

## Facility Condition Assessment October 2016

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

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

**Table 1: Facility Condition Index Summary**

Facility Name	Year Constructed	Size (square feet)	Capital Replacement Value	One Year Requirement Cost	Facility Condition Index
Beckwith Hall	2014	63,215	\$8,635,320	\$0	.00
Bertrand Crossing	1998	34,283	\$7,222,561	\$541,981	.08
Hanson Tech. Ctr.	2016	49,338	\$9,790,898	\$0	.00
Mendel Center	1978	138,688	\$35,441,746	\$3,502,928	.10
Napier Academic	1968	307,997	\$89,662,608	\$17,428,030	.19
South Haven	2003	41,222	\$9,742,618	\$155,276	.02
Total/Average		634,743	\$160,495,751	\$21,628,215	.13

**Table 2: Requirement Year 2017 and Five-Year Totals**

Facility Name	Requirement Year	
	2017	2017 - 2021
Beckwith Hall	\$0	\$198,573
Bertrand Crossing	\$541,981	\$1,640,034
Hanson Tech. Ctr.	\$0	\$0
Mendel Center	\$3,502,928	\$21,218,724
Napier Academic	\$17,428,030	\$37,405,501
South Haven	\$155,276	\$1,075,766
Totals	\$21,628,215	\$61,538,599

Discussion: The Requirement Year for the Napier Academic building is heavily weighted towards 2017. This reflects the age of the facility and its primary equipment systems. As noted above, Lake Michigan College has received planning authorization for a Capital Outlay Grant which will address many of these requirements. Bertrand Crossing and South Haven facilities are now 18 and 13 years old respectively and are beginning to show requirements particularly in interior finishes, communications and data systems and technology.

**Table 3: Requirement Criticality by Facility**

Facility Name	Critical	Necessary	Not Critical	Potentially Critical	Total
Beckwith Hall		\$198,573			\$198,573
Bertrand Crossing	\$29,614	\$1,448,324		\$162,097	\$1,640,034
Hanson Tech. Ctr.					\$0
Mendel Center	\$949,291	\$18,575,197	\$245,124	\$1,449,112	\$21,218,724
Napier Academic	\$3,603,822	\$19,541,172	\$946,496	\$13,314,011	\$37,405,501
South Haven		\$1,075,766			\$1,075,766
Totals	\$4,582,727	\$40,839,031	\$1,191,620	\$14,925,219	\$61,538,599

