



**Grand Rapids Community College
State of Michigan FY 2025
Five-Year Capital Outlay Plan**

**Approved by GRCC Board of Trustees
October 16, 2023**

Table of Contents

Section 1, pp. 2-5	Mission Statement
Section 2, pp. 6-17	Instructional Programming
Section 3, pp. 18-21	Staffing and Enrollment
Section 4, pp. 22-29	Facility Assessment
Section 5, pp. 30-303	Implementation Plan
Appendices	
Appendix A – Local Strategic Value Resolution	
Appendix B – Fall 2023 Academic Enrollments	
Appendix C – Academic Programs	
Appendix D – Facility Assessments	
Appendix E – Facility Deferred Maintenance Summary	

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 reapproved 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 as of Fall 2023 is serving approximately 825 students.

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. Students who are 25 years of age or older account for over 31% of GRCC's Fall 2023 enrollment.

GRCC has successfully utilized a large group engagement process for strategic planning for more than 20 years. The College’s Strategic Leadership Team (SLT) is made up of nearly 100 employees. Faculty, staff, students, and Board of Trustee members collaborate in HyFlex meeting environments to evaluate data and develop priorities and strategic initiatives to aid in the achievement of the College’s five strategic goals: Teaching and Learning, Completion and Transfer, Equity, Community Impact, and Infrastructure and Sustainability. 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>Excellence – We commit to the highest standards in our learning and working environments.</p> <p>Diversity – We create an inclusive, welcoming, and respectful environment that recognizes the value, diversity, and dignity of each person.</p> <p>Responsiveness – We anticipate and address the needs of students, colleagues, and community.</p> <p>Innovation – We seek creative solutions through collaboration, experimentation, and adaptation.</p> <p>Accountability – We set benchmarks and outcomes to frame our decision-making, measure our performance, and evaluate our results.</p> <p>Sustainability – We use resources in responsible ways to achieve equity across our social, economic, and environmental practices and policies.</p> <p>Respect – We treat others with courtesy, consideration and civility.</p> <p>Integrity – We commit to GRCC values and take personal responsibility for our words and actions.</p>

Strategic Plan - 2023 – 2028

The College's Board of Trustees approved the current Strategic Plan framework on June 13, 2022, based on 2021-22 Strategic Leadership Team (SLT) recommendations. During the 2022-23 academic year, the SLT Executive Team coordinated with the President's Office and a consultant to more fully actualize the framework outlined below. Enhancements to the 2023-2028 Strategic Plan were submitted to the President and Board of Trustees for endorsement in August 2023. During the 2023-24 academic year work continues to identify and recommend goal co-leaders; identify and recommend strategic initiatives and co-leaders to support the accomplishment of each goal and priority; identify metrics, measurement categories, and ensure goal alignment; and schedule Board monitoring report presentations. These actions were discussed with and presented to the SLT membership for endorsement beginning with the September 2023 SLT meeting. Collaborative work will continue in subsequent SLT meetings to fulfill the implementation of GRCC's 2023-28 Strategic Plan.

GRCC's 2023-28 GRCC Strategic Plan acknowledges the following overarching principles:

1. Equity encompasses all five 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 flexible curriculum across modalities to enhance student learning, ensuring measurable improvements and success.

Goal 1 Priorities:

- Implement comprehensive initiatives and tailored support systems to better serve adult learners.
- Design a flexible schedule that accommodates students' diverse needs.
- Realize inclusive learning environments at GRCC in both physical and online settings.

Strategic Goal #2: Completion & Transfer

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

Goal 2 Priorities:

- Harness the power of data to inform our practices and guide decision-making.
- Foster a seamless integration between education and employment for our students.
- Implement targeted retention and graduation strategies to support historically marginalized communities.

Strategic Goal #3: Equity

The College employs standards and benchmarks in access and equity to foster inclusivity and remove barriers through inclusive policies, procedures, and practices.

Goal 3 Priorities:

- Strengthen mental health support for students, staff, and faculty by expanding resources and capacity to address their diverse needs and promote well-being.
- Provide comprehensive support for students' basic needs by implementing initiatives that provide access to essential resources inside and outside the classroom.
- Cultivate an institutional environment that embodies and prioritizes equity and inclusion.
- Ensure representation of faculty and staff are reflected by the richness and diversity of our student body and community.

Strategic Goal #4: Community Impact

The College seeks to impact and serve the community by educating students and sustaining partnerships to create a stronger workforce for the future.

Goal 4 Priorities:

- Execute a comprehensive strategic enrollment management system to effectively manage and achieve enrollment goals.
- Forge strong partnerships between GRCC and K-12 educational institutions.
- Expand and diversify our network of employer partnerships by actively pursuing collaborations with previously untapped organizations.

Strategic Goal #5: Infrastructure & Sustainability

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

Goal 5 Priorities:

- Enhance our organization's human resource potential by implementing targeted training programs and fostering a supportive and inclusive work culture.
- Strike a balance between physical space and technology for a seamless integration that enhances the learning experience.
- Foster a culture of environmental responsibility to reduce our ecological footprint.
- Ensure financial stability and resource optimization.

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 (2023-2028) 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 improve upon current student supports while developing new support services and programs that provide the greatest value and benefit for the changing needs of 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, belonging, persistence, transfer, and completion.

The use of continuous improvement practices has led to:

- Service reorganization
- Process streamlining
- Improved integration and leveraging of technology resources
- 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 GRCC's recent Title III Strengthening Institutional grant award, which has funded a redesign of academic advising services. Now, all degree-seeking students are assigned both an academic advisor and success coach upon admission. GRCC has also implemented a Student Success Management System platform to use data and predictive analytics to proactively identify student needs, coordinate communications and services, and evaluate the effectiveness of interventions (with a focus on improved student learning outcomes).

GRCC continues to assess the service space and possible renovations to accommodate:

- Self-service technologies
- One-stop student service experiences
- Personalized student contact
- Multi-purpose space utilization

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
- Satisfaction
- Networking and efficiency opportunities for staff

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 GRCC serves.

The service support systems for the future must closely link and integrate services. This linkage will allow GRCC to:

- Maximize existing staffing capacity
- Align for access and consistency
- Improve collaborate across service units

These types of changes deliver welcoming and inclusive experiences, 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. Students 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 work and learning sessions
- Informal gathering and programming spaces

Students need ease of 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 yet trained or 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 has 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 allows 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 in the past five years. 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 have rewritten the AFP math curriculum so students will be able to enroll in both a developmental and college level math course simultaneously (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 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 group learning spaces are outfitted with multimedia systems (computer, ceiling mount projector, switching equipment, and speakers). Each system allows for classroom recording with lecture capture software and live streaming. Over 230 classrooms and meeting spaces include webcams and document cameras to support multimodal instruction. Five classrooms are outfitted as "Learn Labs" to allow for triangulated learning (students can choose to face different directions) and include either three projector or flat panels, as well as powered tables for students to charge mobile devices. In addition, GRCC has specialty rooms such as the culinary amphitheater, dental hygiene lab, and music performance rooms that allow for recording tools appropriate for the discipline. As of the fall of 2023, 13 classrooms have additional technology for HyFlex delivery, allowing a live class to consist of students who are present in person, while other students are simultaneously joining from home or other remote sites. These classrooms also feature a wall-mounted touchscreen and a Wacom tablet to allow for digital annotation. GRCC also has two large-group/event spaces which are fully HyFlex, accommodating in-person audiences of 120+ along with remote participants. Ultimately, faculty at GRCC can be supplied with portable tools to make any space HyFlex. All of these efforts are supported by the Teaching, Learning, and Distance Education and Media 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 readiness. This program, Bridges to College: Raider Ready, offers the educational preparation needed for success in post-secondary education. This program connects 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 seven credit programs (LPN and ADN Nursing; Dental Hygiene and Dental Assisting, Radiologic Technology, and Occupational Therapy Assistant, and several articulated pathways for Exercise Science), six programs as part of the Michigan

Workforce Training and Education Collaborative (MWTEC) platform (Magnetic Resonance Imaging, Neurodiagnostic Technology, Surgical Technology with Sterile Processing embedded within the program, Cardiovascular Technology and Anesthesia Technology) and six non-credit programs (Medical Assistant, Community Health Worker, Certified Nursing Assistant, Pharmacy Technician, Phlebotomy, and Personal Care Assistant). In Kent and Ottawa Counties, over fifty Respiratory Therapy positions go unfilled annually due to the effects of the pandemic. As such, Respiratory Therapy is a program under consideration in collaboration with our healthcare partners. A Physical Therapist Assistant (PTA) program is being explored as well due to a deficit of over eighty PTAs annually. A Healthcare Specialist/Clinical Support associate degree is being developed to provide a pathway for students earning industry certifications to pursue a bachelor degree.

