area: 19,400sf **Yr Built:** 2001 **Floors:** 1

Use Types:
10 % Auditorium
40 % Technology Lab
50 % Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Structure	16	$758,928	0	2	5	93	Some CMU walls showing cracking - 2003 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
Roof	5	$237,165	0	10	60	30	Fully adhered EPDM roof. 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
Glazing	5	$237,165	0	0	5	95	2004-Window at rear of building not recaulked after block wall repair. 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

Campus: Greenville
Bldg. No: 14
Building: Ash Technology and Learning Center
Area: 19,400sf **Yr Built:** 2001 **Floors:** 1

Use Types:
10 % Auditorium
40 % Technology Lab
50 % Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Cladding	5	$237,165	0	3	5	92	See structural notes for CMU info. 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

Campus: Greenville
Bldg. No: 14
Building: Ash Technology and Learning Center
Area: 19,400sf **Yr Built:** 2001 **Floors:** 1

Use Types:
10 % Auditorium
40 % Technology Lab
50 % Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
HVAC	24	$1,138,392	0	5	10	85	(2) HW boilers. 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
Plumbing/Drainage	5	$237,165	0	0	0	100	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

Campus: Greenville
Bldg. No: 14
Building: Ash Technology and Learning Center
Area: 19,400sf **Yr Built:** 2001 **Floors:** 1

Use Types:
10 % Auditorium
40 % Technology Lab
50 % Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Primary/Secondary	8	$379,464	0	0	0	100	2007 assessment: No reported problems. 2009-2015 Assessment: No changes reported. No reported problems 2016 Assessment: No changes reported. No reported problems
Distribution	5	$237,165	0	0	0	100	2007 assessment: No reported problems. 2009-2015 Assessment: No changes reported. No reported problems 2016 Assessment: No changes reported. No reported problems
Lighting	5	$237,165	0	0	0	100	2007 assessment: Ballasts prone to excessive failure replaced, problem resolved. 2009-2015 Assessment: No changes reported. No reported problems 2016 Assessment: No changes reported. No reported problems
Voice/Data	5	$237,165	0	0	0	100	2007 assessment: No reported problems. 2009-2015 Assessment: No changes reported. No reported problems 2016 Assessment: No changes reported. No reported problems
Ceilings	3	$142,299	0	0	0	100	Some stained ceiling tiles in corridor outside M112, likely roof related, but no known recent leaks. 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

Campus: Greenville
Bldg. No: 14
Building: Ash Technology and Learning Center
Area: 19,400sf **Yr Built:** 2001 **Floors:** 1

Use Types:
10 % Auditorium
40 % Technology Lab
50 % Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Walls/Casework	4	$189,732	0	1	5	94	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
Doors	2	$94,866	0	0	0	100	2007 assessment: No reported problems. 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

Campus: Greenville
Bldg. No: 14
Building: Ash Technology and Learning Center
Area: 19,400sf **Yr Built:** 2001 **Floors:** 1

Use Types:
10 % Auditorium
40 % Technology Lab
50 % Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Floors	3	$142,299	0	0	10	90	2003-concrete floor showing cracks 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
Bldg., Fire, ADA, Elevators	2	$94,866	0	0	0	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

Campus: Greenville
Bldg. No: 14
Building: Ash Technology and Learning Center
Area: 19,400sf **Yr Built:** 2001 **Floors:** 1

Use Types:
10 % Auditorium
40 % Technology Lab
50 % Classroom

Notes:

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Immed. Site, Ext. Ltg., etc	3	$142,299	0	2	2	96	2007 assessment:No changes. No reported problems. 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
CRV Totals:		$4,743,300	$0	$107,673	$344,364	$4,291,264	

Priority Issues Data

$4,743,300	$0	$0	0.0%	GOOD
CRV	DMB	EXCESS	FCI	RATING

0-5 Year Cumulative Data

$107,673	$0	2.3%	$94,866	GOOD
DMB	EXCESS	FCI	$/YR MAINTAIN	RATING

Campus: Greenville
Bldg. No: 15
Building: Braman Center
Area: 17,100sf **Yr Built:** 2012 **Floors:** 1