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

## Facility Condition Assessment Requirement Listing

Facility	Priority	Requirement Name	Requirement Category	Prime System	Action Year	Linked System	Requirement Cost
Bertrand Crossing	Currently Critical	Emergency Battery Pack Lights Renewal	Beyond Useful Life	D5092 - Emergency Light and Power Systems	2017	Emergency Battery Pack Lights	29,614
Bertrand Crossing	Potentially Critical	Fire Alarm System - Average Density Renewal	Beyond Useful Life	D5037 - Fire Alarm Systems	2017	Fire Alarm System - Average Density	162,097
Bertrand Crossing	Necessary - Not Yet Critical	Security System - Light Density Renewal	Beyond Useful Life	D5038 - Security and Detection Systems	2019	Security System - Light Density	40,992
Bertrand Crossing	Necessary - Not Yet Critical	Chiller - Screw Renewal	Beyond Useful Life	D3030 - Cooling Generating Systems	2020	Chiller - Screw	262,825
Bertrand Crossing	Necessary - Not Yet Critical	LAN System - Average Density Renewal	Beyond Useful Life	D5039 - Local Area Networks	2017	LAN System - Average Density	125,400
Bertrand Crossing	Necessary - Not Yet Critical	Lighting - Exterior - HID Wall Packs Renewal	Beyond Useful Life	D5020 - Lighting and Branch Wiring	2020	Lighting - Exterior - HID Wall Packs	1,217
Bertrand Crossing	Necessary - Not Yet Critical	Water Heater - Gas Renewal	Beyond Useful Life	D2020 - Domestic Water Distribution	2018	Water Heater - Gas	14,776
Bertrand Crossing	Necessary - Not Yet Critical	Lighting Fixtures - Average Density Renewal	Beyond Useful Life	D5022 - Lighting Equipment	2020	Lighting Fixtures - Average Density	169,918
Bertrand Crossing	Necessary - Not Yet Critical	Painted Finish - Average (1 Coat Prime - 2 Coats Finish) Renewal	Beyond Useful Life	C3010 - Wall Finishes	2017	Painted Finish - Average (1 Coat Prime - 2 Coats Finish)	43,109
Bertrand Crossing	Necessary - Not Yet Critical	Carpeting 3 - Carpet Broadloom Renewal	Beyond Useful Life	C3020 - Floor Finishes	2017	Carpeting 3 - Carpet Broadloom	128,028
Bertrand Crossing	Necessary - Not Yet Critical	Water Coolers - Wall Mount Wheelchair Type Renewal	Beyond Useful Life	D2010 - Plumbing Fixtures	2020	Water Coolers - Wall Mount Wheelchair Type	8,713
Bertrand Crossing	Necessary - Not Yet Critical	VCT 2 Renewal	Beyond Useful Life	C3020 - Floor Finishes	2020	VCT 2	66,419
Bertrand Crossing	Necessary - Not Yet Critical	Exit Signs - Low Density Renewal	Beyond Useful Life	D5092 - Emergency Light and Power Systems	2020	Exit Signs - Low Density	14,937
Bertrand Crossing	Necessary - Not Yet Critical	ACT System Renewal	Beyond Useful Life	C3030 - Ceiling Finishes	2020	ACT System	90,065
Bertrand Crossing	Necessary - Not Yet Critical	DDC System Renewal	Beyond Useful Life	D3060 - Controls and Instrumentation	2020	DDC System	107,344
Bertrand Crossing	Necessary - Not Yet Critical	Exhaust System - Restroom w/Roof Fan Renewal	Beyond Useful Life	D3040 - Distribution Systems	2020	Exhaust System - Restroom w/Roof Fan	17,046
Bertrand Crossing	Necessary - Not Yet Critical	Fittings: Signage (Room Numbering and Identification) Renewal	Beyond Useful Life	C1035 - Identifying Devices	2017	Fittings: Signage (Room Numbering and Identification)	24,738
Bertrand Crossing	Necessary - Not Yet Critical	Return Air Ductwork and Fan Renewal	Beyond Useful Life	D3040 - Distribution Systems	2020	Return Air Ductwork and Fan	303,801
Bertrand Crossing	Necessary - Not Yet Critical	Folding Partitions Renewal	Beyond Useful Life	C1013 - Retractable Partitions	2017	Folding Partitions	28,995
Mendel Center	Currently Critical	Skylights - Monumental Renewal	Beyond Useful Life	B3021 - Glazed Roof Openings	2017	Skylights - Monumental	324,868
Mendel Center	Currently Critical	Branch Wiring, Original - Equipment & Devices Renewal	Beyond Useful Life	D5021 - Branch Wiring Devices	2017	Branch Wiring, Original - Equipment & Devices	471,327
Mendel Center	Currently Critical	ACT System - 1992 Renewal	Beyond Useful Life	C3030 - Ceiling Finishes	2017	ACT System - 1992	153,096
Mendel Center	Potentially Critical	Folding Partitions Renewal	Beyond Useful Life	C1010 - Partitions	2018	Folding Partitions	592,129
Mendel Center	Potentially Critical	Electrical Panel - Lack Circuit Identification	Life Safety	D5012 - Low Tension Service and Dist.	2017	Distribution Equipment, Panelboards, and Feeders 13, 1992	3,482
Mendel Center	Potentially Critical	Lighting Fixtures, Original - Average Density Renewal	Beyond Useful Life	D5022 - Lighting Equipment	2018	Lighting Fixtures, Original - Average Density	398,330
Mendel Center	Potentially Critical	Emergency Battery Pack Lights Renewal	Beyond Useful Life	D5092 - Emergency Light and Power Systems	2017	Emergency Battery Pack Lights	50,377
Mendel Center	Potentially Critical	Wall Covering - Vinyl Renewal	Beyond Useful Life	C3010 - Wall Finishes	2018	Wall Covering - Vinyl	37,958
Mendel Center	Potentially Critical	Carpeting 3 - Carpet Broadloom - 1992 Renewal	Beyond Useful Life	C3020 - Floor Finishes	2018	Carpeting 3 - Carpet Broadloom - 1992	240,251
Mendel Center	Potentially Critical	Intercom System Renewal	Beyond Useful Life	D5032 - Intercommunication and Paging System	2017	Intercom System	100,124
Mendel Center	Potentially Critical	Carpeting 3 - Carpet Broadloom - Hanson Renewal	Beyond Useful Life	C3020 - Floor Finishes	2018	Carpeting 3 - Carpet Broadloom - Hanson	26,461
Mendel Center	Necessary - Not Yet Critical	HVAC Cost Study- Engineer Environmental and Efficiency Study	Air and Water Quality	D3040 - Distribution Systems	2017	Central AHU - Const Volume w/Distribution	63,827
Mendel Center	Necessary - Not Yet Critical	Water Dist Complete Renewal	Beyond Useful Life	D2020 - Domestic Water Distribution	2021	Water Dist Complete	484,398
Mendel Center	Necessary - Not Yet Critical	Wet Sprinkler System - w/Pump Renewal	Beyond Useful Life	D40 - Fire Protection	2019	Wet Sprinkler System - w/Pump	1,245,442
Mendel Center	Necessary - Not Yet Critical	Water Heater - Gas - 2000 Renewal	Beyond Useful Life	D2020 - Domestic Water Distribution	2019	Water Heater - Gas - 2000	14,151
Mendel Center	Necessary - Not Yet Critical	Lighting - Exterior Renewal	Beyond Useful Life	D5020 - Lighting and Branch Wiring	2019	Lighting - Exterior	7,421
Mendel Center	Necessary - Not Yet Critical	Door Assembly - 3 x 7 HM Renewal	Beyond Useful Life	B2030 - Exterior Doors	2021	Door Assembly - 3 x 7 HM	16,153
Mendel Center	Necessary - Not Yet Critical	VCT 2 Renewal	Beyond Useful Life	C3020 - Floor Finishes	2021	VCT 2	72,558
Mendel Center	Necessary - Not Yet Critical	Theater And Stage Equipment - Economy Renewal	Beyond Useful Life	E - Equipment and Furnishings	2020	Theater And Stage Equipment - Economy	272,722
Mendel Center	Necessary - Not Yet Critical	Access Office Flooring System - 1992 Renewal	Beyond Useful Life	C3020 - Floor Finishes	2019	Access Office Flooring System - 1992	32,575
Mendel Center	Necessary - Not Yet Critical	Boiler HW - Gas Fired w/Redundancy Renewal	Beyond Useful Life	D3020 - Heat Generating Systems	2019	Boiler HW - Gas Fired w/Redundancy	1,517,345
Mendel Center	Necessary - Not Yet Critical	Retaining Walls - Concrete Renewal	Beyond Useful Life	G2040 - Site Development	2020	Retaining Walls - Concrete	100,596
Mendel Center	Necessary - Not Yet Critical	LAN System - Average Density Renewal	Beyond Useful Life	D5039 - Local Area Networks	2018	LAN System - Average Density	507,290