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:

- Police Academy Training
- Corrections Officer Training
- Fire Science Associate Degree, Basic, Advanced and Specialized Fire Fighter 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. As part of this effort, TLDE hosts office hours and a ticketing system to provide timely support to faculty using the Learning Management System (LMS) and other instructional technologies.

The department also offers a variety of programming opportunities including workshops, webinars, and asynchronous trainings on teaching and learning topics. In addition, TLDE coordinates college-wide events, such as the Summer Teaching and Learning Institute, a three-day conference for faculty and staff, and the Great Teachers Seminar, a faculty-run retreat. College-required training is also facilitated through the TLDE office and includes Learning Day, a full-day event for faculty and staff, and the New Faculty Institute, a year-long program for new full-time faculty combined with mentorship. GRCC also requires faculty teaching in online and hybrid learning environments to complete TLDE's Blackboard Basics and Online/Hybrid Certification Course (OHCC). In addition, the TLDE staff and Quality Matters (QM) trained faculty liaisons review new online courses to ensure the design adheres to GRCC's Distance Learning Standards. The TLDE area promotes faculty involvement with several spaces designed for faculty collaboration with a growing library of resources.

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, IT, and Media Technologies to support faculty from their start at GRCC and at all points throughout their careers to ensure that they have the most updated access and knowledge about distance education technologies.

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. GRCC's Adult Education

program 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, 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: Kelloggsville, 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-TECsm 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

GRCC has provided higher education opportunities in the Lakeshore area for more than 30 years. Courses have been offered at Careerline Tech Center, Thompson M-TEC, Mid-Town Campus and West Ottawa High School. In August 2021, the college opened the newly renovated Lakeshore Campus to centralize and expand offerings and services for students and employers in the surrounding community. GRCC's Lakeshore campus offers a wide variety of curricula and student support services and houses ten classrooms, three computer labs and five unique labs for biology, chemistry, electronics, automation, welding and machine tooling, offering programs for students working toward an associate degree or a career-focused certificate. The building also has spaces for advising and counseling, tutoring, testing and other student support services. A student can complete all general education requirements and earn selective degrees and certificates.

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. Efforts are actively underway to expand and increase high-school partnership at both the Grand Rapids and Lakeshore campuses.

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 18, 2023. 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 12,157 students were enrolled in credit classes for Fall 2023: 28.7% full time, 71.3% part time. This number is up 3.2% from 11,777 students during Fall 2022. The breakdown of enrollments from Fall 2023 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 47.6% 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 2022 to June 2023, a total of 14,449 (duplicated) participated in learning opportunities through Workforce Training, 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 2023-24 to 2027-28

Year (Academic Year)	Projected credit enrollment based on flat enrollment
2023-24 to 2027-28	12,157 (f23)

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 2024-2028. 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 2023-2024 to 2027-2028**

Year (Fiscal Yr)	Workforce Training (Duplicated)	Job Training	Non-Credit Apprenticeship	Total Projected Enrollments
2023-2024	10287	185	750	11222
2024-2025	10595	185	750	11530
2025-2026	10912	185	750	11847
2026-2027	11239	185	755	12179
2027-2028	11576	185	755	12516

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 and winter enrollment has decreased 14.8% over the five- year span.

**Table 3
Credit Enrollment Counts for Fall and Winter Semesters
2018-2019 to 2022-2023**

Year	Fall	% Change	Winter	% Change
2018-2019	13,825	-3.2	13,016	-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	4.4	11,442	1.1
2022-2023	11,777	-7.2	11,089	-3.1

Non-Credit Enrollment (Headcount)

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

Table 4
Non-Credit Enrollment for 2018-2019 to 2022-2023

Year	Workforce Training (Duplicated)		Job Training		Non-Credit Apprenticeship	
	Number	% Change	Number	% Change	Number	% Change
2022-2023	14449	126	174	-79	476	-63
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

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 2023 (Credit)

Year	Number of Full-Time Instructional Staff	Number of Students Enrolled in Credit Programs	Ratio
Fall 2023	193	12,157	1 to 63

Table 6 provides the ratio of administrative staff to students for Fall 2023.

Table 6
Administrative Staff to Student Ratios for Fall 2023 (Credit)

Year	Number of Administrators	Number of Students Enrolled in Credit Programs	Ratio
Fall 2023	43	12,157	1 to 282

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 2023 and beyond is 21 students.

Table 8
Average Class Size

Year	Total Number of Lecture Sections	Average Number a Students Per Section
Fall 2019	1527	22.3
Fall 2020	1525	20.4
Fall 2021	1571	20.5
Fall 2022	1447	20.4
Fall 2023	1469	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, Provost, Finance and Administration, Human Resources, Payroll, and Purchasing.

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. The 2020 addition is LEED certified.

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 3,370 square foot house with basement. 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 was renovated in 2021 and is home to the GRCC Foundation and Alumni Services. This is a LEED certified building.

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. This building will be receiving major renovations in 2024 which will include pool closure.

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. This building is in dire need of renovations and has been submitted for Capital Outlay funding consideration.

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. This is a LEED certified building.

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. This is a LEED certified building.

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

Sneden 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. Following the LRC, this is GRCC's next major renovation priority.

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 historical home with a basement. The facility was renovated in 2020 and houses spaces for Student Life activities, the Student Employment Services department, Experiential Learning and Promise Zone. 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-TECsm 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. This is a LEED certified building.

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 deans 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-round 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, switchgear, 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.

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 envelope (roof, tuck pointing, exterior doors).

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 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.

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 completely 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 an 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 Main Building – Lease end date 3/31/2037
2. Cook Academic Hall – Lease end date 8/31/2050
3. 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 first submitted a Capital Outlay Project Request for the Learning Resource Center as part of the FY 2023 submission process. This project remains a top priority. 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 support 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, 2023-2028

(See attached Facility Assessment – Appendix E)

1. The Learning Resource Center needs electrical upgrades including feeders, switchgear, 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 deconstruction 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 for ADA code compliance. The college will self-fund renovation to this facility, which are scheduled to begin in 2024.

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 18, 2023

PRESENT: Brame, Bruinsma, Williams,
+ Koetje

ABSENT: Lopez, Lovelady Mitchell, + Siegel

The following preamble and resolution were offered by Trustee Brame
 _____, and seconded by Trustee Bruinsma _____:

Whereas, Grand Rapids Community College is a community college duly constituted under Act 331 of the Michigan Public Acts of 1966, as amended ("Act 331");

And Whereas, the State of Michigan, through Public Act 103 of the Michigan Public Acts of 2023 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 (2-3);

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 (2-3) 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
Category A: Economic Development and Business or Industry Partnerships (must meet 4 of 5)	
(i) The community college has active partnerships with local employers including hospitals and health care providers.	GRCC currently has 89 signed clinical agreements with medical and dental professionals in the region. Through our grants and apprenticeship work we have over 610 company partners sponsoring both our 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 61 companies through 546 classes, reaching 1,473 people during the past fiscal year. In addition, 379 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 offers 93 online classes through Cengage Learning's Ed2Go that range from project management, how to write a business plan, e-commerce, QuickBooks, budgets and many other titles.</p> <p>GRCC supports small businesses in West Michigan in collaboration with several community-based organization and employer groups including: West Michigan Hispanic Chamber, Grand Rapids Chamber, West Coast Chamber, LINC UP, Latin America United for Progress (LAUP), Literacy Center of West Michigan, West Michigan Hispanic Center, Amplify GR and SpringGR.</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.</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-line worker, 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. It also provides coursework in general education, arts, 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 Tassell 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 West Michigan Works, The Right Place, Lakeshore Advantage, The Source, TalentFirst, City of Grand Rapids Economic Development Department, City of Grand Rapids Public Works and Parks Department, Downtown Development</p>

	<p>Authority, Grand Action 2.0, SmartZone, Hello West Michigan, Discover Manufacturing, Michigan Manufacturing Technology Center-West, Ottawa County Board, 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, the 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>
<p>Category B: Educational Partnerships (must meet 4 of 5)</p>	
<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. The college has 10 - 14 active concurrent enrollment sites and eight early/middle college program partnerships in place.</p> <p>GRCC's MTEC offers Workforce Fridays programming for two public schools (Kentwood and Northview) in the areas of welding and construction through the school year.</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 career fairs, open houses, recruitment events, and post-secondary info. sessions.</p> <p>GRCC's Workforce training offered 5 different career focused camps, over 8 weeks during the summer. Skilled trade weekend family events were held at the MTEC focusing on water careers, welding, automotive and computer support activities</p>
<p>(iii) The community college provides, supports, or participates in programming to promote successful transitions to college for traditional age students, including grant programs such as talent search, upward bound, or other</p>	<p>The College partners with the Grand Rapids Promise Zone to administer the Promise Zone scholarship allowing eligible students to earn a tuition-free GRCC degree or certificate. Our Promise Zone team works directly with high schools to promote a college going culture and reduce barriers to post-secondary degree attainment.</p>

