



**Grand Rapids Community College  
State of Michigan FY 2024  
Five-Year Capital Outlay Plan**

**Approved by GRCC Board of Trustees  
October 17, 2022**

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## Section 1 - Mission Statement

The Grand Rapids Board of Education founded Grand Rapids Junior College (GRJC) in 1914 following a resolution by the University of Michigan faculty that encouraged the establishment of junior colleges in Michigan. Grand Rapids Junior College was the first junior college in Michigan. In the 1950's and 1960's, the state of Michigan passed constitutional language and legislative acts, which still regulate Grand Rapids Community College (GRCC), that outlined the responsibilities of and requirements for community colleges. Under the 1966 Community College Act, Michigan included postsecondary vocational-technical education in the community college program. Consequently, GRCC now offers education services for workforce degree students, transfer students, and job training students.

Since its founding, GRCC has developed a strong reputation for academic excellence and innovation. The College has been accredited continuously since 1917 by the Higher Learning Commission and currently follows the HLC Open Pathway model for continuous accreditation. In May 2015, the Higher Learning Commission reappraised accreditation for Grand Rapids Community College extending GRCC's accreditation to 2023. GRCC is currently engaged in preparations for a comprehensive evaluation by HLC in 2024 to ensure reaffirmation of the institution's accreditation.

In addition to institutional accreditation through the Higher Learning Commission, many GRCC programs hold separate accreditations including the Early Childhood Associate Degree program and Lab Preschool, six health programs, Culinary Arts, Corrections/Law Enforcement, Visual Arts, Music programs and Automotive Technology.

In 2020, GRCC was one of 16 in the nation named a 2020 Most Promising Places to Work in Community Colleges by the National Institute for Staff and Organizational Development and the publication *Diverse: Issues in Higher Education*. Most recently, Grand Rapids Community College's leadership in promoting equity and inclusion was recognized by Corp! Magazine with the **2020 Diversity Focused Company Award**.

GRCC's downtown campus encompasses an eight-block area located in downtown Grand Rapids, and the DeVos campus located in the Heritage Hill neighborhood, two blocks east. GRCC also offers courses at a variety of off-campus locations including the Tassell Michigan Technical Education Center (M-TEC®) and at numerous high schools in Kent County. The College has made a major commitment to serving the West Michigan community by purchasing the former JCPenney in the Shops at Westshore mall to become a consolidated GRCC Lakeshore Campus. The GRCC Lakeshore Campus officially opened in August 2021 and now serves more than 700 students in fall 2022.

Given GRCC's open-access enrollment policy, the institution is serving a very diverse range of students. In addition to 'traditional' students seeking terminal degrees and those seeking to transfer to four-year institutions, GRCC also serves high school students pursuing advanced placement, dual enrollment/early college and middle college, adults seeking job training or retraining, apprentices, international students, developmental students and older learners.

GRCC has successfully utilized a large group engagement process for strategic planning for more than 20 years. The College’s Strategic Leadership Team is made up of nearly 100 employees who continued to meet virtually during the pandemic to review data and develop the new priorities toward achieving the College’s five strategic goals: Teaching and Learning, Completion and Transfer, Equity, Community Impact, and Infrastructure & Sustainability. The new 2022-2025 Strategic Plan framework was submitted to the President and approved by the Board of Trustees in June 2022. This strategic plan is our roadmap as we move into the future.

*Figure OP.1 GRCC Vision, Mission, Values, Goals*

VISION
<p>GRCC provides relevant educational opportunities that are responsive to the needs of the community and inspires students to meet economic, social and environmental challenges to become active participants in shaping the world of the future.</p>
MISSION
<p>GRCC is an open access college that prepares individuals to attain their goals and contribute to the community.</p>
VALUES
<p><b>Excellence</b> – We commit to the highest standards in our learning and working environments.</p> <p><b>Diversity</b> – We create an inclusive, welcoming, and respectful environment that recognizes the value, diversity, and dignity of each person.</p> <p><b>Responsiveness</b> – We anticipate and address the needs of students, colleagues, and community.</p> <p><b>Innovation</b> – We seek creative solutions through collaboration, experimentation, and adaptation.</p> <p><b>Accountability</b> – We set benchmarks and outcomes to frame our decision-making, measure our performance, and evaluate our results.</p> <p><b>Sustainability</b> – We use resources in responsible ways to achieve equity across our social, economic, and environmental practices and policies.</p> <p><b>Respect</b> – We treat others with courtesy, consideration and civility.</p> <p><b>Integrity</b> – We commit to GRCC values and take personal responsibility for our words and actions.</p>
GOALS
<p><b>Teaching and Learning</b> – The College develops curriculum and curriculum delivery, and supports instruction that measurably improves student learning.</p>

**Completion and Transfer** – The College sustains and continuously improves our focus on successful student goal achievement whether that be completion of a degree/credential, transfer to another college, or personal interest/skill attainment.

**Equity** – The College works to create and support equitable practices across the institution to remove barriers and ensure high comparable outcomes for all identifiable groups.

**Community Impact** – The College seeks to positively impact the community by educating and training students with relevant skills so that they are retained in the service region holding living-wage jobs, as well as through collaborations/events with education and community partners.

**Infrastructure and Sustainability** – The College effectively plans for and uses our resources to preserve and enhance the institution.

## **Strategic Plan - 2022 – 2025**

The College’s Board of Trustees approved the 2022-25 Strategic Plan framework on June 13, 2022, based on the 2021-22 Strategic Leadership Team (SLT) recommendations. During the 2022-23 academic year, the SLT Executive Team will coordinate with the President’s Office to implement the framework outlined below, beginning with the following actions: identify and recommend goal co-leaders; identify and recommend college actions, College Action Projects (CAPs), and co-leaders for action and/or CAP teams to support the accomplishment of each goal based on the priorities; and identify and recommend indicators, then schedule Board monitoring report presentations. These actions will be discussed with and presented to the SLT membership for endorsement beginning with the September 2022 SLT meeting and then in subsequent meetings to fulfill the implementation of GRCC’s 2022-25 Strategic Plan.

### **2022-25 Strategic Plan**

GRCC’s 2022-25 GRCC Strategic Plan acknowledges the following overarching principles:

1. Equity encompasses all 5 Goals
2. There is also interconnection among the Goals
3. Every GRCC faculty and staff member is an educator
4. Enrollment is a focus for all GRCC stakeholders
5. Continue to advocate for all programs to lead to living-wage jobs

### **Strategic Goals: Definitions and Priorities**

#### **Strategic Goal #1: Teaching & Learning**

The College develops and delivers curriculum that supports instruction through various modalities that meet students’ needs to measurably improve student learning and success.

**Goal 1 Priorities:**

1. Adult learners
2. Scheduling/course offerings
3. Inclusive learning environments at GRCC

**Strategic Goal #2: Completion & Transfer**

The College sustains and continuously improves our focus on successful student goal achievement.

**Goal 2 Priorities:**

1. Common understanding of completion, transfer, and data collection
2. Better career planning
3. Retention and graduation rates of historically underserved students

**Strategic Goal #3: Equity**

The College uses benchmarks in access and equity to remove barriers and create inclusive policies, procedures, and practices.

**Goal 3 Priorities:**

1. Supporting students' mental health and basic needs beyond providing food and technology assistance
2. Institutional ethos on equity and inclusion
3. Scaling up representation of historically underrepresented faculty and staff, including retention and belonging
4. Pipeline for students

**Strategic Goal #4: Community Impact**

The College seeks to impact and serve the community by educating students and sustaining partnerships.

**Goal 4 Priorities:**

1. Strategic Enrollment Management Plan
2. Continue to enhance academic and student services at the Lakeshore Campus
3. K-12 partnerships with GRCC and area businesses (Kent and Ottawa Counties)

**Strategic Goal #5: Infrastructure & Sustainability**

The College effectively and responsibly uses our resources to enhance and improve GRCC and our community.

**Goal 5 Priorities:**

1. Human resources
2. Balance of physical space and technology
3. Sustainability

## Section 2 – Instructional Programming

### A. *Instructional Vision*

Grand Rapids Community College is a college of choice. We are an open-access institution that transforms students through experiences that blend rigor with relationship, safety with risk, independence with support, community with individual, and theory with practice. We are committed to promoting freedom of inquiry through a broad range of programs providing students with both breadth and depth in their learning experiences. We are an integral community partner within the educational system of our region and share responsibility for its effectiveness.

Our overarching goal for learning is:

GRCC students will become successful learners and responsible community members. Our students will have the competencies to be successful in the future they help create. To reach this goal we have set specific objectives in the areas of academic challenge, active and collaborative learning, student effort, and support for learners and student faculty interaction.

The principles we hold to achieve this vision are:

- All people can learn given the right conditions and supports.
- Comprehensive supports are critical for the successful learning process.
- We improve learning by applying our understanding of the ways that people learn best and then assessing and responding to the results.
- We shape learning environments with conscious and purposeful intention.
- Curriculum is active, interactive, and dynamic.
- We are committed to engaging in and promoting life-long learning.

To support this vision, GRCC's Academic and Student Affairs division is aligned to the College's Strategic Plan (2022-2025) in supporting individual and department-level projects and goals. We also recently completed the HLC Assessment Academy, which provided further support for this work. Additionally, through the Teaching and Learning Quality Model (TLQM), we track progress on process measures, outcomes, and yearly improvement plans for key academic processes. Our Academic Program Review process tracks the assessment of program learning outcomes. All of these efforts are geared to advance student success and completion by continuously improving the quality of the work we are doing.

### B. *Existing Academic Programs*

Our liberal arts programs provide students with college-level curricula that create a foundation for individual achievement – whether this takes the form of the pursuit of a profession, the attainment of a baccalaureate degree, self-enrichment, or the exercise of civic responsibility. Our occupational programs provide students with the skills and knowledge needed to obtain a credential, certificate, or degree in order to succeed in chosen occupations. The full list of programs, degrees and certificates is included as Appendix C.

## ***Projected programming changes during the next five years***

### **1. Student Success**

GRCC's division of Student Success continues to implement improvements and changes to the support services and programs offered at the college that provide the greatest value and benefit for the changing needs of the prospective, new, and returning students. The college employs service systems and processes to provide an intentional student experience that is high-touch, high-tech, and highly engaging with a focus on access, persistence, transfer, and completion. The use of continuous improvement practices has led to service reorganization, process streamlining, leveraging of technology resources, and services integration. These improvements have also included the future planning and changes to existing space to accommodate a more responsive and personalized service and learning environment. The goal is to continue to identify process improvement opportunities that increase student satisfaction, maintain quality and value, reduce response time on outbound and inbound student follow-up, maximize user-friendly self-service features, and increase engaging student contacts. An example of this work is our recent Title III Strengthening Institutional grant award. Through this U.S. Department of Education grant award, we have implemented a redesign of our academic advising services. Now, all degree seeking students are assigned both an academic advisor and success coach upon admission. We have also implemented a Student Success Management System platform to use data and predictive analytics to proactively identify student needs, coordinate our communications and services, and evaluate the effectiveness of our interventions.

We continue to assess the service space, and possible renovations, to accommodate self-service technologies, one-stop student service experiences, personalized student contact, and multi-purpose space utilization to meet student expectations.

The current and future visioning and planning is focused on moving and aligning services in a proximal and central location to improve student access, navigation, and satisfaction. This future vision also provides greater networking and efficiency opportunities for staff when serving and assisting students. Today's students require multiple contacts, strong and clear communication, and intentional engagement to support their personalized service requests, learning objectives, and educational expectations. All this is necessary to keep pace with the changing and diverse student populations we serve. The service support systems for the future must closely link and integrate services. This linkage will allow us to maximize existing staffing capacity, align for access and consistency, and collaborate across service units. These types of changes deliver a welcoming and inclusive experience, just-in-time support, and ensure a student success focused approach when students are inquiring, starting, persisting, and completing their educational and career goals at GRCC.

There are spaces on campus (Library, Student Center, Sneden Hall) that will require renovation to meet student service, academic support, and campus experience requirements. The student at the community college will utilize a campus and its facilities that provide study areas, on-campus food options, tutoring and academic support, out-of-class group sessions, and informal gathering and programming spaces. Students need access to experience the physical campus, social services, and learning spaces that support and enhance their college success.

The College also requires renovated spaces and planned redesign for services (e.g., Academic Advising, Disability Support, mentoring, tutoring, and coaching) that will need to be comprehensive and customized. The variables and needs of today's students (e.g. mostly and growingly part time, first generation, underprepared, not ready for high demand and skilled jobs) will need to be integrated into future space redesign.

## **2. Academic Foundations Program (AFP)**

AFP is geared to meet the needs of under-prepared students enrolling at GRCC. This population continues to increase along with their demand for support. GRCC was awarded a Title III grant in October 2019 to redesign the college advising program as well as develop a case management system so all students are assigned an advisor and additional needed support.

As a part of this Title III award, GRCC is implementing a Student Success Management System (SSMS). This platform compiles several years of GRCC student outcome data and proprietary algorithms and predictive analytics to reveal when and where students are at risk of early departure before completion of a credential. This system will allow GRCC to proactively monitor and target students, particularly those in our AFP population (who are at higher risk of departure) to better understand what support mechanisms are best suited for their needs and continued enrollment.

Both academic instruction and support services are needed for students to gain the skills necessary to be successful and complete their educational plans. The needs of the AFP students and program success factors are being addressed by a cross-college steering committee. Dramatic changes in the developmental education curriculum have been put in place during the Fall of 2017. These changes include integrating reading and writing into a single course, requiring students who need a lower level writing course to co-enroll in the developmental and college level course during the same semester, and additional tutorial assistance in reading and math. Serving the increased number of students and their diverse needs is a challenge we face. This co-requisite model is currently being implemented for developmental math courses as well. These programs require intentional and focused resources for these students. A team of math faculty are currently rewriting the AFP math curriculum so students will be able to enroll in both a developmental and college level math course simultaneously (target launch: fall 2023). Student services will also be coordinated within the new curriculum, including a designated tutorial lab, so students have considerable and targeted support to complete their gateway math course in their first year (an indicator linked to higher levels of retention and completion).

## **3. Distance Learning & Technology**

GRCC is actively engaged in several efforts to improve the quality of its Distance Learning program. The Academic Governing Council (AGC) periodically reviews the Standards for Online Teaching with input from the Distance Learning Faculty Advisory Board. In winter of 2019 the GRCC Distance Learning Standards were revised, requiring all online and hybrid courses to adhere to the Quality Matters standards.

A College Action Project (CAP) established under GRCC's previous Strategic Plan was charged with "expanding and improving outcomes in online learning." The CAP team implemented an Introduction to Distance Learning orientation to assist new-to-online learners with making informed decisions about enrolling in distance learning courses and programs.

According to Higher Learning Commission's "Guidelines for the Evaluation of Distance Education," the institution "provides effective student and academic services to support students enrolled in online learning offerings." Continued college-wide team efforts include expanding access to virtual student support services (e.g. enrollment, advising, tutoring, and library services) through the use of synchronous technologies. The same technologies are used to enhance student-to-instructor and student-to-student interactivity for distance learning. These quality improvement efforts proved critical during the winter 2020 semester when courses were migrated from the physical to the virtual classroom due to the COVID - 19 pandemic and they are now fully integrated into our systems.

GRCC uses the Blackboard Learning Management System in support of online, hybrid and face- to-face courses. All lecture classrooms are outfitted with multimedia systems (computer, ceiling mount projector, switching equipment, and speakers). Over 180 classrooms have been upgraded with webcams and document cameras to support multimodal instruction. Five classrooms are outfitted as "Learn Labs" to include three projectors, content capture technology and powered tables for student use. Most recently, ten classrooms are scheduled to be equipped by winter 2023 with additional technology that will support "hyflex" delivery, allowing students to be physically present in person or participate synchronously online and fully engage with other students. All of these efforts are supported by the Teaching, Learning, and Distance Education and Instructional Technologies offices to help faculty make creative and thoughtful use of technology - in class, outside of class, and in distance learning.

Faculty members are creating many ways to use innovative tools to support student learning such as social media, podcasts, blogs, student editing on a notebook computer, review sessions via computer, and various student multimedia presentations. Technology is allowing us to provide learning materials in multiple ways to meet the various learning needs of our widely diverse student body. A student can attend class in person, go home and use the notes and a podcast of the lecture to review the learning, and communicate with the professor and other classmates via Blackboard. Faculty are continuing to work together to support student learning in all modalities. This influences how we use space and what kind of space we need. Our on-ground space has been restructured to better accommodate small group work, dialogue, and student presentations – activities that work well face-to-face and in HyFlex formats.

The increased use of technology for distance learning as well as to support face-to-face instruction continues to grow. This includes not only the infrastructure, facilities, and hardware, but it also includes office space to support the systems and furthermore the space to ensure effective faculty professional development can take place that is appropriate to the curriculum.

Grand Rapids Community College understands that opportunities for students to learn are not confined to traditional classrooms. Recent renovations and innovations have taken advantage of opportunities to make more of the campus conducive to active learning. These learning environments improvements include state of the art furnishings that meld comfort with function. Appreciating that students are likely to use mobile devices, tablets, iPads, and even pencil and paper to review assignments, the institution has increased the number of formal and informal spaces that allow for group and individual study in a range of modalities. Hallways have been broadened and brightened; electrical outlets are abundant; built-in banquette seating arrangements are now a part of the institutional interior-scape.

#### **4. Bridges to College**

Grand Rapids Community College provides an opportunity for recent high school graduates to improve skills in Math and English, and their overall college knowledge. This program, Bridges to College: Raider Ready, offers the educational preparation needed for success in post-secondary education. This program will connect students with student navigators, tutors, Mathematics & English department faculty, and other resources on campus. The goal of this program is for students to gain confidence in the college experience, help students with reading, writing, and math so they can take college level math and writing courses and save time and money, and to determine those students who need additional support for their college journey.

#### **C. *New Academic Programs***

New academic programming to meet local training and education needs include:

##### **Health Care and Human Services Programming**

GRCC will continue to expand and support its healthcare programs in collaboration with area employers and other community colleges. We currently house six credit programs (LPN and ADN Nursing; Dental Hygiene and Dental Assisting, Radiologic Technology, and Occupational Therapy Assistant), four programs as part of the Michigan Colleges Online platform (MRI, Neurodiagnostic Technician, Surgical Technician, and EKG Technician) and five non-credit programs (Medical Assistant, Certified Nursing Assistant, Pharmacy Technician, Phlebotomy, and Personal Care Assistant) and we are the west Michigan C.N.A. testing site for the State of Michigan in our 2013-renovated Cook Hall. With increased demand for clinical technicians such as Anesthesia Technicians, and Respiratory Therapists, GRCC is looking to partner with area health agencies as well as renovate spaces to provide training in these areas to meet regional demand.

##### **Information Technology**

- GRCC is a Center of Academic Excellence – Cyber Defense – 2-year accredited institution. GRCC was Michigan’s second two-year institution to achieve this distinction. This accreditation provides credibility for our cyber security students upon graduation or transfer.
- GRCC was selected as one of fifteen schools by Intel Corporation to join the Artificial Intelligence Network and awarded GRCC \$40,000 to prepare an Ai lab. Michigan Software Labs, a local employer is helping the College implement an Ai training program.

- GRCC and Davenport University were awarded a \$4 million National Science Foundation grant to train the next generation of cyber security experts. This grant will provide 28 students with scholarships to cover tuition and education-related fees and living costs. Graduates are guaranteed a full-time cybersecurity role at a government entity.

### **Construction and Public Works**

As recently as 2022, GRCC has created three new programs (for a total of fourteen over the past two years) to meet the needs of over 400 construction firms, six municipalities, and subcontracting organizations. This endeavor has been possible through the partnership with the West Michigan Works Workforce Board and their construction sector workgroup, and the City of Grand Rapids. New additions in 2022 have been the National Green Infrastructure Certification and tree trimming. These programs tie in closely to the Public Works academy and River Restoration trainings. These programs not only were built with employer partners, but employers co-teach these courses to bring field experiences into the classroom. In the electrical construction area, we serve over 168 companies with over 750 electrical apprentices.

### **Public Safety Training**

In response to needs expressed by local fire and police departments, as well as other public safety agencies, GRCC has been actively involved in discussing enhanced programming to meet the education and training needs in the areas of:

- Fire Science Associate Degree
- Basic, Advanced and Specialized Fire Fighter Training
- Police Academy Training
- EMS/EMT Training
- Paramedic Training

Possibilities continue to emerge beyond public safety, including support for public works training, Urban Search and Rescue, and partnership with K12 districts and four-year universities.

## **D. *Unique Characteristics of GRCC's Instructional Program***

### **1. Teaching, Learning, and Distance Education (TLDE)**

GRCC's TLDE area is the central source for faculty professional development at GRCC, combining both faculty professional development and distance learning. TLDE strives to promote student learning and success by providing faculty with resources and opportunities designed to help them realize their full potential as teachers. Organizationally, TLDE falls under the purview of Instructional Support and Institutional Planning and works collaboratively with Experiential Learning (Study Away, Academic Service Learning, and GRCC's Honors Program) to support faculty as they implement innovative pedagogical approaches. TLDE also works in concert with Human Resources and Instructional Technologies to support faculty in our New Faculty Institute and at all points throughout their careers and to ensure that they have the most updated access and knowledge about distance education technologies.

In terms of programming, TLDE offers workshops on a variety of teaching and learning topics, coordinates College-wide events such as Learning Day and the Great Teachers Seminar, and maintains a library of resources for faculty.

## **2. Partnerships with Business and Industry**

GRCC has active partnerships with business and industry in each of our occupational programs, as represented by over 25 advisory committees with over 460 industry representatives. Each committee is responsible for reviewing discipline-specific curricula to ensure it meets today's high-demand, high-skill, and high-wage workforce needs. GRCC works collaboratively with industry to provide opportunities for students that include paid internships, cooperative learning, guest presentations, and industry-specific career fairs.

The Environmental Protection Agency awarded GRCC, the City of Grand Rapids and Bay College a project focused on water careers. This \$500,000 project will provide the beginning of a talent pipeline focused on clean water and wastewater treatment for the region.

GRCC was the recipient of two Department of Labor grants in 2021 in collaboration with West Michigan Works, their employer sector workgroups (healthcare and manufacturing), targeting talent pipeline creation, upskilling and apprenticeships. These two grants bring \$14.8 million dollars to assist industry partners in developing a pipeline for skilled workers. The One Workforce for West Michigan Manufacturing grant allows for low cost or free training for individuals and approved DOL-apprenticeships for 1,600 individuals. Ten manufacturing partners designed and supported this project.

The Strengthening Community Colleges grant focuses on healthcare pathways and will provide new programming and updated programming that will impact over 500 individuals and sixteen company partners.

Experience GR, the downtown Grand Rapids Development Authority, the City of Grand Rapids and GRCC received funds from the JBP Foundation to plan an equity-based contractor plan for the Grand River Restoration Project - River for All. The GRCC MTEC was named as the training center for this work in 2022

In partnership with several healthcare agencies in Grand Rapids, GRCC was the first in the nation in 2021 to have an accredited Neurodiagnostic Technician (EEG) apprenticeship.

## **3. Academic Outreach**

The mission of GRCC's Academic Outreach department is to expand quality academic partnerships, academic programs, and student support services that encompass high school initiatives and off-campus operations. In all, the college offers coursework and/or student support services at 14 off-campus sites, plus the Lakeshore Campus in Holland. The off-campus sites are a creative alternative bringing educational opportunities closer to the homes of the students or school districts that GRCC partners with and helps in the transition to get a higher education degree.

The ultimate goal is to assure accessible and affordable education to our constituents in order to help students be successful in life.

The underlying principles are: offer the most popular classes that fulfill the Michigan Transfer Agreement (MTA) in locations (Regional Sites) other than the downtown campus; and offer dual enrollment, concurrent enrollment and/or middle college experiences to high school students deemed prepared to take college courses. With this strategy we are meeting the vision, mission, and ends of our institution. In order to achieve this, we are partnering with various school districts throughout our service areas. The school districts may provide additional resources for students (such as computer labs, network connections, student lounge, etc.). GRCC determines whether to increase the number of classes and/or student support services as needed.

#### **4. Community Partnership Programs**

Community partnerships allow residents to participate in GRCC programs and services at an easily accessible site and continue to be one of GRCC's successful models. Through non-credit ESL and Citizenship initiatives, GRCC has helped adult learners become better educated and ultimately contribute to the economic well-being and vitality of the Kent County area. The Adult Education has partnerships with Kent ISD, Literacy Center of West Michigan, Hispanic Center of West Michigan, Michigan United, and Wyoming Public High School ESL. In addition to adult education partnerships the college is an active partner with high schools. GRCC is a post-secondary partner in the Grand Rapids Community Foundation Challenge Scholars program, Grand Rapids Public School's Believe 2 Become program, the GEAR UP program, and The Promise Zone Scholarship. These partnerships focus on the first-generation, low-income students who may not consider a college experience otherwise and provide educational opportunities and support to see these students access and succeed in college.

The Challenge Scholars program places Success Coaches from the College Success Center at Union High School to work directly with high school students helping them stay enrolled and transition to college. The GEAR UP program is a partnership with the City of Wyoming four school districts: Kelloggville, Godfrey Lee, Godwin Heights, and Wyoming Public. The Promise Zone Scholarship is a place-based scholarship that provides qualifying high school students with access to attend Grand Rapids Community College for free, and pursue the academic, job-training or certificate program of their choice! There are 24 high schools within the Grand Rapids promise zone area.

#### **5. Tassell M-TEC<sup>SM</sup> Center; Grand Rapids**

This center provides new partnership opportunities with local and regional County employers. The M-TEC offers learning opportunities in a variety of flexible formats that include traditional semesters, degree programs, short-term job training programs, open-entry/open-exit, customized training for employers, on-line learning options, and continuing education programs. The center enjoys an abundance of partnerships with community organizations and companies in Grand Rapids and across West Michigan. A Kellogg Foundation EMPOWER project, USDOL One Workforce for West Michigan Manufacturing project, Strengthening Community Colleges Healthcare Pathways, EPA Water Careers, Metallica All Within My Hands Grant, WMU Promise Neighborhood

Partnership Area Agency on Agency and JPB Foundation grants serve the community from this location, offering career coaching, job developers and occupational assessments to meet employer and community needs.

Program offerings continue to expand to meet the learning needs of employers, students and the community. In 2022 the National Association of Workforce Boards Awarded GRCC and West Michigan Works as the National College-Workforce Board Partnership of the Year.

## **6. Lakeshore Campus**

The Lakeshore Campus is serving individuals and employers in Ottawa County and the surrounding area, and serves approximately 1000 students. The Lakeshore Campus is currently located at 12335 James St, Holland MI 49417. GRCC's Lakeshore campus offers a wide variety of curricula and student support services and houses nine classrooms, four computer labs and five unique labs for biology, chemistry, electronics, automation, welding and machine tooling, housing programs for students working toward and associate degree or a career-focused certificate. The building also has spaces for advising and counseling and other student support services and a satellite library, as well as areas for use by community groups. A student can earn selective degrees, pre-transfer programs, and certificates. GRCC's Customized training and continuing education staff work out of the Holland campus two to three days a week .

## **7. K-12 Relations and Transition**

GRCC visits over 90 regional high schools each year to inform students about the community college's opportunities and planning process. The intentional engagement and communication include elementary, middle schools, high schools, and tech centers and is accomplished through activities that connect with teachers, counselors, parents, and prospective students. A Counselor Advisory Group represents a cross section of local high schools (geographic, type of school, size, etc.) and is convened to provide feedback to improve GRCC's admissions, enrollment, financial aid, services and communication processes. Each spring GRCC hosts a counselor breakfast, which is usually attended by over 50 counselors representing 40 schools in the region. At this meeting, any new programs, initiatives, and information are highlighted to support student transitions into higher education.

The various GRCC Academic Departments are active in building relationships that are framed around an Academic Pathway Model and focused on transfer and career opportunities with K12 partner schools, students, teachers and parents. The engagement promotes student college exposure, transition experiences and overall familiarity with college opportunities in the future. These include Foreign Language Week, Culinary Etiquette Dinner for 5/6th and 7/8th graders, STEM for 5th – 8th grade girls, Forensic Chemistry Camp, water analysis projects with high school students, and 9th and 10th grade mathematics competition, as a few highlights. Faculty and staff are open to ideas and build programs that may focus on their disciplines or service areas to support and promote the community college educational value and benefits for the K12 student's future.

GRCC continues a partnership with Grand Rapids Public Schools (GRPS), to offer a high school completion program with a college readiness emphasis. The program is targeted at

students who have already stopped out of high school, and is delivered in a non-traditional format, preparing students for successful transition to GRCC. This program is called Grand Rapids Learning Center and is held on GRCC's campus.

GRCC now has six middle college partnerships: Wyoming Middle College began fall 2012 and is entering its tenth year; Cedar Springs Middle College began fall 2014 and is entering its eighth year; Kent ISD Launch has four middle college programs: U Mechanical Design (began fall 2017), Associate Degree Program (began fall 2019), Information Systems program (began winter 2021), and Culinary Arts (began fall 2021); Ottawa Hills Middle College began fall 2017 and is entering their fifth year; East Kentwood Middle College began fall 2018 and is in its fourth year; Kenowa Hills Middle College is the newest program starting fall 2021. The vision of the middle college partnerships is to provide an opportunity for eligible students to earn both a high school diploma and 60 transferable credits, an associate of arts degree and/or a college certificate at the same time. Middle College students begin and complete the program at the end of their 13th year.

The College has also entered into multiple partnerships with other area high schools to provide concurrent enrollment courses. These are college courses, taught by college faculty, with a high school cohort that may earn dual enrollment credit.

GRCC's Child Development and Education program is working with the Kent Intermediate School District's Kent Transition Center. This includes working closely with the development of a yearlong course that will be offered for articulated credit for our CD 105 – Foundations of Early Childhood. This partnership serves a challenging population that might not otherwise be reached.

## **8. Focus on Lifelong Learning**

GRCC focuses on lifelong learning, consisting of offerings through Older Learner Education Programs, Staff Development, and the Continuing Education/Professional Development department within the Workforce Training division. The GRCC Office of Diversity, Equity, and Inclusion also teaches that empathy, cultural competence, and intercultural communication and engagement are learned practices that will take a lifetime. The Office of Diversity, Equity, and Inclusion is steadfast in cultivating these opportunities for GRCC and West Michigan stakeholders.

### **E. *Economic Impact***

GRCC has a long history of providing programs and services that contribute to the economic vitality of our community, region and state. In addition to the partnerships and programs already identified, GRCC provides education and training opportunities that assist individuals to increase their earning potential and assist employers with workforce training needs. We work diligently to leverage local, state, and federal government funding and to equip a skilled West Michigan workforce to be ready to compete in emerging job sectors. Below are some examples.

- \$500,000 Environmental Protection Agency Grant focused on water careers, 2022

- \$2.9 Million HRSA grant, focused on community health workers, 2022
- \$375,000 of a \$25.9 million US Department of Education grant led by Western Michigan University focused on Promise Neighborhoods in SE Grand Rapids, 2022
- \$1.8 million Kellogg Foundation EMPOWER community workforce grant program, 2021
- \$4 million National Science Foundation (GRCC and Davenport University) in cybersecurity, 2020
- \$9.8 million GRCC USDOL One Workforce for West Michigan Manufacturing with two community college partners (Montcalm CC and Muskegon CC), 2021
- \$5 million GRCC Strengthening Community Colleges Health Career Pathways with five other Michigan community colleges, 2021
- US Department of Education Title III Strengthening Institutions grant
- US Department of Education TRIO grants
- US Department of Education Center of Excellence for Veteran Student Success
- US Department of Education Educational Opportunities Center grant
- State of Michigan, Secretary of State's office, Motorcycle Safety Foundation grants, \$132,940, 2022 (10th year in a row)
- Federal Motorcycle Safety Grant, \$36,000, 2022 (9th year in a row)
- \$1 million JPB Foundation grant focused on Equity in the River project with five other U.S. Cities, City of Grand Rapids, and the Grand Rapids Downtown Development Authority, 2021
- \$1.8 million USDOL Job Corp Scholars Grant, 2021
- \$40,000 Intel Corporation, Artificial Intelligence Network, 2022
- \$25,000 All Within My Hands, Metallica welding grant, 2022 (4th year in a row)
- Michigan New Jobs Training Programs for Employers (\$20 million)
- Area Agency on Aging Grants (\$26,800), 2022
- Senior Millage Senior Wellness grant \$7,250, 2022
- 9 Economic Development grants for business and industry in 2021-22

GRCC continues to lead the State in administering the Michigan New Jobs Training program. Additionally, as defined and outlined in section 230 of Public Act 196 of 2014, the Local Strategic Value Resolution was adopted by the GRCC Board of Trustees on September 20, 2021. In this resolution, GRCC provided the examples of best practice in the required categories. The resolution is included as Appendix A.

## **Section 3 – Staffing and Enrollment**

### **A. Student Profile**

#### ***Credit Enrollment (headcount)***

A total of 11,777 students were enrolled in credit classes for Fall 2022: 27.4% full time, 72.6% part time. This number is down 7.2% from 12,685 students during Fall 2021 (second fall semester of the COVID pandemic). The breakdown of enrollments from Fall 2022 by academic program for both full-time and part-time students is presented in Appendix B.

In addition to traditional classes offered through our Grand Rapids Campus (Main and DeVos), Tassell M-TEC Center and our Lakeshore Campus, distance learning opportunities were available through web-based Internet courses, hybrid courses, and virtual courses (synchronous) for a total of 38.9% of all course enrollments. The distance learning options currently available to students are scattered throughout all academic programs and are not concentrated in any particular area.

***Non-Credit Enrollment (headcount)***

From July 2021 to June 2022, a total of 12,430 participated in learning opportunities through Training Solutions, Non-Credit Apprenticeships, or Job Training.

**B. Projected Enrollment for Next Five (5) years**

***Credit Enrollment (headcount)***

Except for enrollment growth from fall 2020 to fall 2021, for the past 10 years we have been experiencing a trend of declining enrollments, thus GRCC is projecting a flat enrollment (0 percent growth annually) for the time period 2022-2027. (<http://nces.ed.gov/programs/projections>).

**Table 1  
Projected Fall Credit Enrollment for 2022-23 to 2026-27**

<b>Year (Academic Year)</b>	<b>Projected credit enrollment based on flat enrollment</b>
2022-23 to 2026-27	11,767 (f22)

GRCC reviews all academic programs on a five-year cycle and continues to work with community partners, transfer institutions and local employers to identify and innovate new program and technical/career offerings.

***Non-Credit Enrollment (headcount)***

Non-credit enrollments in the areas of Training Solutions are projected to decrease by 5% (-5%) in 2023-24 and then, based on new programming, we expect an increase of 3% increase each year from 2024-2027. The increase in enrollment is projected because of three new grants; two from the US Department of Labor and one from the U.S. Department of Health and Human Services. Job Training and Non-credit apprenticeships are expected to remain stable with a slight increase projected in 2026.

**Table 2**  
**Projected Non-Credit Enrollment for 2021-2022 to 2025-2026**

Year (Fiscal Yr)	Training Solutions (Duplicated)	Job Training	Non Credit Apprenticeship	Total Projected Enrollments
2022-2023	10828	185	750	11763
2023-2024	10287	185	750	11222
2024-2025	10595	185	750	11530
2025-2026	10912	185	750	11847
2026-2027	11239	185	755	12179

**C. Enrollment Patterns for Previous Five (5) Years**

***Credit Enrollment (Headcount)***

Table 3 presents credit enrollments for fall and winter semesters for the past five years. Overall, fall enrollment has decreased 11.2%. Winter enrollment has decreased 5.3% over the same five-year span.

**Table 3**  
**Credit Enrollment Counts for Fall and Winter Semesters, 2017-2018 to 2021-2022**

Year	Fall	% Change	Winter	% Change
2017-2018	14,285	-1.2	13,273	-1.8
2018-2019	13,825	-3.2	13,019	-1.9
2019-2020	13,326	-3.6	12,586	-3.3
2020-2021	12,153	-8.8	11,317	-10.1
2021-2022	12,685	1.4	12,569	11.1

***Non-Credit Enrollment (Headcount)***

Table 4 shows the non-credit enrollment history for the past five (5) years.

**Table 4**  
**Non-Credit Enrollment for 2017-2018 to 2021-2022**

Year	Training Solutions (Duplicated)		Job Training		Non Credit Apprenticeship	
	Number	% Change	Number	% Change	Number	% Change
2021-2022	11457	119	220	149	753	-4.4
2020-2021	9624	-51.8	147	113	787	-.20
2019-2020	18610	-7.9	130	-26.1	789	205.5
2018-2019	20198	17.5	176	-12.9	384	7.9
2017-2018	17194	53.2	202	35.6	354	8.9

**D. Instructional Staff/Student Ratios and Administrative Staff/Student Ratios**

Table 5 provides instructional staff to student ratios for Fall 2022. Please note that this ratio includes full-time faculty only (no adjunct faculty).

**Table 5**  
**Instructional Staff to Student Ratios for Fall 2022 (Credit)**

<b>Year</b>	<b>Number of Full Time Instructional Staff</b>	<b>Number of Students Enrolled in Credit Programs</b>	<b>Ratio</b>
Fall 2022	201	11777	1 to 59

Table 6 provides the ratio of administrative staff to students for Fall 2022.

**Table 6**  
**Administrative Staff to Student Ratios for Fall 2022 (Credit)**

<b>Year</b>	<b>Number of Administrators</b>	<b>Number of Students Enrolled in Credit Programs</b>	<b>Ratio</b>
Fall 2022	45	11777	1 to 262

**E. Projection of Future Staffing Needs**

Staffing needs are reviewed annually as part of the budget development process. Changing needs and adjustments are routinely managed through attrition. Increased staffing needs due to grant funded work are reviewed through the grant development process and may support an increase in program and service personnel.

**F. Current and Projected Average Class Size**

Table 8 provides information on average class size for students enrolled in credit courses. The projected average class size for Fall 2022 and beyond is 21 students.

**Table 8**  
**Average Class Size**

<b>Year</b>	<b>Total Number of Lecture Sections</b>	<b>Average Number a Students Per Section</b>
Fall 2018	1569	22.7
Fall 2019	1527	22.3
Fall 2020	1525	20.4
Fall 2021	1396	21.0
Fall 2022	1288	20.8

## Section 4 - Facility Assessment

### A. Summary Description of Each Facility:

**Administration Building** is a two story 20,340 square-foot office building with a basement and attic housing the Office of the President, Finance and Administration, Human Resources, Payroll, Purchasing and Promise Zone staff

**Building Type:** 100% Office

**Applied Technology Center** is a three-level, 206,487 square-foot academic building housing GRCC technology and culinary arts programs as well as Ferris State University Grand Rapids' programs. It has one level of parking beneath levels 1 through 3.

**Building Type:** 5% Office; 2% Auditorium; 30% Classroom; 40% Laboratory Classrooms; 23% parking garage.

**Ramp A - Bostwick Parking Structure** is a six-level, 2,500 space parking facility. A 16,000-square-foot area of Level One is built out and finished office space.

**Building Type:** 3% Office; 97% Parking Garage

**Bungalow (Carriage House)** is a two story with basement, 3,370 square foot house. The facility is inadequate for use due to room size and non-ADA compliance. It is used as a training facility for police academy search tactics and simulation exercises.

**Building Type:** 100% Storage

**Calkins Science Center** is a five-level, 134,000-square-foot academic building housing GRCC Physical and Biological Sciences department classrooms, laboratories, offices, and auditorium.

**Building Type:** 10% Office; 2% Auditorium; 30% Classroom; 58% Laboratory Classrooms

**Chiller Plant** is a two-level, 4,000-square-foot building housing mechanical equipment serving numerous campus buildings.

**Building Type:** 100% Service

**Custer Alumni House** is a 6,585 square foot building consisting of 2-levels and a basement. The building recently completed renovations and is home to the GRCC Foundation and Alumni Services.

**Building Type:** 100% Office

**College Park Plaza** is a six-story, 48,913 square-foot building housing faculty offices for seven academic departments along with administrative offices for the College Communications, Graphics and Grants offices. In addition, it has a 19,050 square-foot covered and open deck parking area. This is a LEED certified building.