## Facility Condition Assessment Requirement Listing

Facility	Priority	Requirement Name	Requirement Category	Prime System	Action Year	Linked System	Requirement Cost
Mendel Center	Necessary - Not Yet Critical	Unit Heaters - Hot Water Renewal	Beyond Useful Life	D3050 - Terminal and Package Units	2019	Unit Heaters - Hot Water	17,741
Mendel Center	Necessary - Not Yet Critical	Kitchen Equipment Renewal	Beyond Useful Life	E - Equipment and Furnishings	2019	Kitchen Equipment	117,357
Mendel Center	Necessary - Not Yet Critical	Exhaust System - General Building Renewal	Beyond Useful Life	D3040 - Distribution Systems	2020	Exhaust System - General Building	163,477
Mendel Center	Necessary - Not Yet Critical	Painted Finish - (1 Coat Prime - 2 Coats Finish) Renewal	Beyond Useful Life	C3010 - Wall Finishes	2020	Painted Finish - (1 Coat Prime - 2 Coats Finish)	109,021
Mendel Center	Necessary - Not Yet Critical	Door Assembly - 3 x 7 Storefront Renewal	Beyond Useful Life	B2030 - Exterior Doors	2021	Door Assembly - 3 x 7 Storefront	4,839
Mendel Center	Necessary - Not Yet Critical	Door Assembly - 6 x 7 HM Renewal	Beyond Useful Life	B2030 - Exterior Doors	2021	Door Assembly - 6 x 7 HM	39,533
Mendel Center	Necessary - Not Yet Critical	Lighting Fixtures, 1992 Renovation - Average Density Renewal	Beyond Useful Life	D5022 - Lighting Equipment	2019	Lighting Fixtures, 1992 Renovation - Average Density	289,052
Mendel Center	Necessary - Not Yet Critical	Exit Signs, Original - Low Density Renewal	Beyond Useful Life	D5092 - Emergency Light and Power Systems	2019	Exit Signs, Original - Low Density	60,427
Mendel Center	Necessary - Not Yet Critical	Smoke Hatches Renewal	Beyond Useful Life	B3020 - Roof Openings	2021	Smoke Hatches	81,681
Mendel Center	Necessary - Not Yet Critical	Aluminum Windows Renewal	Beyond Useful Life	B2020 - Exterior Windows	2020	Aluminum Windows	334,129
Mendel Center	Necessary - Not Yet Critical	Central AHU - VAV System w/Distribution Renewal	Beyond Useful Life	D3040 - Distribution Systems	2019	Central AHU - VAV System w/Distribution	1,112,711
Mendel Center	Necessary - Not Yet Critical	Wood Flooring Renewal	Beyond Useful Life	C3020 - Floor Finishes	2017	Wood Flooring	43,882
Mendel Center	Necessary - Not Yet Critical	Door Assembly - 6 x 7 Storefront Renewal	Beyond Useful Life	B2030 - Exterior Doors	2021	Door Assembly - 6 x 7 Storefront	91,497
Mendel Center	Necessary - Not Yet Critical	Four Pipe Distribution System w/Pump Renewal	Beyond Useful Life	D3040 - Distribution Systems	2021	Four Pipe Distribution System w/Pump	2,719,124
Mendel Center	Necessary - Not Yet Critical	Exhaust System - Restroom w/Roof Fan Renewal	Beyond Useful Life	D3040 - Distribution Systems	2020	Exhaust System - Restroom w/Roof Fan	68,958
Mendel Center	Necessary - Not Yet Critical	Fittings: Signage (Room Numbering and Identification) Renewal	Beyond Useful Life	C1035 - Identifying Devices	2020	Fittings: Signage (Room Numbering and Identification)	100,074
Mendel Center	Necessary - Not Yet Critical	Central AHU - Const Volume w/Distribution Renewal	Beyond Useful Life	D3040 - Distribution Systems	2017	Central AHU - Const Volume w/Distribution	1,755,992
Mendel Center	Necessary - Not Yet Critical	Water Coolers - Wall Mount Renewal	Beyond Useful Life	D2010 - Plumbing Fixtures	2021	Water Coolers - Wall Mount	36,707
Mendel Center	Necessary - Not Yet Critical	Overhead Doors (Electrically Operated) Renewal	Beyond Useful Life	B2030 - Exterior Doors	2021	Overhead Doors (Electrically Operated)	5,680
Mendel Center	Necessary - Not Yet Critical	Restroom - Complete - Single Renewal	Beyond Useful Life	C10 - Interior Construction	2020	Restroom - Complete - Single	46,690
Mendel Center	Necessary - Not Yet Critical	Dry Sprinkler System Renewal	Beyond Useful Life	D40 - Fire Protection	2021	Dry Sprinkler System	30,776
Mendel Center	Necessary - Not Yet Critical	Motor Control Center, Main Elec Room Renewal	Beyond Useful Life	D3069 - Other Controls and Instrumentation	2018	Motor Control Center, Main Elec Room	36,618
Mendel Center	Necessary - Not Yet Critical	Drain Pipe: Not Insulated	Accessibility	C10 - Interior Construction	2017	Restroom - Complete - Gang	1,648
Mendel Center	Necessary - Not Yet Critical	Carpeting 3 - Carpet Broadloom - 2006 Renewal	Beyond Useful Life	C3020 - Floor Finishes	2018	Carpeting 3 - Carpet Broadloom - 2006	64,663
Mendel Center	Necessary - Not Yet Critical	Paint Masonry/Epoxy Finish Renewal	Beyond Useful Life	C3010 - Wall Finishes	2017	Paint Masonry/Epoxy Finish	289,179
Mendel Center	Necessary - Not Yet Critical	Restroom - Complete - Double Renewal	Beyond Useful Life	C10 - Interior Construction	2020	Restroom - Complete - Double	52,493
Mendel Center	Necessary - Not Yet Critical	Restroom - Complete - Gang Renewal	Beyond Useful Life	C10 - Interior Construction	2020	Restroom - Complete - Gang	178,148
Mendel Center	Necessary - Not Yet Critical	Restroom - Shower Renewal	Beyond Useful Life	C10 - Interior Construction	2020	Restroom - Shower	130,142
Mendel Center	Necessary - Not Yet Critical	Distribution Equipment, Panelboards, and Feeders 13 - 3000A 480Y/277V & 208	Beyond Useful Life	D5012 - Low Tension Service and Dist.	2021	Distribution Equipment, Panelboards, and Feeders 13 - 3000	359,530
Mendel Center	Necessary - Not Yet Critical	Emergency Generator - Average 280KW Renewal	Beyond Useful Life	D5092 - Emergency Light and Power Systems	2021	Emergency Generator - Average 280KW	124,570
Mendel Center	Necessary - Not Yet Critical	DDC/Pneumatic System - Hybrid Renewal	Beyond Useful Life	D3060 - Controls and Instrumentation	2020	DDC/Pneumatic System - Hybrid	868,036
Mendel Center	Necessary - Not Yet Critical	Natural Gas Supply for Bldg Renewal	Beyond Useful Life	D2090 - Other Plumbing Systems	2020	Natural Gas Supply for Bldg	301,047
Mendel Center	Necessary - Not Yet Critical	Theater And Stage Equipment - High Quality - 1992 Renewal	Beyond Useful Life	E - Equipment and Furnishings	2021	Theater And Stage Equipment - High Quality - 1992	4,605,293
Mendel Center	Not Time Critical	Rooftop HVAC Equipment - Lacks Service Outlets	Grandfathered Code	D5021 - Branch Wiring Devices	2017	Branch Wiring, Original - Equipment & Devices	7,990
Mendel Center	Not Time Critical	Electrical Panels - Lack Dedicated Space	Grandfathered Code	D5012 - Low Tension Service and Dist.	2017	Distribution Equipment, Panelboards, and Feeders 13 - 3000	37,698
Mendel Center	Not Time Critical	Guard and Handrails - Non-Compliant	Grandfathered Code	C20 - Stairs	2017	Stairs	40,970
Mendel Center	Not Time Critical	Electrical Outlets - Lack GFCI Receptacle	Grandfathered Code	D5021 - Branch Wiring Devices	2017	Branch Wiring, Original - Equipment & Devices	10,424
Mendel Center	Not Time Critical	Hardware - Not ADAAG Compliant	Accessibility	C1020 - Interior Doors	2017	Swinging Doors	135,145
Mendel Center	Not Time Critical	Partitions- Generator Room Non-Compliant	Grandfathered Code		2017		12,897
Napier Academic	Currently Critical	Carpeting 3 - Carpet Broadloom - D Wing Lecture Renewal	Beyond Useful Life	C3020 - Floor Finishes	2017	Carpeting 3 - Carpet Broadloom - D Wing Lecture	66,240
Napier Academic	Currently Critical	Motor Control Center Renewal	Beyond Useful Life	D3069 - Other Controls and Instrumentation	2017	Motor Control Center	347,869
Napier Academic	Currently Critical	Exterior Stairs - Concrete - Circular Renewal	Beyond Useful Life	B1015 - Exterior Stairs and Fire Escapes	2017	Exterior Stairs - Concrete - Circular	25,800