Use Types:
50 % Technology Lab
50 % Classroom

Notes: New construction, completed in 2013

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Structure	18	$723,330	0	0	0	100	Steel frame structure, concrete slab-on-grade. 2013 assessment - building complete, under warranty. 2014 - 2015 Assessment: No changes reported. No reported problems 2016 Assessment: No changes reported. No reported problems.
Roof	6	$241,110	0	0	0	100	White EPDM roof membrane. 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
Glazing	3	$120,555	0	0	0	100	aluminum framed fixed windows and clerestory. Some construction issues 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.
Cladding	15	$602,775	0	0	0	100	Brick with metal panels at areas with windows. 2013 assessment - building complete, under warranty. 2014 - 2015 Assessment: No changes reported. No reported problems 2016 Assessment: No changes reported. No reported problems.

Campus: Greenville
Bldg. No: 15
Building: Braman Center
Area: 17,100sf **Yr Built:** 2012 **Floors:** 1

Use Types:
50 % Technology Lab
50 % Classroom

Notes: New construction, completed in 2013

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
HVAC	15	$602,775	0	0	0	100	2 condensing boilers, ground mounted DX chillers, 1 air handler for entire building. 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.
Plumbing/Drainage	5	$200,925	0	0	0	100	2013 assessment - building complete, under warranty. 2014 - 2015 Assessment: No changes reported. No reported problems 2016 assessment: Compressed air system added for lab/shop use.
Primary/Secondary	5	$200,925	0	0	0	100	208 3-phase service 2013 assessment - building complete, under warranty. 2014 - 2015 Assessment: No changes reported. No reported problems 2016 Assessment: No changes reported. No reported problems.
Distribution	4	$160,740	0	0	0	100	2013 assessment - building complete, under warranty. 2014 Assessment: No changes reported. 2015 assessment: Step-up transformer added to power new CNC equipment. Distribution panel added, disconnects added, bus ducts added. Total cost approx. $60,000 2016 Assessment: No changes reported. No reported problems.
Lighting	4	$160,740	0	0	0	100	Predominantly fluorescent fixtures throughout. 2013 assessment - building complete, under warranty. 2014 - 2015 Assessment: No changes reported. No reported problems 2016 Assessment: No changes reported. No reported problems.

Campus: Greenville
Bldg. No: 15
Building: Braman Center
Area: 17,100sf **Yr Built:** 2012 **Floors:** 1

Use Types:
50 % Technology Lab
50 % Classroom

Notes: New construction, completed in 2013

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Voice/Data	3	$120,555	0	0	0	100	2013 assessment - building complete, under warranty. 2014 - 2015 Assessment: No changes reported. No reported problems 2016 Assessment: No changes reported. No reported problems.
Ceilings	4	$160,740	0	0	0	100	combination of lay-in and open to deck in corridors and some labs, gypsum board in toilet rooms. 2013 assessment - building complete, under warranty. 2014 - 2015 Assessment: No changes reported. No reported problems
Walls/Casework	5	$200,925	0	0	0	100	Painted drywall typical, with tile wainscots. Tile in toilet rooms. 2013 assessment - building complete, under warranty. 2014 - 2015 Assessment: No changes reported. No reported problems
Doors	4	$160,740	0	0	0	100	Exterior doors - aluminum full-lite doors at entries, painted hollow metal at service entries. Interior doors - hollow metal. 2013 assessment - building complete, under warranty. 2014 - 2015 Assessment: No changes reported. No reported problems
Floors	4	$160,740	0	5	5	90	corridors - porcelain tile; classrooms - carpet; labs - concrete; toilet rooms-porcelain tile. 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.