**Building Type:** 62% Office, 38% Parking

**Cook Academic Hall** is a seven-story, 133,255 square-foot instructional facility with two levels of parking below. Two floors are dedicated to Nursing and Allied Health classrooms and labs,

and three floors are general purpose classrooms. The building also houses four academic support tutoring labs. This is a LEED certified building.

**Building Type:** 5% Office; 16% laboratory; 49% Classroom; 30% Parking Garage

**Ford Field House** is a three-level, 74,319-square-foot building housing a multipurpose gymnasium/arena, fitness center, the Athletic Department, and Exercise Science classes.

**Building Type:** 66% Gymnasium; 17% Laboratory Classroom; 12% Fitness Center, 5% Office

**Ford Pool** is a four-level, 44,000-square-foot building housing a competitive swim pool and weight training rooms.

**Building Type:** 100% Gymnasium

**Learning Resource Center** is a two-level, 74,000-square-foot building housing the college library, tutoring services, media services, and the Office of Diversity, Equity and Inclusion.

**Building Type:** 60% library; 40% Office

**Ramp B - Lyon Street Parking Structure** is an eight-level, 750-space parking facility. A built-out area of the facility houses the College's Facilities Office and the Campus Police Department.

**Building Type:** 6% Office; 94% Parking Garage

**Music Center** is a three-level, 35,000-square-foot building. The building houses the Music Department offices, classrooms, recital hall, practice rooms, and laboratories. This is a LEED Certified building.

**Building Type:** 18% Office; 46% Classroom; 19% Music lab; 17% Auditorium

**Phyllis Fratzke Early Childhood Learning Laboratory** is a LEED Certified 20,124 square foot, single story building which houses seven classrooms for the GRCC laboratory preschool, a class room for GRCC adult students, and a multi-purpose room and kitchen area.

**Building Type:** 66% Laboratory Classroom, 13% Classroom, 17% Meeting, 4% Office

**Raleigh J. Finkelstein Hall** is a seven-level, 210,000-square-foot building containing mostly classrooms, as well as several administrative, departmental, and student service offices. Renovations to six floors of the building were completed in 2021.

**Building Type:** 17% Office; 1% Administrative; 71% Classroom; 11% Service

**Snedden Academic Hall** is an 88,820 square foot, 3 story building with a basement. The first floor houses the Information Technology department, administrative and student services offices, conference rooms, student gathering spaces and food service area. The remaining two floors are general purpose classrooms.

**Building Type:** 85% Classrooms, 5% Auditorium, 5% Cafeteria and 5% Office

**Ramp C - Sneden Hall Parking Deck** is a two-story 71,770 square foot parking facility. Additionally, it has one small office.

**Building Type:** 99% Parking, 1% Office

**Spectrum Theater** is a three-level, 33,000-square-foot building housing the Theater Department and a portion of the Culinary Arts Program.

**Building Type:** 30% Auditorium; 3% Office; 3% Classroom; 64% Laboratory Classroom

**Steven C. Ender Hall** is a 12,620 square foot, 3-level, with basement, historical home. The facility was renovated in 2020 and houses spaces for Student Life activities, the Student Employment Services department, Payroll Department and Experiential Learning. This is a LEED certified building.

**Building Type:** 100% Office

**Stewart E. White Hall** is a 20,380 square foot, 3 story office facility with a basement. The facility was previously renovated from a historical residence to an office building and is LEED certified.

**Building Type:** 100% Office

**Student Center** is a three-level, 65,000-square-foot building housing the bookstore, food service, Student Life, and other student services departments.

**Building Type:** 60% Office; 25% Dining Hall; 10% Classroom; 5% Auditorium

**Tassell M-TEC<sup>sm</sup>** is a two-level, 82,000-square-foot technical training center located off campus on the southwest side of Grand Rapids.

**Building Type:** 5% Office; 30% Classroom; 65% Laboratory Classroom

**Lakeshore Campus** - is a one-level, 51,178 square-foot facility located in Holland, Michigan. The facility was formerly a JC Penney store in the Shops at Westshore. The Lakeshore campus officially opened in August 2021.

**Building Type:** 7% Office; 64% Classroom; 29% Laboratory Classroom

## **B. Classroom and/or Classroom Utilization Rates**

GRCC buildings house a variety of instructional learning spaces ranging from traditional general-purpose classrooms to specialty labs and academic support areas. Most on campus GRCC courses run Monday through Thursday, with some additional classes and labs on Friday. During peak hours, classroom utilization rates for general purpose classrooms range between 65% - 80%. Academic leadership monitor enrollment and seat utilization very closely, with average seat utilization between 85% - 95%. During off-peak AM and PM hours, utilization ranges from 35% - 80%, depending on the type of instructional facility. The majority of evening courses are offered Monday through Thursday. Workforce Development programs and specialty labs are heavily used during the evening, and general-purpose classroom utilization ranges between 25%-80% based on curriculum area. Non-credit workforce training is also expanding with new health industry apprentice programs. These new programs meet on a regular, daily basis, limiting access to required labs due to existing traditional program offerings.

Classrooms and instructional spaces are also used for related lab activities, non-credit training and workshop activities, academic support services, meetings, information literacy courses and community partnership initiatives. Summer college readiness programs are also increasing summer utilization of classrooms and computer labs during the intensive 4 days per week program schedule. Additionally, GRCC operates an Adult Ed ESL program year around which requires dedicated classroom use.

### **C. Mandated Facility Standards**

GRCC must uphold the following facility and/or accreditation standards:

- NCA - North Central Association (all programs)
- OSHA -Occupational Safety and Health Administration
- NLNAC -National League for Nursing Accrediting Commission
- ADA - American Dental Association
- ACOTE - American Occupational Therapy Association
- ARRT -Radiologic Technology
- ACF - American Culinary Federation
- NASM -National Association of Schools of Music
- MCOTC - Michigan Corrections Officer Training Council
- NASAD - National Association of Schools of Art and Design
- NAEYC - National Association of the Education of Young Children

### **D. Functionality of Existing Facilities and Space Allocation to Programs Served**

In 2019 GRCC contracted with The Collaborative, from Ann Arbor, to begin the process of updating the college's campus master plan, integrating the college's strategic plan with a campus-wide space analysis and space needs assessment. The overall goal of this master planning effort was to assist the College in translating strategic goals and objectives into a physical plan that identifies where GRCC should focus resources to meet future demands for the next ten to twenty years.

Developing the new campus master plan involved input from internal and external stakeholders, a comprehensive campus space utilization study and an analysis of parking supply and demand needs along with urban mobility trends. The plan was completed in 2020, in the midst of a global pandemic, and is full of optimism, intentionality and is a road-map concept for future capital improvement needs and opportunities. The Executive Summary of the [2020 Master Plan](#) is available on the GRCC website.

The new campus master plan identified the **Learning Resource Center (LRC)** as one of the first buildings in need of significant renovation and expansion. Currently the LRC houses the Library and Learning Commons, Academic Support programs, tutoring services, The Bob and Aleicia Woodrick Center for Diversity, Equity and Inclusion, Media Technologies and a few general-purpose classrooms. The building is open to students six days a week during the fall and winter semesters. The facility needs a major interior renovation to repurpose underutilized spaces to better serve student learning needs.

Recognizing that students are likely to use mobile devices, tablets, iPads and be enrolled in online, virtual and face-to-face coursework, the learning environment needs to change to support group and individual study in a range of modalities.

The current structure includes a large mezzanine area that divides the building into north and south sections and includes a mid-level mezzanine between the two floors which is currently not accessible for those with mobility limitations. Additionally, the facility needs electrical upgrades including feeders, switch gear, transformers and panels; restroom enhancements to comply with plumbing code and ADA requirements; interior doors; lighting and control systems; mechanical and HVAC infrastructure including air handling units, chiller and cooling tower; terminal units and mixing boxes, and building automation and energy management controls.

The **Student Center** currently houses Counseling and Career Development, Disability Support Services, the Academic Testing Center, Student Success Center, as well as Student Life, the college operated food pantry, campus bookstore and food service areas. Although the facility has recently undergone bond funded infrastructure renovations to improve HVAC, fire protection and lighting, the spaces within the facility are still inadequate for expanding services and operations that function from this facility. There is a lack of adequate space to house all staff members on the 3rd floor. We are currently sharing office spaces among team members and lack space to adequately meet programmatic needs (e.g., space to house visiting transfer representatives, student space, programmatic space). Reviewing our students' responses to a recent assessment measuring their instances of food and housing insecurities, the college has responded by developing a college action plan within our 3-year strategic plan to respond to these issues. Although we were aware that some of our students struggle with these barriers, this assessment revealed how pervasive and prevalent these matters are among our students. For example, 45% of our students responded that they had between 2-6 food insecurity issues within 30 days of taking the assessment (categorizing this group as having low or very low food security). Our long-standing student food pantry is housed in the Student Center. Our vision is to grow existing programming and develop additional student services that address barriers, such as lack of food, unstable housing, and mental health issues, which prevent our students from maintaining consistent enrollment. Instead, these student segments are much likelier to stop or drop out. It is our goal to develop a new center where students can receive wrap-around services that address these issues and support their enrollment through program completion.

**Snedden Hall** is a three-story facility, housing general purpose classrooms, a student use computer lab, the College Success Center and the Information Technology department. The facility is on the DeVos campus, within the historical Heritage Hill neighborhood. The facility needs improvements and renovations to its existing mechanical and electrical infrastructure, as well as maintenance throughout the exterior building envelop (roof, tuck pointing, exterior doors).

The expansion of IT and IT services will require infrastructure improvements across campus as well as expanded space for technical maintenance, equipment repair, storage, staff and student support areas. Both students and faculty need to be able access

technology support for the numerous devices and applications that support active learning.

The student at the community college will utilize a campus and its facilities that provide study areas, on-campus food options, tutoring and academic support, out-of-class group sessions, and informal gathering and programming spaces. Students need access to experience the physical campus, social services, and learning spaces that support and enhance their college success. The College also requires renovated spaces and planned redesign for services (e.g., Academic Advising, Disability Support, mentoring, tutoring, and coaching) that will need to be comprehensive and customized. The student variables of today's student (e.g. part-time to full-time 70/30, first generation, underrepresented student increase, underprepared, ready for high demand jobs) will need to be integrated into future space redesign.

### **Recent Renovations/New Construction**

Since 2020, in the midst of a global pandemic, GRCC was able to continue with capital efforts to improve and expand campus facilities. GRCC held a progressive ribbon cutting event to celebrate the opening of these facilities in fall of 2021:

**Raleigh J. Finkelstein Hall** is a 1920's vintage building. This seven-story historical facility houses classrooms and labs for academic programs from Arts and Science and Workforce Development. The building also houses the crucial front-line student services that support admissions and enrollment, financial aid, cashiers, student employment services, records and veteran services. This building was renamed in 2019 to acknowledge the generous contribution of Raleigh J. Finkelstein as part of the GRCC Foundation's "Broader Vision" capital campaign. The campaign successfully raised \$15 million to support renovations in this historic facility which began summer 2020 and were completed in fall 2021. Six floors in this historic building have now been completely transformed into state-of-the-art classrooms, labs, student service and office areas.

GRCC received construction authorization for the **Wisner Bottrall Applied Technology Center (ATC)** under Public Act 207 of 2018. The project involved renovating 20,000 square feet of the existing facility and construction of a 20,000 square foot addition to the facility to support advanced manufacturing and information technology spaces. The newly renovated spaces support the demand for different types of computer-based learning environments and labs for new programs such as mechatronics, cyber security, mobile forensics and digital electronics are exceeding supply. Additionally, the expanded machine tool lab is in high demand for traditional machine tool courses, apprentice training and customized employer programs. The lab is also used by the Kent Intermediate School District for the high-school machine tool program, as well as Ferris State University for engineering programs.

**Ender Hall** and the **Custer Alumni House** are two of the historic homes on the DeVos Campus, located in the Historic Heritage Hill District. Both houses sat vacant for several years, pending renovations. Both structures have now been completed transformed.

Renovations included bringing all systems up to code, adding elevators for accessibility and maintaining historical design elements. Ender Hall now provides a variety of casual spaces for student collaboration and houses Student Employment Services and Experiential Learning. The Custer Alumni House is home to the GRCC Foundation and Alumni Services, and provides welcoming social space for donor and alumni gatherings.

The **Lakeshore Campus** facility in Ottawa County was formerly a JC Penney store in the Shops at Westshore. This 52,000 square foot facility houses nine classrooms, four computer labs and five unique labs for biology, chemistry, electronics, automation, welding and machine tooling, housing programs for students working toward and associate degree or a career-focused certificate. The building also has spaces for advising and counseling and other student support services and a satellite library, as well as areas for use by community groups. The project was named an “Outstanding Project” in the Community College Renovation/Adaptive Reuse/Restoration category by Learning by Design magazine.

#### **E. Replacement Value of Existing Facilities**

See attached Facility Assessment, Appendix D.

#### **F. Utility System Condition**

See attached Facility Assessment, Appendix E.

#### **G. Facility Infrastructure Condition**

See attached Facility Assessment, Appendix E.

#### **H. Projected Utilities and Infrastructure Adequacy**

Upgrades to the College boiler plant provide adequate growth capability for heating and cooling systems. In general, we have adequate utilities and infrastructure systems for 5- year projected programmatic needs.

#### **I. Land Owned, Future Development Capacity**

No additional land is owned for development opportunities.

#### **J. Buildings Obligated to State Building Authority**

Four GRCC facilities are currently obligated to the State Building Authority:

1. The Calkins Science Center – Lease end date 11/30/2034
2. The Main Building – Lease end date 3/31/2037
3. Cook Academic Hall – Lease end date 8/31/2050
4. Wisner Bottrall Applied Technology Center – Lease end date 6/30/2056

#### **Facility Assessment 5-Year Plan**

GRCC contracted with IDS, Inc. in 2019 to complete a full assessment of twenty- three facilities to identify capital deficiencies, deferred maintenance needs and prioritize critical areas. The criteria used to evaluate each facility included:

- Site materials and conditions
- Building material/systems and condition
- Building safety provisions
- Barrier-free accessibility
- Equipment and furnishings (evaluated by GRCC)
- Mechanical systems and conditions
- Electrical systems and conditions

An implementation plan to address these deficiencies was then constructed based on the priorities assigned to each facility. The plan identified the priority; item requiring attention; type category, i.e., architectural, mechanical, electrical, etc.; and an approximate cost.

IDS provided detailed spreadsheets for each facility, including square footage, circa year constructed and estimated replacement value. GRCC uses these documents, updating them to reflect work completed and adding items that have been identified. The summary of projected costs, by building, is provided in Appendix D. Detailed reports, by building, may be requested.

## **Section 5 – Implementation Plan**

### **A. Prioritize Major Capital Projects Requested from the State**

GRCC is submitting a Capital Outlay Project Request for the Learning Resource Center as part of the FY 2024 submission process. The LRC currently houses the GRCC Library and Learning Commons, Tutoring and Academic Support, Media Technologies and the Office for Diversity, Equity and Inclusion. The existing LRC is a large space with a vast amount of natural light. It is deemed as one of the most utilized student spaces on campus. However, the current facility is outdated and no longer meets the changing learning and academic support needs of students.

The planned renovation of the Learning Resource Center will allow GRCC to transform the traditional static academic library model, creating spaces that facilitate a new vision for student supports and academic structure; linking program pathway information, curriculum, academic support systems, research and career exploration opportunities. Technology resources will support skill development, job search, allow students to conduct research and connect with employers and will be designed with a “mobile-first” focus to prepare for the technology user sophistication and expectations of the next generation of students.

The goals for this renovation/addition include:

- A dynamic center where students can access the resources they need to support their learning, transforming a more traditional library model that is currently in place
- A dynamic space that promotes both independent and collaborative student studying
- An area where many essential student services can be obtained in one area
- A space that will create a “sense of belonging and place” for students
- An improved, expanded, transparent exterior appearance

With these goals in mind, GRCC's vision for an improved Library and Learning Commons is to deliberately align and integrate high touch and high impact student and faculty programs and resources in a manner that increases access, collaboration, and synergy -- advancing teaching and learning, and demonstrably improving student persistence and completion. Grand Rapids Community College is changing how it delivers a quality education, and who it delivers that education to, as our region and state react to the changes of a post-pandemic world. Those changes require the college to have facilities and resources to best serve its community, which includes residents and employers.

Demographics and state priorities to build a more educated and talented workforce have found GRCC expanding its focus on non-traditional-aged students, students working in STEM fields and career-focused workforce programs. Those workforce programs are driven through partnerships with the region's employers, ensuring students are getting training for in-demand skills that lead to rewarding careers.

GRCC's Learning Resource Center currently houses the GRCC Library and Media Technologies Department. The college's vision for the renovation is to leverage the expertise of these two areas and significantly transform the teaching and learning environment.

- Effective STEM (Science, Technology, Engineering and Math) learning space design involves creating space that is highly flexible, allows for student and instructor mobility, is technologically rich, encourages collaboration and factors in sustainability.

Recognizing that students are likely to use mobile devices, tablets, iPads and be enrolled in online, virtual and face-to-face coursework, the learning environment needs to change to support group and individual study in a range of modalities.

The LRC renovation includes new technology rich HyFlex (simultaneous in-person and remote) media spaces that will allow students and faculty to simultaneously interact in person and in a virtual environment, allowing the community to collaborate in different ways for different purposes.

- This is key, as many of our non-traditional students need to plan their classes and project work around home and work responsibilities.

Current and emerging tools that allow for virtual reality experiences and augmented reality will be utilized in a wide range of STEM related subjects. As GRCC continues its development of programs and partnerships focusing on AI, the LRC Lab would include spaces and technology needed for faculty and students to work on AI programming, data analysis, and collection. Instructors will learn how to create virtual environments for learning, allowing students to explore in 3 dimensions and in 360-degree experiences.

- Enhanced technology in the lab will allow students to collaborate and engage in STEM work not currently possible in existing labs. Successfully utilized innovations will then be able to be more broadly implemented in additional STEM classrooms on campus.

By connecting and making these campus programs more visible and highly accessible, our vision for this space will elevate student participation in library, research, technology services, mental health supports, and programs that promote equity and inclusion.

### **B. Deferred Maintenance Backlog**

GRCC's estimated deferred maintenance backlog is approximately \$23 million. Projects are listed in order, by building, and prioritized by a scoring system taking into account both the consequences of the problem as well as the need. The consequence of the problem ranks each item in terms of its critical nature. This ranges from the most critical items that are considered to be a hazard to life, health, or safety, to the least critical, such as a condition that reduces the functional utility of the facility or results in extensive energy consumption. The need of the problem ranks each item from the most critical, those that if not accomplished, will result in serious and irrevocable loss or damage, to those that are desirable or necessary to improve handicap accessibility. The resulting sum of these two factors results in the overall priority score, where the lowest numerical number relates to the highest priority.

Two additional evaluation categories that are not included in the overall priority score, but may still be used as a determining factor, are frequency of use and whether or not an item may represent a savings in energy consumption when replaced and/or corrected.

The impact of the deferred maintenance can range from urgent (leaking roofs) to efficiency upgrades in our HVAC systems. Programmatic impact would occur due to failure of roof systems, HVAC systems or electrical systems. See attached Facility Assessment, Appendix D.

### **C. Planned Expenditure Rate of Return**

Over the past five years, GRCC has completed over \$60 million in major facility improvements. The improvements made are expected to generate significant savings due to energy efficiency improvements and reduction in the deployment of maintenance resources.

### **D. Alternatives to New Infrastructure**

The COVID pandemic required faculty and student service areas to innovate delivery in new and different ways. Online, virtual and hybrid delivery will likely continue to a larger extent post-COVID, giving students even more choices for the instructional delivery that best supports their personal learning styles and schedules. Students are more likely to select a blend of delivery styles, which require campus spaces that can support a variety of full class, small group and/or individuals learning environments. Formal and informal learning spaces that provide the necessary IT and electrical infrastructure to support a variety of modalities will be required.

### **E. Major Maintenance Items in Excess of \$1 Million, 2020-2025**

(See attached Facility Assessment – Appendix E)

1. The Learning Resource Center needs electrical upgrades including feeders, switch gear, transformers and panels; restroom enhancements to comply with plumbing code and ADA requirements; interior doors; lighting and control systems; mechanical and HVAC infrastructure including air handling units, chiller and cooling tower; terminal units and mixing boxes, and building automation and energy management controls. The planned renovation is a complete deconstruct of the existing interior to improve utilization efficiency, address accessibility issues, and upgrade building infrastructure. Additionally, the building envelope (roof) will be replaced and waterproofed.
2. Ford Natatorium requires major electrical work ranging from lighting and panel boards to high voltage entry service gear. Interior doors require replacement; life safety issues such as, emergency lighting and fire alarm/suppression need to be addressed. HVAC issues regarding air handling units, energy management system, and exhaust fans require upgrades. Men and women restrooms and locker rooms need plumbing upgrades ADA code compliancy.

#### **F. Non-routine Maintenance**

Parking Ramp repairs are funded from College auxiliary funds (parking revenue from student parking). GRCC is planning to invest \$3 million over the next three years for major repairs including structural concrete repairs, deck coating, parking striping, elevator modernization and waterproofing restoration.

At a regular meeting of the members of the Board of Trustees (the "Board") of Grand Rapids Community College, Michigan (the "College"), held at the College on September 19, 2022

PRESENT: Trustee Brane, Brinsma, Lovelady Mitchell, Williams and Chairperson Koetje

ABSENT: Trustee Lopez and Trustee Siegel

The following preamble and resolution were offered by Trustee Brinsma, and seconded by Trustee Williams:

Whereas, Grand Rapids Community College is a community college duly constituted under Act 94 of the Michigan Public Acts of 1979;

And Whereas, the State of Michigan, through Public Act 94 of the Michigan Public Acts of 2020 has indicated that the appropriation noted in Section 201 (1) of the same Act shall be allocated to each community college that certifies to the state budget director, through a resolution adopted by a board of trustees, that the college has met 4 out of 5 best practices listed in each category described in Section 230 (3);

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Grand Rapids Community College:

The Board hereby certifies that the College has met all 5 of the best practices described in Public Act 94, Section 230, subsection (3) and offers the following examples of practices currently in place at the College in order to demonstrate compliance:

Best Practices by Category	Examples of Adherence
<b>Category A: Economic Development and Business or Industry Partnerships (must meet 4 of 5)</b>	
(i) The community college has active partnerships with local employers including hospitals and health care providers.	GRCC currently has 130 signed clinical agreements with medical and dental professionals in the region. Additionally, through our grants and apprenticeship work we have over 699 company partners sponsoring both credit and non-credit apprentices.
(ii) The community college provides customized on-site training for area companies, employees, or both.	GRCC has provided customized training to 57 companies through 305 classes, reaching 1,177 people during the past fiscal year. In addition, 403 companies were served through workforce training, job training, construction electrical and continuing education/professional development.

<p>(iii) The community college supports entrepreneurship through a small business assistance center or other training or consulting activities targeted toward small businesses.</p>	<p>GRCC supports small businesses in West Michigan in collaboration with several community-based organizations and employer groups including: LINC UP, Literacy Center of West Michigan, West Michigan Hispanic Center, and SpringGR. We offer 91 online classes through Cengage Learning's Ed2Go that range from project management, how to write a business plan, e-commerce, quickbooks and budgets and many other titles.</p> <p>Our Meijer Business Programs offer an Entrepreneurship Certificate program, Retail Management Program and a Supply Chain Certification program focused on small to mid-size businesses.</p>
<p>(iv) The community college supports technological advancement through industry partnerships, incubation activities, or operation of a Michigan technical education center or other advanced technology center.</p>	<p>The College is very active with industry partners at our locations in Grand Rapids (downtown, Tassel MTEC, Lakeshore campus and partner locations).</p> <p>The Tassell MTEC is located in a Grand Rapids Renaissance Zone and offers active hands-on training programs in Automotive repair, automation, certified nursing assistant, construction trades, computer support, google certifications, green infrastructure, electrical, pre-lineworker, energy industry fundamentals, pharmacy technician, phlebotomy, public works, and welding. Programs contain national credentials to validate learning. Programs in construction and Certified Nursing assistant have also been offered integrated with English language learning to meet the needs of our community.</p> <p>The Lakeshore Campus is located in Holland MI and serves the Holland area students, community, and businesses with credit and non-credit offerings. The campus offers coursework in general education, arts and science and certificates in skilled trades careers of welding, CNC machining, manufacturing, hydraulics/pneumatics, electrical/electronics, automation, and industrial maintenance.</p> <p>The newly renovated Wisner Bottrall Applied Technology Center offers state of the art labs for technical skill certification in CNC Machining, Tooling, Plastics, HVAC, Automation, Industrial Maintenance, Robotics, Culinary, Cyber Security, CISCO, CompTia (Linux, Network, Security, Data Analytics), and Microsoft MCSA</p> <p>GRCC co-owns the Advanced Manufacturing Partnership Lab (AMP) at Western Michigan University's Grand Rapids Campus where CNC machining and apprenticeship programs for manufacturing are conducted.</p> <p>GRCC has labs at Holland Home, Public Thread and the SOURCE, where industrial sewing, certified nursing assistant and digital skills are offered.</p>

<p>(v) The community college has active partnerships with local or regional workforce and economic development agencies.</p>	<p>GRCC has active partnerships with a number of local and regional workforce and economic development agencies, including West Michigan Works, The Right Place, Lakeshore Advantage, The Source, TalentFirst, City of Grand Rapids Economic Development Department, Downtown Development Authority, Grand Action 2.0, SmartZone, Hello West Michigan, Discover Manufacturing, Michigan Manufacturing Technology Center- West, West Michigan Health Career Council, West Michigan Tech Talent, the Construction Workforce Development Alliance, Agribusiness Consortium, City of Holland Economic Development and the Michigan Manufacturing Association.</p> <p>In addition, there are partnerships with community-based non-profits working in workforce development (e.g., Goodwill of Greater Grand Rapids, Hope Network, LINC UP, AmplifyGR, Bethany Christian Services, Urban League of Greater Grand Rapids, KConnect, Hispanic Center of Western Michigan, Hispanic Chamber of Commerce, United Way of Kent County, Habitat for Humanity of Grand Rapids, Grand Rapids Chamber of Commerce, West Coast Chamber and LAUP (Latin Americans United for Progress).</p>
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**Category B: Educational Partnerships (must meet 4 of 5)**

<p>(i) The community college has active partnerships with regional high schools, intermediate school districts, and career-tech centers to provide instruction through dual enrollment, concurrent enrollment, direct credit, middle college, or academy programs.</p>	<p>GRCC currently has more than 90 active partnerships in place with public, non-public and charter high schools, intermediate school districts, and technology centers through dual enrollment.</p> <p>The college has 10 - 14 active concurrent enrollment sites and eight early/middle college program partnerships in place.</p> <p>GRCC also has two active regional sites whereby it partners with a local high school to host evening college courses.</p>
<p>(ii) The community college hosts, sponsors, or participates in enrichment programs for area K-12 students, such as college days, summer or after-school programming, or science Olympiad.</p>	<p>GRCC partners, hosts, and participates in outreach and enrichment programs that are designed to engage and encourage area K12 students to pursue community college and higher education educational opportunities. Programs include middle college and concurrent enrollment, High School Open House at GRCC and tours, Workforce Friday's - skilled trade specific career experiences, Financial Aid expert assistance and information sessions, Black Males and Youth conferences, Job shadow days and tours for students interested in Child Development Careers, Art, Girl Scouts USA healthcare, and Theater camps, and more.</p>
<p>(iii) The community college provides, supports, or participates in programming to promote successful transitions to college for traditional age</p>	<p>GRCC continues to partner with Grand Rapids Public Schools and Grand Rapids Community Foundation on Challenge Scholars at Union High School. This year, GRCC will work with the freshman, sophomore, junior, and senior classes to prepare them for successful</p>

<p>students, including grant programs such as talent search, upward bound, or other activities to promote college readiness in area high schools and community centers.</p>	<p>entry into GRCC or other higher education institutions.</p> <p>GRCC also offers FastTrack services to incoming traditional age and non-traditional age students, allowing them to brush up in reading/writing and math. This program allows students to bypass remedial coursework, saving time and money.</p> <p>GRCC offers Bridges to College-Raider Ready summer programs to high school graduates to provide instruction in math and writing skills to better prepare a student for college entry course work. The program also introduces to students how to navigate various college systems.</p>
<p>(iv) The community college provides, supports, or participates in programming to promote successful transitions to college for new or reentering adult students, such as adult basic education, GED preparation and testing, or recruiting, advising, or orientation activities specific to adults.</p>	<p>GRCC provides a vibrant ESL Program to support adult learners in the area. GRCC served 178 learners in PY 2021-2022. Of those, 130 were ESL students and 48 were ABE.</p> <p>With the emergence of Michigan Reconnect, the GRCC's admissions and outreach department has allocated a position to directly serve the needs of Reconnect students.</p>
<p>(v) The community college has active partnerships with regional 4-year colleges and universities to promote successful transfer, such as articulation, 2+2, or reverse transfer agreements or operation of a university center.</p>	<p>GRCC currently has 45 active partnerships with 4-year colleges and universities, including articulated programs and eight reverse transfer agreements. The articulated programs can be separated into the following categories, with the number of each indicated:</p> <ul style="list-style-type: none"> <li>● Articulated Pre-Majors (2+2 agreements): 23</li> <li>● Articulated Pre-Majors (3+1 agreements): 4</li> <li>● Articulated Pre-professional programs (3+1 agreements): 4</li> <li>● Articulated Pre-professional programs (2+2 agreements): 1</li> <li>● Articulated Career Programs (2+2 agreements): 5</li> </ul> <p>In addition, GRCC promotes successful transfer through offering pre-majors in the following categories:</p> <ul style="list-style-type: none"> <li>● General Pre-Majors: 36</li> <li>● General Pre-Professional Programs: 3</li> </ul>

**Category C: Community Services (must meet 4 of 5)**

<p>(i) The community college provides continuing education programming for leisure, wellness, personal enrichment, or professional development.</p>	<p>GRCC provided 452 continuing education courses serving 3,686 students.</p> <p>Twenty-one information sessions and virtual career fairs were held for high school students in our region. Seventeen public high schools and nine youth non-profit organizations visited the Tassell MTEC to participate in career exploration activities.</p> <p>57 older learners (senior learners over 55 years old) participated in fitness classes, water aerobics, wellness and mindfulness topics.</p>
<p>(ii) The community college operates or sponsors opportunities for community members to engage in activities that promote leisure, wellness, cultural or personal enrichment such as community sports teams, theater or musical ensembles, or artist guilds.</p>	<p>GRCC operates the Collins Art Gallery and typically holds 4 separate visual arts shows. GRCC's Spectrum Theater is home not only to the College's Theater program, but also two community theater groups: Actor's Theater and Jewish Theater Grand Rapids. Due to COVID, no performances were held.</p> <p>Both the Collins Art Gallery and Spectrum Theater have been venues for ArtPrize since its inception. The Albert P. Smith Music Center provides rehearsal space for the Grand Rapids Choir of Men and Boys. Seventeen virtual concerts were held. Our Applied Technology Center Tutorial and Open Computer Lab, along with the Sneden Open Computer Lab, typically provide over 50 programs and serve approximately 4,500 students and community members with all activities going virtual since March 2020.</p> <p>In addition, GRCC hosts an annual "Diversity Lecture Series" that features national speakers on a variety of topics. In 2021-22, virtual presentations included Austen Channing Brown, John Leguizamo, and Dr. J. Luke Wood. Speakers represented diverse populations including LatinX, Pride, Indigenous People, Women, and African-American/Black.</p>
<p>(iii) The community college operates public facilities to promote cultural, educational, or personal enrichment for community members, such as libraries, computer labs, performing arts centers, museums, art galleries, or television or radio stations.</p>	<p>GRCC operates a gymnasium, a fitness center, and an aquatic facility that are all open to the public and available for community use.</p>

(iv) The community college promotes, sponsors, or hosts community service activities for students, staff, or community members.

The College offers several opportunities throughout the year to promote community service. These include:

- offering several courses with a service/volunteer component,
- facilitating Martin Luther King Junior Day celebration activities,
- several student organizations, clubs and athletic teams are active in our community,
- a strong partnership with United Way where students and employees can volunteer
- the Alumni Association coordinates several opportunities for alumni to serve our community
- several campus events that rely on volunteers such as hosting Information Stations, Raider Rally, and Commencement
- we connect with our retirees to volunteer and support our work
- individuals can volunteer with our Student Food Pantry
- Unique ways our Workforce Development Programs connect with our community such as the Nursing, Dental, and Occupational Therapy programs.
- we often bring community organization on-campus to provide opportunities for students and employees to volunteer such as hosting blood drives
- we recognize students who are active both on- and off-campus through the Student Leadership Banquet

Adopted this 19<sup>th</sup> day of September, 2022

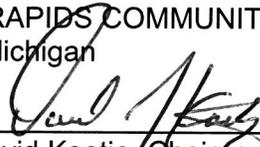
YEAS: Brama, Bruinsma, Lovelady Mitchell, Williams,  
and Koetje

NAYS: —

CERTIFICATION

I hereby certify that the forgoing is a true and complete copy of a resolution adopted by the Board of Trustees of the Grand Rapids Community College, County of Kent, State of Michigan, at a meeting held on September 19, 2022, the original of which is on file in my office and available to the public. Public notice of said meeting was given pursuant to and in compliance with the Open Meetings Act, Act No. 267 of the Public Acts of Michigan of 1976, including in the case of a special or rescheduled meeting, notice by posting at least eighteen (18) hours prior to the time set for said meeting.

GRAND RAPIDS COMMUNITY COLLEGE  
State of Michigan

By:   
David Koetje, Chairperson, Board of Trustees

Countersigned:  
By:   
Kathleen Bruinsma, Secretary, Board of Trustees



Appendix B—20 September 2022  
GRCC Fall 2022 Enrollment by Program Plan—Full-Time and Part-Time

Plan Code	Description	CIP Code	Full-Time	Part-Time	All	% of Total
003	Early College Enrollment	24.00	17	790	807	6.9%
006	Liberal Arts, General	24.01	51	204	255	2.2%
007	Transfer/Other	24.01	5	66	71	0.6%
011	Assoc of Science	24.01	1	7	8	0.1%
101	Business Admin, Trf	24.01	34	52	86	0.7%
102	Bus Administration	52.01	92	298	390	3.4%
120	Child Development	19.07	6	35	41	0.4%
125	Marketing	52.18	35	76	111	1.0%
127	Management & Supervision	52.02	20	85	105	0.9%
128	Accounting	52.03	40	109	149	1.3%
131	CDA Formal Trn Hrs, Cert	19.07	0	2	2	0.0%
133	Fast Track CDA, Cert	19.07	1	5	6	0.1%
147	Comp Info Sys-Network Admin	11.09	20	48	68	0.6%
149	Comp Info Sys-Programming	11.02	39	72	111	1.0%
150	Information Security	24.01	18	23	41	0.4%
151	Culinary Arts	12.05	59	76	135	1.2%
152	Corrections	43.01	2	12	14	0.1%
153	Juvenile Services	43.01	6	28	34	0.3%
154	Addiction Studies, Cert	51.15	0	8	8	0.1%
156	Baking & Pastry Arts, Cert	12.05	5	36	41	0.4%
157	Culinary Arts, Cert	12.05	2	13	15	0.1%
158	Personal Chef	12.05	3	4	7	0.1%
159	Craft Brew, Pack, Srv Op	52.09	0	10	10	0.1%
160	Web Design/Development	11.08	40	77	117	1.0%
165	Computer Supp Specialist	11.10	22	42	64	0.5%
166	CyberSecurity Cert	11.10	1	5	6	0.1%
169	Supply Chain Mgmt, Cert	52.04	1	28	29	0.2%
170	Entrepreneurship	52.07	3	12	15	0.1%
171	Retail Management, Cert	52.02	0	100	100	0.9%
172	Corrections, Cert	43.01	0	1	1	0.0%
180	Child Development	19.07	11	35	46	0.4%
201	Art, Trf	50.07	10	15	25	0.2%
212	Recording Tech, Trf	10.02	7	11	18	0.2%

Appendix B—20 September 2022  
GRCC Fall 2022 Enrollment by Program Plan—Full-Time and Part-Time

Plan Code	Description	CIP Code	Full-Time	Part-Time	All	% of Total
215	Digital Audio Spec, Cert	10.02	0	7	7	0.1%
220	Assoc of Music	50.09	14	24	38	0.3%
250	Photography	50.06	8	26	34	0.3%
251	Fine Arts	50.07	15	42	57	0.5%
255	Interior Design	50.07	18	35	53	0.5%
305	Radiologic Tech	51.09	14	26	40	0.3%
340	Occupational Therapy Assistant	51.08	0	46	46	0.4%
361	Assoc Deg Nursing-In Class	51.38	1	116	117	1.0%
369	ADN Adv Stand Nurs-InClass	51.38	0	27	27	0.2%
371	Pract Nurs, Cert-In class	51.39	1	69	70	0.6%
384	Magn Res Imag-MRI	51.09	0	4	4	0.0%
388	Surgical Tech	51.09	1	9	10	0.1%
389	Sterile Processing Tech	51.10	1	2	3	0.0%
392	Dental Assisting, Cert. FT	51.06	2	6	8	0.1%
393	Dental Assisting, Assoc FT	51.06	19	1	20	0.2%
394	Dental Hygiene, FT	51.06	63	0	63	0.5%
395	Dental Assisting, Cert. PT	51.06	0	1	1	0.0%
396	Dental Assisting, Assoc PT	51.06	0	2	2	0.0%
402	Journalism, Trf	24.01	4	5	9	0.1%
420	Paraprofessional Education	13.15	0	7	7	0.1%
431	Pre-Theater	24.01	2	7	9	0.1%
450	Pre-Computer Info Sys	24.01	11	13	24	0.2%
452	Pre-Computer Science	24.01	2	12	14	0.1%
500	Pre-Allied Health Sci.	24.01	17	27	44	0.4%
522	Pre-English Literature	24.01	4	12	16	0.1%
523	Pre-Comm Studies	24.01	9	13	22	0.2%
524	Pre-Writing	24.01	6	12	18	0.2%
525	Pre-Criminal Justice	24.01	23	40	63	0.5%
526	Pre-Gender Studies	24.01	1	3	4	0.0%
527	Pre-French	24.01	1	2	3	0.0%
530	Pre-Psychology	24.01	66	103	169	1.5%
531	Pre-Philosophy	24.01	5	3	8	0.1%
532	Pre-Social Work	24.01	23	64	87	0.7%

Appendix B—20 September 2022  
GRCC Fall 2022 Enrollment by Program Plan—Full-Time and Part-Time

Plan Code	Description	CIP Code	Full-Time	Part-Time	All	% of Total
533	Pre-Anthropology	24.01	6	5	11	0.1%
535	Pre-Political Science	24.01	10	6	16	0.1%
536	Pre-Economics	24.01	5	0	5	0.0%
537	Pre-Sociology	24.01	4	13	17	0.1%
538	Pre-Geography	24.01	3	3	6	0.1%
539	Pre-Intl Relations	24.01	2	5	7	0.1%
540	Pre-History	24.01	6	16	22	0.2%
545	Pre-Geology	24.01	2	4	6	0.1%
547	Pre-Computer Science	24.01	29	36	65	0.6%
550	Pre-Biochemistry	24.01	9	7	16	0.1%
551	Pre-Envrnmtl & Sust	24.01	12	23	35	0.3%
552	Pre-Chemical Engineering	24.01	2	4	6	0.1%
553	Pre-Engineering	24.01	29	44	73	0.6%
555	Pre-Cell & Mole Biology	24.01	3	5	8	0.1%
560	Pre-Biology	24.01	20	55	75	0.6%
570	Pre-Pharmacy	24.01	4	10	14	0.1%
575	Pre-Exercise Science	24.01	8	9	17	0.1%
580	Pre-Hospitality Mgmt FSU	24.01	8	7	15	0.1%
605	Pre-Master Architecture	24.01	5	4	9	0.1%
609	Pre-Manuf Eng Tech-FSU	24.01	0	1	1	0.0%
610	Arch Tech-FSU-Fac Mgmt	04.09	5	5	10	0.1%
614	Arch Tech-FSU-ConMgmt	04.09	9	11	20	0.2%
616	Pre-Early Childhood Ed	24.01	3	4	7	0.1%
617	Pre-Elem Ed-FSU	24.01	16	17	33	0.3%
620	Pre-Public Health-FSU	24.01	1	1	2	0.0%
622	Pre-Music & Ent Bus FSU	24.01	7	8	15	0.1%
625	Pre-Ex Sci-Aquinas	24.01	2	0	2	0.0%
626	Pre-Eng Design Tech-W	24.01	0	2	2	0.0%
627	Pre-Eng Mgmt Tech-W	24.01	0	1	1	0.0%
628	Pre-Instrl & Epral Eng W	24.01	1	3	4	0.0%
630	Pre-Public Health (WMU)	24.01	0	1	1	0.0%
631	Music-WMU	50.09	12	4	16	0.1%
632	Pre-Business Admin-WMU	24.01	6	3	9	0.1%