<p>activities to promote college readiness in area high schools and community centers.</p>	<p>GRCC offers a Bridges to College - Raider Ready summer program to high school graduates to present math and writing skills that may not have been acquired in high school to better prepare students for college level course work.</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, a high school equivalency test preparation program and testing, or recruiting, advising, or orientation activities specific to adults. As used in this subparagraph, "high school equivalency test preparation program" means that term as defined in section 4.</p>	<p>The GRCC Adult Education Program offers English as a Second Language and Adult Basic Education classes under the Workforce Innovation and Opportunity Act. GRCC offers 3 levels of ESL: ESL2 Low Intermediate, ESL3 High Intermediate, and ESL4 Advanced. GRCC also offers Advanced English Reading & Writing as an Adult Basic Education class. GRCC Typically serves between 180 and 200 ESL and ABE students per year. During the 2022-2023 school year GRCC experienced high interest in the program resulting in 221 students served.</p> <p>GRCC's Workforce Training division offered three integrated education and training programs for adult learners who worked on completing their GED, while earning credentials to accelerate their career opportunities (e.g., Builders License, Construction, Certified Nursing Assistant).</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 44 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"> ● Articulated Pre-Majors (2+2 agreements): 24 ● Articulated Pre-Majors (3+1 agreements): 2 ● Articulated Pre-professional programs (3+1 agreements): 4 ● Articulated Pre-professional programs (2+2 agreements): 1 ● Articulated Career Programs (2+2 agreements): 5 <p>In addition, GRCC promotes successful transfer through offering pre-majors in the following categories:</p> <ul style="list-style-type: none"> ● General Pre-Majors: 39 ● General Pre-Professional Programs: 4
<p>Category C: Community Services (must meet 4 of 5)</p>	
<p>(i) The community college provides continuing education programming for leisure, wellness, personal enrichment, or professional development.</p>	<p>GRCC Provided 234 continuing education courses focused on leisure, wellness, older learners, and personal enrichment serving 1,041 people. Skill building courses focused on professional development and new careers accounted for 490 additional classes serving 11,935 people. 39 information sessions, career fairs and visits were held for adult learners, high school students and non-profit organizations at the Tassell MTEC.</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. In 2022-23 a total of 10 productions were held at the Spectrum Theater.</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>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. 29 performances were held, which included GRCC ensembles, student recitals and artist exhibits.</p> <p>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.</p> <p>GRCC hosts an annual "Diversity Lecture Series". 2023 speakers included Jazz McKinney, Graci Harkema and Ricardo Tava'rez.</p>
<p>(iv) The community college operates public facilities to promote leisure or wellness activities for community members, including gymnasiums, athletic fields, tennis courts, fitness centers, hiking or biking trails, or natural areas.</p>	<p>GRCC operates a gymnasium, a fitness center, and an aquatic facility that are all open to the public and is available for community use.</p>

<p>(iv) The community college promotes, sponsors, or hosts community service activities for students, staff, or community members.</p>	<p>The College offers several opportunities throughout the year to promote community service. These include:</p> <ul style="list-style-type: none"> - offering several courses with a service/volunteer component - facilitating Martin Luther King Junior Day celebration activities - a strong partnership with United Way where students and employees can volunteer - 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 - several staff participated in the Campus Beautification Day, planting flowers and general clean-up of campus property
--	---

Adopted this 18 day of September

YEAS: Brame, Bruinsma, Williams + 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 18, 2023, 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
David Koetje, Chairperson, Board of Trustees

Countersigned:

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

Appendix B—20 September 2023

GRCC Fall 2023 Enrollment by Program Plan—Full-Time and Part-Time²

Plan Code	Description	CIP Code	Full-Time	Part-Time	All ¹	% of Total
003	Early	24.00	22	866	888	7.4%
006	General Studies, A.G.S. (006)	24.01	40	181	221	1.8%
007	Associate of Arts, A.A. (007)	24.01	3	37	40	0.3%
011	Associate of Science, A.S. (011)	24.01	0	3	3	0.0%
101	Pre-Business, A.A. (General) (101)	24.01	48	56	104	0.9%
102	Business Administration, A.B. (102)	52.01	106	309	415	3.4%
120	Child Development, A.A.A.S. (120)	19.07	13	30	43	0.4%
125	Marketing, A.B. (125)	52.18	54	66	120	1.0%
127	Management and Supervision, A.B. (127)	52.02	16	77	93	0.8%
128	Accounting, A.B. (128)	52.03	33	118	151	1.3%
133	Fast Track CDA Formal Training Hours, Ce	19.07	0	17	17	0.1%
134	Data Science, Certificate (134)	30.70	2	6	8	0.1%
147	Network Administration, A.A.A.S. (147)	11.09	19	49	68	0.6%
149	Computer Programming, A.A.A.S. (149)	11.02	38	91	129	1.1%
150	Pre-CyberSecurity, A.A. (General Transfe	24.01	33	28	61	0.5%
151	Culinary Arts, A.A.A.S. (151)	12.05	64	95	159	1.3%
152	Corrections, A.A.A.S. (152)	43.01	1	11	12	0.1%
153	Juvenile Services, A.A.A.S. (153)	43.01	4	21	25	0.2%
154	Addiction Studies, Certificate (154)	51.15	3	12	15	0.1%
156	Baking and Pastry Arts, Certificate (156	12.05	10	31	41	0.3%
157	Culinary Arts, Certificate (157)	12.05	2	15	17	0.1%
158	Personal Chef, Certificate (158)	12.05	4	7	11	0.1%
159	Craft Brewing, Packaging, and Service Op	52.09	3	5	8	0.1%
160	Web/UX Design and Development, A.A.A.S.	11.08	34	71	105	0.9%
165	Computer Support Specialist, A.A.A.S. (1	11.10	14	27	41	0.3%
166	CyberSecurity, Certificate (166)	11.10	11	25	36	0.3%
169	Supply Chain Management, Certificate (16	52.04	1	21	22	0.2%
170	Entrepreneurship, Certificate (170)	52.07	6	15	21	0.2%
171	Retail Management, Certificate (171)	52.02	0	115	115	1.0%
172	Corrections, Certificate (172)	43.01	0	1	1	0.0%
180	Child Development, A.A.A.S. (180)	19.07	12	31	43	0.4%
201	Pre-Art, A.A. (General) (201)	50.07	19	24	43	0.4%
212AM	Recording Technology, A.M. (212AM)	10.02	15	22	37	0.3%
215	Digital Audio Specialist, Certificate (2	10.02	1	9	10	0.1%

Appendix B—20 September 2023

GRCC Fall 2023 Enrollment by Program Plan—Full-Time and Part-Time²

220	Associate of Music, A.M. (220)	50.09	20	24	44	0.4%
250	Photography, A.F.A. (250)	50.06	11	30	41	0.3%
251	Fine Arts, A.F.A. (251)	50.07	25	50	75	0.6%
255	Interior Design, A.F.A. (255)	50.07	31	51	82	0.7%
305	Radiologic Technology, A.A.A.S. (305)	51.09	16	22	38	0.3%
340	Occupational Therapy Assistant, A.A.A.S.	51.08	6	45	51	0.4%
361	Nursing, A.D.N. (361)	51.38	0	119	119	1.0%
369	ADV Stand Nursing, A.D.N. (369)	51.38	1	23	24	0.2%
371	Practical Nursing-In Class, Certificate	51.39	1	59	60	0.5%
377	Anesthesia Technology, A.A.A.S.(387)	51.08	2	11	13	0.1%
382	Cardiovascular Technology, A.A.A.S. (382)	51.09	16	1	17	0.1%
388	Surgical Technology, A.A.A.S (388)	51.09	0	11	11	0.1%
392	Dental Assisting-FT, Certificate (392)	51.06	4	4	8	0.1%
393	Dental Assisting-FT, A.A.A.S. (393)	51.06	12	0	12	0.1%
394	Dental Hygiene, A.A.A.S. (394)	51.06	59	3	62	0.5%
396	Dental Assisting-PT, A.A.A.S. (396)	51.06	3	1	4	0.0%
402	Pre-Multimedia Journalism, A.A. (General)	24.01	10	7	17	0.1%
420	Paraprofessional Education, A.A.A.S. (42)	13.15	2	4	6	0.0%
431	Pre-Theater, A.A. (General) (431)	24.01	10	8	18	0.1%
450	Pre-Computer Information Systems, A.A. (	24.01	10	31	41	0.3%
452	Pre-Computer Science, A.A. (General) (45	24.01	4	3	7	0.1%
500	Pre-Allied Health Science (Physical Ther	24.01	32	44	76	0.6%
522	Pre-English Literature, AA (522)	24.01	7	8	15	0.1%
523	Pre-Communication Studies, A.A. (General)	24.01	14	19	33	0.3%
524	Pre-Writing, A.A. (General Transfer) (52	24.01	6	12	18	0.1%
525	Pre-Criminal Justice, A.A. (General Tran	24.01	40	49	89	0.7%
526	Pre-Gender Studies, A.A. (General Transf	24.01	2	1	3	0.0%
527	Pre-French, A.A. (General Transfer) (527	24.01	1	1	2	0.0%
528	Pre-Spanish, A.A. (General Transfer) (52	24.01	1	6	7	0.1%
530	Pre-Psychology, A.A. (General) (530)	24.01	102	154	256	2.1%
531	Pre-Philosophy, A.A. (General Transfer)	24.01	6	8	14	0.1%
532	Pre-Social Work, A.A. (General Transfer)	24.01	43	95	138	1.1%
533	Pre-Anthropology, A.A. (General Transfer	24.01	7	8	15	0.1%
535	Pre-Political Science, A.A. (General Tra	24.01	17	17	34	0.3%
536	Pre-Economics, A.A. (General Transfer) (	24.01	5	5	10	0.1%