Campus: Greenville
Bldg. No: 15
Building: Braman Center
Area: 17,100sf **Yr Built:** 2012 **Floors:** 1

Use Types:
50 % Technology Lab
50 % Classroom

Notes: New construction, completed in 2013

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Bldg., Fire, ADA, Elevators	2	$80,370	0	0	0	100	Building is fully sprinkled. 2013 assessment - building complete, under warranty. 2014 - 2015 Assessment: No changes reported. No reported problems 2016 Assessment: No changes reported. No reported problems.
Immed. Site, Ext. Ltg., etc	3	$120,555	0	0	0	100	2013 assessment - building complete, under warranty. 2014 - 2015 Assessment: No changes reported. No reported problems 2016 Assessment: No changes reported. No reported problems.
CRV Totals:		$4,018,500	$0	$8,037	$8,037	$4,002,426	

Priority Issues Data

$4,018,500	$0	$0	0.0%	GOOD
CRV	DMB	EXCESS	FCI	RATING

0-5 Year Cumulative Data

$8,037	$0	0.2%	$80,370	GOOD
DMB	EXCESS	FCI	$/YR MAINTAIN	RATING

Campus: Greenville
Bldg. No: 16
Building: Greenville Pole Barn
Area: 4,800sf **Yr Built:** 1970 **Floors:** 1

Use Types:
100% Storage

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

System	CRV of System %	CRV of System $	Pct. of system value to budget for repair/replacement: Immediate	1-5 Years	6-10 Years	11+ Years	System/Component Notes
Structure	30	$115,200	0	0	0	100	Wood pole barn structure 2013 assessment - no reported problems. 2014 Assessment: No changes reported. 2015 Assessment: No changes reported. No reported problems
Roof	20	$76,800	0	0	5	95	standing seam metal roof. 2013 assessment - no reported problems. 2014 assessment: Roof inspected, repaired as necessary. 2015 Assessment: No changes reported. No reported problems
Glazing	0	$0	0	0	0	100	N/A
Cladding	24	$92,160	0	0	5	95	Steel vertical siding. 2013 assessment - no reported problems. 2014 Assessment: No changes reported. 2015 Assessment: No changes reported. No reported problems
HVAC	1	$3,840	0	0	0	100	N/A 2014 assessment: Gas fired infrared heater added. 2015 Assessment: No changes reported. No reported problems
Plumbing/Drainage	0	$0	0	0	0	100	N/A
Primary/Secondary	0	$0	0	0	0	100	N/A
Distribution	1	$3,840	0	0	0	100	N/A 2014 assessment: Power extended to building to support limited lighting and heater. 2015 Assessment: No changes reported. No reported problems
Lighting	0	$0	0	0	0	100	N/A

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Use Types:
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Voice/Data	1	$3,840	0	0	0	100	N/A 2014 assessment: data cabling extended to building to support security camera/system
Ceilings	0	$0	0	0	0	100	N/A
Walls/Casework	0	$0	0	0	0	100	N/A
Doors	5	$19,200	0	0	0	100	2 new overhead doors, 3 man doors 2013 assessment - no reported problems. 2014 Assessment: No changes reported. 2015 Assessment: No changes reported. No reported problems
Floors	14	$53,760	0	0	0	100	Concrete slab floor 2013 assessment - no reported problems. 2014 Assessment: No changes reported. 2015 Assessment: No changes reported. No reported problems
Bldg., Fire, ADA, Elevators	0	$0	0	0	0	100	N/A
Immed. Site, Ext. Ltg., etc	4	$15,360	0	0	0	100	No reported problems 2013 assessment - no reported problems. 2014 Assessment: No changes reported. 2015 Assessment: No changes reported. No reported problems
CRV Totals:		$384,000	$0	$0	$8,448	$375,552	

Priority Issues Data

$384,000	$0	$0	0.0%	GOOD
CRV	DMB	EXCESS	FCI	RATING

0-5 Year Cumulative Data

$0	$0	0.0%	$7,680	GOOD
DMB	EXCESS	FCI	$/YR MAINTAIN	RATING