## Facility Condition Assessment Requirement Listing

Facility	Priority	Requirement Name	Requirement Category	Prime System	Action Year	Linked System	Requirement Cost
Napier Academic	Currently Critical	DDC/Pneumatic System - Hybrid Renewal	Beyond Useful Life	D3060 - Controls and Instrumentation	2017	DDC/Pneumatic System - Hybrid	1,897,369
Napier Academic	Currently Critical	Chiller - Centrifugal wo Cooling Tower - 1968 Renewal	Beyond Useful Life	D3030 - Cooling Generating Systems	2017	Chiller - Centrifugal wo Cooling Tower - 1968	253,437
Napier Academic	Currently Critical	Carpeting 3 - Carpet Broadloom - E Wing Renewal	Beyond Useful Life	C3020 - Floor Finishes	2017	Carpeting 3 - Carpet Broadloom - E Wing	8,761
Napier Academic	Currently Critical	Steel Windows Renewal	Beyond Useful Life	B2020 - Exterior Windows	2017	Steel Windows	655,834
Napier Academic	Currently Critical	Carpeting 3 - Carpet Broadloom - L Wing Renewal	Beyond Useful Life	C3020 - Floor Finishes	2017	Carpeting 3 - Carpet Broadloom - L Wing	348,512
Napier Academic	Potentially Critical	Branch Wiring, Original - Equipment & Devices Renewal	Beyond Useful Life	D5021 - Branch Wiring Devices	2017	Branch Wiring, Original - Equipment & Devices	1,029,138
Napier Academic	Potentially Critical	Central AHU - Const Volume w/Distribution Renewal	Beyond Useful Life	D3040 - Distribution Systems	2017	Central AHU - Const Volume w/Distribution	4,180,683
Napier Academic	Potentially Critical	UPS System 120V Single Phase - per KVA Renewal	Beyond Useful Life	D5092 - Emergency Light and Power Systems	2018	UPS System 120V Single Phase - per KVA	65,916
Napier Academic	Potentially Critical	Carpeting 3 - Carpet Broadloom - S Wing Renewal	Beyond Useful Life	C3020 - Floor Finishes	2018	Carpeting 3 - Carpet Broadloom - S Wing	103,565
Napier Academic	Potentially Critical	ACT Concealed Spline System - A Wing Renewal	Beyond Useful Life	C3030 - Ceiling Finishes	2018	ACT Concealed Spline System - A Wing	64,218
Napier Academic	Potentially Critical	ACT Concealed Spline System - S Wing Renewal	Beyond Useful Life	C3030 - Ceiling Finishes	2018	ACT Concealed Spline System - S Wing	115,432
Napier Academic	Potentially Critical	Exit Signs, Original - Low Density Renewal	Beyond Useful Life	D5092 - Emergency Light and Power Systems	2017	Exit Signs, Original - Low Density	92,458
Napier Academic	Potentially Critical	VCT 2 - S Wing Renewal	Beyond Useful Life	C3020 - Floor Finishes	2017	VCT 2 - S Wing	3,348
Napier Academic	Potentially Critical	Boiler HW - Gas/Oil Fired w/Redundancy Renewal	Beyond Useful Life	D3020 - Heat Generating Systems	2017	Boiler HW - Gas/Oil Fired w/Redundancy	179,182
Napier Academic	Potentially Critical	ACT Concealed Spline System - L Wing Renewal	Beyond Useful Life	C3030 - Ceiling Finishes	2018	ACT Concealed Spline System - L Wing	347,082
Napier Academic	Potentially Critical	Emergency Battery Pack Lights Renewal	Beyond Useful Life	D5092 - Emergency Light and Power Systems	2017	Emergency Battery Pack Lights	12,957
Napier Academic	Potentially Critical	Fire Alarm System - Average Density Renewal	Beyond Useful Life	D5037 - Fire Alarm Systems	2017	Fire Alarm System - Average Density	1,433,337
Napier Academic	Potentially Critical	Aluminum Windows - L Wing Renewal	Beyond Useful Life	B2020 - Exterior Windows	2017	Aluminum Windows - L Wing	455,630
Napier Academic	Potentially Critical	ACT Concealed Spline System - D Wing Renewal	Beyond Useful Life	C3030 - Ceiling Finishes	2018	ACT Concealed Spline System - D Wing	13,793
Napier Academic	Potentially Critical	Perimeter Units Renewal	Beyond Useful Life	D3040 - Distribution Systems	2017	Perimeter Units	5,067,781