Appendix B—20 September 2023

GRCC Fall 2023 Enrollment by Program Plan—Full-Time and Part-Time²

537	Pre-Sociology, A.A. (General Transfer) (	24.01	9	12	21	0.2%
538	Pre-Geography, A.A. (General Transfer) (	24.01	2	1	3	0.0%
539	Pre-International Relations, AA (539)	24.01	4	2	6	0.0%
540	Pre-History, A.A. (General Transfer) (54	24.01	15	15	30	0.2%
541	Pre-Global & International Studies, A.A.	24.01	0	1	1	0.0%
545	Pre-Geology, A.A. (General) (545)	24.01	3	8	11	0.1%
547	Pre-Computer Science, A.A. (General Tran	24.01	52	51	103	0.9%
549	Pre-Physics, A.A. (General Transfer) (54	24.01	1	2	3	0.0%
550	Pre-Biochemistry, A.A. (General) (550)	24.01	9	10	19	0.2%
551	Pre-Environmental and Sustainability Stu	24.01	25	24	49	0.4%
552	Pre-Chemical Engineering, A.A. (General)	24.01	3	4	7	0.1%
553	Pre-Engineering, AA (553)	24.01	46	56	102	0.8%
555	Pre-Cell and Molecular Biology, A.A. (Ge	24.01	4	4	8	0.1%
560	Pre-Biology, A.A. (General Transfer) (56	24.01	39	41	80	0.7%
570	Pre-Pharmacy, A.A. (General) (570)	24.01	9	12	21	0.2%
575	Pre-Exercise Science, A.A. (General) (57	24.01	12	9	21	0.2%
580	Pre-Hospitality Management (Specialized	24.01	7	7	14	0.1%
605	Pre-Master of Architecture, A.A. (Lawren	24.01	3	4	7	0.1%
609	Pre-Manufacturing Engineering Technology	24.01	4	9	13	0.1%
614	Architectural Technology, A.A.A.S. (Ferr	04.09	16	22	38	0.3%
616	Pre- Early Childhood Education, AA (Ferr	24.01	0	6	6	0.0%
617	Pre-Elementary Education, A.A. FSU (617)	24.01	13	22	35	0.3%
622	Pre-Music and Entertainment Business A.A	24.01	4	9	13	0.1%
625	Pre-Exercise Science-Aquinas, A.A. (625)	24.01	3	1	4	0.0%
626	Pre-Engineering Design Technology, A.A.	24.01	3	2	5	0.0%
627	Pre-Engineering Management Technology, A	24.01	2	1	3	0.0%
628	Pre-Industrial & Entrepreneurial Enginee	24.01	0	2	2	0.0%
630	Pre-Public Health, A.A. (Western Michiga	24.01	2	4	6	0.0%
631	Music, A.M. (Western Michigan University	50.09	7	8	15	0.1%

Appendix B—20 September 2023
GRCC Fall 2023 Enrollment by Program Plan—Full-Time and Part-Time²

632	Pre-Business Administration, A.A. (Wester	24.01	8	6	14	0.1%
634	Child Development, A.A.A.S. (Western Mic	19.07	2	1	3	0.0%
635	Pre-Exercise Science, A.A. (Western Mich	24.01	3	1	4	0.0%
637	Pre-Recreation/Sport Management, A.A. (W	24.01	1	1	2	0.0%
639	Pre-Nutrition and Dietetics, A.A. (Weste	24.01	3	6	9	0.1%
643	Pre-Business, A.A. (Cornerstone Universi	24.01	2	4	6	0.0%
646	Pre-General Science/Chiropractic, A.S. (	24.01	0	2	2	0.0%
655	Pre-Mathematics, A.A. (General) (655)	24.01	9	8	17	0.1%
660	Pre-Business, A.A. (Grand Valley State U	24.01	77	81	158	1.3%
662	Pre-Exercise Science, A.A. (Grand Valley	24.01	6	6	12	0.1%
663	Pre-Exercise Science-Health Fitness Inst	24.01	5	10	15	0.1%
664	Pre-Sport Management-GVSU, A.A. (664)	24.01	10	4	14	0.1%
667	Pre-Birth to Kindergarten, A.A. (Grand V	24.01	0	3	3	0.0%
668	Pre-Pedagogical Content Knowledge for El	24.01	14	12	26	0.2%
670	Pre-Biology, A.A. (Aquinas College) (670	24.01	1	3	4	0.0%
680	Pre-Biological Laboratory Science, A.A.	24.01	4	4	8	0.1%
685	Pre-Accounting, A.B. (3+1, Davenport Uni	52.03	18	32	50	0.4%
686	Pre-Business, A.B. (3+1, Davenport Unive	52.02	33	54	87	0.7%
687	Pre-Management, A.B. (3+1, Davenport Uni	52.03	12	18	30	0.2%
688	Pre-Marketing, A.B. (3+1, Davenport Univ	52.19	12	12	24	0.2%
701	Pre-Chemistry, A.A. (General) (701)	24.01	6	8	14	0.1%
809	Law Enforcement, A.A.A.S. (809)	43.01	30	4	34	0.3%
817	Gerontology, Certificate (817)	19.07	0	1	1	0.0%
819	Police Academy, Certificate (819)	43.01	3	0	3	0.0%
848	Guest	24.01	41	279	320	2.7%
850	Personal Interest (850)	12.00	36	366	402	3.3%
900	Technology Option, A.A.A.S. (900)	15.99	0	1	1	0.0%
902	Welding Skills, Certificate	48.05	2	6	8	0.1%
903	Electrical Controls Engineering Technolo	15.04	6	55	61	0.5%
904	Mechanical Design, A.A.A.S. (904)	15.13	8	32	40	0.3%
906	Electronics Engineering Technology, A.A.	15.03	9	18	27	0.2%

Appendix B—20 September 2023
GRCC Fall 2023 Enrollment by Program Plan—Full-Time and Part-Time²

908	Tooling and Manufacturing Technology, A.	48.05	6	22	28	0.2%
912	Heating, Ventilation, AC/Refrigeration T	47.02	15	61	76	0.6%
916	Mechatronics- Basic Industrial Electrici	47.01	0	2	2	0.0%
918	Industrial Maintenance, Certificate (918	47.03	1	18	19	0.2%
920	Tooling and Manufacturing Technology, Ce	48.05	0	4	4	0.0%
921	Automotive Technology, Certificate (921)	47.06	4	17	21	0.2%
922	Automotive Technology, A.A.A.S. (922)	47.06	18	42	60	0.5%
923	Electrical Controls/Mechatronics, Certif	15.04	0	12	12	0.1%
925	Architectural Technology, A.A.A.S. (925)	04.09	13	19	32	0.3%
926	Electronics Engineering Technology, Cert	15.03	0	7	7	0.1%
927	Pre-Photography, A.A. (General) (927)	50.07	2	8	10	0.1%
928	Mechanical Design, Certificate (928)	15.13	1	6	7	0.1%
931	Welding, Certificate (931)	48.05	4	18	22	0.2%
932	Welding Technology, A.A.A.S. (932)	48.05	13	29	42	0.3%
935	Plastics-Polymer Engineering Technology,	15.06	0	17	17	0.1%
939	Quality Science, A.A.A.S. (939)	15.07	0	3	3	0.0%
943	Machine Tool, Certificate (943)	48.05	0	1	1	0.0%
954	Manufacturing Apprenticeship, Certificat	15.06	3	327	330	2.7%
970	Computer Numeric Control (CNC) Programmi	48.05	0	5	5	0.0%
972	Energy Utility Technician, Certificate (	46.03	1	1	2	0.0%
985	Industrial Maintenance Technology, A.A.A	47.03	1	21	22	0.2%
P01	Pathway Degree with Business Concentrati	24.01	304	367	671	5.6%
P02	Pathway Degree with Health and Exercise	24.01	374	997	1371	11.4%
P03	Pathway Degree with Human Services, Educ	24.01	52	184	236	2.0%
P04	Pathway Degree with Manufacturing and Ap	24.01	33	100	133	1.1%
P05	Pathway Degree with Math, Science, and E	24.01	182	250	432	3.6%
P06	Pathway Degree with Music and Theater Co	24.01	21	34	55	0.5%
P07	Pathway Degree with Culinary Arts, Hospi	24.01	14	35	49	0.4%