Appendix B—20 September 2022  
GRCC Fall 2022 Enrollment by Program Plan—Full-Time and Part-Time

Plan Code	Description	CIP Code	Full-Time	Part-Time	All	% of Total
634	Child Development-WMU	19.07	1	4	5	0.0%
635	Pre-ExSci-WMU-Appl	24.01	1	1	2	0.0%
636	Pre-Elem Ed-WMU	24.01	3	2	5	0.0%
638	Pre-ExSci-WMU-Clinical	24.01	1	0	1	0.0%
639	Pre-Dietetics-WMU	24.01	3	5	8	0.1%
643	Pre-Business-Cornerstone	24.01	3	0	3	0.0%
646	Pre-GenSci-Chirop-Palmer	24.01	0	5	5	0.0%
655	Pre-Mathematics	24.01	9	8	17	0.1%
660	Pre-Business-GVSU	24.01	50	35	85	0.7%
662	Pre-ExSci-ClinExSci-GVSU	24.01	12	10	22	0.2%
663	Pre-ExSci-HFitInstr-GVSU	24.01	4	5	9	0.1%
664	Pre-Sport Mgmt (GVSU)	24.01	4	7	11	0.1%
670	Pre-Biology-Aquinas	24.01	0	4	4	0.0%
680	Pre-Bio Lab Sci-Davenpo	24.01	4	1	5	0.0%
685	Pre-Accounting-Davenpo	52.03	13	7	20	0.2%
686	Pre-Business-Davenpo	52.02	33	33	66	0.6%
687	Pre-Management-Davenpo	52.03	3	11	14	0.1%
688	Pre-Marketing-Davenpo	52.19	9	6	15	0.1%
701	Chemistry, Trf	24.01	4	10	14	0.1%
797	Manufac Eng Tech, FSU Trf	15.06	0	3	3	0.0%
798	Plastics Tech, FSU Trf	15.06	2	1	3	0.0%
809	Law Enforcement-Police Academy	43.01	18	2	20	0.2%
817	Gerontology	44.00	0	4	4	0.0%
819	Police Academy, Cert	43.01	5	0	5	0.0%
848	Guest Student	24.01	31	243	274	2.4%
849	Career Exploration	24.01	0	1	1	0.0%
850	Personal Interest, Non-Degree	12.00	28	408	436	3.7%
900	Technology Option	15.99	0	2	2	0.0%
902	Welding Skills Cert	48.05	0	1	1	0.0%
903	Electr Controls Eng Tech	15.04	7	50	57	0.5%
904	Mechanical Design	15.13	19	54	73	0.6%
906	Electronics Tech	15.03	3	14	17	0.1%
908	Tooling & Mfg Tech	48.05	4	15	19	0.2%

Appendix B—20 September 2022

GRCC Fall 2022 Enrollment by Program Plan—Full-Time and Part-Time

Plan Code	Description	CIP Code	Full-Time	Part-Time	All	% of Total
912	Air C, Ref, Ht Tech	47.02	9	25	34	0.3%
916	Mechatronics, Cert	47.01	0	2	2	0.0%
918	Industrial Maintenance Tech Cert	47.03	2	10	12	0.1%
919	Industrial Tech, Cert	15.06	0	1	1	0.0%
920	Tooling & Mfg, Cert	48.05	0	4	4	0.0%
921	Auto Servicing, Cert	47.06	4	13	17	0.1%
922	Automotive Technology	47.06	12	40	52	0.4%
923	Electric Cont/Mech, Cert	15.04	0	8	8	0.1%
924	Air C, Ref, Ht, Cert	47.02	3	10	13	0.1%
925	Architectural Technology	04.09	12	13	25	0.2%
927	Photography, Trf	50.07	2	4	6	0.1%
928	Mechanical Design, Cert	15.13	0	2	2	0.0%
931	Welding, Cert	48.05	5	12	17	0.1%
932	Welding Technology	48.05	6	23	29	0.2%
935	Plastics Mfg Tech	15.06	1	10	11	0.1%
939	Quality Science	15.07	0	2	2	0.0%
943	Machine Tool, Cert	48.05	0	1	1	0.0%
945	Plastics Mfg Tech, Cert	15.06	0	1	1	0.0%
954	Manufacturing Apprentice Cert	15.06	2	330	332	2.9%
970	CNC Programming Cert	48.05	0	6	6	0.1%
985	Industrial Maintenance Tech	47.03	0	23	23	0.2%
P01	Business	24.01	364	473	837	7.2%
P02	Health, Exercise Science	24.01	346	1024	1370	11.8%
P03	Human Svcs, Ed, Soc Sci	24.01	237	729	966	8.3%
P04	Manufacturing, App. Tech	24.01	47	124	171	1.5%
P05	Math, Science, Engineer.	24.01	228	288	516	4.4%
P06	Music and Theater	24.01	26	58	84	0.7%
P07	Culinary, Hosp, Brewing	24.01	18	48	66	0.6%
P08	Art, Archit, Mech Design	24.01	111	172	283	2.4%
P09	Human., Eng., Lang, Comm	24.01	115	192	307	2.6%
P10	Comp Information Systems	24.01	125	194	319	2.7%
P11	Education & Child Devmnt	24.01	44	46	90	0.8%
P12	Public Service	24.01	32	28	60	0.5%

Appendix B—20 September 2022  
 GRCC Fall 2022 Enrollment by Program Plan—Full-Time and Part-Time

Plan Code	Description	CIP Code	Full-Time	Part-Time	All	% of Total
P13	Social & Behavrl Science	24.01	92	73	165	1.4%
Grand Total			3228	8409	11637	100.0%

### ***Degrees and Certificates***

Students may earn the following degrees and certificates:

- Associate of Applied Arts & Sciences
  - Associate of Arts
  - Associate of Business
  - Associate of Music
  - Associate of Nursing
  - Associate of Fine Arts
  - Associate of General Studies
  - Certificate
  - Advanced Certificate
- 

### ***Academic Programs and Pathways***

**Art, Architecture, and Mechanical Design** The Art, Architecture, and Mechanical Design Pathway is a good fit for creative students who enjoy developing new ideas, collaboration, designing products, and developing new skills. Academic programs in this pathway can lead to careers in mechanical or architectural design, art and design, photography, and fine arts among others.

- *Pathway Degree with Art, Architecture, and Mechanical Design Concentration, A.A.*

#### *Mechanical & Architectural Design*

Architectural Technology, A.A.A.S.

Mechanical Design Certificate

Mechanical Design, A.A.A.S.

#### *Visual Arts Programs*

Fine Arts, A.F.A.

Interior Design, AFA

Photography, A.F.A

Pre-Art, A.A

Pre-Photography, A.A.

### **Business**

The Business Pathway is an option for students who have good communication and interpersonal skills, are organized and efficient, and enjoy finding creative solutions to solve problems. Academic programs in the Business Pathway can lead to careers in areas such as accounting, management, sales, marketing, human resources, supply chain, and entrepreneurship. This pathway also serves those who would like to start their own business.

- *Pathway Degree with Business Concentration, A.A.*

#### *Business Programs*

Accounting, A.B.

Business Administration, A.B.

Entrepreneurship Certificate

Management & Supervision, A.B.

Marketing, A.B.

Retail Management Certificate

Supply Chain Operations Management, Certificate

Pre-Business, A.A

### **Computer Information Systems**

The Computer Information Systems Pathway is a good fit for detail-oriented students who work well on teams, are adaptable to an ever-changing environment, and enjoy working with computers. Academic programs in this pathway can lead to careers in network systems, programming, software development, web design and development, hardware maintenance, and cyber security among others. Various professional certifications are also available.

- *Pathway Degree with Computer Information Systems Concentration, A.A.*

#### Computer Applications Programs

Computer Programming, A.A.A.S

Computer Support Specialist, A.A.A.S

CyberSecurity, Certificate

Graphics/Web Development, A.A.A.S

Network Administration, A.A.A.S

Pre-Computer Information Systems, A.A.

Pre-Computer Science, A.A.

Pre-Cyber Security, A.A.

### **Culinary Arts, Hospitality, and Brewing**

The Culinary Arts, Hospitality and Brewing Pathway is a good fit for energetic students who work well on teams, are flexible and organized, and want to work in an environment where art converges with science, and talent melds with technique. Academic programs in this pathway can be a gateway to exciting careers in culinary arts, tourism, hospitality, and brewing among others.

- *Pathway Degree with Culinary Arts, Hospitality, and Brewing Concentration, A.A.*

#### Secchia Institute for Culinary Education

Baking and Pastry Arts Certificate

Craft Brewing, Packaging and Service Operations Certificate

Culinary Arts Certificate

Culinary Arts, A.A.A.S.

Personal Chef Certificate

### **Health and Exercise Sciences**

The Health and Exercise Sciences Pathway is an option for energetic students who have good interpersonal skills, enjoy science, and care about the well-being of others. Academic programs in this pathway can lead to professions like occupational therapy assistant, nurse, dental hygienist or assistant, and radiologic technologist as well as provide preparation for transfer into programs related to exercise science and health professions such as physician assistant and occupational and physical therapist. *Students interested in Medical, Dental, Veterinary, or Pharmacy School should select the Math, Science, and Engineering Pathway.*

- *Pathway Degree with Health and Exercise Sciences Concentration, A.A.*

#### Health Programs

Cardiovascular Technology, A.A.A.S (Pending)

Cardiovascular Technology, Certificate (Pending)

Dental Assisting Certificate

Dental Assisting, A.A.A.S.

Dental Hygiene, A.A.A.S.

GRCC Capital Outlay – Appendix C  
2022.2023 Academic Programs

Nursing, A.D.N.  
Practical Nursing Certificate

Occupational Therapy Assistant, A.A.A.S  
Computer Tomography (CT) Technologist, Certificate  
Magnetic Resonance Imaging (MRI) Technology Certificate  
Magnetic Resonance Imaging (MRI) A.A.A.S  
Neurodiagnostic Technology, Certificate  
Neurodiagnostic Technology, A.A.A.S  
Radiologic Technology, A.A.A.S.  
Sterile Processing Technology, Certificate  
Surgical Technology, A.A.A.S

Exercise Science

Pre-Exercise Science, A.A.

Physical Science Programs

Pre-Allied Health Science (Physical Therapy/Physician Assistant), A.A.

**Education and Child Development**

The Education and Child Development Pathway is a good option for students who are enthusiastic for learning, value inquiry, and have strong interpersonal skills enabling them to develop respectful relationships with children and families. Academic programs in this area can lead directly to careers in early childhood care and education, work as classroom assistants or paraprofessionals as well as those that require further education such as certified teacher, family services roles, or child life specialist.

- **Pathway Degree with Education and Child Development Concentration, AA**

Education and Child Development

Child Development, A.A.A.S.  
Fast Track CDA Formal Training Hours Certificate  
Paraprofessional Education (MTA), A.A.A.S.  
Child Development (MTA Eligible), A.A.A.S

**Public Service**

The Public Service Pathway is an excellent option for students who have a desire to help improve individual lives and as well as society as a whole. Academic programs in this pathway can lead to careers in law enforcement, substance abuse counseling, corrections, juvenile services, private investigation, or security among others. Careers in public service are growing fast, and qualified people who have a desire to serve our citizenry are in high demand.

- **Pathway Degree with Public Service Concentration, A.A.**

Criminal Justice Programs

Addiction Studies Certificate  
Corrections Certificate  
Corrections, A.A.A.S.  
Juvenile Services, A.A.A.S.

GRCC Capital Outlay – Appendix C  
2022.2023 Academic Programs

Law Enforcement, A.A.A.S.  
Police Academy Certificate  
Sheriff's Corrections Academy Certificate  
Pre-Criminal Justice, A.A.

### **Social and Behavioral Sciences**

The Social and Behavioral Science Pathway is a good option for students who are thoughtful and enjoy using research-based methods to examine the human condition from various perspectives including the study of individuals, communities, institutions, social structure, and culture. Academic programs in this pathway can lead directly to careers in the private and public sectors as well as those that require further education such as law, historic preservation, geographic information systems, archeology, economics, social work, psychology, and counseling among many others.

- **Pathway Degree with Social and Behavioral Sciences Concentration, AA**

#### Psychology Programs

Gerontology Certificate  
Pre-Psychology, A.A.  
Pre-Social Work, A.A.

#### Social Science

Pre-Anthropology, A.A.  
Pre-Economics, A.A.  
Pre-Gender Studies, A.A.  
Pre-Geography, A.A.  
Pre-History, A.A.  
Pre-International Relations, A.A.  
Pre-Political Science, A.A.  
Pre-Sociology, A.A.

### **Humanities, English, Language, and Communication Studies**

The Humanities, English, Language, and Communication Studies Pathway fits well for students who think critically and creatively and enjoy writing, speaking, research, and engaging in broader conversations with academic, community, and professional audiences. Academic programs in this pathway can lead to diverse careers in public relations, human resources, the law, editing, writing, and journalism, as well as careers in public service and the non-profit sector. Graduates with these skills are in high demand by employers in a variety of fields and in graduate professional programs.

- *Pathway Degree with Humanities, English, Language, and Communication Studies Concentration, A.A.*

#### English

Pre-English Literature, A.A.  
Pre-Writing, A.A.

#### Language and Thought Programs

Pre-Communication Studies, A.A.  
Pre-French, A.A.  
Pre-Multimedia Journalism (General), A.A.

Pre-Philosophy, A.A.

### **Manufacturing and Applied Technology**

The Manufacturing and Applied Technology Pathway is a good fit for hands-on, detail-oriented students with communication, reasoning, and troubleshooting skills who enjoy working with computers, machinery and other types of technology. Academic programs in this pathway can lead to careers in electronics, tooling, manufacturing, automotive technology, HVAC, industrial maintenance, welding, plastics, and quality science among others.

- *Pathway Degree with Manufacturing and Applied Technology Concentration, A.A.*

#### Applied Technology Programs

Electrical Controls Engineering Technology, A.A.A.S

Electrical Controls/Mechatronics Certificate

Electronics Engineering Technology Certificate

Electronic Engineering Technology A.A.A.S.

Heating, Ventilation, Air Conditioning/ Refrigeration Technology Certificate

Heating, Ventilation, Air Conditioning/ Refrigeration Technology, A.A.A.S.

Industrial Maintenance Certificate

Industrial Maintenance Technology, A.A.A.S.

Mechatronics-Basic Industrial Electricity Certificate

#### Automotive Programs

Automotive Servicing Certificate

Automotive Technology, A.A.A.S.

#### Manufacturing Programs

Computer Numeric Control (CNC) Programming Certificate

Manufacturing Apprenticeship Certificate

Machine Tool Certificate

Plastics-Polymer Engineer Technology, A.A.A.S

Plastics-Polymer Engineer Technology Certificate

Tooling & Manufacturing Technology Certificate

Tooling & Manufacturing Technology, A.A.A.S.

Welding Skills Certificate

Welding Certificate

Welding Technology, A.A.A.S.

### **Math, Science, and Engineering**

The Math, Science, and Engineering Pathway is a good option for students who are creative, curious about the natural world, and enjoy rigorous coursework and hands-on laboratory experiences. Academic programs in this pathway can lead to careers in mathematics, the biological and physical sciences, or engineering as well as professional careers like pharmacy, medicine, and dentistry.

- *Pathway Degree with Math, Science, and Engineering Concentration, A.A.*

#### Biological Sciences Programs

Pre-Biology, A.A.

#### Math

GRCC Capital Outlay – Appendix C  
2022.2023 Academic Programs

Pre-Engineering, A.A.  
Pre-Mathematics, A.A.

Physical Science Programs

Pre-Allied Health Science (Physical Therapy/Physician Assistant), A.A.  
Pre-Biochemistry, A.A.  
Pre-Cell and Molecular Biology, A.A.  
Pre-Chemical Engineering, A.A.  
Pre-Chemistry, A.A.  
Pre-Environmental and Sustainability Studies, A.A.  
Pre-Geology, A.A.  
Pre-Pharmacy, A.A.

**Music and Theater**

The Music and Theater Pathway is a good option for students who strive to be creative, hardworking, collaborative, and motivated, and have a passion for music or theater. Academic programs in this pathway can lead to careers in music education, therapy, production, or composition as well as performance and conducting among others. Careers in theater include acting, theater management, scenographer, education, directing, and a host of others. All students are invited to participate in music and theater courses at GRCC.

- *Pathway Degree with Music and Theater Concentration, A.A.*

Music Programs

Associate of Music, A.M.  
Digital Audio Specialist Certificate  
Recording Technology, A.M.

Theater Programs

Pre-Theater, A.A.

**The following academic programs have formal and specific transfer agreements for students who plan to start at GRCC and transfer to specific institution and study a specific program:**

Architectural Technology, A.A.A.S (Ferris State University - Construction Management)  
Architectural Technology, A.A.A.S (Ferris State University – Facility Management)  
Child Development, A.A.A.S (Western Michigan University-**Family Science and Human Development**)  
Music, A.M. (Western Michigan University)  
Plastics-Polymer Engineering Technology, A.A.A.S. (Ferris State University - Manufacturing Engineering Technology)  
Plastics-Polymer Engineering Technology, A.A.A.S (Ferris State University - Plastics Engineering Technology)  
Pre-Accounting, A.B. (3+1, Davenport University)  
**Pre-Birth to Kindergarten, A.A. (Grand Valley State University)**  
Pre-Biology, A.S. (Aquinas College)  
Pre-Biological Laboratory Science, A.A. (3+1, Davenport University)  
Pre-Business, A.A. (Cornerstone University)  
Pre-Business, A.A. (Grand Valley State University)  
Pre-Business, A.B. (3+1, Davenport University)  
Pre-Business Administration, A.A. (Western Michigan University)  
Pre-Elementary Education, A.A. (Ferris State University)

GRCC Capital Outlay – Appendix C  
2022.2023 Academic Programs

Pre-Early Childhood Education, A.A. (Ferris State University)  
Pre-Engineering Design Technology, A.A. (Western Michigan University)  
Pre-Engineering Management Technology, A.A. (Western Michigan University)  
Pre-Exercise Science, A.A. (Aquinas College)  
Pre-Exercise Science, A.A. (Grand Valley State University - Clinical Exercise Science)  
Pre-Exercise Science, A.A. (Grand Valley State University – Health Fitness Instruction)  
Pre-Exercise Science, A.A. (Western Michigan University-Applied Exercise Science)  
Pre-Exercise Science, A.A. (Western Michigan University-Clinical Exercise Science)  
Pre-Hospitality Management, (Specialized Management), A.A. (Ferris State University)  
Pre-Industrial & Entrepreneurial Engineering, A.A. (Western Michigan University)  
Pre-Management, A.B. (3+1, Davenport University)  
Pre-Manufacturing Engineering Technology, A.A. (Ferris State University)  
Pre-Manufacturing Engineering Technology, A.A. (Western Michigan University)  
Pre-Marketing, A.B. (3+1, Davenport University)  
Pre-Master of Architecture, A.A. (Lawrence Technological University)  
Pre-Music and Entertainment Business A.A. (Ferris State University)  
Pre-Nutrition and Dietetics, A.A. (Western Michigan University)  
Pre-Pedagogical Content Knowledge for Elementary Teaching & Educational Studies, A.A. (Grand Valley State University)  
Pre-Public Health, AA (Ferris State University)  
Pre-Public Health, AA (Western Michigan)  
Pre-Sports Management, A.A. (Grand Valley State University)  
Pre-Recreation/Sports Management, A. A. (Western Michigan University)

Grand Rapids Community College  
Deferred Maintenance Forecast  
September 9, 2022

<b>Building</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
Administration Building	\$ 508,945.15	\$ 521,770.24	\$ 540,032.20
Applied Technology Center	\$ 3,952,544.83	\$ 4,052,061.08	\$ 4,193,883.22
Bungalow (Carriage House)	\$ 369,151.34	\$ 382,071.64	\$ 395,444.15
Calkins Science Center	\$ 1,545,244.80	\$ 1,587,902.66	\$ 1,643,479.25
Chiller Plant	\$ 210,884.09	\$ 218,265.03	\$ 225,904.31
College Park Plaza & Parking Ramp	\$ 1,392,716.04	\$ 1,441,461.10	\$ 1,491,912.24
Cook Academic Hall & Parking Ramp	\$ 1,556,412.62	\$ 1,595,529.93	\$ 1,651,373.48
Custer Alumni House	\$ -	\$ -	\$ -
Ford Fieldhouse	\$ 281,158.31	\$ 290,998.85	\$ 301,183.81
Ford Natatorium	\$ 2,892,771.83	\$ 2,994,018.84	\$ 3,098,809.50
Lakeshore Campus	\$ -	\$ -	\$ -
Learning Resource Center	\$ 3,414,912.88	\$ 3,497,198.77	\$ 3,619,600.73
Music Center	\$ 101,971.33	\$ 105,540.33	\$ 109,234.24
Preschool	\$ 173,754.94	\$ 179,836.36	\$ 186,130.63
Raleigh J. Finkelstein Hall	\$ 1,199,234.83	\$ 1,241,208.05	\$ 1,284,650.33
Ramp A/Bostwick Office Suite	\$ 662,769.79	\$ 678,902.45	\$ 702,664.04
Ramp B/Facilities/GRCC Police	\$ 134,616.20	\$ 139,327.77	\$ 144,204.24
Ramp C	\$ 416,827.43	\$ 431,416.39	\$ 446,515.96
Snedden Hall	\$ 961,559.13	\$ 995,213.70	\$ 1,030,046.18
Spectrum Theater	\$ 891,930.61	\$ 915,484.21	\$ 947,526.16
Steven C Ender Hall	\$ 4,914.28	\$ 5,086.28	\$ 5,264.30
Student Center	\$ 1,456,880.85	\$ 1,504,862.04	\$ 1,554,522.53
Tassell MTEC	\$ 858,625.83	\$ 881,490.60	\$ 912,342.77
White Hall	\$ 62,095.45	\$ 64,268.79	\$ 66,518.20
<b>Grand Total</b>	<b>\$ 23,049,922.56</b>	<b>\$ 23,723,915.11</b>	<b>\$ 24,551,242.47</b>

Note: The annual total assumes a 3.5% increase in inflation

Building Deficiencies Priorities by Category:

Consequences of the Problem	Need	Frequency of Use
1. Hazards	1. Critical	1. Constant
2. Interruption	2. Urgent	2. Frequent
3. Deterioration	3. Necessary	3. Occasional
4. Utility	4. Desirable	4. Infrequent
5. Energy	5. ADA	5. Meager

Note: Lower score equals higher priority

Note: Project Cost includes 58.3% mark-ups and fees

Building	Address	No.	Item/Description	Location	Photo No.	Priority	Cons.	Need	Score	Energy	Freq.	Notes	Action	2023 Project Cost	2024 Project Cost	2025 Project Cost
Administration Building	415 Fulton St E	AB-1	Emergency Lighting	Throughout Building	AB-1	1	1	3	4	No	2	Update to meet code requirements.	Add emergency battery units.	\$ 24,642	\$ 25,504	\$ 26,397
Administration Building	415 Fulton St E	AB-11	Roof Access Ladder	From 2nd Floor to Attic Space		2	1	3	4	No	4	Roof access ladder bolts loose.	Re-bolt ladder to masonry wall.	\$ 702	\$ 727	\$ 752
Administration Building	415 Fulton St E	AB-12	Exterior Wood Trim and Windows	All Elevations		3	3	3	6	No	3	Paint peeling.	Paint wood trim, windows and shutters.	\$ 12,953	\$ 13,406	\$ 13,875
Administration Building	415 Fulton St E	AB-14	Potential Fan Coil Water Leak	Room 108		3	3	3	6	No	4	Ceiling tiles are water damaged below Room 108. Suspect water leakage from fan coil unit.	Investigate if fan coil is the source of the leak. If so, repair leak.	\$ 878	\$ 908	\$ 940
Administration Building	415 Fulton St E	AB-15	Pipe Insulation Addition and Repair	Mechanical Room 012		3	3	4	7	Yes	1	Basement mechanical room has some piping in need of insulation and existing insulation in need of repair/replacement.	Add missing insulation and repair/replace existing damaged insulation.	\$ 1,755	\$ 1,817	\$ 1,880
Administration Building	415 Fulton St E	AB-16	Split System AC Unit Piping Insulation Repair/Replacement	Outside at Grade		3	3	4	7	Yes	1	Split system condenser on southeast corner of building outside at grade needs refrigerant line set insulation repaired/replaced.	Repair/replace insulation.	\$ 351	\$ 363	\$ 376
Administration Building	415 Fulton St E	AB-17	Exterior Retaining Wall	Exterior, near Fulton Street		3	3	3	6	No	4	Retaining wall covered in moss with gaps in mortar.	Clean brick and tuckpoint mortar.	\$ 2,796	\$ 2,894	\$
Administration Building	415 Fulton St E	AB-18	Brick on Roof	Chimney on Roof	AB-18	3	3	3	6	No	4	Mortar on chimney missing or loose.	Tuckpoint mortar joints.	\$ 1,864	\$ 1,929	\$ 2,995 1,997
Administration Building	415 Fulton St E	AB-19	Exit Door Panic Device	North Elevations		3	1	3	4	No	2	Exterior doors not equipped with panic devices for safe egress during emergency.	Install panic hardware.	\$ 5,265	\$ 5,450	\$ 5,640
Administration Building	415 Fulton St E	AB-2	Interior Doors	Lower Level		1	1	3	4	No	2	Code required 20 minute rated doors have louvers.	Replace doors.	\$ 18,955	\$ 19,619	\$ 20,305
Administration Building	415 Fulton St E	AB-20	Exterior Stairs	South Entry Stair		3	3	3	6	No	1	Sealant between stone treads separating.	Reseal stair treads.	\$ 380	\$ 394	\$ 407
Administration Building	415 Fulton St E	AB-21	Historical Exterior Wall Light Fixture Retrofit	Entrances/Exits	AB-21	3	3	3	6	Yes	1	Old light source and aged acrylic lens.	Take down historical fixtures and have retrofitted with new LED's and lenses. Add to life safety generator circuit.	\$ 26,327	\$ 27,248	\$ 28,202
Administration Building	415 Fulton St E	AB-22	Front Step Lights Corroded and Inoperable	Front Exterior Steps	AB-22	3	3	4	7	Yes	1	Aged lights and conduit corroded away due to salt.	Provide new LED step lights, new underground conduit and conductors.	\$ 5,265	\$ 5,450	\$ 5,640
Administration Building	415 Fulton St E	AB-23	Mechanical Room Wireless Access Points	Mechanical Rooms		3	4	3	7	No	4	Maintenance staff cannot get WiFi in mechanical rooms when doing maintenance.	Add a WAP to each mechanical room.	\$ 4,388	\$ 4,541	\$ 4,700
Administration Building	415 Fulton St E	AB-25	Main Switchgear	Electrical Room 010	AB-25	3	4	3	7	No	1	Main switchgear has not had any recent maintenance and cleaning.	Provide maintenance and cleaning and schedule every 3 to 5 years.	\$ 35,102	\$ 36,331	\$ 37,602
Administration Building	415 Fulton St E	AB-26	Exterior Irrigation Controller	West Exterior	AB-26	3	3	3	6	No	3	Wire is showing and conduit is broken.	Repair conduit.	\$ 439	\$ 454	\$ 470
Administration Building	415 Fulton St E	AB-27	Refrigerant Line Set, Evaporator and Condenser Demolition	Basement Electrical Room		4	4	4	8	No	--	Refrigerant line set, wall mounted evaporator and wall mounted condenser are no longer used.	Demolish refrigerant line set, wall mounted evaporator and wall mounted condenser.	\$ 878	\$ 908	\$ 940
Administration Building	415 Fulton St E	AB-28	Central Domestic Water Heater Addition	Basement and First Floor Toilet Rooms	AB-28	4	4	4	8	No	2	Existing point of use electric water heaters increase maintenance costs.	Demolish point of use water heaters. Install central domestic water heater, new hot water and hot water return piping.	\$ 21,061	\$ 21,798	\$ 22,561
Administration Building	415 Fulton St E	AB-29	Toilet Room Plumbing Fixture Replacement	Basement Toilet Rooms		4	4	4	8	No	2	Lavatories, faucets and trim are in poor condition.	Install new lavatories, faucets and trim.	\$ 4,212	\$ 4,360	\$ 4,512
Administration Building	415 Fulton St E	AB-31	Stone at Entry	South Elevation	AB-31	4	3	4	7	No	3	Coating on stone spalling at entry.	Replace stone.	\$ 2,422	\$ 2,507	\$ 2,595
Administration Building	415 Fulton St E	AB-32	Occupancy Sensors	Throughout Building		4	5	4	9	Yes	2	Shut off lights in unoccupied rooms.	Add room occupancy sensors.	\$ 48,193	\$ 49,880	\$ 51,626
Administration Building	415 Fulton St E	AB-33	Basement Restroom Lighting	Rooms 013 and 015B	AB-33	4	4	4	8	Yes	2	Restroom lighting is dim and fluorescent.	Update restroom lighting with LED and occupancy sensors.	\$ 5,265	\$	\$ 5,640
Administration Building	415 Fulton St E	AB-34	Interior Lighting	Throughout Building		4	5	4	9	Yes	1	Most of the existing lighting is T8 and CFL.	Replace with LED.	\$ 142,514	\$ 142,514	\$ 147,502
Administration Building	415 Fulton St E	AB-35	Missing Trim	North Elevation		5	3	4	7	No	4	Trim missing at base of door on North Elevation.	Install new piece of trim to match existing.	\$ 878	\$	\$ 940
Administration Building	415 Fulton St E	AB-4	Siamese Connection Identification Placard Addition	Exterior Wall - South		1	1	2	3	No	1	Siamese connection on south side of building is almost hidden behind shrubbery.	Add placard/signage to identify location of Siamese connection for benefit of fire department.	\$ 176	\$ 908	\$ 188
Administration Building	415 Fulton St E	AB-5	Possible Leak	Room 011		1	1	2	3	No	4	Blistered plaster and indications of leak in electrical room.	Investigate cause of leak and take steps to correct. Patch and repair plaster.	\$ 9,653	\$ 9,991	\$ 10,341
Administration Building	415 Fulton St E	AB-6	Exterior Fire Alarm Gong	East Elevation	AB-6	1	1	2	3	No	1	Existing fire alarm gong is nearing end of useful life.	Replace with weatherproof fire alarm audio visual device.	\$ 1,755	\$ 1,817	\$ 1,880
Administration Building	415 Fulton St E	AB-8	IT Closet Air Conditioning Addition	Room 116		2	2	4	6	No	1	IT closet internal temperature is high due to IT equipment heat rejection.	Install mini-split system to serve the IT closet.	\$ 7,020	\$ 7,266	\$ 7,520
Administration Building	415 Fulton St E	AB-9	Chiller Replacement	Mechanical Room 012	AB-9	2	2	4	6	Yes	2	Trane chiller is nearing the end of its useful service life.	Install new chiller with R-410A or R-134A refrigerant (current chiller uses phased out R-22).	\$ 122,857	\$ 127,157	\$ 131,608
Applied Technology Center	151 Fountain NE	AT-1	Stair and Ramp Handrails	Auditorium Entrance at Corridor		1	1	5	6	No	2	Stair and ramp have handrails on one side only. Code requires handrails both sides.	Add handrails.	\$ 3,406	\$ 3,525	\$ 3,649
Applied Technology Center	159 Fountain NE	AT-10	Maintenance Receptacles	Roof	AT-10	3	3	3	6	No	4	There were no maintenance receptacles on roof for HVAC equipment.	Provide GFI protected maintenance receptacles.	\$ 825	\$ 854	\$ 884
Applied Technology Center	160 Fountain NE	AT-11	Exterior Envelope Repairs	Exterior Building		3	3	3	6	No	1	The building envelope needs to be resealed.	Seal exterior concrete.	\$ 102,147	\$ 105,722	\$ 109,422
Applied Technology Center	162 Fountain NE	AT-13	Overhead Door	Room 38		3	3	3	6	No	3	Overhead door has rusty frame and panel - safety pressure plate not working.	Replace overhead door.	\$ 8,202	\$ 8,489	\$ 8,786
Applied Technology Center	163 Fountain NE	AT-14	Overhead Door	Room 38		3	3	3	6	No	3	Safety pressure plate on overhead door not working.	Replace safety pressure plate.	\$ 878	\$ 908	\$ 940

Building Deficiencies Priorities by Category:

Consequences of the Problem	Need	Frequency of Use
1. Hazards	1. Critical	1. Constant
2. Interruption	2. Urgent	2. Frequent
3. Deterioration	3. Necessary	3. Occasional
4. Utility	4. Desirable	4. Infrequent
5. Energy	5. ADA	5. Meager

Note: Lower score equals higher priority

Note: Project Cost includes 58.3% mark-ups and fees

Building	Address	No.	Item/Description	Location	Photo No.	Priority	Cons.	Need	Score	Energy	Freq.	Notes	Action	2023 Project Cost	2024 Project Cost	2025 Project Cost
Applied Technology Center	164 Fountain NE	AT-15	AHU-4 and AHU-5 Unit Casing Leaks	Room P16		3	3	3	6	No	2	Unit casings leaking water.	Inspect drain pans for plugs and fix water leak.	\$ 439	\$ 454	\$ 470
Applied Technology Center	165 Fountain NE	AT-16	AHU-1 Unit Casing Leak	Room P17		3	3	3	6	No	2	Unit casing leaking water.	Inspect drain pans for plugs and fix water leak.	\$ 439	\$ 454	\$ 470
Applied Technology Center	166 Fountain NE	AT-17	Dishwasher Exhaust Duct Leak	Room 106		3	3	3	6	No	2	Dishwasher exhaust duct leaks water.	Replace 20 foot section of ductwork above dishwasher and include trough to collect condensate.	\$ 8,776	\$ 9,083	\$ 4,401
Applied Technology Center	167 Fountain NE	AT-18	Storm Conductor Replacement	Art & Bev's Café		3	3	4	7	No	2	Conductor is cracked.	Replace storm conductor.	\$ 3,510	\$ 3,633	\$ 3,760
Applied Technology Center	168 Fountain NE	AT-19	Domestic Water Pressure Regulating Valve Addition	Water Meter Room in Southeast Corner		3	4	3	7	No	1	Water pressure exceeds code maximum allowable of 80 psig on occasion.	Install PRV to maintain water pressure at or below 80 psig.	\$ 7,020	\$ 7,266	\$ 7,520
Applied Technology Center	169 Fountain NE	AT-20	Sanitary Drainage Piping Relining/Replacement	Kitchen Rooms 106, 111, 113		3	3	4	7	No	2	Sanitary drainage piping is CISP and is in poor condition.	Reline sanitary drainage piping under the kitchen floors using flowable lining material or replace piping as required.	\$ 65,816	\$ 68,120	\$ 70,504
Applied Technology Center	170 Fountain NE	AT-21	CO2 Piping Leak Repair	Brewery Room 185		3	3	3	6	No	2	CO2 piping leak.	Repair leak.	\$ 439	\$ 454	\$ 470
Applied Technology Center	171 Fountain NE	AT-22	Sanitary Drainage Piping Relining/Replacement	Plastics Lab Room 244		3	3	4	7	No	2	Sanitary drainage piping is CISP and is in poor condition.	Reline sanitary drainage piping under the floor using flowable lining material or replace piping as required.	\$ 26,327	\$ 27,248	\$ 28,202
Applied Technology Center	172 Fountain NE	AT-23	Steam Condensate Pipe Leak Repair	Room P01		3	3	3	6	No	2	Steam condensate pipe leaking.	Repair leak.	\$ 702	\$ 727	\$ 752
Applied Technology Center	173 Fountain NE	AT-24	Plastics Lab Cooling Tower Replacement	Roof		3	3	4	7	Yes	2	Marley cooling tower is nearing the end of its useful service life.	Replace cooling tower.	\$ 52,653	\$ 54,496	\$ 56,403
Applied Technology Center	174 Fountain NE	AT-25	Chilled Water Pump Replacement	Room P11	AT-25	3	3	4	7	No	2	Chilled water pumps are nearing the end of their useful service life.	Replace chilled water pumps.	\$ 52,653	\$ 54,496	\$ 56,403
Applied Technology Center	175 Fountain NE	AT-26	Cooling Tower Pump Replacement	Room P11		3	3	4	7	No	2	Cooling tower pump is nearing the end of its useful service life.	Replace cooling tower pump.	\$ 35,102	\$ 36,331	\$ 37,602
Applied Technology Center	176 Fountain NE	AT-27	Chiller Replacement	Room P11	AT-27	3	3	4	7	No	2	Air cooled chiller is nearing the end of its useful service life.	Replace chiller and associated remote air cooled condenser.	\$ 122,857	\$ 127,157	\$ 131,608
Applied Technology Center	177 Fountain NE	AT-28	Heat Exchanger Replacement	Room P11		3	3	4	7	No	2	Steam to water heat exchanger for heating hot water system is nearing the end of its useful service life.	Replace heat exchanger.	\$ 42,122	\$ 43,597	\$ 45,123
Applied Technology Center	178 Fountain NE	AT-29	AHU Replacement	Throughout Building		3	3	4	7	No	1	AHU-1 through AHU-12 are original to the building and are nearing the end of their useful service life. AHU 9-11 received new coils and shafts in 2020	Replace AHU-1 through AHU-12.	\$ 1,684,896	\$ 1,743,868	\$ 1,804,903
Applied Technology Center	152 Fountain NE	AT-3	Parking Deck Core Entries Lighting	Parking Deck		1	1	3	4	Yes	2	All 4 parking deck entries into the Core are dark due to regressed CFL cans.	Replace with new LED with wider distribution.	\$ 8,424	\$ 8,719	\$ 9,025
Applied Technology Center	179 Fountain NE	AT-30	Ventilation Study	Advanced Plastics Lab Room 242		3	3	4	7	No	2	Plastics lab is deficient in exhaust as smoke haze in room is apparent at times.	Obtain the services of an A/E firm to perform a ventilation study with recommendation report. Also, relocate local capture hoods for some of the equipment to improve indoor air quality. Study shall include a test and balance scope of work and report of existing conditions.	\$ 17,551	\$ 18,165	\$ 18,801
Applied Technology Center	180 Fountain NE	AT-31	Parking Garage Fan Replacement	Parking Garage	AT-31	3	3	4	7	No	2	EF-44 and EF-45 are nearing the end of their useful service life.	Replace fans.	\$ 28,082	\$ 29,064	\$ 30,082
Applied Technology Center	181 Fountain NE	AT-32	Restroom Fan Replacement	2nd Floor Roof	AT-32	3	3	4	7	No	2	Restroom fans are nearing the end of their useful service life.	Replace fans.	\$ 13,163	\$ 13,624	\$ 14,101
Applied Technology Center	183 Fountain NE	AT-34	Indoor Sump for Process Cooling Tower and Pump Replacement	Room 142F	AT-34	3	3	4	7	No	3	Sump and pumps are in poor condition.	Replace sump and 3 pumps totaling 300 gpm.	\$ 52,653	\$ 54,496	\$ 56,403
Applied Technology Center	184 Fountain NE	AT-35	Liebert Rooftop Condenser Replacement	2nd Floor Roof		3	3	4	6	No	2	Liebert unit is nearing the end of its useful service life.	Replace Liebert unit.	\$ 5,265	\$ 5,450	\$ 5,640
Applied Technology Center	185 Fountain NE	AT-36	1st and 2nd Level Atrium Lighting	Atrium	AT-36	3	3	4	7	Yes	1	1st and 2nd Level Atrium neon lighting is failing.	Replace with new perimeter LED that will follow the Atrium Curvature.	\$ 51,600	\$ 53,406	\$ 55,275
Applied Technology Center	186 Fountain NE	AT-37	Parking Deck Underground Electrical Circuits	Parking Deck		3	3	3	6	No	2	Electrical circuits for outlets and mechanical equipment around the perimeter are routed underground and failing.	Replace electrical circuits for outlets and mechanical equipment around the perimeter with new overhead circuits.	\$ 210,612	\$ 210,612	\$ 217,983
Applied Technology Center	187 Fountain NE	AT-38	Existing Generator	Roof 4th Level Mechanical Room	AT-38	3	3	4	7	No	4	Existing Caterpillar 270 kW natural gas generator is 30 years old.	Replace generator with similar size due to space restrictions. Will require wall or ceiling removal and rigging to remove and replace.	\$ 351,020	\$ 351,020	\$ 363,306
Applied Technology Center	188 Fountain NE	AT-39	Main Switchgear	Electrical Room P09	AT-39	3	4	3	7	No	1	Main switchgear has not had any recent maintenance and cleaning.	Provide maintenance and cleaning and schedule every 3 to 5 years.	\$ 35,102	\$ 36,331	\$ 37,602
Applied Technology Center	153 Fountain NE	AT-4	Skylight Leak	Atrium Ceiling		2	3	2	5	No	1	Apparent water visible on ceiling of 3rd floor near in atrium. Leaks ongoing maintenance issue.	Investigate cause of ongoing water issues in Atrium.	\$ 8,776	\$ 9,083	\$ 9,401
Applied Technology Center	189 Fountain NE	AT-40	Banquet Rooms 1st Level	Banquet Rooms 118, 120, 122, 124.	AT-40	3	3	3	6	Yes	3	Neon lighting is failing and cannot get parts. Neon drivers are not accessible in the space.	Replace perimeter Neon cove, replace 2x2 T8 with Dimmed LED	\$ 77,663	\$ 80,381	\$ 83,195
Applied Technology Center	190 Fountain NE	AT-41	Exterior Step Lights	South Side Exterior Steps and Walkways	AT-41	3	3	4	7	Yes	1	Existing recessed stair and walkway lighting is failing and damaged.	Replace with new LED recessed wall lights.	\$ 4,388	\$ 4,541	\$ 4,700
Applied Technology Center	191 Fountain NE	AT-42	Southwest Exterior Light Pole	Exterior on Ransom	AT-42	3	4	3	7	No	1	Missing light pole at southwest corner of building.	Provide new light pole base and new light an pole to GRCC standards.	\$ 7,898	\$ 8,174	\$ 8,460