Napier Academic	Potentially Critical	Heat Exchanger - HW/HW - Shell and Tube Renewal	Beyond Useful Life	D2020 - Domestic Water Distribution	2017	Heat Exchanger - HW/HW - Shell and Tube	4,989
Napier Academic	Potentially Critical	Public Address System - Average Density Renewal	Beyond Useful Life	D5031 - Public Address and Music Systems	2017	Public Address System - Average Density	28,277
Napier Academic	Potentially Critical	Carpeting 3 - Carpet Broadloom - C Wing Renewal	Beyond Useful Life	C3020 - Floor Finishes	2017	Carpeting 3 - Carpet Broadloom - C Wing	116,226
Napier Academic	Necessary - Not Yet Critical	Carpeting 3 - Carpet Broadloom - C Wing - 2008 Renewal	Beyond Useful Life	C3020 - Floor Finishes	2020	Carpeting 3 - Carpet Broadloom - C Wing - 2008	21,029
Napier Academic	Necessary - Not Yet Critical	Roof Drainage Renewal	Beyond Useful Life	D2040 - Rain Water Drainage	2020	Roof Drainage	649,088
Napier Academic	Necessary - Not Yet Critical	Exterior Stairs - Concrete Renewal	Beyond Useful Life	B1015 - Exterior Stairs and Fire Escapes	2020	Exterior Stairs - Concrete	26,272
Napier Academic	Necessary - Not Yet Critical	Door Assembly - 3 x 7 HM Renewal	Beyond Useful Life	B2030 - Exterior Doors	2020	Door Assembly - 3 x 7 HM	68,650
Napier Academic	Necessary - Not Yet Critical	Plaster Walls - 3 Coats Renewal	Beyond Useful Life	C1010 - Partitions	2020	Plaster Walls - 3 Coats	1,185,339
Napier Academic	Necessary - Not Yet Critical	Paint Masonry/Epoxy Finish - Economy Renewal	Beyond Useful Life	C3010 - Wall Finishes	2017	Paint Masonry/Epoxy Finish - Economy	68,880
Napier Academic	Necessary - Not Yet Critical	Painted Finish - (1 Coat Prime - 2 Coats Finish) Renewal	Beyond Useful Life	C3010 - Wall Finishes	2020	Painted Finish - (1 Coat Prime - 2 Coats Finish)	515,508
Napier Academic	Necessary - Not Yet Critical	VCT 2 - A Wing Renewal	Beyond Useful Life	C3020 - Floor Finishes	2019	VCT 2 - A Wing	558
Napier Academic	Necessary - Not Yet Critical	VAT - C Wing	Asbestos	C3020 - Floor Finishes	2018	VCT 2 - C Wing	224,768
Napier Academic	Necessary - Not Yet Critical	Carpeting 3 - Carpet Broadloom - B Wing Renewal	Beyond Useful Life	C3020 - Floor Finishes	2019	Carpeting 3 - Carpet Broadloom - B Wing	16,647
Napier Academic	Necessary - Not Yet Critical	VCT 2 - E Wing Renewal	Beyond Useful Life	C3020 - Floor Finishes	2019	VCT 2 - E Wing	13,953
Napier Academic	Necessary - Not Yet Critical	Custodial/Utility Sinks Renewal	Beyond Useful Life	D2010 - Plumbing Fixtures	2017	Custodial/Utility Sinks	159,736
Napier Academic	Necessary - Not Yet Critical	CMU Walls - Glazed 2 Sides Renewal	Beyond Useful Life	C1010 - Partitions	2020	CMU Walls - Glazed 2 Sides	45,844
Napier Academic	Necessary - Not Yet Critical	Door Assembly - 6 x 7 Storefront Renewal	Beyond Useful Life	B2030 - Exterior Doors	2020	Door Assembly - 6 x 7 Storefront	121,996
Napier Academic	Necessary - Not Yet Critical	VAT - A Wing	Asbestos	C3020 - Floor Finishes	2017	VCT 2 - A Wing	1,006
Napier Academic	Necessary - Not Yet Critical	LAN System - Average Density Renewal	Beyond Useful Life	D5039 - Local Area Networks	2018	LAN System - Average Density	1,108,843
Napier Academic	Necessary - Not Yet Critical	Restroom - Complete - Gang - C Wing Renewal	Beyond Useful Life	C10 - Interior Construction	2019	Restroom - Complete - Gang - C Wing	178,148
Napier Academic	Necessary - Not Yet Critical	Emergency Generator - Lacks Capacity	Capacity/Design	D5092 - Emergency Light and Power Systems	2017	Emergency Generator - Average 100KW	53,064
Napier Academic	Necessary - Not Yet Critical	Dumbwaiter for Low Rise Renewal	Beyond Useful Life	D1090 - Other Conveying Systems	2019	Dumbwaiter for Low Rise	37,448