Appendix B—20 September 2023
 GRCC Fall 2023 Enrollment by Program Plan—Full-Time and Part-Time²

P08	Pathway Degree with Art, Architecture, a	24.01	94	149	243	2.0%
P09	Pathway Degree with Humanities, English,	24.01	68	107	175	1.4%
P10	Pathway Degree with Computer Information	24.01	215	693	908	7.5%
P11	Pathway Degree with Education and Child	24.01	85	76	161	1.3%
P12	Pathway Degree with Public Service Conce	24.01	33	38	71	0.6%
P13	Pathway Degree with Social and Behaviora	24.01	121	95	216	1.8%

¹ Information was collected from PeopleSoft on Count Date

² Report authored by Institutional Research on September 28, 2023

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

Data Science, Certificate

Graphics/Web Development, Web/UX Design and 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

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

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

Anesthesia Technology, A.A.A.S

Anesthesia Technology, Certificate

Cardiovascular Technology, A.A.A.S

Cardiovascular Technology, Certificate

Dental Assisting Certificate

Dental Assisting, A.A.A.S.

Dental Hygiene, A.A.A.S.

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.

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.

Pre-Spanish, 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.

Energy Technician Certificate

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 Technology Certificate

Automotive Maintenance and Light Repair Certificate

Automotive Technology, A.A.A.S.

Manufacturing Programs

Computer Numeric Control (CNC) Programming Certificate

Manufacturing Apprenticeship Certificate

Machine Tool Certificate

Quality Science Certificate (Pending)

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

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.

Pre-Physics, 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.

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

GRCC Capital Outlay – Appendix C
2023.2024 Academic Programs

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.
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-Global and International Studies, A.A.
Pre-History, A.A.
Pre-International Relations, A.A.
Pre-Political Science, A.A.
Pre-Sociology, 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)

GRCC Capital Outlay – Appendix C
2023.2024 Academic Programs

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.A. (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)

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
 Facility Condition Index
 September 21, 2023

Building	2023 Deficiency Cost	2023 Current Replacement Value	Facility Condition Index (%)
Administration Building	\$ 568,715.01	\$ 4,505,751	12.62%
Applied Technology Center	\$ 4,331,186.03	\$ 62,889,826	6.89%
Bungalow (Carriage House)	\$ 410,828.46	\$ 541,446	75.88%
Calkins Science Center	\$ 1,359,835.82	\$ 50,024,714	2.72%
Chiller Plant	\$ 240,407.86	\$ 3,708,060	6.48%
College Park Plaza & Parking Ramp	\$ 332,485.34	\$ 12,654,325	2.63%
Cook Academic Hall & Parking Ramp	\$ 1,695,970.28	\$ 40,091,389	4.23%
Custer Alumni House	\$ -	\$ 1,064,862	0.00%
Ford Fieldhouse	\$ 273,701.41	\$ 20,246,264	1.35%
Ford Natatorium	\$ 3,282,753.78	\$ 11,916,406	27.55%
Lakeshore Campus	\$ -	\$ 17,100,000	0.00%
Learning Resource Center	\$ 3,427,478.02	\$ 19,998,652	17.14%
Music Center	\$ 108,844.31	\$ 10,238,524	1.06%
Preschool	\$ 198,080.63	\$ 5,229,901	3.79%
Raleigh J. Finkelstein Hall	\$ 1,215,570.81	\$ 69,185,682	1.76%
Ramp A/Bostwick Office Suite	\$ 730,569.61	\$ 44,533,980	1.64%
Ramp B/Facilities/GRCC Police	\$ 113,196.08	\$ 19,557,628	0.58%
Ramp C	\$ 475,183.27	\$ 5,519,473	8.61%
Snedden Hall	\$ 912,059.26	\$ 21,946,438	4.16%
Spectrum Theater	\$ 947,454.63	\$ 9,622,991	9.85%
Steven C Ender Hall	\$ 5,602.28	\$ 2,074,651	0.27%
Student Center	\$ 1,670,327.12	\$ 20,276,861	8.24%
Tassell MTEC	\$ 900,888.67	\$ 20,422,740	4.41%
White Hall	\$ 64,186.13	\$ 4,448,492	1.44%
Total	\$ 23,265,324.81	\$ 477,799,057.56	4.87%

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, 4 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 17.14% to 75.88%. These values are primarily driven by the high cost of building, mechanical and infrastructure upgrades, and equipment replacement costs.