Building Deficiencies Priorities by Category:

Consequences of the Problem	Need	Frequency of Use
1. Hazards	1. Critical	1. Constant
2. Interruption	2. Urgent	2. Frequent
3. Deterioration	3. Necessary	3. Occasional
4. Utility	4. Desirable	4. Infrequent
5. Energy	5. ADA	5. Meager

Note: Lower score equals higher priority

Note: Project Cost includes 58.3% mark-ups and fees

Building	Address	No.	Item/Description	Location	Photo No.	Priority	Cons.	Need	Score	Energy	Freq.	Notes	Action	2023 Project Cost	2024 Project Cost	2025 Project Cost
Applied Technology Center	192 Fountain NE	AT-43	Mechanical Room Wireless Access Points	Mechanical Rooms		3	4	3	7	No	4	Maintenance staff cannot get WiFi in mechanical rooms when doing maintenance.	Add a WAP to each mechanical room.	\$ 39,490	\$ 40,872	\$ 42,302
Applied Technology Center	193 Fountain NE	AT-44	Floor Tile	All Kitchens		4	4	4	8	No	2	Per remark from maintenance, tiles in kitchen are prone to cracking.	Identify all hollow tile and patch and repair as needed.	\$ 2,633	\$ 2,725	\$ 2,820
Applied Technology Center	194 Fountain NE	AT-45	Ceiling Tile	Corridor near Culinary School		4	4	4	8	No	2	Acoustic ceiling tiles and grid in corridor near kitchens are stained and mis-matched.	Replace ceiling tiles and grid in corridor.	\$ 10,531	\$ 10,899	\$ 11,281
Applied Technology Center	195 Fountain NE	AT-46	Floor Topping	All Lab Spaces		4	4	4	8	No	2	The floor topping is very worn.	Apply new floor topping.	\$ -	\$ -	\$ -
Applied Technology Center	196 Fountain NE	AT-47	Exterior Handrails/Guardrails	North and South Elevations		4	3	3	6	No	2	The concrete curb is spalled at the handrails.	Patch and repair concrete. Seal handrail post at base.	\$ 1,404	\$ -	\$ 1,504
Applied Technology Center	197 Fountain NE	AT-48	Tiles	Men's Bathrooms		4	3	4	7	No	2	Tiles in men's bathrooms near the urinals are dirty and deteriorated.	Patch damaged tile as required.	\$ 2,243	\$ 1,4532,321	\$ 2,402
Applied Technology Center	198 Fountain NE	AT-49	Ceiling Blistering	Room P11		4	3	2	5	No	3	Ceiling blistering.	Patch and repaint.	\$ 1,755	\$ 1,817	\$ 1,880
Applied Technology Center	154 Fountain NE	AT-5	Clerestory Leak	2nd Floor Corridor Soffit	AT-5	2	3	2	5	No	1	Signs of water damage on soffit below clerestory window. Ongoing maintenance issue.	Investigate cause of ongoing water issues in corridor.	\$ 8,776	\$ 9,083	\$ 9,401
Applied Technology Center	200 Fountain NE	AT-51	Heat Exchanger and Pump Demolition	Room P11		4	4	4	8	No	-	Tranter free cooling heat exchanger and pumps are no longer used.	Demolish pumps, heat exchanger and reconnect piping.	\$ 11,233	\$ 11,626	\$ 12,033
Applied Technology Center	201 Fountain NE	AT-52	Parking Garage Fan Energy Savings Opportunity	Parking Garage		4	5	4	9	Yes	2	Control fan speed based on CO detection.	Add VFD's, CO detection system and new control system to save fan energy.	\$ 21,061	\$ 21,798	\$ 22,561
Applied Technology Center	203 Fountain NE	AT-54	Atrium Ceiling Downlights	Atrium	AT-54	4	5	4	9	Yes	1	Atrium ceiling downlights are HID and space is dark.	Replace with new Hi Output LED in the 20,000 to 30,000 Lumen range.	\$ 6,669	\$ 6,903	\$ 7,144
Applied Technology Center	204 Fountain NE	AT-55	Atrium 3rd Level Up Lights	Atrium	AT-55	4	5	4	9	Yes	1	Existing up lights are Elliptipar type HID.	Replace with new LED up lights.	\$ 28,082	\$ 29,064	\$ 30,082
Applied Technology Center	205 Fountain NE	AT-56	Classrooms	Classrooms on Levels 1, 2, and 3.	AT-56	4	5	4	9	Yes	3	Classrooms have T12 lamps and ballasts.	Replace T12 light fixtures with new LED	\$ 147,428	\$ 147,428	\$ 152,588
Applied Technology Center	206 Fountain NE	AT-57	Corridors	Corridors on Levels 1, 2, and 3	AT-57	4	5	4	9	Yes	1	Corridors are dark due to regressed recessed CFL cans.	Replace corridor lighting with LED.	\$ 400,163	\$ 400,163	\$ 414,169
Applied Technology Center	207 Fountain NE	AT-58	Window in Parking Deck	Parking Office		5	4	4	8	No	5	Window frame in lower parking deck office rusting.	Clean rust and repaint.	\$ 1,316	\$ 1,362	\$ 1,410
Applied Technology Center	155 Fountain NE	AT-6	New Generator	Parking Deck		2	2	4	6	No	3	Kitchen walk-in coolers are backed up by mobile generator and manual transfer switch. Art and Bev coolers and Brew Kitchen coolers are not on standby generator.	Add new 100 KW natural gas stand-by generator in parking deck to power up all coolers. Include transfer switch and distribution panel	\$ 100,523	\$ 104,042	\$ 107,683
Applied Technology Center	156 Fountain NE	AT-7	Exterior Hollow Metal Doors and Frames	Entire Building		3	3	4	7	No	3	Doors and frames are rusted; bad seal.	Replace with like and kind.	\$ 52,653	\$ 54,496	\$ 56,403
Applied Technology Center	157 Fountain NE	AT-8	Exterior Lighting and Emergency Lighting	Exterior	AT-8	3	3	3	6	No	3	Exterior wall mounted light fixtures are at end of life. Exterior emergency lighting is inadequate per NFPA 101.	Replace wall mounted light fixtures with like and kind. Provide new exterior emergency light fixtures over all exits per NFPA 101.	\$ 18,125	\$ 18,759	\$ 19,416
Applied Technology Center	158 Fountain NE	AT-9	Disconnect Switches	Exterior of Machine Tool Lab 142		3	3	3	6	No	3	Disconnects are rusted and at end of life.	Replace disconnects in Tool Lab with NEMA 3R disconnects.	\$ 7,056	\$ 7,302	\$ 7,558
Bungalow (Carriage House)	455 Fulton St E	BU-1	Emergency Lighting	Throughout Building		1	1	3	4	No	2	Update to meet code requirements.	Add emergency battery units.	\$ 9,565	\$ 9,900	\$ 10,247
Bungalow (Carriage House)	455 Fulton St E	BU-14	Carpet	Second Floor North Unit		3	3	4	7	No	2	Carpet worn and stained.	Replace carpet.	\$ 4,076	\$ 4,218	\$ 4,366
Bungalow (Carriage House)	455 Fulton St E	BU-15	Kitchen Cabinets and Counter	First Floor and Second Floor		3	3	4	7	No	2	Poor condition.	Replace base and upper cabinets, counter and plumbing fixtures.	\$ 10,338	\$ 10,699	\$ 11,074
Bungalow (Carriage House)	455 Fulton St E	BU-16	Plaster Ceiling	Second Floor Hallway		3	3	4	7	No	2	Damaged from water leak.	Repair ceiling.	\$ 1,141	\$ 1,181	\$ 1,222
Bungalow (Carriage House)	455 Fulton St E	BU-17	Exterior Door	Stair Door East Elevation	BU-17	3	3	4	7	Yes	2	Poor condition.	Replace door and frame.	\$ 4,081	\$ 4,223	\$ 4,371
Bungalow (Carriage House)	455 Fulton St E	BU-18	Exterior Windows	All Elevations		3	3	4	7	Yes	2	Wood windows are single glazed and in poor condition.	Replace with historically correct metal covered wood windows with insulating glass.	\$ 71,397	\$ 73,896	\$ 76,483
Bungalow (Carriage House)	455 Fulton St E	BU-19	Lighting Control System	Throughout Building		3	5	3	8	Yes	2	Required per ASHRAE Standard 90.1-2004.	Install lighting control system.	\$ 14,918	\$ 15,440	\$ 15,981
Bungalow (Carriage House)	455 Fulton St E	BU-2	Exit Signage	Throughout Building including New Exits		1	1	3	4	No	2	Update to meet code requirements.	Add/replace with LED exit signs.	\$ 5,476	\$ 5,668	\$ 5,866
Bungalow (Carriage House)	455 Fulton St E	BU-20	Fin Tube Radiation Replacement	Throughout Building		3	3	3	6	No	2	Fin tube radiation and associated piping is beyond its useful service life.	Replace fin tube radiation and associated piping throughout.	\$ 17,551	\$ 18,165	\$ 18,801
Bungalow (Carriage House)	455 Fulton St E	BU-21	Bathroom Exhaust Fan Addition	All Bathrooms		3	3	3	6	No	2	Bathrooms do not have outside operable windows nor exhaust fans.	Add exhaust fans and associated ductwork to serve bathrooms.	\$ 5,265	\$ 5,450	\$ 5,640
Bungalow (Carriage House)	455 Fulton St E	BU-22	Toilet Room Fixtures Replacement	1st and 2nd Floors		3	3	3	6	No	2	Toilet, lavatory and faucet are in poor condition.	Provide new toilet, lavatory and faucet for each toilet room.	\$ 10,531	\$ 10,899	\$ 11,281
Bungalow (Carriage House)	455 Fulton St E	BU-23	Plumbing Piping Replacement	Throughout Building		3	3	3	6	No	2	Plumbing piping is past its useful service life.	Replace domestic hot and cold water piping with copper piping, fittings and valves.	\$ 13,163	\$ 13,624	\$ 14,101
Bungalow (Carriage House)	455 Fulton St E	BU-24	Asbestos Removal on Insulated Piping that is Planned for Demolition	Throughout Building		3	3	3	6	No	2	Plumbing piping that needs to be replaced likely has asbestos in the insulation.	Abate and remove any asbestos pipe insulation before demolition of the piping.	\$ 4,388	\$ 4,541	\$ 4,700
Bungalow (Carriage House)	455 Fulton St E	BU-25	New Lighting	Throughout Building	BU-25	3	5	3	8	Yes	2	Residential lamp and socket.	Upgrade to new LED lighting.	\$ 17,551	\$ 18,165	\$ 18,801
Bungalow (Carriage House)	455 Fulton St E	BU-26	Mechanical Room Wireless Access Points	Mechanical Rooms		3	4	3	7	No	4	Maintenance staff cannot get WiFi in mechanical rooms when doing maintenance.	Add a WAP to each mechanical room.	\$ 4,388	\$ 4,541	\$ 4,700

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Building	Address	No.	Item/Description	Location	Photo No.	Priority	Cons.	Need	Score	Energy	Freq.	Notes	Action	2023 Project Cost	2024 Project Cost	2025 Project Cost
Bungalow (Carriage House)	455 Fulton St E	BU-27	Gutters	Perimeter of Roof		3	3	4	7	No	3	House does not have gutters to direct water away from wood siding and trim.	Install gutters and downspouts.	\$ 3,282	\$ 3,397	\$ 3,516
Bungalow (Carriage House)	455 Fulton St E	BU-28	Heat Trace	Roof		4	4	4	8	No	3	Ice build up causing safety concerns.	Add heat trace to trouble areas of roof.	\$ 29,837	\$ 30,881	\$ 31,962
Bungalow (Carriage House)	455 Fulton St E	BU-29	Sliding Wooden Door	First Floor South Elevation		4	3	4	7	No	3	Sliding doors are rotted.	Replace doors with historically similar doors.	\$ 35,102	\$ 36,331	\$ 37,602
Bungalow (Carriage House)	455 Fulton St E	BU-3	Fire Alarm System - Pull Stations	Throughout Building	BU-3	1	1	3	4	No	2	Update to meet code requirements.	Complete new system	\$ 23,518	\$ 24,341	\$ 25,193
Bungalow (Carriage House)	455 Fulton St E	BU-30	Ceiling	Garage		5	3	4	7	No	3	Ceiling is stained and water damaged.	Remove ceiling and paint deck.	\$ 927	\$ 960	\$ 993
Bungalow (Carriage House)	455 Fulton St E	BU-4	Door Closer	Basement Door to Garage		1	1	3	4	No	4	Door lacks closer.	Add door closer.	\$ 597	\$ 618	\$ 639
Bungalow (Carriage House)	455 Fulton St E	BU-5	New Electrical Service	First Level	BU-5	1	1	3	4	No	2	Update to meet code requirements.	Complete new system.	\$ 20,500	\$ 21,217	\$ 21,960
Bungalow (Carriage House)	455 Fulton St E	BU-6	Standby Power for Boilers and Pumps	Lower Level	BU-6	1	2	1	3	No	2	Provide generator power to boilers and pumps.	New generator service panel from Sneden Hall and branch breakers.	\$ 29,837	\$ 30,881	\$ 31,962
Bungalow (Carriage House)	455 Fulton St E	BU-7	New Wiring	Throughout Building		1	1	3	4	No	1	Old paper and tar conductor insulation.	Complete new system.	\$ 17,551	\$ 18,165	\$ 18,801
Bungalow (Carriage House)	455 Fulton St E	BU-8	Exit Egress	Garage		1	1	2	3	No	4	There is no way out of the building if a lock is placed on the exterior.	Install egress door to laundry room.	\$ 5,397	\$ 5,586	\$ 5,781
Bungalow (Carriage House)	455 Fulton St E	BU-9	Water Leak	Basement		1	2	3	5	No	2	Water pooling in corner of basement.	Investigate cause of leak.	\$ 8,776	\$ 9,083	\$ 9,401
Calkins Science Center	226 Bostwick NE	CS-1	Leak	Water Meter Room		1	3	3	6	No	1	Per maintenance staff report, a persistent leak exists in the water meter room. VCT lost adhesion and was removed due to leak.	Address cause of leak and take steps to correct. Replace missing VCT.	\$ 10,531	\$ 10,899	\$ 11,281
Calkins Science Center	226 Bostwick NE	CS-10	Exterior Sealant Joints between Building and Sidewalks	Northeast, Northwest and Southwest Building Corners		3	3	3	6	No	3	Sealant joints cracked and separated; zip strip is left in.	Replace sealant joints.	\$ 2,492	\$ 2,579	\$ 2,670
Calkins Science Center	226 Bostwick NE	CS-11	Automatic (Off) Lighting Control	Throughout Building		3	5	3	8	Yes	2	Update to meet code, shut off lights in unoccupied rooms.	Install occupancy sensors.	\$ 186,655	\$ 193,188	\$ 199,949
Calkins Science Center	226 Bostwick NE	CS-12	EMS Upgrade	Throughout Building		3	4	3	7	Yes	1		Update building to EMS.	\$ 245,714	\$ 254,314	\$ 263,215
Calkins Science Center	226 Bostwick NE	CS-13	Greenhouse	Greenhouse		3	3	3	6	No	2	Per maintenance staff report, glass is in poor shape and is a consistent maintenance issue.	Remove existing glazing, and seals from exterior on the 5th floor and reseal glazing without damaging structure.	\$ 126,367	\$ 126,367	\$ 130,790
Calkins Science Center	226 Bostwick NE	CS-14	Exterior	Exterior Sidewalk		3	3	3	6	No	1	Sidewalk around exterior of building is cracking.	Patch and repair concrete.	\$ 2,615	\$ 2,707	\$ 2,801
Calkins Science Center	226 Bostwick NE	CS-15	Blistering Wall Board	Student Lounge 102, Classroom 303, Computer Lab 425, Student Lounge 508		3	3	2	5	No	2	Wall board blistering from potential leak.	Address possible leak. Patch and repair blistered wall board.	\$ 38,612	\$ 39,964	\$ 41,362
Calkins Science Center	226 Bostwick NE	CS-17	Exterior Wall Joint Sealants and Backers	Building Envelope	CS-17	3	3	3	6	No	n/a	Sealant joints are deteriorating and approaching end of anticipated life cycle.	Replace exterior wall joint sealants and backers.	\$ 102,673	\$ 106,267	\$ 109,986
Calkins Science Center	226 Bostwick NE	CS-19	Liebert Replacement	Room 341		3	3	4	7	No	2	Liebert unit is nearing the end of its useful service life.	Replace Liebert unit.	\$ 6,143	\$ 6,358	\$ 6,580
Calkins Science Center	226 Bostwick NE	CS-2	Leak	3rd Floor Hallway near 329 Common Prep		1	3	2	5	No	3	Leak from utilities.	Investigate cause of leak and take steps to correct.	\$ 8,776	\$ 9,083	\$ 9,401
Calkins Science Center	226 Bostwick NE	CS-20	Vacuum Pump Replacement	Penthouse Mechanical Room		3	3	4	7	No	2	Vacuum pump system is nearing the end of its useful service life.	Replace vacuum pump system.	\$ 21,061	\$ 21,798	\$ 22,561
Calkins Science Center	226 Bostwick NE	CS-21	Medical Air Compressor Replacement	Penthouse Mechanical Room	CS-21	3	3	4	7	No	2	Medical air compressor system is nearing the end of its useful service life.	Replace medical air compressor system.	\$ 26,327	\$ 27,248	\$ 28,202
Calkins Science Center	226 Bostwick NE	CS-22	Autoclave and Associated Electric Boiler Replacement	Room 330		3	3	4	7	No	2	Kuhlman autoclave and associated electric boiler are nearing the end of their useful service life.	Replace autoclave and associated electric boiler.	\$ 61,429	\$ 63,579	\$ 65,804
Calkins Science Center	226 Bostwick NE	CS-23	3" Water Pipe Leak Repair	3rd Floor Ceiling Space		3	4	3	7	No	2	3" water pipe is leaking.	Repair leak.	\$ 702	\$ 727	\$ 752
Calkins Science Center	226 Bostwick NE	CS-24	VFD Replacement	Penthouse Mechanical Room		3	3	4	7	No	2	Drives are nearing the end of their useful service life.	Replace drives.	\$ 42,122	\$ 43,597	\$ 45,123
Calkins Science Center	226 Bostwick NE	CS-25	Exterior Lighting	South End Step and Wall Lights	CS-25	3	3	4	7	Yes	1	Existing step and wall lights are HID past useful life.	Replace with LED wall mounted lights. Customize stainless steel wall plate as required for new installation.	\$ 11,408	\$ 11,807	\$ 12,221
Calkins Science Center	226 Bostwick NE	CS-26	Exterior Lighting	East Elevation Wall Packs	CS-26	3	3	3	6	Yes	1	Existing lights are HID and at end of useful life.	Replace with LED wall mounted lights.	\$ 5,265	\$ 5,450	\$ 5,640
Calkins Science Center	226 Bostwick NE	CS-27	Greenhouse Controls	Greenhouse	CS-27	3	4	3	7	No	3	Existing Greenhouse control is Wadsworth Control Systems from Arvada, Colorado.	Provide maintenance commissioning and staff training.	\$ 43,878	\$ 45,413	\$ 47,003
Calkins Science Center	226 Bostwick NE	CS-28	Lab Bench Power	Labs on Floors 2, 3, 4, and 5.	CS-28	3	4	3	7	No	3	Lab bench load is tripping circuit breakers. In floor wiring system conduit will not allow additional wiring and circuits to be pulled in the floor.	Add power poles from overhead for additional circuits and outlets at the lab benches.	\$ 200,081	\$ 200,081	\$ 207,084
Calkins Science Center	226 Bostwick NE	CS-29	Panelboard Surge Protection Devices	Center Electrical Rooms Second Floor and Up	CS-29	3	3	3	6	No	1	Current Technology Surge Suppression Devices are failing and there are not replacement parts available.	Disconnect integral SPD and utilized existing circuit breaker to feed a new SPD along side, over, or under the existing panel.	\$ 28,082	\$ 29,064	\$ 30,082
Calkins Science Center	226 Bostwick NE	CS-3	Roof Access Door	Penthouse Mechanical Room		1	2	1	3	No	4	Door to roof, the lockset is not operable.	Fix lock.	\$ 1,316	\$ 1,362	\$ 1,410

Building Deficiencies Priorities by Category:

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Note: Project Cost includes 58.3% mark-ups and fees

Building	Address	No.	Item/Description	Location	Photo No.	Priority	Cons.	Need	Score	Energy	Freq.	Notes	Action	2023 Project Cost	2024 Project Cost	2025 Project Cost
Calkins Science Center	226 Bostwick NE	CS-30	Main Switchgear	Chiller Plant	CS-30	3	4	3	7	No	1	Main switchgear has not had any recent maintenance and cleaning.	Provide maintenance and cleaning and schedule every 3 to 5 years.	\$ 52,653	\$ 54,496	\$ 56,403
Calkins Science Center	226 Bostwick NE	CS-31	Mechanical Room Wireless Access Points	Mechanical Rooms		3	4	3	7	No	4	Maintenance Staff cannot get WiFi in mechanical rooms when doing maintenance.	Add a WAP to each mechanical room.	\$ 30,714	\$ 31,789	\$ 32,902
Calkins Science Center	226 Bostwick NE	CS-33	Exterior Benches and Trash Cans	Exterior Entries		4	4	4	8	No	3	Per maintenance staff report, benches and trashcans are in need of cleaning.	Sandblast rust and repaint.	\$ 5,265	\$ 5,450	\$ 5,640
Calkins Science Center	226 Bostwick NE	CS-34	Worn Stair	Stairs Leading to Ford Fieldhouse		4	3	4	7	No	2	The stairs are worn and showing signs of corrosion .	Clean rust, Provide resilient treads/risers/landing.	\$ 31,767	\$	\$ 34,030
Calkins Science Center	226 Bostwick NE	CS-35	Precast Concrete Panels	Building Facade		4	3	4	7	No	N/A	Surface rust at various locations.	Clean and seal.	\$ 26,327	\$ 32,822	\$ 28,202
Calkins Science Center	226 Bostwick NE	CS-36	Fume Hood Piping Replacement	Room 524		4	4	4	8	No	2	Vacuum, water and gas piping and valving is in poor condition.	Replace piping and valving to fume hoods.	\$ 17,551	\$	\$ 18,801
Calkins Science Center	226 Bostwick NE	CS-37	RO System Replacement	Penthouse Mechanical Room	CS-37	4	5	4	9	Yes	2	RO system is costly to service/maintain and wasteful of water with high water rejection rate.	Obtain the services of an A/E firm to study the water quality requirements from Operations and to report on the feasibility of a more cost effective water purification system.	\$ 8,776	\$ 18,165	\$ 9,083
Calkins Science Center	226 Bostwick NE	CS-38	Fin Tube Inspection/Repair	Room 501		4	4	4	8	No	2	This room is cold.	Inspect/repair fin tube.	\$ 878	\$ 908	\$ 940
Calkins Science Center	226 Bostwick NE	CS-39	Interior Lighting	Student Lounge 102	CS-39	4	5	4	9	Yes	1	Existing lights are HID at approximately 24 feet.	Replace with LED downlights at 24 feet for long life.	\$ 6,318	\$	\$ 6,768
Calkins Science Center	226 Bostwick NE	CS-40	Interior Lighting	Atrium 4 foot Circle Lights, Student Lounges 301, 308, 401, 408, 501, 508	CS-40	4	5	4	9	Yes	1	Existing circle lights are fluorescent and short life span. Inaccessible location.	Replace/retrofit existing fluorescent with long life LED with daylight harvesting.	\$ 2,527	\$ 2,616	\$ 2,707
Calkins Science Center	226 Bostwick NE	CS-41	Interior Lighting	Atriums and Student Lounges 301, 308, 401, 408, 501, 508	CS-41	4	5	4	9	Yes	1	Existing down lights are HID.	Replace with LED downlights with long life and daylight harvesting.	\$ 63,184	\$ 65,395	\$ 67,684
Calkins Science Center	226 Bostwick NE	CS-42	Interior Lighting	Atriums and Student Lounges 301, 308, 401, 408, 501, 508	CS-42	4	5	4	9	Yes	1	Existing liner lamps along wall are fluorescent. Maintenance is an issue due to the height. Need longer lamp life.	Replace with linear LED 4 foot lamps along wall.	\$ 3,159	\$ 3,270	\$ 3,384
Calkins Science Center	226 Bostwick NE	CS-43	Interior Lighting	Computer Lab 425	CS-43	4	5	4	9	Yes	3	Room is dim.	Replace 2 x 4 fluorescent with 2 x 4 LED with 0-10V dimming.	\$ 17,551	\$ 18,165	\$ 18,801
Calkins Science Center	226 Bostwick NE	CS-44	Interior Lighting	Greenhouse 530 and 540	CS-44	4	5	4	9	Yes	3	Existing fixtures are pendant HID.	Replace with LED with 0-10V dimming.	\$ -	\$ -	\$ -
Calkins Science Center	226 Bostwick NE	CS-45	Interior Lighting	Potting Room 531	CS-45	4	5	4	9	Yes	3	Existing fixtures are 8 foot vapor tight fluorescent.	Replace with LED with 0-10V dimming.	\$ 2,843	\$ 2,943	\$ 3,046
Calkins Science Center	226 Bostwick NE	CS-46	Stairway Lights	Stairway #1 and #2	CS-46	4	5	4	9	Yes	1	Existing lights are 2 x 4 surface fluorescent and mounted too high for easy maintenance.	Replace with LED and mount lower where possible.	\$ 14,041	\$ 14,532	\$ 15,041
Calkins Science Center	226 Bostwick NE	CS-47	Night Lights	Throughout Building		4	5	4	9	Yes	1	The building is too bright at night and over done with night lights.	Reduce night lighting fixtures and place on nearby switching.	\$ 33,786	\$ 34,968	\$ 36,192
Calkins Science Center	226 Bostwick NE	CS-48	Classroom Lighting	Classrooms Throughout	CS-48	4	5	4	9	Yes	3	Classroom lighting design is the master slave design where two fixtures are wired together to save on ballasts.	Replace lighting with LED and dimming.	\$ 21,939	\$ 22,707	\$ 23,501
Calkins Science Center	226 Bostwick NE	CS-49	Exterior Gate	Gate/Door to Courtyard		5	4	4	8	No	4	Hollow metal frame/door rusting.	Clean and repaint gate door.	\$ 1,755	\$ 1,817	\$ 1,880
Calkins Science Center	226 Bostwick NE	CS-6	Cracked Foundation	Exterior Courtyard (by koi pond)		2	3	3	6	No	2	Foundation cracked.	Investigate extents of cracked foundation. Seal/patch and repair.	\$ 9,653	\$ 9,991	\$ 10,341
Calkins Science Center	226 Bostwick NE	CS-7	Condensation/Leaks	South Skywalk		2	3	3	6	No	2	Visible water damage (rusty diffusers, rusty ceiling grid and radiant panels, discolored/missing ceiling tiles).	Address leak and repair damaged fixtures.	\$ 8,776	\$ 9,083	\$ 9,401
Calkins Science Center	226 Bostwick NE	CS-8	Damaged Ceiling	5th Floor Ceiling at Atrium	CS-8	2	3	3	6	No	2	Water damage has caused Ceiling access panel to fall.	Address leak and repair gypsum and replace access panel.	\$ 7,391	\$ 7,649	\$ 7,917
Calkins Science Center	226 Bostwick NE	CS-9	Exterior Hollow Metal Door and Frame	East Elevation Door to Natorium Courtyard		2	3	3	6	No	4	Door and frame are rusting.	Replace exterior hollow metal door and frame.	\$ 6,143	\$ 6,358	\$ 6,580
Chiller Plant	226 Bostwick NE	CH-1	First Floor Electrical Room Lighting	First Floor Electrical Room		1	1	1	2	No	4	Egress lighting is missing.	Add battery egress lights.	\$ 2,106	\$ 2,180	\$ 2,256
Chiller Plant	226 Bostwick NE	CH-10	Condensate Pipe Reroute	2nd Floor		3	3	3	6	No	3	Emergency generator muffler condensate drain line is dumping to floor adjacent existing transformer.	Reroute condensate drain line to outdoors, service sink or floor drain.	\$ 878	\$ 908	\$ 940
Chiller Plant	226 Bostwick NE	CH-11	Condenser Water Tank Drain Reroute	1st Floor		3	3	3	6	No	3	Condenser water tank drain does not drain correctly to floor drain. Splashes to adjacent areas.	Install a funnel in the drain to better capture the discharge.	\$ 263	\$ 272	\$ 282
Chiller Plant	226 Bostwick NE	CH-12	Main Switchgear - Calkins Science	Chiller Plant 2nd Level	CH-12	3	4	3	7	No	1	Main switchgear has not had any recent maintenance and cleaning.	Provide maintenance and cleaning and schedule every 3 to 5 years.	\$ 43,878	\$ 45,413	\$ 47,003
Chiller Plant	226 Bostwick NE	CH-13	Mechanical Room Wireless Access Points	Mechanical Rooms		3	4	3	7	No	4	Maintenance staff cannot get WiFi in mechanical rooms when doing maintenance.	Add a WAP to each mechanical room or in this case first and second floor.	\$ 8,776	\$ 9,083	\$ 9,401
Chiller Plant	226 Bostwick NE	CH-14	South Entrance Interior Lighting	South Entrance 1st floor		4	5	4	9	Y	1	Entry is dark.	Add LED industrials.	\$ 702	\$ 727	\$ 752
Chiller Plant	226 Bostwick NE	CH-15	Damaged EIFS	1st Floor, South Elevation	CH-15	4	3	4	7	No	3	EIFS panel damaged.	Patch and repair EIFS panel.	\$ 4,212	\$ 4,360	\$ 4,512

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Chiller Plant	226 Bostwick NE	CH-16	Overhead Door	1st Floor, South Elevation		4	3	3	6	No	3	Overhead coiling door frame is rusted at base. No bottom sensor.	Clean, prime and paint door jamb.	\$ 3,071	\$ 3,179	\$ 3,290
Chiller Plant	226 Bostwick NE	CH-17	Elevator Cab Finish	Elevator		5	4	4	8	No	4	The VCT floor finish in elevator loose and damaged. Presents trip hazard.	Install new VCT.	\$ 1,325	\$ 1,371	\$ 1,419
Chiller Plant	226 Bostwick NE	CH-3	Cooling Tower Basin Inspection/Repair	Roof	CH-3	2	2	3	5	No	1	Water leaking from the cooling tower basin onto the roof, causing ponding and plant growth.	Inspect and repair cooling tower basin leak	\$ 1,755	\$ 1,817	\$ 1,880
Chiller Plant	226 Bostwick NE	CH-5	Electrical Substation Ventilation System Addition	1st Floor		2	2	3	5	No	1	Room does not have mechanical ventilation.	Add inline exhaust fan and louvers above the door.	\$ 8,776	\$ 9,083	\$ 9,401
Chiller Plant	226 Bostwick NE	CH-6	Chilled Water Pump Replacement	1st Floor		3	3	3	6	No	3	Chilled water pumps are nearing the end of their useful service life.	Replace pumps.	\$ 52,653	\$ 54,496	\$ 56,403
Chiller Plant	226 Bostwick NE	CH-7	Condenser Water Pump Replacement	1st Floor		3	3	3	6	No	3	Condenser water pumps are nearing the end of their useful service life.	Replace pumps.	\$ 70,204	\$ 72,661	\$ 75,204
Chiller Plant	226 Bostwick NE	CH-8	Condenser Water Tank Inspection/Repair	1st Floor		3	3	3	6	No	3	Base of tank is experiencing severe corrosion and deterioration.	Inspect entire tank inside and out and patch/repair as required to prevent leakage.	\$ 5,265	\$ 5,450	\$ 5,640
Chiller Plant	226 Bostwick NE	CH-9	Cooling Tower Fan VFD Replacement	2nd Floor		3	3	3	6	No	3	Magnetech VFD is nearing the end of its useful service life.	Replace VFD.	\$ 7,020	\$ 7,266	\$ 7,520
College Park Plaza & Parking Ramp	180 North Division NE	CP-1	Stair Handrail	West Stair between 1st Floor and Mezzanine	CP-1	1	1	5	6	No	3	Handrail not provided at wall (code requires handrails on both sides).	Provide wall mounted handrail.	\$ 1,097	\$ 1,135	\$ 1,175
College Park Plaza & Parking Ramp	180 North Division NE	CP-10	Sloped Brick Sills at Curtain Wall	South Façade		1	3	3	6		1	East and west brick sill joints exhibiting mortar and sealant deterioration. East and west face brick features areas of mortar deterioration and water staining. Primary focus on the two courses below the brick sill.	Reconstruct east and west curtain wall brick sill and internal flashing including associated face brick.	\$ 10,531	\$ 10,899	\$ 11,281
College Park Plaza & Parking Ramp	180 North Division NE	CP-11	Exterior Southwest Stair	South Façade	CP-11	1	1	1	2		1	Steel plate brick lintel and mortar deterioration along gridline M between 14 and 15. Steel plate brick lintel deterioration between gridlines L and M and 13 and 14. Brick pier cracking and rowlock brick wall cap deterioration at gridlines L and 14. Brick mortar deterioration at below plaza level stair landing. Concrete structural bent stringer crack at intermediate landing level.	Replace brick lintel and repair mortar deterioration along gridline M between 14 and 15. Replace brick lintel between gridlines L and M and 13 and 14. Repair brick pier and wall cap. Replace brick lintel along grid line L between 14 and 15. Provide concrete foundation, steel pipe column, steel plate, epoxy inject concrete crack, at intermediate landing.	\$ 32,996	\$ 34,151	\$ 35,346
College Park Plaza & Parking Ramp	180 North Division NE	CP-12	Brick Walls	East Façade		1	3	2	5		1	Horizontal lintel sealant joint deterioration. Vertical control joint sealant deterioration. Horizontal steel lintels to be inspected prior to sealant replacement.	Remove and replace wall sealant joints. Investigate steel angle condition at horizontal joints.	\$ 9,127	\$ 9,446	\$ 9,777
College Park Plaza & Parking Ramp	180 North Division NE	CP-13	Brick Walls above Plaza Level	East Façade		1	1	1	2		1	Parapet brick between gridlines A and B above Penthouse Level brick support angle is out of plane. Parapet brick at outside corner at gridlines A and 3 above 6th Floor exhibiting mortar deterioration. Parapet brickwork between gridlines L and K located above Penthouse Level brick support angle is out of plane. Parapet brick between gridlines L and K above Penthouse Level brick support angle features mortar joint deterioration. Brick mortar joints require closer inspection. Sailor coursing mortar review due to reduced brick mortar bed width.	Allowance for 400 SF brick maintenance and repair.	\$ 35,102	\$ 36,331	\$ 37,602
College Park Plaza & Parking Ramp	180 North Division NE	CP-14	Brick Soffits	East Façade		1	1	1	2		1	North and south soffit light fixture perimeter infiltration gaps. North and south soffit features hairline cracking adjacent to metal panel soffit and curtainwall.	Repair brick and seal light fixture perimeter per fixture specifications.	\$ 5,265	\$ 5,450	\$ 5,640
College Park Plaza & Parking Ramp	180 North Division NE	CP-15	Curtain Wall and Metal Panel	East Façade		1	1	1	2		1	Curtain wall glass gasketing and sealant deterioration. Curtain wall perimeter sealant deterioration. Metal panel column and beam enclosure sealant joint deterioration.	Replace east and west curtain wall with exterior perimeter cap seal and gasket backer, reseal internal frame connection joints and exterior perimeter sealant.	\$ 126,367	\$ 130,790	\$ 135,368
College Park Plaza & Parking Ramp	180 North Division NE	CP-16	Brick Walls	West Façade		1	3	2	5		1	Horizontal lintel sealant joint deterioration. Vertical control joint sealant deterioration. Horizontal steel lintels to be inspected prior to sealant replacement.	Remove and replace wall sealant joints. Investigate steel angle condition at horizontal joints.	\$ 9,127	\$ 9,446	\$ 9,777
College Park Plaza & Parking Ramp	180 North Division NE	CP-17	Brick Walls	West Façade		1	1	1	2		1	Brick and mortar joints require inspection at closer distance to confirm existing condition. Emphasis is placed on sailor coursing mortar deterioration review due to reduced brick mortar bed width. Steel "U Bolt" north of gridline H is broken. Brick band below Third Floor exhibits water stained mortar joints at numerous locations between gridlines B and K.	Allowance for 400 SF brick maintenance and repair.	\$ 35,102	\$ 36,331	\$ 37,602
College Park Plaza & Parking Ramp	180 North Division NE	CP-18	Brick Walls	West Façade		1	2	3	5		1	North corner, lower level parking site wall brick exhibiting brick and mortar deterioration.	Repair mortar joints and replace damaged brick. Clean efflorescence.	\$ 2,106	\$ 2,180	\$ 2,256