## Facility Condition Assessment Requirement Listing

Facility	Priority	Requirement Name	Requirement Category	Prime System	Action Year	Linked System	Requirement Cost
Napier Academic	Necessary - Not Yet Critical	Door Assembly - 6 x 7 HM Renewal	Beyond Useful Life	B2030 - Exterior Doors	2020	Door Assembly - 6 x 7 HM	23,720
Napier Academic	Necessary - Not Yet Critical	Scoreboard Single Sided – College/High school Arena (Lower End) Renewal	Beyond Useful Life	D5031 - Public Address and Music Systems	2019	Scoreboard Single Sided – College/High school Arena (Low	4,547
Napier Academic	Necessary - Not Yet Critical	HVAC Cost Study- Engineer Environmental and Efficiency Study	Air and Water Quality	D3040 - Distribution Systems	2017	Central AHU - Const Volume w/Distribution	63,827
Napier Academic	Necessary - Not Yet Critical	Distribution Equipment, Panelboards, and Feeders 13 - 4000A 480Y/277V & 208	Beyond Useful Life	D5012 - Low Tension Service and Dist.	2020	Distribution Equipment, Panelboards, and Feeders 13 - 4000	1,356,141
Napier Academic	Necessary - Not Yet Critical	Emergency Generator - Average 100KW Renewal	Beyond Useful Life	D5092 - Emergency Light and Power Systems	2018	Emergency Generator - Average 100KW	47,263
Napier Academic	Necessary - Not Yet Critical	Split System AC - 1990 Renewal	Beyond Useful Life	D3050 - Terminal and Package Units	2017	Split System AC - 1990	20,052
Napier Academic	Necessary - Not Yet Critical	Carpeting 3 - Carpet Broadloom - C Wing - 2000 Renewal	Beyond Useful Life	C3020 - Floor Finishes	2020	Carpeting 3 - Carpet Broadloom - C Wing - 2000	140,856
Napier Academic	Necessary - Not Yet Critical	Carpeting 3 - Carpet Broadloom - A Wing Renewal	Beyond Useful Life	C3020 - Floor Finishes	2017	Carpeting 3 - Carpet Broadloom - A Wing	47,963
Napier Academic	Necessary - Not Yet Critical	Carpeting 3 - Carpet Broadloom - A Wing - 2000 Renewal	Beyond Useful Life	C3020 - Floor Finishes	2020	Carpeting 3 - Carpet Broadloom - A Wing - 2000	54,323
Napier Academic	Necessary - Not Yet Critical	Carpeting 3 - Carpet Broadloom - B Wing - 2000 Renewal	Beyond Useful Life	C3020 - Floor Finishes	2020	Carpeting 3 - Carpet Broadloom - B Wing - 2000	224,654
Napier Academic	Necessary - Not Yet Critical	Exhaust System - Kitchen Renewal	Beyond Useful Life	D3040 - Distribution Systems	2020	Exhaust System - Kitchen	59,589
Napier Academic	Necessary - Not Yet Critical	Restroom - Complete - Gang - L Wing Renewal	Beyond Useful Life	C10 - Interior Construction	2020	Restroom - Complete - Gang - L Wing	178,148
Napier Academic	Necessary - Not Yet Critical	Water Heater - Electric Renewal	Beyond Useful Life	D2020 - Domestic Water Distribution	2017	Water Heater - Electric	7,964
Napier Academic	Necessary - Not Yet Critical	Carpeting 3 - Carpet Broadloom - D Wing - 2000 Renewal	Beyond Useful Life	C3020 - Floor Finishes	2020	Carpeting 3 - Carpet Broadloom - D Wing - 2000	21,467
Napier Academic	Necessary - Not Yet Critical	Fixed Theater Seating - Deluxe - S Wing Renewal	Beyond Useful Life	E - Equipment and Furnishings	2020	Fixed Theater Seating - Deluxe - S Wing	2,189
Napier Academic	Necessary - Not Yet Critical	Overhead Doors (Manually Operated) - B Wing Renewal	Beyond Useful Life	B2030 - Exterior Doors	2020	Overhead Doors (Manually Operated) - B Wing	22,028
Napier Academic	Necessary - Not Yet Critical	CMU Block Walls - Plain Renewal	Beyond Useful Life	C1010 - Partitions	2020	CMU Block Walls - Plain	116,156
Napier Academic	Necessary - Not Yet Critical	Natural Gas Supply for Bldg Renewal	Beyond Useful Life	D2090 - Other Plumbing Systems	2020	Natural Gas Supply for Bldg	658,034
Napier Academic	Necessary - Not Yet Critical	Unit Heaters - Hot Water Renewal	Beyond Useful Life	D3050 - Terminal and Package Units	2018	Unit Heaters - Hot Water	35,483