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	Qty.	Unit	Architectural Unit Cost	Architectural Subtotal	Mechanical Unit Cost	Mechanical Subtotal	Electrical Unit Cost	Electrical Subtotal	2023 Project Cost	2024 Project Cost	2025 Project Cost	2026 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.	26	EA					\$ 540.00	\$ 14,040	\$ 27,141	\$ 28,091	\$ 29,075	\$ 30,092		
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.	1	LS	\$ 7,380.00	\$ 7,380					\$ 14,267	\$ 14,766	\$ 15,283	\$ 15,818		
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	LS			\$ 1,000.00	\$ 1,000			\$ 1,933	\$ 2,001	\$ 2,071	\$ 2,143		
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.	1	LS			\$ 200.00	\$ 200			\$ 387	\$ 400	\$ 414	\$ 429		
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.	120	SF	\$ 8.85	\$ 1,062							\$ 2,053	\$ 2,125	\$ 2,199	\$ 2,276
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.	2	EA	\$ 1,500.00	\$ 3,000							\$ 5,799	\$ 6,002	\$ 6,213	\$ 6,430
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.	6	EA	\$ 1,800.00	\$ 10,800							\$ 20,878	\$ 21,609	\$ 22,365	\$ 23,148
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.	35	LF	\$ 6.19	\$ 217							\$ 419	\$ 433	\$ 449	\$ 464
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.	6	EA					\$ 2,500.00	\$ 15,000	\$ 28,997	\$ 30,012	\$ 31,063	\$ 32,150		
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.	2	EA					\$ 1,500.00	\$ 3,000	\$ 5,799	\$ 6,002	\$ 6,213	\$ 6,430		
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.	1	EA					\$ 2,500.00	\$ 2,500	\$ 4,833	\$ 5,002	\$ 5,177	\$ 5,358		
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.	1	LS					\$ 20,000.00	\$ 20,000	\$ 38,663	\$ 40,016	\$ 41,417	\$ 42,866		
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.	1	LS					\$ 250.00	\$ 250	\$ 483	\$ 500	\$ 518	\$ 536		
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.	1	LS			\$ 500.00	\$ 500			\$ 967	\$ 1,000	\$ 1,035	\$ 1,072		
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.	1	LS			\$ 12,000.00	\$ 12,000			\$ 23,198	\$ 24,010	\$ 24,850	\$ 25,720		
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.	3	EA			\$ 800.00	\$ 2,400			\$ 4,640	\$ 4,802	\$ 4,970	\$ 5,144		
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.	15	SF	\$ 92.00	\$ 1,380							\$ 2,668	\$ 2,761	\$ 2,858	\$ 2,958
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.	20,340	SF					\$ 1.35	\$ 27,459	\$ 53,082	\$ 54,940	\$ 56,863	\$ 58,853		
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.	1	LS					\$ 3,000.00	\$ 3,000	\$ 5,799	\$ 6,002	\$ 6,213	\$ 6,430		
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.	20,300	SF					\$ 4.00	\$ 81,200	\$ 156,972	\$ 156,972	\$ 162,466	\$ 162,466		
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.	1	LS			\$ 100.00	\$ 100			\$ 193	\$ 200	\$ 207	\$ 214		
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.	1	LS	\$ 5,500.00	\$ 5,500					\$ 10,632	\$ 11,004	\$ 11,390	\$ 11,788		
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	EA					\$ 1,000.00	\$ 1,000	\$ 1,933	\$ 2,001	\$ 2,071	\$ 2,143		
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.	1	LS			\$ 4,000.00	\$ 4,000			\$ 7,733	\$ 8,003	\$ 8,283	\$ 8,573		
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).	1	LS			\$ 70,000.00	\$ 70,000			\$ 135,321	\$ 140,057	\$ 144,959	\$ 150,033		
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.	55	LF	\$ 35.29	\$ 1,941					\$ 3,752	\$ 3,883	\$ 4,019	\$ 4,160		
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.	5	EA					\$ 94.00	\$ 470	\$ 909	\$ 940	\$ 973	\$ 1,007		
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.	1	LS	\$ 58,200.00	\$ 58,200					\$ 112,510	\$ 116,447	\$ 120,523	\$ 124,741		
Applied Technology Center	162 Fountain NE	AT-13	Overhead Door	Room 138		3	3	3	6	No	3	Overhead door has rusty frame and panel - safety pressure plate not working.	Replace overhead door.	1	EA	\$ 4,673.00	\$ 4,673					\$ 9,034	\$ 9,350	\$ 9,677	\$ 10,016		
Applied Technology Center	163 Fountain NE	AT-14	Overhead Door	Room 138		3	3	3	6	No	3	Safety pressure plate on overhead door not working.	Replace safety pressure plate.	1	LS	\$ 500.00	\$ 500					\$ 967	\$ 1,000	\$ 1,035	\$ 1,072		
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.	1	LS			\$ 250.00	\$ 250			\$ 483	\$ 500	\$ 518	\$ 536		
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.	1	LS			\$ 250.00	\$ 250			\$ 483	\$ 500	\$ 518	\$ 536		
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.	1	LS			\$ 5,000.00	\$ 5,000			\$ 9,666	\$ 10,004	\$ 10,354	\$ 10,717		
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.	1	LS			\$ 2,000.00	\$ 2,000			\$ 3,866	\$ 4,002	\$ 4,142	\$ 4,287		
Applied Technology Center	168 Fountain NE	AT-19	Domestic Water Pressure Regulating Valve Addition	Water Meter Room in Southeast Corner		3	4	4	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.	1	LS			\$ 4,000.00	\$ 4,000			\$ 7,733	\$ 8,003	\$ 8,283	\$ 8,573		
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.	250	FT			\$ 150.00	\$ 37,500			\$ 72,493	\$ 75,031	\$ 77,657	\$ 80,375		
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.	100	FT			\$ 150.00	\$ 15,000			\$ 28,997	\$ 30,012	\$ 31,063	\$ 32,150		
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.	2	EA			\$ 15,000.00	\$ 30,000			\$ 57,995	\$ 60,024	\$ 62,125	\$ 64,300		
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.	1	EA			\$ 20,000.00	\$ 20,000			\$ 38,663	\$ 40,016	\$ 41,417	\$ 42,866		
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.	1	LS			\$ 70,000.00	\$ 70,000			\$ 135,321	\$ 140,057	\$ 144,959	\$ 150,033		
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.	1	LS			\$ 24,000.00	\$ 24,000			\$ 46,396	\$ 48,020	\$ 49,700	\$ 51,440		
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.	12	EA			\$ 80,000.00	\$ 960,000			\$ 1,855,828	\$ 1,920,782	\$ 1,988,009	\$ 2,057,590		
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.	12	EA					\$ 400.00	\$ 4,800	\$ 9,279	\$ 9,604	\$ 9,940	\$ 10,288		
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.	1	LS			\$ 10,000.00	\$ 10,000			\$ 19,332	\$ 20,008	\$ 20,708	\$ 21,433		
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.	2	EA			\$ 8,000.00	\$ 16,000			\$ 30,930	\$ 32,013	\$ 33,133	\$ 34,293		
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.	5	EA			\$ 1,500.00	\$ 7,500			\$ 14,499	\$ 15,006	\$ 15,531	\$ 16,075		
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																

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	Qty.	Unit	Architectural Unit Cost	Architectural Subtotal	Mechanical Unit Cost	Mechanical Subtotal	Electrical Unit Cost	Electrical Subtotal	2023 Project Cost	2024 Project Cost	2025 Project Cost	2026 Project Cost		
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.	1	LS			\$ 3,000.00	\$ 3,000			\$ 5,799	\$ 6,002	\$ 6,213	\$ 6,430		
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	1	LS					\$ 29,400.00	\$ 29,400	\$ 56,835	\$ 58,824	\$ 60,883	\$ 63,014		
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.	1	LS					\$ 120,000.00	\$ 120,000	\$ 231,978	\$ 231,978	\$ 240,098	\$ 240,098		
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.	1	LS					\$ 200,000.00	\$ 200,000	\$ 386,631	\$ 386,631	\$ 400,163	\$ 400,163		
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.	1	LS					\$ 20,000.00	\$ 20,000	\$ 38,663	\$ 40,016	\$ 41,417	\$ 42,866		
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	1	LS					\$ 44,250.00	\$ 44,250	\$ 85,542	\$ 88,536	\$ 91,635	\$ 94,842		
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.	1	LS	\$ 1,500.00	\$ 1,500					\$ 2,900	\$ 3,001	\$ 3,106	\$ 3,215		
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.	2,000	SF	\$ 3.00	\$ 6,000					\$ 11,599	\$ 12,005	\$ 12,425	\$ 12,860		
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	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.	48	SF	\$ 26.62	\$ 1,278					\$ 2,470	\$ 2,557	\$ 2,646	\$ 2,739		
Applied Technology Center	198 Fountain NE	AT-49	Ceiling Blistering	Room P11		4	3	2	5	No	3	Ceiling blistering.	Patch and repaint.	1	LS	\$ 1,000.00	\$ 1,000					\$ 1,933	\$ 2,001	\$ 2,071	\$ 2,143		
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.	1	LS	\$ 5,000.00	\$ 5,000					\$ 9,666	\$ 10,004	\$ 10,354	\$ 10,717		
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.	1	LS			\$ 6,400.00	\$ 6,400			\$ 12,372	\$ 12,805	\$ 13,253	\$ 13,717		
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.	1	LS			\$ 12,000.00	\$ 12,000			\$ 23,198	\$ 24,010	\$ 24,850	\$ 25,720		
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.	4	EA					\$ 950.00	\$ 3,800	\$ 7,346	\$ 7,603	\$ 7,869	\$ 8,145		
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.	16	EA							\$ 1,000.00	\$ 16,000	\$ 30,930	\$ 32,013	\$ 33,133	\$ 34,293
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	210	EA	\$ 26.62	\$ 5,590					\$ 162,385	\$ 162,385	\$ 168,068	\$ 168,068		
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.	570	EA							\$ 400.00	\$ 228,000	\$ 440,759	\$ 440,759	\$ 456,186	\$ 456,186
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	LS	\$ 750.00	\$ 750					\$ 1,450	\$ 1,501	\$ 1,553	\$ 1,607		
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	1	LS					\$ 57,275.00	\$ 57,275	\$ 110,721	\$ 114,597	\$ 118,608	\$ 122,759		
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.	1	LS	\$ 30,000.00	\$ 30,000					\$ 57,995	\$ 60,024	\$ 62,125	\$ 64,300		
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.	1	LS					\$ 10,327.00	\$ 10,327	\$ 19,964	\$ 20,662	\$ 21,386	\$ 22,134		
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.	6	EA					\$ 670.00	\$ 4,020	\$ 7,771	\$ 8,043	\$ 8,325	\$ 8,616		
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.	10	EA							\$ 545.00	\$ 5,450	\$ 10,536	\$ 10,904	\$ 11,286	\$ 11,681
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.	550	SF	\$ 4.22	\$ 2,322					\$ 4,489	\$ 4,646	\$ 4,809	\$ 4,977		
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.	2	EA	\$ 1,845.00	\$ 3,690	\$ 1,100.00	\$ 2,200					\$ 11,386	\$ 11,785	\$ 12,197	\$ 12,624
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	LS	\$ 650.00	\$ 650					\$ 1,257	\$ 1,301	\$ 1,346	\$ 1,393		
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.	1	EA	\$ 2,325.00	\$ 2,325					\$ 4,495	\$ 4,652	\$ 4,815	\$ 4,983		
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.	18	EA	\$ 2,260.00	\$ 40,680					\$ 78,641	\$ 81,393	\$ 84,242	\$ 87,190		
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.	1	LS					\$ 8,500.00	\$ 8,500	\$ 16,432	\$ 17,007	\$ 17,602	\$ 18,218		
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.	8	EA					\$ 390.00	\$ 3,120	\$ 6,031	\$ 6,243	\$ 6,461	\$ 6,687		
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.	1	LS			\$ 10,000.00	\$ 10,000			\$ 19,332	\$ 20,008	\$ 20,708	\$ 21,433		
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.	1	LS			\$ 3,000.00	\$ 3,000			\$ 5,799	\$ 6,002	\$ 6,213	\$ 6,430		
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.	3	EA			\$ 2,000.00	\$ 6,000			\$ 11,599	\$ 12,005	\$ 12,425	\$ 12,860		
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.	1	LS			\$ 7,500.00	\$ 7,500			\$ 14,499	\$ 15,006	\$ 15,531	\$ 16,075		
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.	1	LS			\$ 2,500.00	\$ 2,500			\$ 4,833	\$ 5,002	\$ 5,177	\$ 5,358		
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.	25	EA					\$ 400.00	\$ 10,000	\$ 19,332	\$ 20,008	\$ 20,708	\$ 21,433		
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.	1	EA					\$ 2,500.00	\$ 2,500	\$ 4,833	\$ 5,002	\$ 5,177	\$ 5,358		
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.	110	LF	\$ 17.00	\$ 1,870					\$ 3,615	\$ 3,742	\$ 3,872	\$ 4,008		
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.	1	LS					\$ 17,000.00	\$ 17,000	\$ 32,864	\$ 34,014	\$ 35,204	\$ 36,436		
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.	1	LS	\$ 20,000.00	\$ 20,000					\$ 38,663	\$ 40,016	\$ 41,417	\$ 42,866		
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	1	LS					\$ 13,400.00	\$ 13,400	\$ 25,904	\$ 26,811	\$ 27,749	\$ 28,721		
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.	513	SF	\$ 1.03	\$ 528					\$ 1,021	\$ 1,057	\$ 1,094	\$ 1,133		
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.	1	EA	\$ 340.00	\$ 340					\$ 657	\$ 680	\$ 704	\$ 729		
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.	1	LS					\$ 11,680.00	\$ 11,680	\$ 22,579	\$ 23,370	\$ 24,187	\$ 25,034		
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.	1	LS					\$ 17,000.00	\$ 17,000	\$ 32,864	\$ 34,014	\$ 35,204	\$ 36,436		
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.	1	LS												