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College Park Plaza & Parking Ramp	180 North Division NE	CP-19	Brick Soffits	West Façade		1	1	1	2		1	North and south soffit light fixture perimeter infiltration openings. North soffit water staining, efflorescence and missing mortar joint located adjacent to metal panel soffit.	Repair brick and seal light fixture perimeter per fixture specifications	\$ 5,265	\$ 5,450	\$ 5,640
College Park Plaza & Parking Ramp	180 North Division NE	CP-2	Street Level Main Entrance	North Façade		1	1	2	3		1	Brick pavers and stair tread sealant settlement. Deteriorated brick and mortar joints at entry level pavers and brick side wall.	Remove and reinstall brick pavers and sealant at stair tread. Tuck point deteriorated brick wall and paver mortar joints.	\$ 6,143	\$ 6,358	\$ 6,580
College Park Plaza & Parking Ramp	180 North Division NE	CP-20	Curtain Wall and Metal Panel	West Façade		1	1	1	2		1	Curtain wall glass gasketing and sealant deterioration. Curtain wall perimeter sealant deterioration. Metal panel column and beam enclosure sealant joint deterioration.	Replace east and west curtain wall with exterior perimeter cap seal and gasket backer, reseal internal frame connection joints and exterior perimeter sealant.	\$ 154,449	\$ 159,855	\$ 165,449
College Park Plaza & Parking Ramp	180 North Division NE	CP-21	West Metal Roof, Wall Panels and Brick Walls	Penthouse Enclosure		1	1	1	2		1	Copper roofing seam separation at isolated roof-to-wall seam intersection locations. Standing seam copper siding opening infill is without perimeter seal. Dissimilar sheet metal patch and sealant deterioration. Penthouse roof level brick parapet soldier course features stepped mortar joint separation with outward displacement located at upper southwest corner.	Provide copper ridge headwall flashing. Weather seal opening. Repatch wall with compatible metal. Repair brick at south end of penthouse.	\$ 8,776	\$ 9,083	\$ 9,401
College Park Plaza & Parking Ramp	180 North Division NE	CP-22	West Membrane Roof and Parapets	Penthouse Level Roof		1	1	1	2		1	North brick parapet, sailor course vertical sealant joint deterioration. South brick parapet, sailor course vertical and sloped joints separation. Coping to brick wall sealant is separating at metal coping surface.	Review and coordinate repair with north exterior brick veneer repair. Review and coordinate repair with north exterior brick veneer repair. Provide end wall coping flashing at north and south ends flashed and seal into brick mortar joint.	\$ 4,388	\$ 4,541	\$ 4,700
College Park Plaza & Parking Ramp	180 North Division NE	CP-23	East Metal Roof and Wall Panels	Penthouse Level Roof		1	1	1	2		1	Brick mortar joints above copper two-piece roof-to-wall flashing require isolated tuck pointing at north, south and east end parapet walls. Gutter damage with bracket and fastener deformation at south end. South side metal siding to brick vertical sealant joint failure.	Tuck point deteriorated mortar joints. Align and re-anchor gutter. Provide copper trim and reseal.	\$ 5,265	\$ 5,450	\$ 5,640
College Park Plaza & Parking Ramp	180 North Division NE	CP-24	East Membrane Roof and Parapets	Penthouse Level Roof		1	1	1	2		1	South brick parapet wall, sloped sailor coursing features a stepped and horizontal crack full length of wall. South and southeast parapet walls at sailor coursing and concrete masonry roofing terminations appear above thru-wall flashing indicated on original CDs. South end CMU wall coursing features horizontal crack above roofing base flashing. North end roof side brick pier features sailor course mortar joint cracking and displacement. North roof side brick pier features cracked and separated membrane wall flashing. North roof side CMU parapet wall features assorted vertical, horizontal and diagonal mortar joint separation. Copper flashing at EPDM roofing was not lifted to verify termination bar installation per shop drawing warranty.	Provide control joints at south parapet wall. Repair horizontal mortar joint. Relocate roofing termination bar to existing brick parapet wall through wall flashing level. Verify flashing location in field. Relocate roofing termination bar to existing CMU parapet wall through wall flashing level. Verify flashing location in field. Reinstall brick with proper brick ties. Patch membrane and terminations with compatible sealants. Verify roofing wall termination for warranty compliance.	\$ 7,898	\$ 8,174	\$ 8,460
College Park Plaza & Parking Ramp	180 North Division NE	CP-25	East Membrane Roof and Parapets	Penthouse Level Roof		1	1	1	2		1	South end CMU wall, coursing features horizontal crack above roofing base flashing. North roof side CMU parapet wall features assorted vertical, horizontal and diagonal mortar joint separation.	Provide metal panel siding at east roof-side CMU parapet wall on north and south ends. (Alternate for exposed existing CMU)	\$ 5,265	\$ 5,450	\$ 5,640
College Park Plaza & Parking Ramp	180 North Division NE	CP-26	East Perimeter Building Columns	Plaza Level		1	1	1	2		1	Steel column concrete base encasements at plaza level along east building gridline 4 at C, D, F and H are exhibiting cracking extending from below curb level upward.	Scan column bases to verify steel column corrosion. Epoxy grout column concrete base encasement cracks. Reparge entire concrete base.	\$ 6,494	\$ 6,721	\$ 6,956
College Park Plaza & Parking Ramp	180 North Division NE	CP-27	Door Closers	Third Floor Elevator Lobby		2	1	3	4		2	Doors which have rated tags do not have closers as required per code.	Install new door closers.	\$ 2,808	\$ 2,906	\$ 3,008
College Park Plaza & Parking Ramp	180 North Division NE	CP-28	Brick Walls at Street & Plaza Level	North Façade		2	3	4	7		3	Plaza level steel lintel between gridline 13 and 14 south of A is exhibiting deterioration. Plaza level steel lintel along gridline 14 south of A is exhibiting deterioration and concrete beam purging and concrete spalling at beam intersection south of gridline 1. Steel lintel between gridlines 14 and 15 south of A is exhibiting lintel deterioration. Diagonal brick and mortar cracking including light deposits of efflorescence at Plaza Level brick pier and guard located at gridlines A and 14.	Remove and replace steel plate lintel entire length of opening. Repair associated lintel brickwork and flashing. Tuck point brick, clean and provide appropriate control joints.	\$ 30,275	\$ 31,335	\$ 32,432

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College Park Plaza & Parking Ramp	180 North Division NE	CP-29	Brick Archway at Plaza Level Drive Thru Auto Enter Lane	North Façade		2	3	2	5		1	Brick above east end of opening exhibiting efflorescence and featuring stepped mortar joint cracking. Steel beam and plate lintel at east end is exhibiting deterioration, expansion and warping. Archway base brick at opening jambs each side and east end wall corner feature cracked and chipped brick.	Repair water infiltration at coping. Remove brick and verify extent of beam and plate lintel plate damage. Repair beam and lintel brick, provide new control joints.	\$ 8,776	\$ 9,083	\$ 9,401
College Park Plaza & Parking Ramp	180 North Division NE	CP-3	Street Level Glazed Opening Lintel at Skylight Well	North Façade		1	1	1	2		1	Steel plate lintel to underside of concrete beam featuring extensive deterioration and deformation over entire length of opening. West window jamb brick and mortar cracking.	Remove and replace steel plate lintel overentire length of opening. Repair associated lintel brickwork and flashing. Remove and reinstall window.	\$ 18,604	\$ 19,255	\$ 19,929
College Park Plaza & Parking Ramp	180 North Division NE	CP-30	Curtain Wall	South Façade		2	2	3	5		1	Curtain wall gasketing has never been replaced and feature repair sealant. Curtain wall perimeter sealant to be replaced.	Replace east and west curtain wall with exterior perimeter cap seal and gasket backer, reseal internal frame connection joints and exterior perimeter sealant.	\$ 17,551	\$ 18,165	\$ 18,801
College Park Plaza & Parking Ramp	180 North Division NE	CP-31	Exterior Southwest Stair	South Façade		2	3	4	7		2	Brick mortar deterioration at south brick wall recess at intermediate stair landing. Metal coping rusting at landing level south brick wall guard. Brick spalling at plaza level landing base. Brick spalling and mortar deterioration at south brick wall guard at grade level. Concrete riser at grade level is cracked with spalled concrete. Abrasive tread nosing is worn at various treads.	Repoint wall brick mortar deterioration at south brick wall recess at intermediate stair landing and below plaza level stair landing. Metal coping sand, prime and finish paint. Repair brick cap deterioration at gridlines L and 14. Concrete patch riser at grade level. Replace worn tread nosing.	\$ 10,531	\$ 10,899	\$ 11,281
College Park Plaza & Parking Ramp	180 North Division NE	CP-32	Curtain Wall and Metal Panel	East Façade		2	1	1	2		1	Metal panel sealant joints at 4th Floor soffit deterioration. Metal soffit panel deterioration at 6th Floor soffit.	Replace metal panel sealant joints. Replace copper with prefinished metal soffit and backer board.	\$ 14,918	\$ 15,440	\$ 15,981
College Park Plaza & Parking Ramp	180 North Division NE	CP-33	Curtain Wall and Metal Panel	West Façade		2	1	1	2		1	Metal panel sealant joint deterioration at 2nd Floor soffit. Metal soffit panel deterioration at 6th Floor soffit.	Replace metal panel soffit sealant joints. Replace copper with prefinished metal soffit and backer board.	\$ 14,918	\$ 15,440	\$ 15,981
College Park Plaza & Parking Ramp	180 North Division NE	CP-34	Covered Area	Plaza Level		2	1	1	2		1	Mezzanine Floor Level has voids in the thermal insulation at column to beam transitions at grid lines C, H and 4.	Insulate Mezzanine Floor Level thermal voids at column to beam transitions at grid lines C, H and 4.	\$ 1,755	\$ 1,817	\$ 1,880
College Park Plaza & Parking Ramp	180 North Division NE	CP-35	Fireproofing	Electrical and IT rooms from Floors 3-5	CP-35	2	1	2	3	No	4	Electrical and IT room floor penetrations missing fireproofing.	Fireproof openings.	\$ 2,633	\$ 2,725	\$ 2,820
College Park Plaza & Parking Ramp	180 North Division NE	CP-36	Exterior Sealant Joints	Metal Panels at West Elevation		3	3	3	6	No	3	Sealant joint failing.	Replace sealant.	\$ 878	\$ 908	\$ 940
College Park Plaza & Parking Ramp	180 North Division NE	CP-37	Roof Membrane	Roof		3	3	3	6	No	3	Roof membrane is in fair to poor condition.	Replace with new fully adhered roofing system.	\$ 78,980	\$ 81,744	\$ 84,605
College Park Plaza & Parking Ramp	180 North Division NE	CP-38	Storm Piping Replacement	Throughout Building		3	3	4	7	No	2	Storm piping is CISP and is in poor condition in many areas.	Obtain services of plumbing contractor to audit existing storm piping network and provide assessment report to GRCC with estimate of repair/replacement cost.	\$ 7,020	\$ 7,266	\$ 7,520
College Park Plaza & Parking Ramp	180 North Division NE	CP-39	Exterior Pavement	West of Building		3	3	3	6		2	Pavement cracked and in poor condition.	Mill and repave driveway.	\$ 14,831	\$ 15,350	\$ 15,887
College Park Plaza & Parking Ramp	180 North Division NE	CP-4	Brick Walls	North Façade		1	3	2	5		1	Vertical control joint sealant deterioration. Horizontal lintel sealant joint deterioration. Review steel angle and flashing condition at horizontal joints during sealant replacement.	Remove and replace wall sealant joints. Investigate steel angle condition at horizontal joints.	\$ 31,592	\$ 32,698	\$ 33,842
College Park Plaza & Parking Ramp	180 North Division NE	CP-40	Door Closers	Mezzanine Level, Entrance into Room M6		3	3	5	8		1	Door requires too much force to open.	Service current door closer or replace with new concealed door closer.	\$ 3,510	\$ 3,633	\$ 3,760
College Park Plaza & Parking Ramp	180 North Division NE	CP-41	Door Handle	Fifth Floor into Room 500		3	4	5	9		3	Door handle does not return back to door as required per ADA.	Install new handle.	\$ 1,404	\$ 1,453	\$ 1,504
College Park Plaza & Parking Ramp	180 North Division NE	CP-42	Sloped Brick Sills at Curtain Wall	North Façade		3	3	4	7		1	East and west brick sills exhibiting gradual mortar deterioration toward sill exterior and isolated hairline brick cracking. East and west features areas of water staining. Extensive staining and mortar deterioration at low end of slope.	Reconstruct east and west curtain wall brick sill and internal flashing including associated face brick.	\$ 10,531	\$ 10,899	\$ 11,281
College Park Plaza & Parking Ramp	180 North Division NE	CP-43	Curtain Wall	North Façade		3	4	3	7		1	Curtain wall gasketing has never been replaced. Curtain wall perimeter sealant is failing.	Replace east and west curtain wall exterior seal, reseal internal frame connection joints and exterior perimeter sealant.	\$ 17,551	\$ 18,165	\$ 18,801
College Park Plaza & Parking Ramp	180 North Division NE	CP-44	Brick Walls at Street and Plaza Level	South Façade		3	3	3	6		1	East corner of grade level brick screen wall at gridlines 1 and L feature spalling base brick and mortar joint separation at end brick coursing below coping.	Tuck point and replace damaged brick.	\$ 1,755	\$ 1,817	\$ 1,880
College Park Plaza & Parking Ramp	180 North Division NE	CP-45	Curtain Wall and Metal Panel	East Façade		3	1	1	2		1	Insulated glass unit failure.	25% replacement glass units.	\$ 78,980	\$ 81,744	\$ 84,605

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Consequences of the Problem	Need	Frequency of Use
1. Hazards	1. Critical	1. Constant
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3. Deterioration	3. Necessary	3. Occasional
4. Utility	4. Desirable	4. Infrequent
5. Energy	5. ADA	5. Meager

Note: Lower score equals higher priority

Note: Project Cost includes 58.3% mark-ups and fees

Building	Address	No.	Item/Description	Location	Photo No.	Priority	Cons.	Need	Score	Energy	Freq.	Notes	Action	2023 Project Cost	2024 Project Cost	2025 Project Cost
College Park Plaza & Parking Ramp	180 North Division NE	CP-46	Plaza Level Screen Walls	East Façade		3	4	4	8		3	Concrete base at north parking level ventilation shaft is exhibiting efflorescence. Horizontal brick joint separation at north face of south screenwall. Sailor coursing mortar joint separation at north face of southeast corner screenwall. Cement parging deterioration at southeast corner and along south screenwall base. Cement parging and brick mortar deterioration at west face of east screenwall.	Clean wall at shaft. Add vertical control joints and repair horizontal mortar joint. Repair end wall brick. Repair isolated cement parging areas.	\$ 7,020	\$ 7,266	\$ 7,520
College Park Plaza & Parking Ramp	180 North Division NE	CP-47	Bridges & Stair Enclosure	East Façade		3	3	3	6		1	Cracking and missing concrete base. Metal curtain wall and corner closure sealant failure at base deterioration.	Provide bonded concrete curb repair. Replace base sealant.	\$ 4,388	\$ 4,541	\$ 4,700
College Park Plaza & Parking Ramp	180 North Division NE	CP-48	Bridges and Stair Enclosure	East Façade		3	1	1	2		1	Sealant at east metal panel returns and corners have areas of failure. Further review of east bridge roof and metal wall panel intersection to adjacent building precast wall panel is recommended.	Review west bridge roof flashing. Provide metal closure angle to match metal panel. Provide expansion joint with backup seal. Repair east panel sealant. Review east bridge roof flashing.	\$ 8,776	\$ 9,083	\$ 9,401
College Park Plaza & Parking Ramp	180 North Division NE	CP-49	Curtain Wall and Metal Panel	West Façade		3	1	1	2		1	Insulated glass unit failure.	25% replacement glass units.	\$ 96,531	\$ 99,909	\$ 103,406
College Park Plaza & Parking Ramp	180 North Division NE	CP-5	Brick Walls above Plaza Level	North Façade		1	1	1	2		1	Penthouse Floor Level parapet corners feature diagonal brick cracking at gridlines A and 3 and A and 12. Parapet wall brick along gridline A between 3 and 6 located above Penthouse Floor Level brick support angle is exhibiting out of plane displacement. Brick features rust staining along gridline A between 3 and 9 located at Penthouse Floor Level brick support angle. Brick and mortar joints require closer inspection confirm existing condition. Emphasis is placed on sailor coursing mortar deterioration review due to reduced brick mortar bed width.	Allowance for 1,700 SF brick maintenance and repair.	\$ 133,388	\$ 138,056	\$ 142,888
College Park Plaza & Parking Ramp	180 North Division NE	CP-50	Plaza Level Brick Guard	West Façade		3	3	3	6		1	Displaced metal coping near southwest stair landing. Isolated areas of spalling brick at base along south, west and north walls. Control joint sealant failure at north wall. Sealant joint compression due to wall expansion. Horizontal mortar joint separation at random locations along west and north walls. Sealant at brick and concrete walk level is above brick through wall flashing line and concrete walk along west wall. Sealant failure at base of south and north wall.	Reattach coping. Replace spalling brick. Replace failed control joint sealant. Add brick control joint to alleviate compressed seal joint. Remove existing sealant and reinstall sealant to align with bottom of base brick.	\$ 8,776	\$ 9,083	\$ 9,401
College Park Plaza & Parking Ramp	180 North Division NE	CP-51	Cabinet Unit Heater Replacement	Stair Towers and Toilet Rooms		4	4	4	8	No	3	Cabinet unit heaters are nearing the end of their useful service life.	Replace cabinet unit heaters.	\$ 63,184	\$ 65,395	\$ 67,684
College Park Plaza & Parking Ramp	180 North Division NE	CP-52	Skylight Lower Level Parking Light Well	North Façade		4	3	4	7		1	Parking level steel plate brick lintels at perimeter of skylight well are exhibiting early deterioration. Brick to lintel separation is visible at south, east and west lintels.	Replace steel plate lintels.	\$ 19,306	\$ 19,982	\$ 20,681
College Park Plaza & Parking Ramp	180 North Division NE	CP-53	Covered Area	Plaza Level		4	3	4	7		1	Sealant joints at horizontal brick wall lintels and perimeter of metal window systems is failing. Brick mortar mild deterioration at door jamb base and concrete walk level. Sealant joints at base of brick wall and concrete walk extends above brick veneer flashing line.	Replace brick sealant joints. Tuck point brick mortar joints. Replace sealant joints at base of brick wall and concrete walk.	\$ 4,914	\$ 5,086	\$ 5,264
College Park Plaza & Parking Ramp	180 North Division NE	CP-6	Building Curb	North Façade		1	4	3	7		1	Sealant joint deterioration. Curb brick and mortar failure.	Replace sealant joint. Repair curb brick and mortar.	\$ 2,984	\$ 3,088	\$ 3,196
College Park Plaza & Parking Ramp	180 North Division NE	CP-7	Plaza Level Skylight System and Parapet Walls	North Façade		1	1	1	2		1	Skylight gasketing deterioration at sloped mullion caps. Flush sealant joints are deteriorated. Applied repair sealant has failed and/or missing. Vertical brick cracking at northeast building wall. Northwest corner parapet wall displacement. Missing mortar and lintel rusting at scupper. Damaged brick sailor course at south wall.	Regasket and seal sloped mullions caps. Reseal flush glass joints. Replace brick at northeast building wall. Reconstruct northwest corner parapet wall and provide control joints. Replace lintel at scupper. Reinstall brick sailor course at south wall.	\$ 13,339	\$ 13,806	\$ 14,289
College Park Plaza & Parking Ramp	180 North Division NE	CP-8	Brick Walls	South Façade		1	3	2	5		1	Horizontal lintel sealant joint deterioration. Vertical control joint sealant deterioration. Horizontal steel lintels to be inspected prior to sealant replacement.	Remove and replace wall sealant joints. Investigate steel angle condition at horizontal joints.	\$ 31,592	\$ 32,698	\$ 33,842

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Note: Project Cost includes 58.3% mark-ups and fees

Building	Address	No.	Item/Description	Location	Photo No.	Priority	Cons.	Need	Score	Energy	Freq.	Notes	Action	2023 Project Cost	2024 Project Cost	2025 Project Cost
College Park Plaza & Parking Ramp	180 North Division NE	CP-9	Brick Walls above Plaza Level	South Façade		1	1	1	2		1	Penthouse Level east corner parapet at gridline 3 and L features vertical brick cracking. West outside brick corners along gridline 12 and L at 4th, 5th and 6th Floors display areas of rusting and efflorescence. Brick at Penthouse Level lintel between gridlines 4 and 7 display isolated areas of rusting and efflorescence. Brickwork at 6th Floor lintel near gridline 6 exhibits areas of rusting and efflorescence. West side penthouse upper corner at gridlines 9 and L features stepped mortar joint separation with brick outward displacement. Brick and mortar require closer inspection to confirm existing condition. Emphasis placed on sailor coursing mortar deterioration review due to reduced brick mortar bed width.	Allowance for 2,000 SF brick maintenance and repair.	\$ 157,959	\$ 163,488	\$ 169,210
Cook Academic Hall & Parking Ramp	143 Bostwick NE	CA-10	Wall Repair	Parking Deck - G2		3	3	3	6	No	2	Wall delamination observed.	Repair delaminated concrete at the interior face of the concrete walls.	\$ 3,760	\$ 3,892	\$ 4,028
Cook Academic Hall & Parking Ramp	143 Bostwick NE	CA-12	Miscellaneous Metal Repainting	Parking Deck - Various Locations		3	3	3	6	No	2	Worn and chipping paint in various locations.	Clean and repaint various metal elements such as handrails, fire protection piping and guard.	\$ 2,538	\$ 2,627	\$ 2,719
Cook Academic Hall & Parking Ramp	143 Bostwick NE	CA-13	Cabinet Unit Heater Replacement	Stairwells 1, 3 and 5	CA-13	3	3	4	7	No	2	Cabinet unit heaters are nearing the end of their useful service life.	Replace cabinet unit heaters.	\$ 84,245	\$ 87,193	\$ 90,245
Cook Academic Hall & Parking Ramp	143 Bostwick NE	CA-14	AHU-1 Replacement	Mechanical Room 119		3	3	4	7	No	2	Dual duct unit is nearing the end of its useful service life.	Replace unit.	\$ 105,306	\$ 108,992	\$ 112,806
Cook Academic Hall & Parking Ramp	143 Bostwick NE	CA-15	VFD Replacement	Mechanical Rooms 364 and 464		3	3	4	7	No	2	Drives are nearing the end of their useful service life.	Replace drives.	\$ 14,041	\$ 14,532	\$ 15,041
Cook Academic Hall & Parking Ramp	143 Bostwick NE	CA-16	Dry Type Fire Protection System Replacement	G1 level		3	3	4	7	No	5	Dry type fire protection system is in poor condition.	Replace dry type fire protection system.	\$ 52,653	\$ 54,496	\$ 56,403
Cook Academic Hall & Parking Ramp	143 Bostwick NE	CA-17	Sanitary Drainage Piping Replacement	Dental Lab		3	3	4	7	No	2	Exposed drainage piping is in poor condition.	Replace sanitary drainage piping.	\$ 3,510	\$ 3,633	\$ 3,760
Cook Academic Hall & Parking Ramp	143 Bostwick NE	CA-18	Storm Piping Replacement	Throughout Building		3	3	4	7	No	2	Storm piping is CISP and is in poor condition in many areas.	Obtain services of plumbing contractor to audit existing storm piping network and provide assessment report to GRCC with estimate of repair/replacement cost.	\$ 7,020	\$ 7,266	\$ 7,520
Cook Academic Hall & Parking Ramp	143 Bostwick NE	CA-2	Fire Shutter	1st Floor Corridor	CA-2	2	1	3	4	No	5	Per maintenance staff, fire door closes in manner that presents danger to students.	Code analysis to determine if needed. If not needed, remove, patch and repair. If still needed, remove, patch and install doors on magnetic hold open.	\$ 8,776	\$ 9,083	\$ 9,401
Cook Academic Hall & Parking Ramp	143 Bostwick NE	CA-20	Exterior Lighting	Box Lights North Side	CA-20	3	3	3	6	Yes	1	Existing pole mounted box lights are nearing end of life.	Replace box fixture with new pole mounted LED.	\$ 5,265	\$ 5,450	\$ 5,640
Cook Academic Hall & Parking Ramp	143 Bostwick NE	CA-21	Exterior Lighting	Northwest Parking Garage Entrance, Southwest Stair Entrance	CA-21	3	3	3	6	Yes	1	Existing wall packs are HID and at the end of useful life.	Replace with LED.	\$ 1,843	\$ 1,907	\$ 1,974
Cook Academic Hall & Parking Ramp	143 Bostwick NE	CA-22	Exterior Lighting	North Roof Spot Light to Lyon Ramp GRCC Logo	CA-22	3	3	4	7	Yes	2	Existing spot light is past useful life.	Replace with LED.	\$ 3,510	\$ 3,633	\$ 3,760
Cook Academic Hall & Parking Ramp	143 Bostwick NE	CA-23	Generator	G2 Level	CA-23	3	3	4	7	Yes	4	Generator is nearing end of life.	Replace existing 500 kW diesel unit with new 500 kW diesel unit.	\$ 210,612	\$ 210,612	\$ 217,983
Cook Academic Hall & Parking Ramp	143 Bostwick NE	CA-24	Mechanical Room Wireless Access Points	Mechanical Rooms		3	4	3	7	No	4	Maintenance staff cannot get WiFi in mechanical rooms when doing maintenance.	Add a WAP to each mechanical room.	\$ 30,714	\$ 31,789	\$ 32,902
Cook Academic Hall & Parking Ramp	143 Bostwick NE	CA-25	Service Entrance Gear	G1 Level Electrical Room	CA-25	4	4	4	8	No	2	Switchboard is out of date.	Replace 2000 ampere switchboard and remove wall.	\$ 387,877	\$ 401,453	\$ 415,504
Cook Academic Hall & Parking Ramp	143 Bostwick NE	CA-26	750 KVA Transformer	G1 Level Electrical Room	CA-26	4	4	4	8	No	2	Transformer is past useful life.	Replace with 480/277 V secondary.	\$ 177,265	\$ 183,469	\$ 189,891
Cook Academic Hall & Parking Ramp	143 Bostwick NE	CA-28	Exterior Lighting	Alley West Side and South Elevation	CA-28	4	4	4	8	No	2	Alley is dark and there are no lights. South Parking Entrance has no lighting.	Add LED wall packs on West Elevation and South Elevation. New fixture, control, and circuit.	\$ 28,082	\$ 29,064	\$ 30,082
Cook Academic Hall & Parking Ramp	143 Bostwick NE	CA-29	Stairwell Lighting	Stairwells E, F, and G	CA-29	4	5	4	9	Yes	1	Stairwell lighting is 2 x 4 fluorescent and hard to access for maintenance.	Replace with LED and consider lowering to accessible wall level where possible.	\$ 61,780	\$ 63,942	\$ 66,180
Cook Academic Hall & Parking Ramp	143 Bostwick NE	CA-3	Floor Drain Grate	Parking Deck - Level G2		2	1	2	3	No	2	Floor drains damaged - potential trip hazard.	Remove and replace damaged floor drain grates throughout the structure.	\$ 9,401	\$ 9,730	\$ 10,070
Cook Academic Hall & Parking Ramp	143 Bostwick NE	CA-30	Classroom Lighting	First Level Classrooms		4	5	4	9	Yes	3	Existing classrooms on Level 1 have T-12 and T-5 lamps.	Replace with new LED light fixtures. Estimate is cost per classroom for 13 classrooms.	\$ 228,163	\$ 228,163	\$ 236,149
Cook Academic Hall & Parking Ramp	143 Bostwick NE	CA-31	Northwest Lobby Lighting	Lobby 110		4	5	4	9	Yes	1	Existing pendant cylinders are CFL and area is dim due to black ceilings.	Replace pendant cylinders with LED pendant cylinders.	\$ 11,935	\$ 12,352	\$ 12,785
Cook Academic Hall & Parking Ramp	143 Bostwick NE	CA-32	Study Lighting	Study 256		4	5	4	9	Yes	1	Area is dim with fluorescent linear strip.	Replace with high output LED linear strip.	\$ 1,404	\$ 1,453	\$ 1,504
Cook Academic Hall & Parking Ramp	143 Bostwick NE	CA-33	Corridor Lighting	Corridor 551		4	5	4	9	Yes	1	Area is dim with fluorescent linear strip.	Replace with high output LED linear strip.	\$ 18,253	\$ 18,892	\$ 19,553

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Building	Address	No.	Item/Description	Location	Photo No.	Priority	Cons.	Need	Score	Energy	Freq.	Notes	Action	2023 Project Cost	2024 Project Cost	2025 Project Cost
Cook Academic Hall & Parking Ramp	143 Bostwick NE	CA-34	Acoustical Ceiling Panels	First Floor Corridor - Entry and South Commons		5	3	4	7	No	1	Ceiling tiles are bowed and discolored.	Replace panels.	\$ 2,752	\$ 2,848	\$ 2,948
Cook Academic Hall & Parking Ramp	143 Bostwick NE	CA-5	Overhead Coiling Grille Tracks	Parking Ramp G1 level	CA-5	3	3	3	6	No	2	Tracks are rusted at bottom.	Replace overhead grilles and motors.	\$ 43,878	\$ 45,413	\$ 47,003
Cook Academic Hall & Parking Ramp	143 Bostwick NE	CA-6	Sealant Joint at Skywalk	North Skywalk		3	3	3	6	No	2	Sealant where skywalk meets building separating.	Reseal.	\$ 2,633	\$ 2,725	\$ 2,820
Cook Academic Hall & Parking Ramp	143 Bostwick NE	CA-7	Leak	Level 5 Room ST503		3	3	3	6	No	3	Possible leak observed - scaling on adhered ceiling tile.	Investigate cause of leak if still present and take steps to correct.	\$ 8,776	\$ 9,083	\$ 9,401
Cook Academic Hall & Parking Ramp	143 Bostwick NE	CA-8	Top of Slab Repair	Parking Deck - Slab on Grade - G2		3	3	3	6	No	2	Deterioration of slab on grade.	Repair delaminated and spalled concrete at the slab.	\$ 34,782	\$ 35,999	\$
Cook Academic Hall & Parking Ramp	143 Bostwick NE	CA-9	Column Repair	Parking Deck - G1		3	3	3	6	No	2	Column delamination observed.	Repair delaminated concrete at the columns.	\$ 5,640	\$ 5,838	\$ 6,042
Custer Alumni House	473 Fulton St E		No deficiencies identified											\$ -	\$ -	\$ -
Ford Fieldhouse	111 Lyon NE	FF-1	Foundation Leak	East Tunnel		1	3	2	5	No	2	Leak in east tunnel per maintenance staff report.	Investigate and address cause of leak.	\$ 8,776	\$ 9,083	\$ 9,401
Ford Fieldhouse	111 Lyon NE	FF-10	Main Switchgear	Electrical Room 120	FF-10	3	4	3	7	No	1	Main switchgear has not had any recent maintenance and cleaning.	Provide maintenance and cleaning and schedule every 3 to 5 years.	\$ 35,102	\$ 36,331	\$ 37,602
Ford Fieldhouse	111 Lyon NE	FF-11	Mechanical Room Wireless Access Points	Mechanical Rooms		3	4	3	7	No	4	Maintenance staff cannot get WiFi in mechanical rooms when doing maintenance.	Add a WAP to each mechanical room.	\$ 13,163	\$ 13,624	\$ 14,101
Ford Fieldhouse	111 Lyon NE	FF-12	Guardrail Gate	Roof		4	4	4	8	No	4	Maintenance requested a gate on the handrail for easier access to roof drains.	Install gate on hollow metal guardrail.	\$ 7,020	\$ 7,266	\$ 7,520
Ford Fieldhouse	111 Lyon NE	FF-13	Condensate Return Piping Demolition	Meter Room		4	4	4	8	No	--	Pipe is no longer in use.	Demolish and remove pipe.	\$ 3,510	\$ 3,633	\$ 3,760
Ford Fieldhouse	111 Lyon NE	FF-14	Exterior Lighting	West Exterior	FF-14	4	3	3	6	Yes	1	Existing west side round wall pack lights are HID and at the end of useful life.	Replace with new LED exterior wall packs along pedestrian walkway.	\$ 2,633	\$ 2,725	\$ 2,820
Ford Fieldhouse	111 Lyon NE	FF-15	Stairwell Lighting	Northwest Stair Lights	FF-15	4	4	4	8	Yes	1	Stairwell is dark on the lower level.	Replace wall pack pucks with LED and supplement with additional lights.	\$ 11,847	\$ 12,262	\$ 12,691
Ford Fieldhouse	111 Lyon NE	FF-16	Exterior Lighting	South Exterior of Fieldhouse	FF-16	4	5	4	9	Yes	1	Existing flood lights are wall mounted tenon HID.	Replace with new LED flood lights.	\$ 4,212	\$ 4,360	\$
Ford Fieldhouse	111 Lyon NE	FF-17	Exterior Lighting	North Exterior of Fieldhouse	FF-17	4	5	4	9	Yes	1	Existing wall packs are HID.	Replace with new LED wall packs.	\$ 8,293	\$ 8,583	\$ 4,512 8,884
Ford Fieldhouse	111 Lyon NE	FF-18	Bridge Lighting	Bridge to Student Center	FF-18	4	3	3	6	Yes	1	Existing lights in bridge wall are HID and past useful life.	Replace with LED wall mounted lights. Customize stainless steel wall plate as required for new installation.	\$ 21,061	\$ 21,798	\$ 22,561
Ford Fieldhouse	111 Lyon NE	FF-2	Heaving Concrete	Northeast Exterior	FF-2	1	1	2	3	No	1	Concrete heaving near corner of building presenting a trip hazard.	Repair and level concrete.	\$ 1,755	\$ 1,817	\$ 1,880
Ford Fieldhouse	111 Lyon NE	FF-4	Exterior Concrete Wall Sealant Joints	All Elevations		3	3	3	6	No	3	Cracked sealant and cracks in concrete.	Remove and replace sealant.	\$ 4,388	\$ 4,541	\$ 4,700
Ford Fieldhouse	111 Lyon NE	FF-5	Exterior Concrete Walls	All Elevations		3	3	3	6	No	3	Concrete needs cleaning. Reported water leaks.	Clean concrete and seal entire surface.	\$ 127,420	\$ 131,880	\$
Ford Fieldhouse	111 Lyon NE	FF-6	Storm Drain Reroute	North Side of Building Outdoors		3	3	3	6	No	3	Existing storm drain is routed to driveway and is causing driveway icing issues during winter.	Reroute the storm drain. GRCC obtained cost estimate of \$5500 to add crock adjacent bldg, to add PVC piping below grade in the grass area, to route the piping west over to a storm sewer manhole and to make the tie-in. Cost estimate included excavating and concrete removal/replacement in the driveway.	\$ 9,653	\$ 9,991	\$ 136,403 1341
Ford Fieldhouse	111 Lyon NE	FF-8	Condensate Sump and Pump Replacement	Electrical Room 120		3	3	4	7	No	2	Federal Pump Corporation sump pump is past its useful service life.	Replace sump and pump.	\$ 21,061	\$ 21,798	\$ 22,561
Ford Fieldhouse	111 Lyon NE	FF-9	Bridge Card Reader	Bridge Door to Lobby 309		3	4	4	8	No	1	Existing door does not have a card reader.	Install card reader.	\$ 1,264	\$ 1,308	\$ 1,354
Ford Natatorium	226 Ransom	FN-1	Interior Doors	Former Racquetball Court Entrance Doors		1	1	5	6	No	2	Door size does not meet minimum building and BF code requirements.	Increase concrete wall opening height (saw cut) and provide new wood door in hollow metal frame.	\$ 21,061	\$ 21,798	\$ 22,561
Ford Natatorium	226 Ransom	FN-10	Exterior Concrete Wall Sealant Joints	All Elevations		3	3	3	6	No	3	Sealant is in poor condition.	Remove and replace sealant.	\$ 4,827	\$ 4,995	\$ 5,170
Ford Natatorium	226 Ransom	FN-11	Exterior Concrete Wall	All Elevations		3	3	3	6	No	3	Concrete needs cleaning. Reported water leaks.	Clean concrete and seal entire surface.	\$ 55,988	\$ 57,947	\$
Ford Natatorium	226 Ransom	FN-12	Stair Egress Door	North Stair, Pool Level		3	3	3	6	No	3	Sealant missing at door frame perimeter.	Provide sealant.	\$ 193	\$ 200	\$ 59,975 207
Ford Natatorium	226 Ransom	FN-13	Acoustical Ceilings	Southeast Stair Tower, South Stair, Office 2002		3	3	3	6	No	3	Stained and damaged 1 x 1 acoustical tile.	Provide lay-in panels and exposed aluminum grid. Replace lighting and mechanical grilles.	\$ 13,725	\$ 14,205	\$ 14,702
Ford Natatorium	226 Ransom	FN-14	Exterior Concrete	West Entrance Racquetball Court Level		3	3	3	6	No	3	Spalled concrete has exposed steel reinforcing.	Repair concrete wall.	\$ 878	\$ 908	\$ 940
Ford Natatorium	226 Ransom	FN-15	Pool Lighting	Around Perimeter of Pool	FN-15	3	3	3	6	Yes	2	Presently metal halide lamps.	Replace metal halide lamps with new updated lighting systems designed for pool area with LEDs.	\$ 50,898	\$ 52,679	\$ 54,523
Ford Natatorium	226 Ransom	FN-16	Tile	Shower/Locker Rooms		3	3	3	6	No	2	Tile walls and floor are in poor condition.	Replace all tile walls and flooring.	\$ 438,775	\$ 454,132	\$ 470,027
Ford Natatorium	226 Ransom	FN-17	Lockers/Benches	Throughout Building		3	3	3	6	No	2	Lockers/benches are in fair to poor condition.	Replace with new.	\$ 95,039	\$ 98,365	\$ 101,808

Building Deficiencies Priorities by Category:

Consequences of the Problem	Need	Frequency of Use
1. Hazards	1. Critical	1. Constant
2. Interruption	2. Urgent	2. Frequent
3. Deterioration	3. Necessary	3. Occasional
4. Utility	4. Desirable	4. Infrequent
5. Energy	5. ADA	5. Meager