Napier Academic	Necessary - Not Yet Critical	Door Assembly - 3 x 7 Storefront Renewal	Beyond Useful Life	B2030 - Exterior Doors	2020	Door Assembly - 3 x 7 Storefront	29,034
Napier Academic	Necessary - Not Yet Critical	Hydraulic Passenger Elevator Renewal	Beyond Useful Life	D1010 - Elevators and Lifts	2018	Hydraulic Passenger Elevator	294,939
Napier Academic	Necessary - Not Yet Critical	Restroom - Complete - Double - A Wing Renewal	Beyond Useful Life	C10 - Interior Construction	2020	Restroom - Complete - Double - A Wing	52,493
Napier Academic	Necessary - Not Yet Critical	Brick Walls - Mortar Joints Deteriorated	Reliability	B2010 - Exterior Walls	2017	Brick Walls	137,735
Napier Academic	Necessary - Not Yet Critical	Fixed Theater Seating - Deluxe - D Wing Renewal	Beyond Useful Life	E - Equipment and Furnishings	2020	Fixed Theater Seating - Deluxe - D Wing	16,343
Napier Academic	Necessary - Not Yet Critical	VAT - S Wing	Asbestos	C3020 - Floor Finishes	2017	VCT 2 - S Wing	5,850
Napier Academic	Necessary - Not Yet Critical	Four Pipe Distribution System w/Pump Renewal	Beyond Useful Life	D3040 - Distribution Systems	2020	Four Pipe Distribution System w/Pump	5,943,516
Napier Academic	Necessary - Not Yet Critical	VAT - E Wing	Asbestos	C3020 - Floor Finishes	2018	VCT 2 - E Wing	4,203
Napier Academic	Necessary - Not Yet Critical	Water Heater - Gas Renewal	Beyond Useful Life	D2020 - Domestic Water Distribution	2017	Water Heater - Gas	5,722
Napier Academic	Necessary - Not Yet Critical	Wet Standpipe System Renewal	Beyond Useful Life	D40 - Fire Protection	2020	Wet Standpipe System	616,675
Napier Academic	Necessary - Not Yet Critical	Sanitary Waste Renewal	Beyond Useful Life	D2030 - Sanitary Waste	2020	Sanitary Waste	2,011,201
Napier Academic	Necessary - Not Yet Critical	Pedestrian Sky Bridges - Concrete Renewal	Beyond Useful Life	B2010 - Exterior Walls	2020	Pedestrian Sky Bridges - Concrete	914,680
Napier Academic	Necessary - Not Yet Critical	Drain Pipe: Not Insulated	Accessibility	D2030 - Sanitary Waste	2017	Sanitary Waste	1,648
Napier Academic	Necessary - Not Yet Critical	Quarry Tile - L Wing Renewal	Beyond Useful Life	C3020 - Floor Finishes	2020	Quarry Tile - L Wing	74,013
Napier Academic	Necessary - Not Yet Critical	GWB Taped and Finished - L Wing Renewal	Beyond Useful Life	C3030 - Ceiling Finishes	2020	GWB Taped and Finished - L Wing	5,366
Napier Academic	Necessary - Not Yet Critical	Hydraulic Freight Elevator Renewal	Beyond Useful Life	D1010 - Elevators and Lifts	2018	Hydraulic Freight Elevator	234,585
Napier Academic	Necessary - Not Yet Critical	Carpeting 3 - Carpet Broadloom - B Wing - 2008 Renewal	Beyond Useful Life	C3020 - Floor Finishes	2020	Carpeting 3 - Carpet Broadloom - B Wing - 2008	15,771
Napier Academic	Necessary - Not Yet Critical	VCT 2 - C Wing Renewal	Beyond Useful Life	C3020 - Floor Finishes	2019	VCT 2 - C Wing	81,796
Napier Academic	Necessary - Not Yet Critical	Lighting Fixtures, Original - Average Density Renewal	Beyond Useful Life	D5022 - Lighting Equipment	2019	Lighting Fixtures, Original - Average Density	823,160
Napier Academic	Necessary - Not Yet Critical	Kitchen Equipment Renewal	Beyond Useful Life	E - Equipment and Furnishings	2019	Kitchen Equipment	117,357
Napier Academic	Necessary - Not Yet Critical	GWB Walls - Standard (Non-Painted) Renewal	Beyond Useful Life	C1010 - Partitions	2020	GWB Walls - Standard (Non-Painted)	498,311
Napier Academic	Necessary - Not Yet Critical	GWB Taped and Finished - D Wing Renewal	Beyond Useful Life	C3030 - Ceiling Finishes	2020	GWB Taped and Finished - D Wing	25,228
Napier Academic	Necessary - Not Yet Critical	Exterior Stairs - Concrete - Platform Renewal	Beyond Useful Life	B1015 - Exterior Stairs and Fire Escapes	2020	Exterior Stairs - Concrete - Platform	28,068