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	Qty.	Unit	Architectural Unit Cost	Architectural Subtotal	Mechanical Unit Cost	Mechanical Subtotal	Electrical Unit Cost	Electrical Subtotal	2023 Project Cost	2024 Project Cost	2025 Project Cost	2026 Project Cost
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.	1	LS					\$ 106,350.00	\$ 106,350	\$ 205,591	\$ 212,787	\$ 220,234	\$ 227,942
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.	1,800	SF	\$ 40.00	\$ 72,000					\$ 139,187	\$ 139,187	\$ 144,059	\$ 144,059
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.	200	SF	\$ 7.45	\$ 1,490					\$ 2,880	\$ 2,981	\$ 3,086	\$ 3,194
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.	4	LS	\$ 5,500.00	\$ 22,000					\$ 42,529	\$ 44,018	\$ 45,559	\$ 47,153
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.	7,500	LF	\$ 7.80	\$ 58,500					\$ 113,090	\$ 117,048	\$ 121,144	\$ 125,384
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.	1	LS			\$ 3,500.00	\$ 3,500			\$ 6,766	\$ 7,003	\$ 7,248	\$ 7,502
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.	1	LS	\$ 5,000.00	\$ 5,000					\$ 9,666	\$ 10,004	\$ 10,354	\$ 10,717
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.	1	LS			\$ 12,000.00	\$ 12,000			\$ 23,198	\$ 24,010	\$ 24,850	\$ 25,720
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.	1	LS			\$ 15,000.00	\$ 15,000			\$ 28,997	\$ 30,012	\$ 31,063	\$ 32,150
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.	1	LS			\$ 400.00	\$ 400			\$ 773	\$ 800	\$ 828	\$ 857
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.	6	EA			\$ 4,000.00	\$ 24,000			\$ 46,396	\$ 48,020	\$ 49,700	\$ 51,440
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.	1	LS					\$ 25,000.00	\$ 25,000	\$ 48,329	\$ 50,020	\$ 51,771	\$ 53,583
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.	114	EA					\$ 1,000.00	\$ 114,000	\$ 220,380	\$ 220,380	\$ 228,093	\$ 228,093
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.	16	EA					\$ 1,000.00	\$ 16,000	\$ 30,930	\$ 32,013	\$ 33,133	\$ 34,293
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	EA	\$ 750.00	\$ 750					\$ 1,450	\$ 1,501	\$ 1,553	\$ 1,607
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.	1	LS					\$ 30,000.00	\$ 30,000	\$ 57,995	\$ 60,024	\$ 62,125	\$ 64,300
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.	7	EA					\$ 2,500.00	\$ 17,500	\$ 33,830	\$ 35,014	\$ 36,240	\$ 37,508
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.	1	LS	\$ 3,000.00	\$ 3,000					\$ 5,799	\$ 6,002	\$ 6,213	\$ 6,430
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.	1	LS	\$ 18,100.00	\$ 18,100					\$ 34,990	\$ 36,215	\$ 37,482	\$ 38,794
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.	1	allow	\$ 15,000.00	\$ 15,000					\$ 28,997	\$ 30,012	\$ 31,063	\$ 32,150
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.	1	LS			\$ 10,000.00	\$ 10,000			\$ 19,332	\$ 20,008	\$ 20,708	\$ 21,433
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.	1	LS			\$ 5,000.00	\$ 5,000			\$ 9,666	\$ 10,004	\$ 10,354	\$ 10,717
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.	1	LS			\$ 500.00	\$ 500			\$ 967	\$ 1,000	\$ 1,035	\$ 1,072
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	EA					\$ 600.00	\$ 3,600	\$ 6,959	\$ 7,203	\$ 7,455	\$ 7,716
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.	36	EA					\$ 40.00	\$ 1,440	\$ 2,784	\$ 2,881	\$ 2,982	\$ 3,086
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.	60	EA					\$ 600.00	\$ 36,000	\$ 69,594	\$ 72,029	\$ 74,550	\$ 77,160
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.	90	EA					\$ 20.00	\$ 1,800	\$ 3,480	\$ 3,601	\$ 3,728	\$ 3,858
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.	20	EA							\$ -	\$ -	\$ -	\$ -
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.	6	EA					\$ 270.00	\$ 1,620	\$ 3,132	\$ 3,241	\$ 3,355	\$ 3,472
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.	20	EA					\$ 400.00	\$ 8,000	\$ 15,465	\$ 16,007	\$ 16,567	\$ 17,147
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.	1	LS					\$ 19,250.00	\$ 19,250	\$ 37,213	\$ 38,516	\$ 39,864	\$ 41,259
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.	1	LS					\$ 12,500.00	\$ 12,500	\$ 24,164	\$ 25,010	\$ 25,886	\$ 26,792
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	LS	\$ 1,000.00	\$ 1,000					\$ 1,933	\$ 2,001	\$ 2,071	\$ 2,143
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.	1	LS	\$ 5,500.00	\$ 5,500					\$ 10,632	\$ 11,004	\$ 11,390	\$ 11,788
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.	1	LS	\$ 5,000.00	\$ 5,000					\$ 9,666	\$ 10,004	\$ 10,354	\$ 10,717
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.	1	LS	\$ 4,211.00	\$ 4,211					\$ 8,141	\$ 8,425	\$ 8,720	\$ 9,026
Calkins Science Center	226 Bostwick NE	CS-9	Exterior Hollow Metal Door and Frame	East Elevation Door to Natatorium Courtyard		2	3	3	6	No	4	Door and frame are rusting.	Replace exterior hollow metal door and frame.	1	EA	\$ 3,500.00	\$ 3,500					\$ 6,766	\$ 7,003	\$ 7,248	\$ 7,502
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.	3	EA					\$ 400.00	\$ 1,200	\$ 2,320	\$ 2,401	\$ 2,485	\$ 2,572
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.	1	LS			\$ 500.00	\$ 500			\$ 967	\$ 1,000	\$ 1,035	\$ 1,072
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.	1	LS			\$ 150.00	\$ 150			\$ 290	\$ 300	\$ 311	\$ 321
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.	1	LS					\$ 25,000.00	\$ 25,000	\$ 48,329	\$ 50,020	\$ 51,771	\$ 53,583
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.	2	EA					\$ 2,500.00	\$ 5,000	\$ 9,666	\$ 10,004	\$ 10,354	\$ 10,717
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.	2	EA					\$ 200.00	\$ 400	\$ 773	\$ 800	\$ 828	\$ 857
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.	1	LS	\$ 2,400.00	\$ 2,400					\$ 4,640	\$ 4,802	\$ 4,970	\$ 5,144
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.	1	LS	\$ 1,750.00	\$ 1,750					\$ 3,383	\$ 3,501	\$ 3,624	\$ 3,751