Note: Lower score equals higher priority

Note: Project Cost includes 58.3% mark-ups and fees

Building	Address	No.	Item/Description	Location	Photo No.	Priority	Cons.	Need	Score	Energy	Freq.	Notes	Action	2023 Project Cost	2024 Project Cost	2025 Project Cost
Ford Natatorium	226 Ransom	FN-18	Interior Doors	Throughout Building		3	4	3	7	No	2	Doors and hardware in poor condition.	Replace doors and hardware, FRP doors and aluminum frames at pool.	\$ 48,844	\$ 50,554	\$ 52,323
Ford Natatorium	226 Ransom	FN-19	Building Expansion Joint	Public Washroom Level at Corridor		3	3	4	7	No	3	VCT damaged at floor. Evidence of water leaks.	Repair VCT and correct water leaks.	\$ 1,448	\$ 1,499	\$ -
Ford Natatorium	226 Ransom	FN-2	Barrier Free Access	Former Racquetball Court Entrance Doors		1	1	5	6	No	2	4" step at door prevents wheelchair access to rooms.	Provide ramp inside room.	\$ 6,318	\$ 6,540	\$ 1,551 6,768
Ford Natatorium	226 Ransom	FN-20	AC Ceiling Panels	Pool		3	3	4	7	No	3	Ceiling panel over pool is inaccessible.	Remove suspended AC panels and grid; paint deck, install tectum cloud system.	\$ 655,969	\$ 678,928	\$ 702,690
Ford Natatorium	226 Ransom	FN-21	Automatic (Off) Lighting Controls	Throughout Building		3	5	3	8	Yes	2	Update to meet code, shut off lights in unoccupied rooms.	Install occupancy sensors.	\$ 97,362	\$ 100,770	\$ 104,297
Ford Natatorium	226 Ransom	FN-22	EMS Upgrade	Throughout Building		3	4	3	7	Yes	1		Upgrade EMS to Enterprise.	\$ -	\$ -	\$ -
Ford Natatorium	226 Ransom	FN-23	Interior Door	Storage 206		3	3	3	6	No	4	Removable mullion is missing. Can no longer secure storage.	Replace removable mullion.	\$ 1,755	\$ 1,817	\$ 1,880
Ford Natatorium	226 Ransom	FN-24	Floor Damaged	3rd Floor Hall		3	3	3	6	No	4	Floor damaged around building expansion joint - evidence of water damage on structure above.	Replace VCT in effected area - investigate leak.	\$ 9,127	\$ 9,446	\$ 9,777
Ford Natatorium	226 Ransom	FN-25	Pool Heat Exchanger Replacement	Room 113	FN-25	3	3	4	7	No	2	Heat exchanger is beyond its useful service life.	Replace heat exchanger (125 GPM, 40 degree delta T).	\$ 21,061	\$ -	\$ 22,561
Ford Natatorium	226 Ransom	FN-26	Heating Hot Water Pump Replacement	Mechanical Room 110	FN-26	3	3	4	7	No	2	Heating hot water pumps are beyond their useful service life.	Replace pumps.	\$ 22,816	\$ 21,798 23,615	\$ 24,441
Ford Natatorium	226 Ransom	FN-27	HV-7 Replacement	Mechanical Room 110		3	3	4	7	No	2	HV-7 is beyond its useful service life.	Replace HV-7.	\$ 35,102	\$ 36,331	\$ 37,602
Ford Natatorium	226 Ransom	FN-28	HV-8 Replacement	Mechanical Room 303	FN-28	3	3	4	7	No	2	HV-8 is beyond its useful service life.	Replace HV-8.	\$ 35,102	\$ 36,331	\$ 37,602
Ford Natatorium	226 Ransom	FN-29	Column Shower Head Replacement	Men's and Women's Shower Rooms	FN-29	3	3	4	7	No	3	Existing shower heads are in poor condition.	Replace shower heads.	\$ 5,616	\$ 5,813	\$ 6,016
Ford Natatorium	226 Ransom	FN-3	Exterior Concrete	Exterior Near Window Around Stair on 3rd Floor	FN-3	1	1	1	2	No	2	Jamb around window exhibiting extensive cracking. Spalled concrete would fall over main entrance of building.	Patch and repair cracked concrete.	\$ 2,633	\$ 2,725	\$ 2,820
Ford Natatorium	226 Ransom	FN-30	Pool Pump and VFD Replacement	Mechanical Room 102	FN-30	3	3	4	7	No	2	Pool pump and VFD are beyond their useful service life.	Replace pump and VFD.	\$ 17,551	\$ 18,165	\$ 18,801
Ford Natatorium	226 Ransom	FN-31	Pool Filtration System Replacement	Mechanical Room 102		3	3	4	7	No	2	Media is diatomaceous earth and in poor condition.	Replace media and system with latest technology filter system.	\$ 43,878	\$ 45,413	\$ 47,003
Ford Natatorium	226 Ransom	FN-32	Condensate Pump Replacement	Mechanical Room 102		3	3	4	7	No	2	Condensate pump system is beyond its useful service life.	Replace condensate pump system.	\$ 17,551	\$ 18,165	\$ 18,801
Ford Natatorium	226 Ransom	FN-33	HV-9 Replacement	Mechanical Room 303	FN-33	3	3	4	7	No	2	HV-9 is beyond its useful service life.	Replace HV-9.	\$ 70,204	\$ 72,661	\$ 75,204
Ford Natatorium	226 Ransom	FN-34	EF-3 Replacement	Mechanical Room 303		3	3	4	7	No	2	EF-3 is beyond its useful service life.	Replace EF-3.	\$ 10,531	\$ 10,899	\$ 11,281
Ford Natatorium	226 Ransom	FN-36	Water Closet Flush Valve Replacement	1st Floor Men's Locker Room		3	3	4	7	No	2	Water closet flush valve is not campus standard.	Replace water closet flush valve.	\$ 3,949	\$ 4,087	\$ -
Ford Natatorium	226 Ransom	FN-37	Water Closet Flush Valve and Lavatory Faucet Replacement	2nd Floor Women's Locker Room		3	3	4	7	No	2	Water closet flush valve and lavatory faucet are not campus standard.	Replace water closet flush valve and lavatory faucet (8 flush valves and 4 lavatory faucets).	\$ 13,163	\$ 13,624	\$ 4,234 14,101
Ford Natatorium	226 Ransom	FN-39	Pool Jet Pipe Leak	Mechanical Room 102		3	4	3	7	No	2	Pool jet pipe leaking.	Repair/replace pool jet pipe.	\$ 878	\$ 908	\$ 940
Ford Natatorium	226 Ransom	FN-40	Exhaust Fan Replacement	Throughout Building		3	3	4	7	No	3	Exhaust fans are beyond their useful service life.	Replace exhaust fans.	\$ 21,061	\$ 21,798	\$ 22,561
Ford Natatorium	226 Ransom	FN-42	Combination Starters	Mechanical Room 102	FN-42	3	3	3	6	No	3	Existing combination starters are corroded.	Replace combo starters.	\$ 2,984	\$ 3,088	\$ 3,196
Ford Natatorium	226 Ransom	FN-43	Conduit	Mechanical Room 102	FN-43	3	3	3	6	No	3	Existing conduit is corroded.	Replace corroded conduit.	\$ 983	\$ 1,017	\$ 1,053
Ford Natatorium	226 Ransom	FN-44	Conduit	Pool Level East Wall	FN-44	3	3	3	6	No	3	Existing conduit is corroded.	Replace corroded conduit.	\$ 5,616	\$ 5,813	\$ 6,016
Ford Natatorium	226 Ransom	FN-45	Speaker Grilles	Pool Level	FN-45	3	3	3	6	No	3	Speaker grilles are corroded.	Replace corroded speaker grilles.	\$ 702	\$ 727	\$ 752
Ford Natatorium	226 Ransom	FN-46	Receptacle Plates	Pool Level	FN-46	3	3	3	6	No	3	Receptacle plates are corroded.	Replace corroded receptacle plates.	\$ 878	\$ 908	\$ 940
Ford Natatorium	226 Ransom	FN-47	Metal Box Covers	Pool Level	FN-47	3	3	3	6	No	3	Metal box covers for sound microphones are corroded.	Replace box covers.	\$ 1,053	\$ 1,090	\$ 1,128
Ford Natatorium	226 Ransom	FN-48	Weatherproof In Use Covers	Pool Level West Wall at Bench	FN-48	3	3	3	6	No	3	Covers are missing from weatherproof in use outlets.	Replace with new cast aluminum covers.	\$ 351	\$ 363	\$ 376
Ford Natatorium	226 Ransom	FN-49	Service Entrance Gear	Electrical Room East of Calkins	FN-49	4	4	4	8	No	2	Beyond useful life.	Replace 1,000 ampere 480/277V and 400 ampere 240/120V switchboard and transformers.	\$ 276,955	\$ 286,648	\$ 296,681
Ford Natatorium	226 Ransom	FN-50	Panelboards	Throughout Building	FN-50	4	4	4	8	No	2	Beyond useful life.	Replace panelboards.	\$ 168,490	\$ 174,387	\$ 180,490
Ford Natatorium	226 Ransom	FN-51	VCT Flooring	North/south Corridor Racquetball Court Level		4	4	4	8	No	2	Flooring is in fair to poor condition, repaired with non-matching tile.	Replace VCT and resilient base.	\$ 6,950	\$ 7,193	\$ 7,445
Ford Natatorium	226 Ransom	FN-52	Passenger Elevator	Adjacent to South Stair		4	4	5	9	No	2	No audible signal or floor designation signs at hoist way jambs.	Provide audible signal and floor designation signs.	\$ 6,178	\$ 6,394	\$ 6,618
Ford Natatorium	226 Ransom	FN-53	Sauna	Men's Locker Room		4	3	4	7	No	4	Men's sauna not functional.	Repair or replace sauna.	\$ 33,171	\$ 34,332	\$ 35,534
Ford Natatorium	226 Ransom	FN-54	Elevator Finishes	Elevator		4	3	4	7	No	3	Elevator finishes are worn and outdated.	Replace elevator finishes (walls, ceiling and floor).	\$ 10,855	\$ 11,235	\$ 11,628
Ford Natatorium	226 Ransom	FN-55	ADA Stall	Throughout Building		4	4	5	9	No	2	There are no ADA stalls in building.	Retrofit existing toilet room to include ADA stall.	\$ 52,653	\$ 54,496	\$ 56,403
Ford Natatorium	226 Ransom	FN-56	Diving Boards	Pool 200		4	3	3	6	No	3	Per maintenance report, diving boards are old and past their useful life.	Replace diving boards and frame.	\$ 58,884	\$ 60,945	\$ 63,078

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Building	Address	No.	Item/Description	Location	Photo No.	Priority	Cons.	Need	Score	Energy	Freq.	Notes	Action	2023 Project Cost	2024 Project Cost	2025 Project Cost
Ford Natatorium	226 Ransom	FN-59	Wet Pipe Sprinkler System Addition	Throughout Building		4	4	4	8	No	1	Building is not entirely sprinkled.	Provide wet pipe sprinkler system for a fully sprinklered building.	\$ 157,959	\$ 163,488	\$ 169,210
Ford Natatorium	226 Ransom	FN-6	Exit Signage	Throughout Building		2	2	3	5	No	4	Add/replace exit signage.	Replace with LED exit lighting units.	\$ 16,893	\$ 17,484	\$ 18,096
Ford Natatorium	226 Ransom	FN-60	Locker Room Make-up Air Unit Addition	Men's and Women's Locker Rooms		4	4	4	8	No	2	Locker rooms are exhausted only with no tempered makeup air.	Add make-up air unit.	\$ 15,796	\$ 16,349	\$ 16,921
Ford Natatorium	226 Ransom	FN-61	Exterior Box Lights	South Exterior	FN-61	4	3	3	6	Yes	2	Exterior box lights are past their useful life.	Replace exterior box lights with new wall mounted LEDs.	\$ 10,531	\$	\$ 11,281
Ford Natatorium	226 Ransom	FN-62	Pool Emergency Lighting	Pool	FN-62	4	3	3	6	Yes	3	Emergency lights in the pool ceiling are at end of useful life especially in the balcony.	Replace with LED.	\$ 26,327	\$ 10,827,248	\$ 28,202
Ford Natatorium	226 Ransom	FN-64	Mechanical Room Wireless Access Points	Mechanical Rooms		4	4	3	7	No	4	Maintenance staff cannot get WiFi in mechanical rooms when doing maintenance.	Add a WAP to each mechanical room.	\$ 13,163	\$ 13,624	\$ 14,101
Ford Natatorium	226 Ransom	FN-65	Exit Signage	Throughout Building		4	3	3	6	Yes	2	Existing exit signage is failing and beyond useful life.	Replace with new LED.	\$ 6,582	\$ 6,812	\$ 7,050
Ford Natatorium	226 Ransom	FN-7	Water Damage	3rd Floor Elevator Lobby		2	3	3	6	No	3	Wall around elevator stained from possible water damage.	Investigate cause of staining if leak present. Clean concrete.	\$	\$ 9,083	\$ 9,401
Ford Natatorium	226 Ransom	FN-8	Water Damage	3rd Floor South Stair		2	3	3	6	No	2	Evidence of leak in ceiling above stairwell.	Investigate cause of staining if leak present. Replace adhered ceiling tiles.	\$ 8,776,127	\$ 9,446	\$ 9,777
Ford Natatorium	226 Ransom	FN-9	Building Lighting	Throughout Building (except pool)	FN-9	3	3	3	6	Yes	2	Outdated T-12 lamps, ballasts and fixtures.	Replace with T-8 lamps and program rapid start ballasts.	\$ 177,616	\$ 183,833	\$ 190,267
Lakeshore Campus	12335 James St.		No deficiencies identified						0					\$ -	\$ -	\$ -
Learning Resource Center	140 Ransom NE	LR-1	Interior Loading Dock Roof Deck	Service Dock 001	LR-1	1	1	2	3	No	2	Roof deck leaks; concrete falling down.	Concrete roof deck needs structural repair and waterproofing.	\$ 43,000	\$ 44,505	\$ 46,063
Learning Resource Center	140 Ransom NE	LR-10	GI Bathroom	Provide GI Bathroom		2	4	4	8	No	3	Per request, GI restroom is desired.	Convert existing room to GI bathroom.	\$ 87,755	\$ 90,826	\$ 94,005
Learning Resource Center	140 Ransom NE	LR-12	Roof Ponding	Roof	LR-12	2	3	3	6	No	3	Water is ponding in various locations around roof.	Re-roof and taper insulation to slope to roof drains.	\$ 669,132	\$	\$ 692,552
Learning Resource Center	140 Ransom NE	LR-13	Handrail	Exterior - East Stair		2	4	5	9	No	2	Handrail missing on upper risers.	Re-install matching handrail.	\$ 2,633	\$ 669,127,25	\$ 2,820
Learning Resource Center	140 Ransom NE	LR-14	East and West Building Entrance Vestibules Cabinet Unit Heater Addition	Entrance Vestibules		2	2	3	5	No	2	Cold entrance vestibules cause ceiling pipe freezing issues on occasion.	Install cabinet unit heater in each entrance vestibule.	\$ 14,041	\$ 14,532	\$ 15,041
Learning Resource Center	140 Ransom NE	LR-15	Second Level Lighting	Internet Training 206		2	2	3	5	Yes	2	Existing T8 prismatic lensed fixtures are on a dimmer an flickering.	Change to LED with 0 to 10 V dimming.	\$ 9,214	\$ 9,537	\$ 9,871
Learning Resource Center	140 Ransom NE	LR-16	Exterior Metal Doors, Panels and Louvers	Above Roof at Mechanical Penthouses and Stair Towers		3	3	3	6	No	3	Metal is rusted and deteriorated.	Replace with FRP doors, insulated aluminum panels and louvers in aluminum framing.	\$ 217,983	\$ 225,613	\$ 233,509
Learning Resource Center	140 Ransom NE	LR-17	Overhead Door	Service Dock 001		3	3	3	6	No	2	Service dock overhead door is at end of life.	Replace overhead door motor and seals.	\$ 31,592	\$ 32,698	\$
Learning Resource Center	140 Ransom NE	LR-18	Elevator	Southwest Area in Library 110		3	3	4	7	No	2	Elevator laminate cracked.	Update cab finishes.	\$ 3,510	\$ 3,633	\$ 33,847,760
Learning Resource Center	140 Ransom NE	LR-19	Exterior Pole Lighting	Exterior	LR-19	3	3	4	7	Yes	2	Cube light fixtures are out of date and in disrepair.	Replace all cube lighting with new pole mounted fixtures.	\$ 28,959	\$ 29,973	\$ 31,022
Learning Resource Center	140 Ransom NE	LR-2	Exterior Concrete Walls	All Elevations	LR-2	1	3	2	5	No	1	Many locations where concrete walls and overhangs are spalling/have spalled.	Patch and repair all spalled locations.	\$ 17,551	\$ 18,165	\$ 18,801
Learning Resource Center	140 Ransom NE	LR-20	Penthouse Lighting	Penthouses		3	3	4	7	Yes	4	Existing light fixtures are T12 lamps with no automatic control.	Replace existing fixtures with T8 fixtures. Provide each penthouse with twist timer.	\$ 8,424	\$ 8,719	\$ 9,025
Learning Resource Center	140 Ransom NE	LR-21	Carpet	Library Spaces		3	3	3	6	No	2	Carpet is peeling throughout the library.	Replace carpet library.	\$ 200,081	\$ 200,081	\$ 207,084
Learning Resource Center	140 Ransom NE	LR-22	Heating Hot Water and Domestic Hot Water Heat Exchangers and Heating Hot Water Pump Replacement	Mechanical Room 008	LR-22	3	3	4	7	No	2	Heat exchangers and heating hot water pumps are beyond their useful service life.	Replace heat exchangers and heating hot water pumps.	\$ 70,204	\$ 72,661	\$ 75,204
Learning Resource Center	140 Ransom NE	LR-23	Chilled Water Pump Replacement	Mechanical Room 008		3	3	4	7	No	2	Chilled water pumps are nearing the end of their useful service life.	Replace chilled water pumps.	\$ 42,122	\$ 43,597	\$ 45,123
Learning Resource Center	140 Ransom NE	LR-24	Cooling Tower Water Pump Replacement	Mechanical Room 008		3	3	4	7	No	2	Cooling tower water pumps are nearing the end of their useful service life.	Replace cooling tower water pumps.	\$ 52,653	\$ 54,496	\$ 56,403
Learning Resource Center	140 Ransom NE	LR-25	Drinking Fountain Replacement	2nd Floor		3	3	4	7	No	2	Two drinking fountains are old and not per Campus standard.	Replace drinking fountains.	\$ 8,776	\$ 9,083	\$ 9,401
Learning Resource Center	140 Ransom NE	LR-26	Water Closet Flush Valve and Lavatory Faucet Replacement	Lockers 004		3	3	4	7	No	2	Water closet flush valve and lavatory faucet are not campus standard.	Replace water closet flush valve and lavatory faucet.	\$ 2,633	\$ 2,725	\$ 2,820
Learning Resource Center	140 Ransom NE	LR-27	Mechanical Penthouse Exhaust Fan Replacement	Mechanical Penthouses		3	3	4	7	No	2	Fans are nearing the end of their useful service life.	Replace fans.	\$ 32,294	\$ 33,424	\$ 34,594
Learning Resource Center	140 Ransom NE	LR-28	Dielectric Fitting Replacement	Toilet Rooms, Cabinet Unit Heaters		3	3	4	7	No	1	Dielectric fittings are beginning to fail.	Replace dielectric fittings.	\$ 4,388	\$ 4,541	\$ 4,700
Learning Resource Center	140 Ransom NE	LR-29	Penthouse Air Handler Replacement	Mechanical Penthouses	LR-29	3	3	4	7	No	2	ACU-1 and ACU-3 air handlers are beyond their useful service life.	Replace air handlers.	\$ 210,612	\$ 217,983	\$ 225,613
Learning Resource Center	140 Ransom NE	LR-3	Missing Closer	Electrical Room 007		1	1	3	4	No	4	Closer was removed from rated door.	Replace closer.	\$ 606	\$ 627	\$ 649
Learning Resource Center	140 Ransom NE	LR-30	Cabinet Unit Heater Replacement	Stairwells		3	3	4	7	No	2	Cabinet unit heaters are beyond their useful service life.	Replace cabinet unit heaters.	\$ 42,122	\$ 43,597	\$ 45,123

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Building	Address	No.	Item/Description	Location	Photo No.	Priority	Cons.	Need	Score	Energy	Freq.	Notes	Action	2023 Project Cost	2024 Project Cost	2025 Project Cost
Learning Resource Center	140 Ransom NE	LR-31	Building EMS Upgrade	Throughout Building		3	3	4	7	Yes	1		Upgrade EMS.	\$ -	\$ -	\$ -
Learning Resource Center	140 Ransom NE	LR-32	Exit Signs	Throughout Building		3	3	3	6	Yes	1	Existing exit signs are dim and at end of life.	Replace with new LED exit lights to work with Dual Lite LSN inverter.	\$ 8,776	\$ 9,083	\$ 9,401
Learning Resource Center	140 Ransom NE	LR-33	Toilet Room Lighting	Throughout Building		3	3	3	6	Yes	2	Existing toilet room lighting is at end of useful life.	Replace vanity and 8 downlights in 9 toilet rooms.	\$ 47,388	\$ 49,046	\$ 50,763
Learning Resource Center	140 Ransom NE	LR-34	Stairwell Lighting	All Stairwells		3	3	3	6	Yes	2	Stairwell lighting is at end of life with some T8 and some T12.	Replace stairwell lights with LED and mount low for easier maintenance. Applies to Stairwells A thru D.	\$ 14,041	\$ 14,532	\$ 15,041
Learning Resource Center	140 Ransom NE	LR-35	Atrium Lighting	2nd Level Atrium Cylinders		3	3	3	6	Yes	2	Existing pendant hung cylinders have been updated with LED lamps but fixtures are near end of life.	Replace with LED cylinders with higher output, and better distribution.	\$ 17,551	\$ 18,165	\$ 18,801
Learning Resource Center	140 Ransom NE	LR-36	First Level Lighting	Rooms 123 and 140		3	3	4	7	Yes	3	Existing lighting is 2 x 2 biax fluorescent lamps that are past useful life.	Replace with 2 x 2 LED with 0 to 10 volt dimming.	\$ 14,743	\$ 15,259	\$ 15,793
Learning Resource Center	140 Ransom NE	LR-37	Penthouse Power Panels	Mechanical Penthouses		3	3	3	6	No	2	Existing power panels are Federal Pacific 48 year old fused panels and past useful life.	Replace with new Square D power panels with circuit breakers.	\$ 35,102	\$ 36,331	\$ 37,602
Learning Resource Center	140 Ransom NE	LR-38	Substation Maintenance	Ground Floor Room 007		3	4	3	7	No	1	Main switchgear has not had any recent maintenance and cleaning.	Provide maintenance and cleaning and schedule every 3 to 5 years.	\$ 35,102	\$ 36,331	\$ 37,602
Learning Resource Center	140 Ransom NE	LR-39	Mechanical Room Wireless Access Points	Mechanical Rooms		3	4	3	7	No	4	Maintenance staff cannot get WiFi in mechanical rooms when doing maintenance.	Add a WAP to first level and 4 penthouse mechanical rooms.	\$ 21,939	\$ 22,707	\$ 23,501
Learning Resource Center	140 Ransom NE	LR-4	Safety Shower Tempered Water Piping Addition	Mechanical Room 008		1	1	3	4	No	5	Safety shower is not piped with tempered water per plumbing code.	Add TMV and repipe safety shower to comply with plumbing code.	\$ 3,510	\$ 3,633	\$ 3,760
Learning Resource Center	140 Ransom NE	LR-40	Toilet Room Renovation	Throughout Building		4	4	4	8	No	2	Toilet rooms are outdated and in poor condition.	Remove and replace all toilet room fixtures, flush valves, faucets, trim and exhaust grilles, wall tile, floor tile and toilet partitions.	\$ 255,515	\$ 264,458	\$ 273,714
Learning Resource Center	140 Ransom NE	LR-41	Pothole in Pavement	Northeast Side of the Building, near Stair C		4	1	1	2	No	2	Sizable pothole in pavement - presents trip hazard.	Patch and repair walkway.	\$ 1,316	\$ 1,362	\$ 1,410
Learning Resource Center	140 Ransom NE	LR-42	Heating Hot Water Convertor, Pumping and Piping Distribution System Addition	Mechanical Room 008		4	4	4	8	No	2	It is desired that the penthouse air handlers (when they get replaced) be served by heating hot water in lieu of steam for the heating coils.	Provide central steam to heating hot water convertor, pumping and piping distribution system to serve the Penthouse air handlers.	\$ 157,959	\$ 163,488	\$ 169,210
Learning Resource Center	140 Ransom NE	LR-43	VAV Box Addition	1st and 2nd Floors		4	4	4	8	No	2	Insufficient number of VAV boxes leading to occupant comfort complaints.	Add new VAV boxes for adequate temperature control zoning.	\$ 45,633	\$ 47,230	\$ 48,883
Learning Resource Center	140 Ransom NE	LR-44	VAV Box Replacement and Heating Hot Water Piping Addition for VAV Boxes	1st and 2nd Floors		4	4	4	8	No	2	VAV boxes are cooling only leading to occupant comfort complaints.	Replace VAV boxes with boxes that have integral heating hot water coils for adequate temperature control. Add heating hot water piping to serve these new boxes.	\$ 526,530	\$ 544,959	\$ 564,032
Learning Resource Center	140 Ransom NE	LR-45	Lobby Lighting	First Level Lobby Commons 101	LR-45	4	4	4	8	Yes	1	Existing lobby is dark and using CFL.	Replace with LED cans and consider dropped lenses for better distribution and brighter ceiling.	\$ 42,122	\$ 43,597	\$ 45,123
Learning Resource Center	140 Ransom NE	LR-46	Exterior Receptacles	East and West Exterior		4	4	4	8	No	1	There are no exterior outlets on the east and west plazas for summer events.	Add exterior outlets to east and west plaza areas.	\$ 28,082	\$ 29,064	\$ 30,082
Learning Resource Center	140 Ransom NE	LR-47	Emergency Generator	Exterior East Side		4	4	4	8	No	3	Life safety lighting is on UPS inverter. Currently no generator.	Add 45 KW natural gas generator for life safety egress lighting and increase quantity of egress lighting circuits where possible. Add IT closets and security to generator. Requires two transfer switches.	\$ 78,980	\$ 81,744	\$ 84,605
Learning Resource Center	140 Ransom NE	LR-48	First Level Corridor Lighting	First Level Corridor between Stair B and C.		4	4	4	8	Yes	1	Existing lighting is 2 x 4 T8 with 1 inch paracube lensing. Corridor has a cave like appearance with dark ceilings.	Replace corridor lights with LED with 50% and 100% steps.	\$ 18,429	\$ 19,074	\$ 19,741
Learning Resource Center	140 Ransom NE	LR-49	First Level Office Lighting	Offices 111 and 112	LR-49	4	5	4	9	Yes	2	Existing down lights are CFL.	Change to LED.	\$ 2,106	\$ 2,180	\$ 2,256
Learning Resource Center	140 Ransom NE	LR-5	Fire Alarm	Throughout Building		1	1	2	3	No	1	Fire alarm system is ready for upgrade.	Replace entire fire alarm system and head end panel.	\$ 194,674	\$ 194,674	\$ 201,488
Learning Resource Center	140 Ransom NE	LR-50	Electrical, Custodian and IT Rooms	Throughout Building		4	5	4	9	Yes	4	Electrical and IT Rooms have T12 industrial fixtures.	Change to LED industrials.	\$ 2,633	\$ 2,725	\$ 2,820
Learning Resource Center	140 Ransom NE	LR-52	Ground Floor Lighting	Storage 006A	LR-52	4	4	4	8	Yes	4	Existing storage space is dark.	Re-light with LED industrials.	\$ 2,808	\$ 2,906	\$ 3,008
Learning Resource Center	140 Ransom NE	LR-53	Ground Floor Lighting	Media 006B		4	5	4	9	Yes	3	Existing lighting is T-12.	Re-light with LED industrials.	\$ 2,457	\$ 2,543	\$ 2,632
Learning Resource Center	140 Ransom NE	LR-54	Lockers	Lockers 004		5	4	4	8	No	3	Lockers rusty and damaged.	Replace lockers.	\$ 5,897	\$ 6,104	\$ 6,317
Learning Resource Center	140 Ransom NE	LR-55	Crack in Stair	Exterior Outside East Entry		5	3	3	6	No	2	Large crack in concrete on stair.	Replace damaged treads.	\$ 10,531	\$ 10,899	\$ 11,281
Learning Resource Center	140 Ransom NE	LR-7	Lighting	Loading Dock 001	LR-7	2	2	4	6	No	3	Light levels are not adequate for area.	Replace existing light fixtures with LED type.	\$ 7,196	\$ 7,448	\$ 7,708
Learning Resource Center	140 Ransom NE	LR-9	Exterior AL Doors	Various Locations		2	3	3	6	No	4	Doors old and not operating properly.	Replace aluminum entry doors.	\$ 33,610	\$ 34,787	\$ 36,004
Music Center	142 Ransom NE	MC-1	Cracked Retaining Wall	South Elevation	MC-1	2	3	3	6	No	3	Retaining wall is cracked and leaking	Replace retaining wall with new retaining wall with waterproofing. Excavate earth as required and recompact	\$ 95,477	\$ 98,819	\$ 102,278
Music Center	142 Ransom NE	MC-3	Brick Crack	Under Window on Southwest Corner		3	3	4	7	No	3	Crack under window starting on sill and terminating at the block below brick	Repair cracked brick and tooth in new masonry	\$ 2,106	\$ 2,180	\$ 2,256
Music Center	142 Ransom NE	MC-4	Mechanical Room Wireless Access Points	Mechanical Rooms		4	4	3	7	No	4	Maintenance Staff cannot get WiFi in mechanical rooms when doing maintenance.	Add a WAP to each mechanical Room(s)	\$ 4,388	\$ 4,541	\$ 4,700

Building Deficiencies Priorities by Category:

Consequences of the Problem	Need	Frequency of Use
1. Hazards	1. Critical	1. Constant
2. Interruption	2. Urgent	2. Frequent
3. Deterioration	3. Necessary	3. Occasional
4. Utility	4. Desirable	4. Infrequent
5. Energy	5. ADA	5. Meager

Note: Lower score equals higher priority

Note: Project Cost includes 58.3% mark-ups and fees

Building	Address	No.	Item/Description	Location	Photo No.	Priority	Cons.	Need	Score	Energy	Freq.	Notes	Action	2023 Project Cost	2024 Project Cost	2025 Project Cost
Preschool	210 Lyon NE	PF-2	Heat Trace Four (4) Large Roof Gutters	Roof		3	2	2	4	No	1	Existing gutters have storm water freeze-up issues causing water backup and leaks inside the building.	Install electric heat tracing in four (4) large gutters and patch two (2) roof penetrations resulting from the heat trace installation.	\$ 78,980	\$ 81,744	\$ 84,605
Preschool	210 Lyon NE	PF-3	Roof Drain Freeze-up Issue	East Entry		3	2	2	4	No	1	Roof drain at east entry has freeze-up issues causing water backup and leaks inside the building.	Add heat trace to roof drain body and roof conductor.	\$ 3,510	\$ 3,633	\$ 3,760
Preschool	210 Lyon NE	PF-4	Addition of Two (2) Ceiling Paddle Fans in Classroom A147	First Floor		3	4	3	7	No	2	Due to high ceilings, large glass exposures and no perimeter heat, the classrooms are experiencing cold perimeter areas during cold weather.	As a test case to determine efficacy, install two (2) ceiling paddle fans to reduce stratification and to determine if a more uniform temperature can be achieved at the classroom perimeter to eliminate the need for perimeter heating elements.	\$ 3,510	\$ 3,633	\$ 3,760
Preschool	210 Lyon NE	PF-5	Addition of Perimeter Heat to Eight (8) Classrooms	First Floor		3	4	3	7	No	2	Due to high ceilings, large glass exposures and no perimeter heat, the classrooms are experiencing cold perimeter areas during cold weather.	Install hot water heating piping and fin tube radiation at the perimeter of each classroom. Existing boilers were only loaded to 15% of one boiler (with 30 degrees F outdoor ambient condition) so it is probable that the existing boiler capacity is sufficient to serve the new fin tube radiation.	\$ 87,755	\$ 90,826	\$ 94,005
Raleigh J. Finkelstein Hall	143 Bostwick NE	RJF-1	Exterior Emergency Lighting	All Exterior Emergency Lights		1	1	2	3	No	3	Exterior emergency egress lighting is non-existent or in disrepair.	Provide new emergency egress lighting at all exits.	\$ 14,041	\$ 14,532	\$ 15,041
Raleigh J. Finkelstein Hall	143 Bostwick NE	RJF-11	Exterior Brick	South Elevation, 2nd floor		2	3	3	6	No	2	Brickwork under windows on south elevations are discolored. Could indicate water problems.	Investigate flashing and source of brick discoloration. Clean and tuckpoint brick.	\$ 7,266	\$ 7,520	\$ 7,784
Raleigh J. Finkelstein Hall	143 Bostwick NE	RJF-13	Leak	G2 Rooms 53, 54 and 55	RJF-13	2	3	2	5	No	2	Evidence of leak on walls. Blistered plaster.	Investigate cause of leak. Take steps to correct. Patch and repair plaster.	\$ 8,776	\$ 9,083	\$ 9,401
Raleigh J. Finkelstein Hall	143 Bostwick NE	RJF-14	Worn Treads	Stairway between 53 and 55 - G1 up to 1st Floor		2	3	3	6	No	1	Stair worn.	Remove existing terrazzo treads and reinstall new treads to match.	\$ 18,930	\$ 19,592	\$ 20,278
Raleigh J. Finkelstein Hall	143 Bostwick NE	RJF-15	Worn Treads	Hallway near South Entrance	RJF-15	2	1	2	3	No	1	Terrazzo patched with concrete - patch is spalling. Presents trip hazard.	Remove existing terrazzo treads and reinstall new treads to match.	\$ 19,906	\$ 20,603	\$ 21,324
Raleigh J. Finkelstein Hall	143 Bostwick NE	RJF-16	Worn Terrazzo	Hallway near South Entrance	RJF-15	2	1	2	3	No	1	Terrazzo patched with concrete - patch is spalling. Presents trip hazard.	Remove existing terrazzo and reinstall new terrazzo to match.	\$ 25,484	\$ 26,376	\$ 27,299
Raleigh J. Finkelstein Hall	143 Bostwick NE	RJF-18	Exterior Bay Window	West elevation at Grade		2	3	2	5	No	2	Bay window has missing parts that fell off.	Repair bay window.	\$ 21,939	\$ 22,707	\$ 23,501
Raleigh J. Finkelstein Hall	143 Bostwick NE	RJF-2	Stair Handrails	Stairways B, C, D and E		1	1	3	4	No	2	Stairwells with non-compliant handrails.	Replace with code compliant handrails.	\$ 132,096	\$ 136,719	\$ 141,504
Raleigh J. Finkelstein Hall	143 Bostwick NE	RJF-21	Exterior Freight Elevator Door Jamb	West Elevation at Grade		3	3	3	6	No	3	Openings in walls.	Repair wall openings.	\$ 702	\$ 727	\$ 752
Raleigh J. Finkelstein Hall	143 Bostwick NE	RJF-22	Skylight in Stair D	Stairway D		3	3	3	6	No	3	Skylight above ceiling in Stair D.	Remove skylight and patch roof to match existing.	\$ 2,194	\$ 2,271	\$ 2,350
Raleigh J. Finkelstein Hall	143 Bostwick NE	RJF-23	Exterior Lighting	Roof		3	3	3	6	No	2	Existing flood light fixtures are end of life and should be replaced.	Replace existing flood lights with LED type.	\$ 3,686	\$ 3,815	\$ 3,948
Raleigh J. Finkelstein Hall	143 Bostwick NE	RJF-24	Main Entrance Doors	Main Entrance South Doors		3	3	4	7	No	2	Copper doors and transom are worn out, dented and tarnished.	Restore doors and transom, replace parts and hardware.	\$ 31,592	\$ 32,698	\$ 33,842
Raleigh J. Finkelstein Hall	143 Bostwick NE	RJF-25	Main Entrance Stone Steps	Main Entrance South Doors		3	3	4	7	No	2	Stone steps at doors are chipped and worn.	Replace stone steps.	\$ 5,265	\$ 5,450	\$ 5,640
Raleigh J. Finkelstein Hall	143 Bostwick NE	RJF-26	Exterior Doors	Exterior Doors near Pottery Room		3	3	3	6	No	3	Doors have been retrofitted many times and are nearing end of usable life.	Replace with new door and frame.	\$ 3,379	\$ 3,497	\$ 3,619
Raleigh J. Finkelstein Hall	143 Bostwick NE	RJF-27	Exterior Doors	Exterior on South Elevation		3	3	3	6	No	1	Hollow metal frame corrosion.	Remove rust and treat with rust inhibitor.	\$ 3,510	\$ 3,633	\$ 3,760
Raleigh J. Finkelstein Hall	143 Bostwick NE	RJF-28	Cane Rail	Floor G2 Stair D		3	1	5	6	No	2	Open underside of stair; cane rail required per code.	Install floor mounted cane rail.	\$ 1,552	\$ 1,606	\$ 1,662
Raleigh J. Finkelstein Hall	143 Bostwick NE	RJF-29	Fan Replacement	Walkway between Bostwick Parking Deck and Main		3	3	4	7	No	2	Fans are past their useful service life.	Replace fans.	\$ 7,020	\$ 7,266	\$ 7,520
Raleigh J. Finkelstein Hall	143 Bostwick NE	RJF-3	Stair Guard and Handrail	Stairway A		1	1	3	4	No	2	Stairway with non-compliant handrails and guard rails.	Replace with code compliant handrail and guard rails.	\$ 106,148	\$ 109,864	\$ 113,709
Raleigh J. Finkelstein Hall	143 Bostwick NE	RJF-31	Storm Leader Replacement	South Side Roof		3	3	4	7	No	2	Storm leader is in poor condition with lead and oakum joints.	Replace storm leader.	\$ 8,776	\$ 9,083	\$
Raleigh J. Finkelstein Hall	143 Bostwick NE	RJF-32	Lift Station Sump and Pump Replacement	G1 Mechanical Room		3	3	4	7	No	2	Sump and pump are nearing the end of their useful service life.	Replace sump and pump.	\$ 17,551	\$ 18,165	\$ 9,401
Raleigh J. Finkelstein Hall	143 Bostwick NE	RJF-33	Unit Ventilator Replacement	G1 Pottery Classroom and Lab		3	3	4	7	No	2	Pottery classroom unit ventilator and pottery lab unit ventilator are nearing the end of their useful life.	Replace unit ventilators.	\$ 21,061	\$ 21,798	\$ 18,802,561
Raleigh J. Finkelstein Hall	143 Bostwick NE	RJF-34	Liebert Unit Replacement	Mechanical Room 426		3	3	4	7	No	2	Liebert unit is nearing the end of its useful service life.	Replace Liebert unit.	\$ 5,265	\$ 5,450	\$ 5,640
Raleigh J. Finkelstein Hall	143 Bostwick NE	RJF-35	Chiller Replacement	G1 Mechanical Room		3	3	4	7	No	2	Air cooled chiller is nearing the end of its useful service life.	Replace indoor chiller and associated remote air cooled condensing unit.	\$ 122,857	\$ 127,157	\$ 131,608
Raleigh J. Finkelstein Hall	143 Bostwick NE	RJF-37	Air Handling Unit Leak Repair	4th Floor South Roof		3	3	3	6	No	2	Trane/Haakon unit is leaking condensate into Room 465.	Investigate source of leak and repair.	\$ 702	\$ 727	\$ 752
Raleigh J. Finkelstein Hall	143 Bostwick NE	RJF-38	Heat Exchanger Replacement	Attic		3	3	4	7	No	2	Heat exchanger is nearing the end of its useful service life.	Replace heat exchanger.	\$ 13,163	\$ 13,624	\$
Raleigh J. Finkelstein Hall	143 Bostwick NE	RJF-39	IT Room Liebert Addition	G2 Rooms 74 and 76		3	3	4	7	No	2	Additional server equipment has created the need for additional cooling.	Add Liebert units to serve the rooms.	\$ 10,531	\$ 10,899	\$ 14,101,11,281