## Facility Condition Assessment Requirement Listing

Facility	Priority	Requirement Name	Requirement Category	Prime System	Action Year	Linked System	Requirement Cost
Napier Academic	Necessary - Not Yet Critical	Water Coolers - Wall Mount Renewal	Beyond Useful Life	D2010 - Plumbing Fixtures	2018	Water Coolers - Wall Mount	22,295
Napier Academic	Not Time Critical	Hardware - Not ADAAG Compliant	Accessibility	C1020 - Interior Doors	2017	Swinging Doors	555,836
Napier Academic	Not Time Critical	Guard and Handrails - Non-Compliant	Grandfathered Code	C20 - Stairs	2018	Stairs	299,740
Napier Academic	Not Time Critical	Electrical Outlets - Lack GFCI Receptacle	Grandfathered Code	D5021 - Branch Wiring Devices	2017	Branch Wiring, Original - Equipment & Devices	15,039
Napier Academic	Not Time Critical	Guards - Lacking	Grandfathered Code		2017		26,783
Napier Academic	Not Time Critical	Electrical Panels - Lack Dedicated Space	Grandfathered Code	D5012 - Low Tension Service and Dist.	2017	Distribution Equipment, Panelboards, and Feeders 13 - 4000	28,274
Napier Academic	Not Time Critical	Handrails - Lacking	Grandfathered Code		2017		20,825
South Haven	Necessary - Not Yet Critical	Fire Alarm System - Average Density Renewal	Beyond Useful Life	D5037 - Fire Alarm Systems	2020	Fire Alarm System - Average Density	194,906
South Haven	Necessary - Not Yet Critical	Vinyl Sheet Goods Renewal	Beyond Useful Life	C3020 - Floor Finishes	2020	Vinyl Sheet Goods	35,688
South Haven	Necessary - Not Yet Critical	Paint Masonry/Epoxy Finish - Economy Renewal	Beyond Useful Life	C3010 - Wall Finishes	2020	Paint Masonry/Epoxy Finish - Economy	13,427
South Haven	Necessary - Not Yet Critical	Carpeting 5 - Carpet Tiles Renewal	Beyond Useful Life	C3020 - Floor Finishes	2017	Carpeting 5 - Carpet Tiles	155,276
South Haven	Necessary - Not Yet Critical	LAN System - Average Density Renewal	Beyond Useful Life	D5039 - Local Area Networks	2020	LAN System - Average Density	150,781
South Haven	Necessary - Not Yet Critical	DX Condensing Unit Renewal	Beyond Useful Life	D3030 - Cooling Generating Systems	2020	DX Condensing Unit	196,486
South Haven	Necessary - Not Yet Critical	Water Heater - Gas Renewal	Beyond Useful Life	D2020 - Domestic Water Distribution	2020	Water Heater - Gas	28,302
South Haven	Necessary - Not Yet Critical	Unit Heaters - Electric Renewal	Beyond Useful Life	D3050 - Terminal and Package Units	2020	Unit Heaters - Electric	27,537
South Haven	Necessary - Not Yet Critical	Folding Partitions Renewal	Beyond Useful Life	C1010 - Partitions	2020	Folding Partitions	120,757
South Haven	Necessary - Not Yet Critical	Fittings: Signage (Room Numbering and Identification) Renewal	Beyond Useful Life	C1035 - Identifying Devices	2021	Fittings: Signage (Room Numbering and Identification)	29,745
South Haven	Necessary - Not Yet Critical	Painted Finish - (1 Coat Prime - 2 Coats Finish) Renewal	Beyond Useful Life	C3010 - Wall Finishes	2020	Painted Finish - (1 Coat Prime - 2 Coats Finish)	73,572
South Haven	Necessary - Not Yet Critical	Security System - Light Density Renewal	Beyond Useful Life	D5038 - Security and Detection Systems	2019	Security System - Light Density	49,289
Beckwith Hall	Necessary - Not Yet Critical	Repaint suite wall surfaces	Beyond Useful Life	C3010 - Wall Finishes	2018	Painted Finish - (1 Coat Prime - 2 Coats Finish)	33,325
Beckwith Hall	Necessary - Not Yet Critical	Repaint suite wall surfaces	Beyond Useful Life	C3010 - Wall Finishes	2019	Painted Finish - (1 Coat Prime - 2 Coats Finish)	33,325
Beckwith Hall	Necessary - Not Yet Critical	Repaint suite wall surfaces	Beyond Useful Life	C3010 - Wall Finishes	2020	Painted Finish - (1 Coat Prime - 2 Coats Finish)	33,325
Beckwith Hall	Necessary - Not Yet Critical	Repaint suite wall surfaces	Beyond Useful Life	C3010 - Wall Finishes	2021	Painted Finish - (1 Coat Prime - 2 Coats Finish)	33,325
Beckwith Hall	Necessary - Not Yet Critical	Replace hallway carpet	Beyond Useful Life	C3020 - Floor Finishes	2018	Carpeting 3 - Carpet Broadloom - 1 Floor	32,637
Beckwith Hall	Necessary - Not Yet Critical	Replace hallway carpet	Beyond Useful Life	C3020 - Floor Finishes	2021	Carpeting 3 - Carpet Broadloom - 1 Floor	32,637