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Building	Address	No.	Item/Description	Location	Photo No.	Priority	Cons.	Need	Score	Energy	Freq.	Notes	Action	2023 Project Cost	2024 Project Cost	2025 Project Cost
Raleigh J. Finkelstein Hall	143 Bostwick NE	RJF-4	Corridor Doors	Classrooms and Offices		1	1	4	5	No	3	Many doors are not self-closing as required by code.	Provide door closers, remove door stops and holders.	\$ 30,890	\$	\$ 33,090
Raleigh J. Finkelstein Hall	143 Bostwick NE	RJF-40	Cooling Tower Section Sealant Replacement	Roof		3	3	3	6	No	2	Sealant between cooling tower sections is failing.	Replace sealant.	\$ 12,286	\$ 31,971	\$ 13,161
Raleigh J. Finkelstein Hall	143 Bostwick NE	RJF-41	Valve Repair/Replacement	Electrical Room 19		3	3	3	6	No	2	Valve is leaking.	Repair/replace valve.	\$ 878	\$ 908	\$ 940
Raleigh J. Finkelstein Hall	143 Bostwick NE	RJF-42	Chilled Water Pump Replacement	G1 Mechanical Room Northeast		3	3	4	7	No	2	Chilled water pumps are nearing the end of their useful service life.	Replace pumps.	\$ 56,163	\$ 58,129	\$ 60,163
Raleigh J. Finkelstein Hall	143 Bostwick NE	RJF-43	Cooling Tower Water Pump Replacement	G1 Mechanical Room Northeast		3	3	4	7	No	2	Cooling tower water pumps are nearing the end of their useful service life.	Replace pumps.	\$ 35,102	\$ 36,331	\$ 37,602
Raleigh J. Finkelstein Hall	143 Bostwick NE	RJF-44	VFD Replacement	G1 Mechanical Rooms		3	3	4	7	No	2	S-flex drives are nearing the end of their useful service life.	Replace VFD's.	\$ 21,061	\$ 21,798	\$ 22,561
Raleigh J. Finkelstein Hall	143 Bostwick NE	RJF-45	Fin Tube Addition	Floor 2 Stair A		3	3	4	7	No	2	Stair is cold due to suspected insufficient fin tube heating capacity.	Add additional fin tube.	\$ 4,388	\$ 4,541	\$ 4,700
Raleigh J. Finkelstein Hall	143 Bostwick NE	RJF-46	Main Switchgear	Electrical Room 38	RJF-46	3	4	3	7	No	1	Main switchgear has not had any recent maintenance and cleaning.	Provide maintenance and cleaning and schedule every 3 to 5 years.	\$ 43,878	\$ 45,413	\$ 47,003
Raleigh J. Finkelstein Hall	143 Bostwick NE	RJF-5	Corridor Doors	Classrooms and Offices		1	1	4	5	No	3	Many doors do not have fire rated safety glass as required by code.	Replace door and hardware.	\$ 59,709	\$ 61,798	\$ 63,961
Raleigh J. Finkelstein Hall	143 Bostwick NE	RJF-54	Mechanical Room Wireless Access Points	Mechanical Rooms		3	4	3	7	No	4	Maintenance Staff cannot get WiFi in mechanical rooms when doing maintenance.	Add a WAP to each mechanical room.	\$ 17,551	\$ 18,165	\$ 18,801
Raleigh J. Finkelstein Hall	143 Bostwick NE	RJF-56	Freight Elevator	West Side of Building	RJF-56	4	4	4	8	No	3	Freight elevators need to be functioning, upgraded and certified.	Upgrade freight elevators to be safe, active functioning and certified.	\$ 140,408	\$ 145,322	\$ 150,409
Raleigh J. Finkelstein Hall	143 Bostwick NE	RJF-58	Exterior Stone Flaking	East Entry		4	3	4	7	No	2	Stone veneer by entry flaking.	Replace damaged stone.	\$ 8,073	\$ 8,356	\$ 8,648
Raleigh J. Finkelstein Hall	143 Bostwick NE	RJF-59	Corroded Tile	Men's Room in G1		4	3	4	7	No	2	Tile discolored and corroded under urinal.	Rake grout and reseal.	\$ 878	\$ 908	\$ 940
Raleigh J. Finkelstein Hall	143 Bostwick NE	RJF-6	Corridor Borrowed Lights	Classrooms and Offices		1	1	4	5	No	3	Many borrowed lights do not have wire glass as required by code.	Replace glass.	\$ 17,200	\$ 17,802	\$ 18,425
Raleigh J. Finkelstein Hall	143 Bostwick NE	RJF-60	Exhaust System Addition	G1 Room 15		4	4	4	8	No	2	No existing exhaust system.	Add exhaust fan and duct to outside to improve indoor air quality.	\$ 14,918	\$ 15,440	\$ 15,981
Raleigh J. Finkelstein Hall	143 Bostwick NE	RJF-61	Storm and Sanitary Piping System Separation	Throughout Building		4	4	4	8	No	2	Some combined storm and sanitary piping in the building.	Separate the systems to city mains.	\$ 70,204	\$ 72,661	\$ 75,204
Raleigh J. Finkelstein Hall	143 Bostwick NE	RJF-62	Condensate Reduction Study	Mechanical Rooms		4	4	4	8	No	2	Condensate from other buildings is excessive and needs to be reduced.	Obtain the services of an A/E firm to field audit the various sources of condensate and to submit report with recommendations to reduce flows. Report shall also include a cost estimate to implement recommendations.	\$ 10,531	\$ 10,899	\$ 11,281
Raleigh J. Finkelstein Hall	143 Bostwick NE	RJF-64	Sink Re-pipe to Sanitary	Kitchenette Room 133		4	4	4	8	No	2	Sink drainage is piped to storm system.	Re-pipe sink to sanitary system.	\$ 878	\$ 908	\$ 940
Raleigh J. Finkelstein Hall	143 Bostwick NE	RJF-65	Ventilation System Addition	Receiving Area		4	4	4	8	No	2	Currently there is no ventilation of this space.	Add heating and ventilation unit to ventilate the space.	\$ 11,408	\$	\$ 12,221
Raleigh J. Finkelstein Hall	143 Bostwick NE	RJF-67	Roof Drain Addition	Roof		4	4	4	8	No	2	Storm water collects under the cooling tower.	Add roof drain.	\$ 1,755	\$ 1,817	\$ 1,880
Raleigh J. Finkelstein Hall	143 Bostwick NE	RJF-69	Exterior Lighting	Alley on West Side	RJF-69	4	5	4	9	Yes	1	Existing wall packs are HID.	Change to LED wall packs.	\$ 2,764	\$ 2,861	\$ 2,961
Raleigh J. Finkelstein Hall	143 Bostwick NE	RJF-7	Exterior Stairs	Northwest Corner of Building	RJF-7	1	1	2	3	No	3	Stairs cracked and missing handrails.	Install handrails and patch cracked stairs.	\$ 9,565	\$ 9,900	\$ 10,247
Raleigh J. Finkelstein Hall	143 Bostwick NE	RJF-70	Exterior WP Outlets	East Side at Copper Doors		4	4	4	8	No	4	Outlets are needed at the Copper doors at the east entrance.	Provide two new weatherproof in use outlets at the main entrance. Due to limestone columns, route conduit underground from Mechanical Room 65. Remove pavers to route conduit to south side of main entrance.	\$ 10,531	\$ 10,899	\$ 11,281
Raleigh J. Finkelstein Hall	143 Bostwick NE	RJF-8	Loose Floor Transition	G1 Corridor Near Printing Services		1	1	2	3	No	2	Floor transition loose presenting tripping hazard.	Replace or re-adhere resilient floor transition.	\$ 878	\$	\$ 940
Raleigh J. Finkelstein Hall	143 Bostwick NE	RJF-83	Kick Plates	Main Entrance		5	3	4	7	No	1	Doors outside main entrance (in corridor) - kick plate worn and discolored.	Replace kick plate.	\$ 2,633	\$ 908,275	\$ 2,820
Raleigh J. Finkelstein Hall	143 Bostwick NE	RJF-9	Chipped Concrete	Paint Shop 14		1	1	2	3	No	3	Sizable hole in concrete - could present tripping hazard.	Patch and repair concrete.	\$ 1,316	\$ 1,362	\$
Ramp A/Bostwick Office Suite	140 Bostwick NE	BOS-1	Stair Handrails	Parking Ramp Stairs		1	1	4	5	No	2	Handrail ends do not return to wall - hazardous condition.	Provide new fittings at ends of rails that return to wall.	\$ 2,591	\$ 2,681	\$ 2,775
Ramp A/Bostwick Office Suite	140 Bostwick NE	BOS-10	Overhead Coiling Grille Tracks	Parking Ramp Entrances		3	3	3	6	No	2	Minor rust.	Clean and paint grille tracks.	\$ 4,669	\$ 4,832	\$ 5,001
Ramp A/Bostwick Office Suite	140 Bostwick NE	BOS-13	Stairwell Skylight Glass	Ramp Stairwells		3	3	3	6	No	2	Glass roof skylight leaks.	Re-gasket and seal skylight.	\$ 26,327	\$ 27,248	\$ 28,202
Ramp A/Bostwick Office Suite	140 Bostwick NE	BOS-14	Exterior Door	Parking Ramp, First Floor Room Behind Elevators		3	3	4	7	No	2	Door rusted.	Replace hollow metal door.	\$ 1,931	\$ 1,998	\$ 2,068
Ramp A/Bostwick Office Suite	140 Bostwick NE	BOS-15	Stair Handrails	All Floors		3	3	4	7	No	2	Stair handrails need paint.	Paint all steel stair handrails.	\$ 21,061	\$ 21,798	\$ 22,561
Ramp A/Bostwick Office Suite	140 Bostwick NE	BOS-16	Bollards	Ramp Entry at 6th and First Floors		3	3	4	7	No	2	Bollards are rusted - rust staining ramp floor.	Clean, prime and paint bollards.	\$ 1,316	\$ 1,362	\$ 1,410
Ramp A/Bostwick Office Suite	140 Bostwick NE	BOS-17	EIFS Damaged	Overhang on West of 6th Floor of Structure		3	3	3	6	No	3	EIFS damaged at corner.	Patch and repair.	\$ 1,755	\$ 1,817	\$ 1,880

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Ramp A/Bostwick Office Suite	140 Bostwick NE	BOS-18	Corrosion at Hollow Metal Doors	Throughout Entire Parking Ramp		3	3	3	6	No	2	Many hollow metal door frames/doors are corroded - presumably from contact with salty water.	Remove Hollow Metal Frame: Replace doors only when frame currently has door - any frame without door replace with cased opening.	\$ 46,061	\$ 47,673	\$ 49,342
Ramp A/Bostwick Office Suite	140 Bostwick NE	BOS-20	AHU Replacement	Data Center Mechanical Room		3	3	3	6	No	2	AHU is beyond its useful service life.	Replace AHU.	\$ 52,653	\$ 54,496	\$ 56,403
Ramp A/Bostwick Office Suite	140 Bostwick NE	BOS-21	Crosswalk Lighting	Bostwick to Student Center	BOS-21	3	3	3	6	Yes	1	Wallpack walkway lights are at end of useful life.	Replace recessed wallpack HID with LED and custom retrofit stainless steel plate.	\$ 6,318	\$ 6,540	\$ 6,768
Ramp A/Bostwick Office Suite	140 Bostwick NE	BOS-22	Parking Ramp Circuiting	Throughout Entire Parking Ramp	BOS-22	3	3	3	6	No	2	Existing lighting and branch circuits that are embedded in the parking ramp are corroding and collapsing causing lost circuits.	Replace embedded circuits with surface mounted PVC conduit and new conductors	\$ 201,837	\$ 201,837	\$ 208,901
Ramp A/Bostwick Office Suite	140 Bostwick NE	BOS-23	Parking Ramp Panelboards	Parking Ramp Levels 2, 3, and 4	BOS-23	3	3	3	6	No	2	Existing panelboards are corroding and nearing end of life.	Replace panelboards and use NEMA 12 with drip shield.	\$ 65,816	\$ 68,120	\$ 70,504
Ramp A/Bostwick Office Suite	140 Bostwick NE	BOS-24	Parking Ramp Transformers	Parking Ramp Levels 2, 3, and 4	BOS-24	3	3	3	6	No	2	Existing transformers are corroding and nearing end of life.	Replace transformers with units with stainless.	\$ 61,429	\$ 63,579	\$ 65,804
Ramp A/Bostwick Office Suite	140 Bostwick NE	BOS-25	Courtyard Landscape Lighting	Grade Level Courtyard Landscape	BOS-25	3	3	3	6	Yes	2	Existing landscape lighting is destroyed and needs to be replaced.	Add landscape lighting for trees.	\$ 10,531	\$ 10,899	\$ 11,281
Ramp A/Bostwick Office Suite	140 Bostwick NE	BOS-26	Bostwick Ramp/Data Center Primary Transformer	Bostwick Data Center South Side Vault	BOS-26	3	3	3	6	No	2	Existing primary transformer is original 1977 past useful life.	Replace primary transformer with new oil filled pad mount.	\$	\$ 54,496	\$ 56,403
Ramp A/Bostwick Office Suite	140 Bostwick NE	BOS-27	Main Switchgear	Electrical Room 38	BOS-27	3	4	3	7	No	1	Main switchgear has not had any recent maintenance and cleaning.	Provide maintenance and cleaning and schedule every 3 to 5 years.	\$ 52,653	\$ 36,331	\$ 37,602
Ramp A/Bostwick Office Suite	140 Bostwick NE	BOS-28	Mechanical Room Wireless Access Points	Mechanical Rooms		3	4	3	7	No	4	Maintenance staff cannot get WiFi in mechanical rooms when doing maintenance.	Add a WAP to each mechanical room.	\$ 8,776	\$ 9,083	\$ 9,401
Ramp A/Bostwick Office Suite	140 Bostwick NE	BOS-29	Wire Management	Entire Ramp	BOS-29	4	4	4	8	No	3	Wireways, junction boxes and pull boxes are rusted and falling apart.	Replace rusted out wireways, junction and pull boxes within ramp area.	\$ 15,094	\$ 15,622	\$ 16,169
Ramp A/Bostwick Office Suite	140 Bostwick NE	BOS-32	Louver Corrosion	Mechanical Room East of Office Suite		4	3	3	6	No	2	Louver is corroding.	Clean and treat louver.	\$ 1,755	\$ 1,817	\$ 1,880
Ramp A/Bostwick Office Suite	140 Bostwick NE	BOS-33	Temperature Control Zones Addition	1st Floor Offices		4	4	4	8	No	2	Not enough separate zones of temperature control for the existing office layout which results in thermal comfort complaints from occupants.	Add 6 new VAV boxes and thermostats and revise ductwork for proper temperature control for the office occupants.	\$ 31,592	\$ 32,698	\$ 33,842
Ramp A/Bostwick Office Suite	140 Bostwick NE	BOS-34	Crosswalk Lighting	Bostwick to ATC	BOS-34	4	4	4	8	No	2	There are no lights. Only light is from 2 ground mounted Pole lights.	Add light pole(s) or bollards to crosswalk. Feed from bottom of walk.	\$ 10,531	\$ 10,899	\$ 11,281
Ramp A/Bostwick Office Suite	140 Bostwick NE	BOS-35	Bostwick Data Center Restroom On/Off Control	Bostwick Data Center Men's and Women's Restrooms		4	4	4	8	Yes	2	Missing occupancy sensor.	Add occupancy sensor to each restroom.	\$ 1,404	\$ 1,453	\$ 1,504
Ramp A/Bostwick Office Suite	140 Bostwick NE	BOS-36	Rusty Toilet Partitions	Men's Restroom in Office Suites		5	4	4	8	No	2	The toilet partitions are rusty.	Replace rusted panel.	\$ 1,571	\$ 1,626	\$ 1,683
Ramp B/Facilities/GRCC Police	25 Lyon NE	CPFO-17	Fin Tube Replacement	Parking Office		3	3	4	7	No	3	Existing fin tube is in poor condition.	Replace fin tube.	\$ 878	\$ 908	\$ 940
Ramp B/Facilities/GRCC Police	25 Lyon NE	CPFO-18	Storm Drainage CISP Piping and Fitting Replacement	Throughout Entire Parking Ramp		3	3	4	7	No	2	Existing CISP storm piping and fittings are in poor condition.	Obtain services of plumbing contractor to audit storm piping network and provide cost proposal for replacing badly deteriorated risers, horizontal piping, fittings and drains. Estimated length of piping requiring replacement is 100 lineal feet and 10 fittings and 5 drains.	\$ 17,551	\$ 18,165	\$ 18,801
Ramp B/Facilities/GRCC Police	25 Lyon NE	CPFO-19	Fire Protection Dry Standpipe, Fittings and Hose Valve Replacement	Throughout Entire Parking Ramp		3	3	4	7	No	5	Existing dry standpipe, many mechanical couplings and hose valves are in poor condition.	Obtain services of fire protection contractor to audit standpipe system and provide cost proposal for replacing badly deteriorated risers, horizontal piping, and fittings. Estimated length of piping requiring replacement is 100 lineal feet and 10 fittings and 5 drains.	\$ 17,551	\$ 18,165	\$ 18,801
Ramp B/Facilities/GRCC Police	25 Lyon NE	CPFO-20	Storm Pipe Repair/Replacement	In Corridor Directly Above Door Leading Into Vestibule 104		3	3	3	6	No	2	CISP pipe in ceiling space appears to be leaking.	Repair leak and/or replace pipe section.	\$ 878	\$ 908	\$ 940
Ramp B/Facilities/GRCC Police	25 Lyon NE	CPFO-21	Heat Tracing Addition	Lyon Parking Ramp Mechanical Room		3	4	3	7	No	2	Boiler drain line freezes on occasion during cold weather.	Provide electrical heat tracing for drain line.	\$ 4,388	\$ 4,541	\$ 4,700
Ramp B/Facilities/GRCC Police	25 Lyon NE	CPFO-23	Diesel Generator Corrosion	Level 1a	CPFO-23	3	3	3	6	No	4	Bottom level of belly tank is showing corrosion.	Sand blast/scrape off corrosion and prime and paint.	\$ 2,633	\$	\$ 2,820
Ramp B/Facilities/GRCC Police	25 Lyon NE	CPFO-26	Facilities Offices Occupancy Sensors	Lyon Street Parking Ramp Facilities Office		3	4	4	8	Yes	2	Occupancy sensors are missing from corridor and offices.	Add occupancy sensors to offices and corridor.	\$ 5,485	\$ 2,725	\$ 5,875
Ramp B/Facilities/GRCC Police	25 Lyon NE	CPFO-27	Facility Department and Maintenance Shop On/Off Controls	Facility Department 133 and Maintenance Shop		3	5	4	9	Yes	1	There are no occupancy sensors in Facilities 133 and Maintenance Shop.	Add occupancy sensors.	\$ 12,066	\$ 5,677	\$ 12,926
Ramp B/Facilities/GRCC Police	25 Lyon NE	CPFO-28	Main Switchgear	Level 1 Electrical Room		3	4	3	7	No	1	Main switchgear has not had any recent maintenance and cleaning.	Provide maintenance and cleaning and schedule every 3 to 5 years.	\$ 35,102	\$ 36,331	\$ 37,602
Ramp B/Facilities/GRCC Police	25 Lyon NE	CPFO-29	Mechanical Room Wireless Access Points	Mechanical Room Level 2		3	4	3	7	No	4	Maintenance staff cannot get WiFi in mechanical rooms when doing maintenance.	Add a WAP to each mechanical room.	\$ 4,388	\$ 4,541	\$ 4,700

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1. Hazards	1. Critical	1. Constant
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Note: Lower score equals higher priority

Note: Project Cost includes 58.3% mark-ups and fees

Building	Address	No.	Item/Description	Location	Photo No.	Priority	Cons.	Need	Score	Energy	Freq.	Notes	Action	2023 Project Cost	2024 Project Cost	2025 Project Cost
Ramp B/Facilities/GRCC Police	25 Lyon NE	CPFO-31	Overhead Doors	In Operations on Level 1		4	4	4	8	No	2	Pressure sensor not working.	Replace pressure sensor.	\$ 878	\$ 908	\$ 940
Ramp B/Facilities/GRCC Police	25 Lyon NE	CPFO-32	Water Closet Flush Valve and Lavatory Faucet Replacement	Parking Office		4	4	4	8	No	2	Water closet flush valve and lavatory faucet are not campus standard.	Replace water closet flush valve and lavatory faucet.	\$ 2,633	\$ 2,725	\$ 2,820
Ramp B/Facilities/GRCC Police	25 Lyon NE	CPFO-33	Heating Hot Water Piping Insulation Addition	Lyon Office Area Lower Level		4	4	4	8	Yes	2	Estimated 200 feet of heating hot water supply and return piping requires insulation.	Insulate piping.	\$ 3,510	\$ 3,633	\$ 3,760
Ramp B/Facilities/GRCC Police	25 Lyon NE	CPFO-34	Domestic Hot and Cold Water Piping Insulation Addition	Lyon Office Area Lower Level		4	4	4	8	Yes	1	Estimated 200 feet of domestic hot and cold water piping requires insulation.	Insulate piping.	\$ 3,510	\$ 3,633	\$ 3,760
Ramp B/Facilities/GRCC Police	25 Lyon NE	CPFO-36	Operations Lighting	Level 1 Operations Storage		4	5	4	9	Yes	4	Existing lights are T-12.	Replace with LED industrials.	\$ 4,212	\$ 4,360	\$ 4,512
Ramp B/Facilities/GRCC Police	25 Lyon NE	CPFO-37	North Logo Spot Light	Northwest Corner Level 1	CPFO-37	4	3	3	6	Yes	2	Existing Logo Spot is HID and nearing end of life.	Replace with new LED spot.	\$ 3,510	\$ 3,633	\$ 3,760
Ramp B/Facilities/GRCC Police	25 Lyon NE	CPFO-38	Parking Office Lighting	Parking Office Level 4	CPFO-38	4	3	3	6	Yes	2	Fluorescent lighting is end of useful life.	Replace parking office fluorescent lighting and bathroom lighting with new LED and add motion sensors.	\$ 5,616	\$ 5,813	\$ 6,016
Ramp B/Facilities/GRCC Police	25 Lyon NE	CPFO-40	Lyon Street Campus Police Exterior Lighting Downlights	Lyon Street Campus Police South End		4	5	4	9	Yes	1	Existing exterior downlights on south elevation of Campus Police are HID.	Replace with new LED downlights.	\$ 4,914	\$ 5,086	\$ 5,264
Ramp B/Facilities/GRCC Police	25 Lyon NE	CPFO-41	Lyon Street Campus Police Interior Lobby Downlights	Lyon Street Campus Police Lobby 100 and Corridor 103		4	5	4	9	Yes	1	Existing downlights are compact fluorescent.	Replace with LED downlights.	\$ 4,914	\$ 5,086	\$ 5,264
Ramp C	435 Fulton St E	SP-1	Wall Sealants (Vertical)	Exterior		1	3	3	6	No	2	A few sealants were improperly installed overtop of existing sealants and the adhesive is failing.	Remove and replace existing vertical wall sealants throughout the parking structure at specified locations.	\$ 2,444	\$ 2,530	\$ 2,618
Ramp C	435 Fulton St E	SP-10	Cap Sealants	Throughout Top Level		2	3	3	6	No	2	Cap sealants deteriorating.	Install silicone sealant at the masonry precast caps throughout the structure.	\$ 1,692	\$ 1,751	\$ 1,813
Ramp C	435 Fulton St E	SP-11	Cove Joint Sealants	South Exterior		2	3	3	6	No	2	Cove sealant has failed.	Remove and replace existing cove joint sealants in the slabs throughout the parking structure at specified locations.	\$ 8,348	\$ 8,640	\$ 8,942
Ramp C	435 Fulton St E	SP-12	Flashing	Various Locations		2	3	3	6	No	2	Few locations have damaged flashing.	Remove and replace damaged flashing and installing new 123 silicone tape to joints.	\$ 7,520	\$ 7,784	\$ 8,056
Ramp C	435 Fulton St E	SP-13	Exterior Fascia Tile Shingles	South and East Elevations		3	3	3	6	No	2	Shingles are cracked and missing.	Replace missing shingles (cost per CWI report 12/8/2009).	\$ 10,355	\$ 10,718	\$ 11,093
Ramp C	435 Fulton St E	SP-14	Fascia Panels	Parking Ramp		3	3	3	6	No	2	Fascia is deteriorated.	Replace panels (cost per CWI report 12/8/2009).	\$ 2,580	\$ 2,670	\$ 2,764
Ramp C	435 Fulton St E	SP-16	Slab on Grade Repair	Entrance of the Farage at the Lower Level		3	3	3	6	No	2	Minor delamination noted.	Repair delaminated/spalled concrete at the slab on grade.	\$ 2,820	\$ 2,919	\$
Ramp C	435 Fulton St E	SP-17	Column Repair	Upper and Lower Levels		3	3	3	6	No	2	Minor delamination noted.	Repair delaminated concrete at the columns.	\$ 1,880	\$ 1,946	\$ 3,0212,014
Ramp C	435 Fulton St E	SP-18	Wall Repair	Upper and Lower Levels		3	3	3	6	No	2	Minor delamination noted.	Repair delaminated concrete at the interior face of the concrete walls.	\$ 1,880	\$ 1,946	\$ 2,014
Ramp C	435 Fulton St E	SP-2	Wall Sealants (Overhead)	East and West End of Structure		1	3	3	6	No	2	Sealant separating and failing.	Remove and replace existing horizontal wall sealants throughout the structure at specified locations.	\$ 846	\$ 876	\$ 906
Ramp C	435 Fulton St E	SP-21	Cracks on Slab	Supported Slab		3	3	3	6	No	2	Slight cracking in supported slab.	Rout and seal leaking cracks in the supported slab.	\$ 1,128	\$ 1,168	\$ 1,208
Ramp C	435 Fulton St E	SP-23	Stucco Repair	Lower Level at the Northeast Entrance		3	3	4	7	No	2	Small area of damaged stucco.	Remove and replace areas of damaged stucco at the northwest entrance of the structure.	\$ 940	\$ 973	\$ 1,007
Ramp C	435 Fulton St E	SP-24	Vent Cap	Throughout Exterior		3	3	3	6	No	2	Metal cap has been damaged and needs repair.	Install new vent caps at locations of missing vent caps in the fascia panels.	\$ 1,880	\$ 1,946	\$ 2,014
Ramp C	435 Fulton St E	SP-25	Transformer	Northwest Corner Lower Parking Ramp	SP-25	3	3	3	6	No	2	Transformer and support are corroding.	Replace transformer with NEMA 3R with drip shield and galvanized support bracket.	\$ 12,286	\$ 12,716	\$ 13,161
Ramp C	435 Fulton St E	SP-26	Miscellaneous Painting	Entire Ceiling		4	3	4	7	No	2	Paint peeling.	Clean and repaint concrete and metal elements throughout the structure such as concrete walls and galvanized metal ceiling in the southwest stair tower.	\$ 112,806	\$ 116,755	\$ 120,841
Ramp C	435 Fulton St E	SP-27	Lighting	Parking Ramp Upper Level	SP-27	4	3	3	6	Yes	2	The illumination of the ramp is fine when all fixtures are working. The poles are lower to keep light spill down in the neighborhood. The fixtures are HID. Trees need to be trimmed around light poles. Steel poles are corroding and nearing end of useful life.	Replace HID with new LED lights with bilevel sensing. Replace with new poles.	\$ 79,857	\$ 82,652	\$ 85,545
Ramp C	435 Fulton St E	SP-28	Lighting	East End Lower Parking Ramp	SP-28	4	5	4	9	Yes	2	Wall packs are HID.	Replace with LED and bilevel sensing.	\$ 7,371	\$ 7,629	\$ 7,896
Ramp C	435 Fulton St E	SP-3	Roof Scupper	Southeast Stair Roof Drainage		2	3	2	5	No	2	Roof scupper drain water onto wall deteriorating brick.	Tuck point and clean brick, provide downspout.	\$ 4,318	\$	\$ 4,625
Ramp C	435 Fulton St E	SP-4	Lighting	Parking Ramp, Lower Level		2	3	2	5	Yes	2	Existing fixtures are T8 and were recently replaced in 2010. Fixtures are failing and falling apart.	Replace existing fixtures with fixtures that are LED type, bilevel illumination and local sensors.	\$ 75,031	\$ 4,467,657	\$ 80,375
Ramp C	435 Fulton St E	SP-6	Precast Cap Repair	East end and Northwest Corner of Structure		2	3	3	6	No	2	In a few areas precast cap damaged.	Remove delaminated concrete and patch with a repair material.	\$ 940	\$	\$ 1,007
Ramp C	435 Fulton St E	SP-7	Precast Cap Mortar	Throughout Top Level		2	3	3	6	No	2	Deteriorating mortar bed at precast cap.	Remove existing precast concrete cap and reinstall existing concrete caps in new mortar bed, with flashing, setting pins with new head and bed joints.	\$ 73,324	\$ 975,891	\$ 78,547

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Building	Address	No.	Item/Description	Location	Photo No.	Priority	Cons.	Need	Score	Energy	Freq.	Notes	Action	2023 Project Cost	2024 Project Cost	2025 Project Cost
Ramp C	435 Fulton St E	SP-8	Stair Tread Repair	Stair Tower		2	3	3	6	No	2	Stair tread coming loose - trip hazard.	Repair delaminated concrete stair treads and risers at the southeast stair tower.	\$ 940	\$ 973	\$ 1,007
Ramp C	435 Fulton St E	SP-9	Masonry Repair	Southwest Stairs		2	3	3	6	No	2	Mortar failing along stair.	Grind and remove deteriorated mortar and repoint.	\$ 5,640	\$ 5,838	\$ 6,042
Sneden Hall	435 Fulton St E	SA-1	Loose Stair Nosing	North Exterior Stair		1	1	1	2	No	1	Nosing on stairway loose.	Remove nosing, patch concrete, reinstall matching nosing.	\$ 4,388	\$ 4,541	\$
Sneden Hall	435 Fulton St E	SA-10	Deck Corrosion	Lower Level Below Overhead Door	SA-10	2	3	2	5	No	4	Heavy corrosion on floor deck - Possible water damage/leak.	Address leak and replace composite metal deck, concrete and flooring above.	\$ 21,135	\$ 21,875	\$ 4,702,640
Sneden Hall	435 Fulton St E	SA-11	Concrete Soffit	Outside Storage 002A		2	1	2	3	No	4	Previous concrete patch spalling/falling.	Re-patch soffit edge.	\$ 5,265	\$ 5,450	\$ 5,640
Sneden Hall	435 Fulton St E	SA-12	Hole in Floor	Hallway near 140		2	4	3	7	No	4	Hole where removed pipe/conduit was located.	Firestop hole.	\$ 878	\$ 908	\$ 940
Sneden Hall	435 Fulton St E	SA-13	Roof Stairs	Roof		2	1	2	3	No	4	Stairs on roof only has handrail on one side.	Build railing on both sides of stair.	\$ 1,755	\$ 1,817	\$
Sneden Hall	435 Fulton St E	SA-14	Motor Control Center	Boiler Room 002	SA-14	2	2	3	5	No	2	100A motor control center in boiler room is deteriorating and having problems functioning properly.	Replace existing motor control center.	\$ 20,184	\$ 20,890	\$ 21,621 1,880
Sneden Hall	435 Fulton St E	SA-15	Exit Signs	Throughout Building		2	3	3	6	Yes	1	Exit signs are broken and burnt out and past useful life.	Replace with new LED exit signs.	\$ 16,454	\$ 17,030	\$ 17,626
Sneden Hall	435 Fulton St E	SA-16	Fire Alarm System	Throughout Building		2	1	2	3	No	1	Fire alarm system is at he end of useful life.	Replace entire fire alarm system.	\$ 121,593	\$ 125,848	\$ 130,253
Sneden Hall	435 Fulton St E	SA-17	Exterior Brick Screen and Retaining Walls	All Sides of Building		3	3	3	6	No	3	Brick joints cracked.	Rebuild brick walls and provide properly flashed stone copings.	\$ 49,143	\$ 50,863	\$
Sneden Hall	435 Fulton St E	SA-18	EFIS Panels/Brick Walls/Retaining Walls	Entire Building	SA-18	3	3	3	6	No	3	Moss, efflorescent mold, dirt, grout joints.	Remove moss, efflorescent mold and dirt; clean brick, tuck-point where needed.	\$ 17,551	\$ 18,165	\$ 52,643 18,801
Sneden Hall	435 Fulton St E	SA-19	Interior Wood Doors	Original South Building		3	3	4	7	No	3	Doors in poor condition.	Replace wood doors to match existing.	\$ 27,204	\$ 28,156	\$ 29,142
Sneden Hall	435 Fulton St E	SA-2	Missing Handrail	South Elevation, Near 108	SA-2	1	1	2	3	No	3	Handrail missing from stair way - required per code.	Replace precast tread and install matching handrail.	\$ 3,686	\$ 3,815	\$ 3,948
Sneden Hall	435 Fulton St E	SA-20	Flat Roof Replacement	Entire Building		3	3	4	7	No	4	Replace entire flat roof membrane.	Install new single ply membrane.	\$ 342,903	\$ 354,904	\$ 367,326
Sneden Hall	435 Fulton St E	SA-21	Heating Hot Water Tertiary Pump Issue	Basement South Mechanical Room		3	4	3	7	Yes	1	Tertiary pumps are constant speed with variable speed primary pumps, so it is not understood how pump energy savings are being achieved.	Investigate pumping scheme and controls and determine whether the system is operating correctly or if it is need of modifications to achieve pump energy savings.	\$ 1,404	\$ 1,453	\$ 1,504
Sneden Hall	435 Fulton St E	SA-22	Cabinet Unit Heater Replacement	West Entrance, Southeast Entrance, Northeast Entrance		3	3	4	7	No	1	Cabinet unit heaters are nearing the end of their useful service life.	Replace cabinet unit heaters.	\$ 24,220	\$ 25,068	\$ 25,945
Sneden Hall	435 Fulton St E	SA-23	Hydronic Piping (Chilled Water and Heating Hot Water Piping) Condition Assessment	Throughout Building	SA-23	3	3	3	6	No	1	Hydronic piping (chilled water and heating hot water piping) is in poor condition throughout the building.	Obtain the services of an HVAC piping contractor to perform an audit of the building hydronic piping systems. Deliverable from contractor shall be as-built drawings detailing all valve locations and a cost proposal for repair/replacement of deteriorated piping and fittings.	\$ 12,286	\$ 12,716	\$ 13,161
Sneden Hall	435 Fulton St E	SA-24	Domestic Hot and Cold Water Piping Replacement	Throughout Building		3	3	3	6	No	1	Domestic hot and cold water piping is galvanized and is nearing the end of its useful service life.	Replace galvanized piping with copper piping.	\$ 52,653	\$ 54,496	\$ 56,403
Sneden Hall	435 Fulton St E	SA-25	VFD Replacement	Lower Level		3	3	4	7	No	1	Four Square D VFD's are nearing the end of their useful service lives.	Replace VFD's.	\$ 28,082	\$ 29,064	\$ 30,082
Sneden Hall	435 Fulton St E	SA-26	Split System Refrigerant Piping Insulation Repair/Replacement	Courtyard East of Main Entrance		3	3	4	7	No	1	Refrigerant piping insulation is in poor condition.	Repair/replace refrigerant piping insulation.	\$ 351	\$ 363	\$ 376
Sneden Hall	435 Fulton St E	SA-27	Moss on Slate Shingles	North Sloped Roof		3	3	3	6	No	2	Moss on exterior slate shingles.	Treat shingles to kill moss.	\$ 7,898	\$ 8,174	\$ 8,460
Sneden Hall	435 Fulton St E	SA-28	Main Switchgear	Electrical Room 003	SA-28	3	4	3	7	No	1	Main switchgear has not had any recent maintenance and cleaning.	Provide maintenance and cleaning and schedule every 3 to 5 years.	\$ 35,102	\$ 36,331	\$ 37,602
Sneden Hall	435 Fulton St E	SA-29	Mechanical Room Wireless Access Points	Mechanical Rooms		3	4	3	7	No	4	Maintenance staff cannot get WiFi in mechanical rooms when doing maintenance.	Add a WAP to Boiler 002 and Pump Room 002B.	\$ 8,776	\$ 9,083	\$ 9,401
Sneden Hall	435 Fulton St E	SA-30	Electrical Room Ventilation System Addition	Room 300H		4	4	4	8	No	1	Electrical room with 75 kVA transformer is not adequately ventilated.	Investigate how to improve the ventilation to this room to reduce the temperature.	\$ 878	\$ 908	\$ 940
Sneden Hall	435 Fulton St E	SA-31	Electrical Room Ventilation System Addition	Room 200E		4	4	4	8	No	1	Electrical room with 75 kVA transformer is not adequately ventilated.	Investigate how to improve the ventilation to this room to reduce the temperature.	\$ 878	\$ 908	\$ 940
Sneden Hall	435 Fulton St E	SA-32	Electrical Room Ventilation System Addition	Room 300J		4	4	4	8	No	1	Electrical room with 75 kVA transformer has exhaust fan that is not working.	Investigate fan operation and make repairs if required.	\$ 878	\$ 908	\$ 940
Sneden Hall	435 Fulton St E	SA-33	Hydronic Piping (Chilled Water and Heating Hot Water Piping) Isolation Valve Addition	Throughout Building		4	4	4	8	No	1	Hydronic piping (chilled water and heating hot water piping) is deficient in isolation valves in certain areas.	From the audit and as-built drawings generated from the line item above, identify which areas isolation valves should be installed. Estimate includes 20 new isolation valves.	\$ 8,776	\$ 9,083	\$ 9,401
Sneden Hall	435 Fulton St E	SA-34	Occupancy Sensors	Throughout Building		4	5	4	9	Yes	2	Shut off lights in unoccupied rooms.	Add room occupancy sensors.	\$ 54,408	\$ 56,312	\$ 58,283
Sneden Hall	435 Fulton St E	SA-35	Discolored Acoustic Ceiling panels	Room 113A		4	3	4	7	No	3	Ceiling tiles near exterior wall showing signs of water damage.	Investigate and address potential leak. Replace acoustic ceiling tiles.	\$ 8,951	\$ 9,264	\$ 9,589
Sneden Hall	435 Fulton St E	SA-36	Discolored Ceiling Grid	Office 130		4	3	4	7	No	1	Lighting is discoloring the ceiling grid.	Replace grid, replace current fixtures.	\$ 33,424	\$ 34,594	\$ 35,805
Sneden Hall	435 Fulton St E	SA-38	Mechanical 002B Lighting	Mechanical 002B		4	4	3	7	Yes	4	Room is dark.	Add LED industrials.	\$ 3,159	\$ 3,270	\$ 3,384

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Sneden Hall	435 Fulton St E	SA-39	Room 108 Lighting Control	Room 108		4	5	4	9	Yes	3	Lights in space are not properly controlled.	Replace with LED and dimming.	\$ 10,531	\$ 10,899	\$ 11,281
Sneden Hall	435 Fulton St E	SA-40	Interior Lighting	Room 130	SA-40	4	5	4	9	Yes	3	Lighting is poor in Room 130.	Replace with LED and dimming.	\$ 24,571	\$ 25,431	\$ 26,322
Sneden Hall	435 Fulton St E	SA-5	Fire Alarm Devices	Rooms 115, 141, 113A		1	1	2	3	No	1	Missing fire alarm A/V or visual.	Add fire alarm visual.	\$ 5,616	\$ 5,813	\$ 6,016
Sneden Hall	435 Fulton St E	SA-7	Heating Hot Water Piping Re-route	Basement Electrical Room	SA-7	2	2	3	5	No	1	Heating hot water piping is routed through an electrical room and it does not serve equipment in this room which is against code.	Re-route existing heating hot water piping so that it does not pass through the electrical room.	\$ 5,265	\$ 5,450	\$ 5,640
Sneden Hall	435 Fulton St E	SA-8	Heating Hot Water Piping Re-route	Room 200F		2	2	3	5	No	1	Heating hot water piping is routed above electric panels.	Reroute piping to prevent potential leaks onto electric panels.	\$	\$ 1,362	\$ 1,410
Spectrum Theater	160 Fountain NE	ST-1	Theater Seating	Theater		1	1	3	4	No	2	Some seats are not secured to floor.	Insure all seats are bolted to concrete floor.	\$ 1,316	\$ 1,316	\$
Spectrum Theater	160 Fountain NE	ST-10	Ceramic Tile	Southeast Entrance		3	3	4	7	No	2	Exterior door sill and base corners are damaged.	Replace ceramic tile.	\$ 1,079	\$ 1,117	\$ 1,156
Spectrum Theater	160 Fountain NE	ST-11	Resilient Cove Base	First Floor Corridor		3	3	4	7	No		Cove base is cracked.	Replace cove base.	\$ 430	\$ 445	\$ 1,440 461
Spectrum Theater	160 Fountain NE	ST-12	Lighting Control System	Throughout Building		3	5	3	8	Yes	2	Required per Michigan Energy Code 2015 (based on ASHRAE Standard 90.1-2013).	Install lighting control system.	\$ 19,815	\$ 20,509	\$ 21,226
Spectrum Theater	160 Fountain NE	ST-13	Loading Dock Handrails/Guardrails	Loading Dock	ST-13	3	1	3	4	No	2	Lack of handrail on loading dock stairs and lack of guardrail on elevated portion.	Provide 42" height guardrail and 36" high galvanized tube handrail on metal stair and provide 42" high galvanized tube guardrail around loading dock.	\$ 4,005	\$ 4,145	\$ 4,290
Spectrum Theater	160 Fountain NE	ST-15	Terrazzo	South East Stair		3	3	3	6	No	2	Terrazzo stair finish is worn.	Provide resilient stair treads/landing over existing treads/landings.	\$ 10,947	\$ 11,330	\$ 11,726
Spectrum Theater	160 Fountain NE	ST-16	Rust Stained CMU	Northwest Corner of the Planter Wall		3	3	3	4	No	2	Masonry block has extensive rust staining at base.	Investigate, repair and clean masonry wall.	\$ 8,776	\$ 9,083	\$ 9,401
Spectrum Theater	160 Fountain NE	ST-17	Storm and Sanitary Sumps and Pumps Replacement	Mechanical Room LL6		3	3	4	7	No	2	Storm and sanitary sumps and pumps are nearing the end of their useful service life.	Replace storm and sanitary sumps and pumps.	\$ 28,082	\$ 29,064	\$ 30,082
Spectrum Theater	160 Fountain NE	ST-18	Dielectric Fitting Replacement	Throughout Building		3	3	4	7	No	1	Dielectric fittings are beginning to fail.	Replace dielectric fittings.	\$ 4,388	\$ 4,541	\$ 4,700
Spectrum Theater	160 Fountain NE	ST-19	Exhaust Fan Replacement	Roof	ST-19	3	3	4	7	No	2	Exhaust fans are beyond their useful service life.	Replace three (3) exhaust fans.	\$ 21,061	\$ 21,798	\$ 22,561
Spectrum Theater	160 Fountain NE	ST-2	Exterior Emergency Lighting	Exterior by all Exits		1	1	3	4	No	3	Exterior emergency lighting per NFPA 101 were at end or life or not present.	Replace or provide new exterior emergency light fixtures above all exits from building.	\$ 5,616	\$ 5,813	\$ 6,016
Spectrum Theater	160 Fountain NE	ST-20	Air Handling Unit Replacement	Roof	ST-20	3	3	4	7	No	2	Air handling units are beyond their useful service life.	Replace three (3) air handling units.	\$ 131,633	\$ 136,240	\$ 141,008
Spectrum Theater	160 Fountain NE	ST-21	Kitchen Grease Duct Inspection	Kitchens LL1 and LL3		3	3	4	7	No	2	Kitchen grease ducts are suspected to be in poor condition.	Obtain services of mech contractor to perform an internal and external inspection of grease ducts and provide an assessment report to Owner with estimated repair/replacement costs.	\$ 3,510	\$ 3,633	\$ 3,760
Spectrum Theater	160 Fountain NE	ST-22	Roof Mounted Ductwork Insulation/Jacketing Repair/Replacement	Roof	ST-22	3	3	4	7	Yes	2	Duct insulation/jacketing is in poor condition.	Repair and/or replace insulation/jacketing.	\$ 8,776	\$ 9,083	\$ 9,401
Spectrum Theater	160 Fountain NE	ST-23	Kitchen Make-up Air Units and Kitchen Exhaust Fans Replacement	Roof	ST-23	3	3	4	7	Yes	2	Makeup air units and kitchen exhaust fans are nearing the end of their useful service life.	Replace makeup air units and kitchen exhaust fans.	\$ 105,306	\$ 108,992	\$ 112,806
Spectrum Theater	160 Fountain NE	ST-29	Water Closet Flush Valve and Lavatory Faucet Replacement	Women's Dressing Room 104		3	3	4	7	No	2	Water closet flush valve and lavatory faucet are not campus standard.	Replace water closet flush valve and lavatory faucet.	\$ 2,633	\$ 2,725	\$ 2,820
Spectrum Theater	160 Fountain NE	ST-3	New Generator	Exterior Southeast Corner of Site		1	1	2	3	No	1	Current generator feed is from ATC for Life Safety.	Add new 100 KW natural gas generator at Southeast corner of site to provide stand-by power for freezer and cooler, and emergency power life safety.	\$ 97,540	\$ 100,954	\$ 104,487
Spectrum Theater	160 Fountain NE	ST-30	Water Closet Flush Valve and Lavatory Faucet Replacement	Women's Locker Room 103		3	3	4	7	No	2	Water closet flush valve and lavatory faucet are not campus standard.	Replace water closet flush valve and lavatory faucet.	\$ 2,633	\$ 2,725	\$ 2,820
Spectrum Theater	160 Fountain NE	ST-31	Water Closet Flush Valve and Lavatory Faucet Replacement	Men's Dressing Room 106		3	3	4	7	No	2	Water closet flush valve and lavatory faucet are not campus standard.	Replace water closet flush valve and lavatory faucet.	\$ 2,633	\$ 2,725	\$ 2,820
Spectrum Theater	160 Fountain NE	ST-32	Water Closet Carrier Replacement	Men's Dressing Room 106		3	3	4	7	No	2	Water closet carrier is not supporting the water closet properly.	Replace carrier.	\$ 878	\$ 908	\$
Spectrum Theater	160 Fountain NE	ST-33	Lobby Restroom Lavatory Faucet Replacement	Lobby Men's and Women's Restrooms		3	3	4	7	No	2	Lavatory faucet is not campus standard.	Replace lavatory faucet.	\$ 9,214	\$ 9,537	\$ 9,871 940
Spectrum Theater	160 Fountain NE	ST-36	Water Closet Carrier Replacement	Men's Restroom on Floor 2		3	3	4	7	No	2	Water closet carrier is not supporting the water closet properly.	Replace carrier.	\$ 878	\$ 908	\$
Spectrum Theater	160 Fountain NE	ST-37	Building EMS Upgrade	Throughout Building		3	3	4	7	Yes	1		Upgrade EMS.	\$ -	\$ -	\$ -
Spectrum Theater	160 Fountain NE	ST-38	Lobby Down Lights	Lobby	ST-38	3	5	3	8	Yes	1	Current theatrical lobby lights are Incandescent and need to be upgraded.	Replace theatrical lobby lights with LED.	\$ 9,829	\$ 10,173	\$ 10,529 940
Spectrum Theater	160 Fountain NE	ST-39	Interior Lighting	Throughout Building	ST-39	3	3	3	6	Yes	1	Interior lighting is 23 years old with CFL and T8.	Upgrade CFL and T8 to LED.	\$ 218,971	\$ 218,971	\$ 226,635
Spectrum Theater	160 Fountain NE	ST-4	Dimmer Rack	Second Floor Mechanical Room	ST-4	2	2	3	5	No	4	Dimmer rack is need of factory service. Fans are not working and coils are failing.	Request factory service. Contact David Kolenda at WML for upgrade program. Factory Tech removes all dimmer modules, inspects rack for damage, replaces fan and door filter, replaces back plane of rack, cleans and installs brand new processor.	\$ 47,388	\$ 49,046	\$ 50,763

Building Deficiencies Priorities by Category:

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1. Hazards	1. Critical	1. Constant
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3. Deterioration	3. Necessary	3. Occasional
4. Utility	4. Desirable	4. Infrequent
5. Energy	5. ADA	5. Meager

Note: Lower score equals higher priority

Note: Project Cost includes 58.3% mark-ups and fees

Building	Address	No.	Item/Description	Location	Photo No.	Priority	Cons.	Need	Score	Energy	Freq.	Notes	Action	2023 Project Cost	2024 Project Cost	2025 Project Cost
Spectrum Theater	160 Fountain NE	ST-40	Exit Signs	Throughout Building	ST-40	3	3	3	6	Yes	1	Existing exit signs are failing and not illuminated.	Replace existing exit signs with new LED and battery. Without battery is \$125.00 EA.	\$ 11,338	\$ 11,735	\$ 12,145
Spectrum Theater	160 Fountain NE	ST-41	Cord Drops	Instruction Kitchens LL1 and LL3	ST-41	3	4	3	7	No	3	Circuits are overloaded.	Rework distribution to 2 circuits per each bench.	\$ 11,233	\$ 11,626	\$ 12,033
Spectrum Theater	160 Fountain NE	ST-42	Mechanical Room Wireless Access Points	Mechanical Rooms		3	4	3	7	No	4	Maintenance staff cannot get WiFi in mechanical rooms when doing maintenance.	Add a WAP to each mechanical room.	\$ 4,388	\$ 4,541	\$ 4,700
Spectrum Theater	160 Fountain NE	ST-44	Bollard	Loading Dock Drive		4	3	4	7	No	3	Bollard has extensive rust.	Clean and repaint bollard.	\$ 1,755	\$ 1,817	\$ 1,880
Spectrum Theater	160 Fountain NE	ST-47	Exhaust Fan and Make-up Air Unit Addition	Mechanical Room LL6		4	4	4	8	No	2	Excessive heat build-up in room.	Provide mechanical ventilation/exhaust system and duct to outside under loading dock.	\$ 21,482	\$ 22,234	\$ 23,013
Spectrum Theater	160 Fountain NE	ST-48	Roof Sump Replacement	Roof		4	3	4	8	No	2	Roof sumps are in poor condition.	Replace roof sumps.	\$ 6,143	\$ 6,358	\$ 6,580
Spectrum Theater	160 Fountain NE	ST-49	Dishwasher Addition	Dish Wash Area in Lower Level		4	4	4	8	No	2	Kitchen Operations expressed desire for the addition of a dishwasher.	Add new dishwasher.	\$ 3,510	\$ 3,633	\$ 3,760
Spectrum Theater	160 Fountain NE	ST-50	Marquee Lights	Exterior Entrance	ST-50	4	5	4	9	Yes	1	North side marquee lights are track incandescent.	Replace exterior track marquee lights with exterior track LED.	\$ 2,464	\$ 2,550	\$ 2,640
Spectrum Theater	160 Fountain NE	ST-53	Electrical Substation	Electrical Room Basement	ST-53	4	4	4	8	No	1	Existing 1600 amp main switchgear with fused switches halfway through useful life.	Replace with new 1600 amp switchgear with circuit breakers; 2-100A, 7-200A, 4-400A.	\$ 55,637	\$ 57,584	\$ 59,599
Spectrum Theater	160 Fountain NE	ST-54	Make Up Lights	Dressing Rooms 104/106	ST-54	4	5	4	9	Yes	3	Existing lights are incandescent.	Replace with LED lamps for maintenance and longevity.	\$ 269	\$ 278	\$ 288
Spectrum Theater	160 Fountain NE	ST-55	Elevator Cab	Elevator		5	4	4	8	No	1	Elevator cab is outdated and the finishes are worn.	Update cab finishes.	\$ 12,610	\$ 13,052	\$ 13,509
Spectrum Theater	160 Fountain NE	ST-56	Locker	Men's Locker Room LL8		5	4	4	8	No	2	Locker has been vandalized and is bent and warped.	Replace damaged locker with similar matching locker.	\$ 1,755	\$	\$ 1,880
Spectrum Theater	160 Fountain NE	ST-6	Exterior Wall Sheathing	North and West Elevations	ST-6	3	3	3	6	No	2	EIFS wall sheathing is cracked.	Repair crack and provide control joint with sealant.	\$ 2,369	\$ 2,452	\$
Spectrum Theater	160 Fountain NE	ST-7	Kitchen Walk-in Refrigerators	Lower Level Kitchen		3	3	3	6	No	2	Seams between panels need repair.	Repair seams.	\$ 2,913	\$ 3,015	\$ 2,538 3,121
Spectrum Theater	160 Fountain NE	ST-8	Roof Ponding	Roof	ST-8	3	3	3	6	No	2	Water standing on high tower areas.	Lower scuppers to drain towers onto lower main roof.	\$ 6,231	\$ 6,449	\$ 6,674
Spectrum Theater	160 Fountain NE	ST-9	Maintenance Receptacles	Roof		3	3	3	6	No	4	There were no maintenance receptacles on roof for HVAC equipment.	Provide GFI protected maintenance receptacles.	\$ 500	\$ 518	\$ 536
Steven C Ender Hall	455 Fulton St E	ME-1	Soffit vents	Exterior	ME-1	3	3	3	6	No	2	No soffit vents found.	Provide soffit vents and ridge vents for better attic airflow to prevent ice damming.	\$ 4,914	\$ 5,086	\$ 5,264
Student Center	122 Lyon NE	SC-1	Water Damage on Ceiling and Floor	Far Side 25A		1	3	2	5	No	2	Ceiling tiles and diffuser damaged from condensate from ductwork.	Replace ceiling grid, ceiling tile, diffuser and stained carpet. Insulate duct.	\$ 5,135	\$ 5,314	\$ 5,500
Student Center	122 Lyon NE	SC-10	Exterior Window Perimeter and Concrete Wall Sealant Joints	All Elevations		3	3	3	6	No	2	Sealant is cracked and deteriorated.	Reseal joints.	\$ 10,254	\$ 10,613	\$ 10,985
Student Center	122 Lyon NE	SC-11	Sealant Joint Between Building and Sidewalk	Building Perimeter		3	3	3	6	No	2	Sealant is cracked and deteriorated.	Reseal joint.	\$ 2,720	\$ 2,816	\$ 2,914
Student Center	122 Lyon NE	SC-12	Skylight Glass	Mall	SC-11	3	3	3	6	No	2	The Mall skylight glass is leaking; framing finish is peeling.	Replace glass skylight and all framing.	\$ 238,694	\$ 247,048	\$ 255,695
Student Center	122 Lyon NE	SC-13	Hollow Metal Door and Frame	First floor Rooms 35, 39 and 36		3	3	4	7	No	4	Doors and frames are rusted.	Repair or Replace hollow metal doors and frames.	\$ 9,714	\$ 10,054	\$ 10,406
Student Center	122 Lyon NE	SC-14	Exterior Envelope	Exterior Elevations		3	3	3	6	No	2	The building envelope needs to be resealed.	Clean, patch and seal exterior concrete.	\$ 49,845	\$ 51,589	\$
Student Center	122 Lyon NE	SC-15	Overhead Door	Receiving 42		3	3	4	7	No	3	Overhead door frame is rusted and not powered.	Replace overhead door.	\$ 8,375	\$ 8,668	\$ 53,385 972
Student Center	122 Lyon NE	SC-16	Rusted Access Panels	Exterior near Raider Grille		3	3	4	7	No	4	Access panels rusted.	Replace ceiling access panels.	\$ 3,510	\$ 3,633	\$ 3,760
Student Center	122 Lyon NE	SC-17	Missing Cane Rail	Exterior Patio near Raider Grille		3	1	5	6	No	3	Missing cane rail under stairs.	Install cane rail.	\$ 2,369	\$ 2,452	\$ 2,538
Student Center	122 Lyon NE	SC-18	Sanitary Drainage Piping Relining/Replacement	Raider Grille and Kitchen Areas		3	3	4	7	No	2	Sanitary drainage piping is CISP and is in poor condition.	Reline sanitary drainage piping under the kitchen floor using flowable lining material or replace piping as required.	\$ 26,327	\$ 27,248	\$ 28,202
Student Center	122 Lyon NE	SC-19	Water Main Isolation Valve Replacement	Mechanical Room 37		3	3	4	7	No	2	Valve is suspected to not be properly sealing.	Replace valve.	\$ 3,510	\$ 3,633	\$ 3,760
Student Center	122 Lyon NE	SC-2	Leak	Mall near Raider Grille	SC-2	1	3	1	4	No	1	Where skylight meets roof, leak is damaging tectum and support.	Investigate cause of leak.	\$ 8,776	\$ 9,083	\$ 9,401
Student Center	122 Lyon NE	SC-20	Drinking Fountain Replacement	Floors 1 and 2		3	3	4	7	No	2	Two drinking fountains are old and not per Campus standard.	Replace drinking fountains.	\$ 8,776	\$ 9,083	\$ 9,401
Student Center	122 Lyon NE	SC-21	Cabinet Unit Heater Replacement	Throughout Building	SC-21	3	3	4	7	No	2	Cabinet unit heaters are nearing the end of their useful service life.	Replace cabinet unit heaters.	\$ 91,265	\$ 94,460	\$ 97,766
Student Center	122 Lyon NE	SC-22	Sanitary Drainage Piping Relining/Replacement	Throughout Building		3	3	4	7	No	2	Sanitary drainage piping is CISP and is in poor condition.	Obtain services of plumbing contractor to audit existing sanitary piping network and provide assessment report to GRCC with estimate of repair/replacement cost.	\$ 8,776	\$ 9,083	\$ 9,401
Student Center	122 Lyon NE	SC-23	AHU's and Return Fan Replacement	Mechanical Room 37	SC-23A SC-23B SC-23C	3	3	4	6	No	2	AHU's and return fan are nearing the end of their useful service life.	Replace AHU's and return air fan.	\$ 351,020	\$ 363,306	\$ 376,021
Student Center	122 Lyon NE	SC-24	Domestic Water Heater Replacement	Mechanical Room 37		3	3	4	7	No	2	Water heater is nearing the end of its useful service life.	Replace water heater.	\$ 8,776	\$ 9,083	\$

9,401

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5. Energy	5. ADA	5. Meager

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Note: Project Cost includes 58.3% mark-ups and fees

Building	Address	No.	Item/Description	Location	Photo No.	Priority	Cons.	Need	Score	Energy	Freq.	Notes	Action	2023 Project Cost	2024 Project Cost	2025 Project Cost
Student Center	122 Lyon NE	SC-25	Storm Piping Leaks	Throughout Building		3	3	3	6	No	2	Storm piping is CISP and is in poor condition in certain areas.	Obtain services of plumbing contractor to audit existing storm piping network and provide assessment report to GRCC with estimate of repair/replacement cost.	\$ 7,020	\$ 7,266	\$ 7,520
Student Center	122 Lyon NE	SC-26	Unit Heater Replacement	1st and 3rd floors		3	3	4	7	No	2	Unit heaters are nearing the end of their useful service life.	Replace unit heaters.	\$ 4,212	\$ 4,360	\$
Student Center	122 Lyon NE	SC-27	Return Air Fan Motor Replacement	Mechanical Room 37		3	3	4	7	No	2	Return fan motor is suspected to not be inverter duty rated.	Replace fan motor with inverter duty motor.	\$ 5,265	\$	\$ 4,512 5,640
Student Center	122 Lyon NE	SC-28	Exhaust Fan Replacement	Floor 2 Terrace Roof		3	3	4	7	No	2	Exhaust fan is nearing the end of its useful service life.	Replace exhaust fan.	\$ 5,265	\$ 5,450 5,450	\$
Student Center	122 Lyon NE	SC-29	Atrium Globe Lights	North Atrium	SC-29	3	3	3	6	Y	1	Existing north end globe lighting is HID and nearing end of life.	Replace with decorative LED fixtures.	\$ 43,351	\$	\$ 5,640 4,39
Student Center	122 Lyon NE	SC-30	Testing 3 Level Hall Box Type Lights	3rd Level Testing	SC-30	3	3	3	6	Y	3	The soft sided box lights outside the testing service counter are CFL and nearing the end of useful life.	Replace with decorative LED.	\$ 5,265	\$ 44,968 5,450	\$ 5,640
Student Center	122 Lyon NE	SC-31	Student Lounge	3rd Level Student Services	SC-31	3	3	3	6	Y	1	The soft sided puck lights in the student lounge are CFL and nearing the end of useful life.	Replace with decorative LED fixtures.	\$ 5,265	\$ 5,450	\$ 5,640
Student Center	122 Lyon NE	SC-32	North End Power Distribution	North End Levels 1, 2, 3		3	4	3	7	No	1	There is no good power source available on the north end of the building.	Add new feeders and panelboards to each of levels 1, 2, and 3 on the north end.	\$ 55,022	\$ 56,948	\$ 58,941
Student Center	122 Lyon NE	SC-33	Main Switchgear	Electrical Room 38	SC-33	3	4	3	7	No	1	Main switchgear has not had any recent maintenance and cleaning.	Provide maintenance and cleaning and schedule every 3 to 5 years.	\$ 35,102	\$ 36,331	\$ 37,602
Student Center	122 Lyon NE	SC-34	Mechanical Room Wireless Access Points	Mechanical Rooms		3	4	3	7	No	4	Maintenance staff cannot get WiFi in mechanical rooms when doing maintenance.	Add a WAP to each mechanical room.	\$ 4,388	\$ 4,541	\$ 4,700
Student Center	122 Lyon NE	SC-35	Acoustical Ceiling	Kitchen - Second Floor	SC-35	4	4	4	8	No	2	Ceiling is in poor condition, access is difficult.	Replace acoustical ceiling.	\$ 86,018	\$ 86,019	\$ 86,020
Student Center	122 Lyon NE	SC-36	Locker Bases	Kitchen Locker Rooms Second Floor	SC-36	4	4	4	8	No	3	Locker base paint is in poor condition.	Paint and install resilient base.	\$ 260	\$ 269	\$ 278
Student Center	122 Lyon NE	SC-37	Exterior Metal Trim	North End of Building		4	4	4	8	No	3	Faded and paint is peeling.	Refinish metal trim.	\$ 2,698	\$ 2,793	\$ 2,891
Student Center	122 Lyon NE	SC-38	Exterior Metal Doors	Various Locations		4	3	4	7	No	2	Exterior hollow metal doors and frames rusting through.	Replace rusted hollow metal door with doors to match existing.	\$ 27,485	\$ 28,447	\$ 29,442
Student Center	122 Lyon NE	SC-39	Leak	Exterior Soffit Outside of Raider Grille		4	3	3	6	No	2	Soffit showing potential present leak.	Investigate if leak is still active. If so, take steps to correct.	\$ 8,776	\$ 9,083	\$ 9,401
Student Center	122 Lyon NE	SC-4	GFI Protected Receptacles	Roof and Room 376		2	4	2	6	No	4	Required per NEC Article 210.63, 210.8(B)(3) and 210.8(B)(5).	Provide GFI receptacle at rooftop exhaust fans and at 6 feet from edge of sinks.	\$ 1,313	\$ 1,359	\$ 1,406
Student Center	122 Lyon NE	SC-40	Rusting Handrail	Exterior Near 3rd Floor Entrance		4	3	4	7	No	2	Exterior handrail showing signs of rust.	Clean and recoat handrail.	\$ 3,159	\$ 3,270	\$ 3,384
Student Center	122 Lyon NE	SC-43	Cabinet Unit Heater Addition	Student Study Area North Side Vestibule		4	4	4	8	No	2	Area is cold and students were wearing coats in the study area.	Add cabinet unit heater.	\$ 7,020	\$ 7,266	\$ 7,520
Student Center	122 Lyon NE	SC-44	Terrace Outlets	Terrace Levels 2 and 3		4	4	4	8	No	4	Missing outlets for functions on the terrace.	Add outlets to columns on each terrace. Use surface mount raceways and wiring devices. Receptacles must be weatherproof-in-use.	\$ 35,102	\$ 36,331	\$ 37,602
Student Center	122 Lyon NE	SC-45	West Side Exterior Lights	West Side Exterior		4	4	4	8	Y	1	Commons area is dark.	Add LED wall pack for additional light.	\$ 13,163	\$ 13,624	\$ 14,101
Student Center	122 Lyon NE	SC-46	Bookstore Lighting	Bookstore First Level		4	5	4	9	Y	1	18 cell parabolic T8 light fixtures cause a dark ceiling cave effect.	Replace with 2 x 4 LED.	\$ 71,082	\$ 73,569	\$ 76,144
Student Center	122 Lyon NE	SC-47	Corridor Lighting	3rd Level Corridor west of 368	SC-47	4	4	4	8	Y	1	Cylinder downlights causes dark corridor.	Replace with LED Fixtures with better spread.	\$ 2,633	\$ 2,725	\$ 2,820
Student Center	122 Lyon NE	SC-48	Public Toilet Rooms	Throughout Building		5	4	5	9	No	1	Finishes in bathrooms are worn and outdated.	Update floor tile, toilet partitions and reconfigure to meet ADA.	\$ 114,705	\$ 118,719	\$ 122,874
Student Center	122 Lyon NE	SC-5	Potential Leaks	Receiving Staging 36		2	3	2	5	No	3	West side of room shows signs of potential present leak.	Investigate if leak is still active. If so, take steps to correct.	\$ 8,776	\$ 9,083	\$ 9,401
Student Center	122 Lyon NE	SC-6	Elevator Equipment	EMR 48		2	4	2	6	No	1	Drip pan on elevator equipment full of liquid.	Investigate cause of elevator machine leak.	\$ 8,776	\$ 9,083	\$ 9,401
Student Center	122 Lyon NE	SC-7	Glazing Seals	North Elevation		2	3	2	5	No	1	Seals on glazing are needing replacement.	Replace seals on glazing.	\$ 52,653	\$ 54,496	\$ 56,403
Student Center	122 Lyon NE	SC-9	Disability Kitchenette	3rd Level		2	2	3	5	No	2	Kitchen load is tripping restroom lights.	Add circuits for kitchen and isolate the bathroom.	\$ 5,265	\$ 5,450	\$ 5,640
Tassell MTEC	622 Godfrey SW	TA-1	Man Door Emergency Exit Lights	Exterior Exits		1	1	3	4	No	4	Man doors lack emergency lighting fixtures.	Provide new LED egress emergency fixtures. NEC 700.16.	\$ 10,531	\$ 10,899	\$ 11,281
Tassell MTEC	622 Godfrey SW	TA-11	Air Compressor Replacement	Room 115	TA-11	3	3	4	7	No	2	Two Gardner Denver air compressors are nearing the end of their useful service life.	Replace existing air compressors.	\$ 31,592	\$ 32,698	\$ 33,842
Tassell MTEC	622 Godfrey SW	TA-12	Roof Exhaust Fan Replacement	Roof		3	3	4	7	No	2	Restroom exhaust fans are nearing the end of their useful service life.	Replace two (2) restroom exhaust fans.	\$ 7,020	\$ 7,266	\$ 7,520
Tassell MTEC	622 Godfrey SW	TA-13	Chiller Replacement	Outside North Side		3	3	4	7	Yes	2	Trane chiller is nearing the end of its useful service life. Additionally, main control board is not available anymore.	Replace chiller.	\$ 131,633	\$ 136,240	\$ 141,008
Tassell MTEC	622 Godfrey SW	TA-14	AHU-1 and AHU-2 VFD Replacement	Outside North Side		3	3	4	7	No	2	Two VFD's on AHU-1 and one VFD on AHU-2 are nearing the end of their useful service life.	Replace VFD's.	\$ 21,061	\$ 21,798	\$ 22,561
Tassell MTEC	622 Godfrey SW	TA-15	Maintenance Receptacles	Roof		3	4	3	7	No	4	HVAC equipment on roof lack maintenance receptacle.	Add maintenance receptacle to each unit.	\$ 1,931	\$ 1,998	\$ 2,068

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Tassell MTEC	622 Godfrey SW	TA-16	Column Enclosures	North Elevation near 110 Wood Manufacturing Tech	TA-16	3	3	4	7	No	3	Column enclosure bent and deformed.	Replace column enclosure.	\$ 12,549	\$ 12,988	\$ 13,443
Tassell MTEC	622 Godfrey SW	TA-17	Cane Rail	Lobby		3	1	5	6	No	1	Area under stair accessible and requires cane rail.	Install cane rail.	\$ 4,107	\$ 4,251	\$ 4,399
Tassell MTEC	622 Godfrey SW	TA-18	Main Switchgear	Electrical Room 125	TA-18	3	4	3	7	No	1	Main switchgear has not had any recent maintenance and cleaning.	Provide maintenance and cleaning and schedule every 3 to 5 years.	\$ 43,878	\$ 45,413	\$ 47,003
Tassell MTEC	622 Godfrey SW	TA-19	Mechanical Room Wireless Access Points	Mechanical Rooms		3	4	3	7	No	4	Maintenance staff cannot get WiFi in mechanical rooms when doing maintenance.	Add a WAP to each mechanical room.	\$ 8,776	\$ 9,083	\$ 9,401
Tassell MTEC	622 Godfrey SW	TA-20	Roof Access	Interior		4	4	4	8	No	4	More convenient access to roof.	Provide hollow metal door opening from 2nd floor to roof.	\$ 3,510	\$ 3,633	\$ 3,760
Tassell MTEC	622 Godfrey SW	TA-21	Weld Shop Make-up Air Unit Addition	Weld Shop		4	4	4	8	No	2	Weld shop is very negatively pressurized due to insufficient make up air when all 3 bag houses are in operation.	Add roof mounted direct gas fired makeup air unit properly sized to accommodate all 3 bag houses in operation.	\$ 35,102	\$ 36,331	\$ 37,602
Tassell MTEC	622 Godfrey SW	TA-22	Mechanical Damper Addition	Room 115	TA-22	4	5	4	9	Yes	2	Existing outdoor air louver dumps cold air into space.	Add an actuated damper to the outdoor air louver and interlock it with the operation of the air compressors.	\$ 7,020	\$ 7,266	\$ 7,520
Tassell MTEC	622 Godfrey SW	TA-23	Dust Collector Access Hatch Addition	Exterior		4	4	4	8	No	4	Dust collectors jam up.	Add access hatches to manually clean jams.	\$ 10,531	\$ 10,899	\$ 11,281
Tassell MTEC	622 Godfrey SW	TA-24	Discolored Brick	South Exterior Elevation		4	3	3	6	No	1	The brick is discolored at the base of the wall, potential moisture problems.	Investigate the flashing and weep holes on the brick.	\$ 2,633	\$ 2,725	\$ 2,820
Tassell MTEC	622 Godfrey SW	TA-25	Occupancy Sensors	Throughout Building		4	5	4	9	Yes	2	Shut off lights in unoccupied rooms.	Add room occupancy sensors.	\$ 194,527	\$ 201,335	\$ 208,382
Tassell MTEC	622 Godfrey SW	TA-27	Exterior Canopy Lights	South and North Elevation Overhang and Canopies	TA-27	4	5	4	9	Yes	1	Existing overhangs, entrances, and canopies are HID.	Replace the HID with LED.	\$ 10,531	\$ 10,899	\$ 11,281
Tassell MTEC	622 Godfrey SW	TA-29	Interior Exit Signs	Throughout Building	TA-29	4	3	3	6	Yes	1	Exit signs are nearing end of life.	Replace with new LED exit signs.	\$ 6,582	\$ 6,812	\$ 7,050
Tassell MTEC	622 Godfrey SW	TA-3	Wall Replacement	East Side Auto Bays		2	3	3	6	No	2	Wall behind hand sinks and drinking fountain is in poor shape and should be replaced.	Remove gypsum, replace and finish new gypsum board.	\$ 1,426	\$ 1,476	\$ 1,528
Tassell MTEC	622 Godfrey SW	TA-30	Low Bay Lights	Auto Bays, Welding, Construction	TA-30A TA-30B	4	5	4	9	Yes	3	Existing low bay lights are HID metal halide. They light the spaces well.	Replace with LED using a similar illuminated top and bottom.	\$ 205,347	\$ 205,347	\$ 212,534
Tassell MTEC	622 Godfrey SW	TA-31	Acoustic Ceiling Tiles	Main Vestibule and Resource Lab 102		5	3	4	7	No	2	Ceiling tiles damaged/stained.	Replace ceiling tiles.	\$ 5,283	\$ 5,468	\$ 5,659
Tassell MTEC	622 Godfrey SW	TA-32	Toilet Room Partitions	Toilet Rooms		5	3	4	7	No	2	Toilet partitions rusting at base.	Replace toilet partitions.	\$ 29,486	\$ 30,518	\$ 31,586
Tassell MTEC	622 Godfrey SW	TA-33	Classroom VCT	Classrooms		5	3	4	7	No	2	Resilient tile is worn and could use replacing - wall base delaminating from wall.	Replace flooring and wall base.	\$ 54,759	\$ 56,676	\$ 58,659
Tassell MTEC	622 Godfrey SW	TA-4	Door Sealant	Exterior Doors	TA-4	2	3	3	6	No	2	Sealant around many exterior doors (overhead and man doors) cracking and needing replacement.	Remove caulk, recaulk openings.	\$ 8,109	\$ 8,392	\$ 8,686
Tassell MTEC	622 Godfrey SW	TA-6	Fire Alarm Gong	Exterior West Elevation		2	1	2	3	No	1	Existing fire alarm gong is nearing end of useful life.	Replace with weatherproof fire alarm audio visual device.	\$ 1,755	\$ 1,817	\$ 1,880
Tassell MTEC	622 Godfrey SW	TA-7	Interior Masonry Walls	First Floor	TA-7	3	3	3	6	No	2	CMU walls are cracked throughout the building.	Obtain services of third party engineer to monitor cracking to verify problem is not getting worse. Investigate and repair cracks.	\$ 3,510	\$ 3,633	\$ 3,760
Tassell MTEC	622 Godfrey SW	TA-8	Interior Gypsum Board Walls	First Floor		3	3	3	6	No	2	Gypsum board walls are cracked.	Add control joints and repair cracks.	\$ 3,510	\$ 3,633	\$ 3,760
Tassell MTEC	622 Godfrey SW	TA-9	Exterior Door Frame	North Exit from Stair 2		3	3	3	6	No	3	Hollow metal door frame is rusted.	Replace hollow metal door frame.	\$ 1,931	\$ 1,998	\$ 2,068
White Hall	427 Fulton St E	WH-10	Exit Stair	South Elevation of Building	WH-10	3	4	3	7	No	5	Exit stair is not a code compliant exit stair. Missing handrail and top tread of stair is a sloped brick cap.	Replace wood stair with concrete stair, install handrail, remove top coping and replace with flat tread.	\$ 15,340	\$ 15,876	\$ 16,432
White Hall	427 Fulton St E	WH-11	Interior Lighting	First Floor Lobby between elevator and stair to the west and meeting room to the north through sliding door.		3	4	4	8	Yes	1	Lighting level is low.	Upgrade lighting with LED and dimming.	\$ 12,286	\$ 12,716	\$ 13,161
White Hall	427 Fulton St E	WH-12	Mechanical Room Wireless Access Points	Mechanical Rooms		3	4	3	7	No	4	Maintenance staff cannot get WiFi in mechanical rooms when doing maintenance.	Add a WAP to each mechanical room.	\$ 4,388	\$ 4,541	\$ 4,700
White Hall	427 Fulton St E	WH-13	DCDA Addition	Mechanical/Electrical Room 003		4	4	4	8	No	1	Incoming water for fire suppression system does not have a double check detector assembly (DCDA).	Determine if DCDA is required and if so, install.	\$ 3,510	\$ 3,633	\$ 3,760
White Hall	427 Fulton St E	WH-14	Condensate Piping Insulation Addition	Storage Room 004C		4	4	4	8	No	1	Room temperature is high due to uninsulated piping and small amount of conditioning air being introduced to the room.	Add insulation to condensate piping to reduce heat rejection to the room.	\$ 1,316	\$ 1,362	\$ 1,410
White Hall	427 Fulton St E	WH-15	Missing Handrail	Stairs to Lower Level		4	1	3	4	No	2	The stairs to the lower level are missing code compliant handrails on both sides of the stair.	Install new wall mounted wood handrail on both sides of stair.	\$ 1,316	\$ 1,362	\$ 1,410
White Hall	427 Fulton St E	WH-16	Panic Device	Exit Doors to Porch 116		4	4	3	7	No	4	Door does not have panic device.	Install panic device.	\$ 1,755	\$ 1,817	\$ 1,880
White Hall	427 Fulton St E	WH-17	HID Wall Pack	Exterior South Elevation	WH-17	4	5	4	9	Yes	2	RAB HID fixture is HID.	Replace with LED.	\$ 702	\$ 727	\$ 752
White Hall	427 Fulton St E	WH-18	Interior Lighting	Office 001 Lower Level		4	4	4	8	Yes	2	Lighting level is low.	Replace with LED.	\$ 5,616	\$ 5,813	\$ 6,016
White Hall	427 Fulton St E	WH-2	Porch Fire Alarm AV	First Floor North Porch		1	1	2	3	No	1	Missing fire alarm AV.	Add fire alarm AV.	\$ 1,404	\$ 1,453	\$ 1,504

Building Deficiencies Priorities by Category:

Consequences of the Problem	Need	Frequency of Use
1. Hazards	1. Critical	1. Constant
2. Interruption	2. Urgent	2. Frequent
3. Deterioration	3. Necessary	3. Occasional
4. Utility	4. Desirable	4. Infrequent
5. Energy	5. ADA	5. Meager

Note: Lower score equals higher priority

Note: Project Cost includes 58.3% mark-ups and fees

Building	Address	No.	Item/Description	Location	Photo No.	Priority	Cons.	Need	Score	Energy	Freq.	Notes	Action	2023 Project Cost	2024 Project Cost	2025 Project Cost
White Hall	427 Fulton St E	WH-4	Brick Maintenance	All Elevations	WH-4	2	3	2	5	No	1	Various locations of the exterior has insufficient mortar.	Tuckpoint brick.	\$ 6,213	\$ 6,431	\$ 6,656
White Hall	427 Fulton St E	WH-6	Split System AC Unit Piping Insulation Repair/Replacement	Outside at Grade - West Side of Building		3	3	4	7	Yes	1	Split system condenser refrigerant line set insulation is in poor condition.	Repair/replace insulation.	\$ 351	\$ 363	\$ 376
White Hall	427 Fulton St E	WH-7	Storm Drain Repair/Replacement	North Side of Building Stairwell, Outdoors		3	3	4	7	No	2	Storm drain is in poor condition as well as the surrounding concrete.	Repair/replace storm drain.	\$ 878	\$ 908	\$ 940
White Hall	427 Fulton St E	WH-8	High Pressure Ductwork Evaluation	Throughout Building		3	3	4	7	No	1	Unico high velocity ductwork is 9 years old and it may be approaching the end of its useful service life per Owner comments.	Obtain services of Unico technician to perform ductwork assessment to determine if ductwork requires repair/replacement. Deliverable from technician is a report of ductwork condition and a cost proposal for repair/replacement if required.	\$ 4,388	\$ 4,541	\$ 4,700
White Hall	427 Fulton St E	WH-9	Cracked Step	West Elevation, Below Downspout		3	3	3	6	No	2	Concrete step near downspout cracking.	Remove concrete step at location of crack and pour new concrete slab.	\$ 2,633	\$ 2,725	\$ 2,820

Building	2023 Deficiency Cost	2023 Current Replacement Value	Facility Condition Index (%)
Administration Building	\$ 508,945.15	\$ 4,505,751	11.30%
Applied Technology Center	\$ 3,952,544.83	\$ 62,889,826	6.28%
Bungalow (Carriage House)	\$ 369,151.34	\$ 541,446	68.18%
Calkins Science Center	\$ 1,545,244.80	\$ 50,024,714	3.09%
Chiller Plant	\$ 210,884.09	\$ 3,708,060	5.69%
College Park Plaza & Parking Ramp	\$ 1,392,716.04	\$ 12,654,325	11.01%
Cook Academic Hall & Parking Ramp	\$ 1,556,412.62	\$ 40,091,389	3.88%
Custer Alumni House	\$ -	\$ 1,064,862	0.00%
Ford Fieldhouse	\$ 281,158.31	\$ 20,246,264	1.39%
Ford Natatorium	\$ 2,892,771.83	\$ 11,916,406	24.28%
Lakeshore Campus	\$ -	\$ 17,100,000	0.00%
Learning Resource Center	\$ 3,414,912.88	\$ 19,998,652	17.08%
Music Center	\$ 101,971.33	\$ 10,238,524	1.00%
Preschool	\$ 173,754.94	\$ 5,229,901	3.32%
Raleigh J. Finkelstein Hall	\$ 1,199,234.83	\$ 69,185,682	1.73%
Ramp A/Bostwick Office Suite	\$ 662,769.79	\$ 44,533,980	1.49%
Ramp B/Facilities/GRCC Police	\$ 134,616.20	\$ 19,557,628	0.69%
Ramp C	\$ 416,827.43	\$ 5,519,473	7.55%
Snedden Hall	\$ 961,559.13	\$ 21,946,438	4.38%
Spectrum Theater	\$ 891,930.61	\$ 9,622,991	9.27%
Steven C Ender Hall	\$ 4,914.28	\$ 2,074,651	0.24%
Student Center	\$ 1,456,880.85	\$ 20,276,861	7.18%
Tassell MTEC	\$ 858,625.83	\$ 20,422,740	4.20%
White Hall	\$ 62,095.45	\$ 4,448,492	1.40%
<b>Total</b>	<b>\$ 23,049,922.56</b>	<b>\$ 477,799,057.56</b>	<b>4.82%</b>

The FCI uses empirical data to benchmark relative measures of conditions on campuses. The FCI values are assessed as follows:

- FCI value less than 5% = Good condition
- FCI value 5% – 10% = Fair condition
- FCI value greater than 10% = Poor condition

Based upon these FCI values, 5 buildings are in poor condition. The Bungalow (Carriage House), Ford Natatorium, and Learning Resource Center have the most immediate need for replacement work, as they have the highest FCI values ranging from 17.08% to 68.18%. These values are primarily driven by the high cost of building, mechanical and infrastructure upgrades, and equipment replacement costs.