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	Qty.	Unit	Architectural Unit Cost	Architectural Subtotal	Mechanical Unit Cost	Mechanical Subtotal	Electrical Unit Cost	Electrical Subtotal	2023 Project Cost	2024 Project Cost	2025 Project Cost	2026 Project Cost		
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	LS	\$ 755.00	\$ 755					\$ 1,460	\$ 1,511	\$ 1,563	\$ 1,618		
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	LS			\$ 1,000.00	\$ 1,000			\$ 1,933	\$ 2,001	\$ 2,071	\$ 2,143		
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.	1	LS			\$ 5,000.00	\$ 5,000			\$ 9,666	\$ 10,004	\$ 10,354	\$ 10,717		
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.	2	EA			\$ 15,000.00	\$ 30,000			\$ 57,995	\$ 60,024	\$ 62,125	\$ 64,300		
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.	2	EA			\$ 20,000.00	\$ 40,000			\$ 77,326	\$ 80,033	\$ 82,834	\$ 85,733		
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.	1	LS			\$ 3,000.00	\$ 3,000			\$ 5,799	\$ 6,002	\$ 6,213	\$ 6,430		
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.	1	EA			\$ 4,000.00	\$ 4,000			\$ 7,733	\$ 8,003	\$ 8,283	\$ 8,573		
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.	25	LF	\$ 25.00	\$ 625					\$ 1,208	\$ 1,251	\$ 1,294	\$ 1,340		
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.	1	LS	\$ 3,700.00	\$ 3,700					\$ 7,153	\$ 7,403	\$ 7,662	\$ 7,930		
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	LS	\$ 800.00	\$ 1,600					\$ 3,093	\$ 3,201	\$ 3,313	\$ 3,429		
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.	1	LS					\$ 1,500.00	\$ 1,500	\$ 2,900	\$ 3,001	\$ 3,106	\$ 3,215		
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.	3,600	SF	\$ 12.50	\$ 45,000					\$ 86,992	\$ 90,037	\$ 93,188	\$ 96,450		
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.	1	LS			\$ 4,000.00	\$ 4,000			\$ 7,733	\$ 8,003	\$ 8,283	\$ 8,573		
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.	1,000	SF	\$ 8.45	\$ 8,450					\$ 16,335	\$ 16,907	\$ 17,499	\$ 18,111		
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.	2	LS	\$ 1,000.00	\$ 2,000					\$ 3,866	\$ 4,002	\$ 4,142	\$ 4,287		
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	LS	\$ 800.00	\$ 800					\$ 1,547	\$ 1,601	\$ 1,657	\$ 1,715		
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.	1	LS	\$ 2,500.00	\$ 2,500					\$ 4,833	\$ 5,002	\$ 5,177	\$ 5,358		
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.	1	LS	\$ 5,000.00	\$ 5,000					\$ 9,666	\$ 10,004	\$ 10,354	\$ 10,717		
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.	1	LS	\$ 55,000.00	\$ 55,000					\$ 106,323	\$ 110,045	\$ 113,896	\$ 117,883		
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.	9	EA			\$ 4,000.00	\$ 36,000			\$ 69,594	\$ 72,029	\$ 74,550	\$ 77,160		
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.	20	SF	\$ 107.12	\$ 2,142					\$ 4,142	\$ 4,287	\$ 4,437	\$ 4,592		
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.	270	LF	\$ 5.36	\$ 1,446					\$ 2,796	\$ 2,893	\$ 2,995	\$ 3,100		
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.	12	EA			\$ 4,000.00	\$ 48,000			\$ 92,791	\$ 96,039	\$ 99,400	\$ 102,879		
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.	1	LS			\$ 60,000.00	\$ 60,000			\$ 115,989	\$ 120,049	\$ 124,251	\$ 128,599		
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.	2	EA			\$ 4,000.00	\$ 8,000			\$ 15,465	\$ 16,007	\$ 16,567	\$ 17,147		
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.	1	LS			\$ 30,000.00	\$ 30,000			\$ 57,995	\$ 60,024	\$ 62,125	\$ 64,300		
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.	1	LS			\$ 2,000.00	\$ 2,000			\$ 3,866	\$ 4,002	\$ 4,142	\$ 4,287		
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.	1	LS			\$ 4,000.00	\$ 4,000			\$ 7,733	\$ 8,003	\$ 8,283	\$ 8,573		
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.	1	LS	\$ 5,000.00	\$ 5,000					\$ 9,666	\$ 10,004	\$ 10,354	\$ 10,717		
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.	2	EA					\$ 1,500.00	\$ 3,000	\$ 5,799	\$ 6,002	\$ 6,213	\$ 6,430		
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.	2	EA					\$ 525.00	\$ 1,050	\$ 2,030	\$ 2,101	\$ 2,174	\$ 2,250		
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.	1	LS					\$ 120,000.00	\$ 120,000	\$ 231,978	\$ 231,978	\$ 240,098	\$ 240,098		
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.	1	LS							\$ 221,000.00	\$ 221,000	\$ 427,227	\$ 442,180	\$ 457,656	\$ 473,674
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.	1	LOT							\$ 101,000.00	\$ 101,000	\$ 195,249	\$ 202,082	\$ 209,155	\$ 216,476
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.	8	EA					\$ 2,000.00	\$ 16,000	\$ 30,930	\$ 32,013	\$ 33,133	\$ 34,293		
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.	88	EA					\$ 400.00	\$ 35,200	\$ 68,047	\$ 70,429	\$ 72,894	\$ 75,445		
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.	20	EA	\$ 267.81	\$ 5,356					\$ 10,354	\$ 10,717	\$ 11,092	\$ 11,480		
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.	13	EA					\$ 10,000.00	\$ 130,000	\$ 251,310	\$ 251,310	\$ 260,106	\$ 260,106		
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.	17	EA					\$ 400.00	\$ 6,800	\$ 13,145	\$ 13,606	\$ 14,082	\$ 14,575		
Cook Academic Hall & Parking Ramp	143 Bostwick NE	CA-34	Acoustical Ceiling Panels	First Floor Corridor - Entry and South Commons G1 & G2 Elevator Lobbies		5	3	4	7	No	1	Ceiling tiles are bowed and discolored.	Replace panels.	800	SF	\$ 1.96	\$ 1,568					\$ 3,031	\$ 3,137	\$ 3,247	\$ 3,361		
Cook Academic Hall & Parking Ramp	143 Bostwick NE	CA-5	Overhead Ceiling Grille Tracks	Parking Ramp G1 level	CA-5	3	3	3	6	No	2	Tracks are rusted at bottom.	Replace overhead grilles and motors.	2	EA	\$ 12,500.00	\$ 25,000					\$ 48,329	\$ 50,020	\$ 51,771	\$ 53,583		
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.	1	LS	\$ 1,500.00	\$ 1,500					\$ 2,900	\$ 3,001	\$ 3,106	\$ 3,215		
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.	1	LS	\$ 5,000.00	\$ 5,000					\$ 9,666	\$ 10,004	\$ 10,354	\$ 10,717		
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.	370	SF	\$ 53.56	\$ 19,818					\$ 38,311	\$ 39,651	\$ 41,039	\$ 42,476		

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	Qty.	Unit	Architectural Unit Cost	Architectural Subtotal	Mechanical Unit Cost	Mechanical Subtotal	Electrical Unit Cost	Electrical Subtotal	2023 Project Cost	2024 Project Cost	2025 Project Cost	2026 Project Cost
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.	30	SF	\$ 107.12	\$ 3,214					\$ 6,213	\$ 6,430	\$ 6,655	\$ 6,888
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.	1	LS	\$ 5,000.00	\$ 5,000					\$ 9,666	\$ 10,004	\$ 10,354	\$ 10,717
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.	1	LS					\$ 20,000.00	\$ 20,000	\$ 38,663	\$ 40,016	\$ 41,417	\$ 42,866
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.	1	LS	\$ 4,000.00	\$ 4,000					\$ 7,733	\$ 8,003	\$ 8,283	\$ 8,573
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.	1	LS			\$ 2,000.00	\$ 2,000			\$ 3,866	\$ 4,002	\$ 4,142	\$ 4,287
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.	15	EA					\$ 450.00	\$ 6,750	\$ 13,049	\$ 13,505	\$ 13,978	\$ 14,467
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.	9	EA					\$ 525.00	\$ 4,725	\$ 9,134	\$ 9,454	\$ 9,785	\$ 10,127
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	LS	\$ 1,000.00	\$ 1,000					\$ 1,933	\$ 2,001	\$ 2,071	\$ 2,143
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.	500	LF	\$ 5.00	\$ 2,500					\$ 4,833	\$ 5,002	\$ 5,177	\$ 5,358
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.	33,000	SF	\$ 2.20	\$ 72,600					\$ 140,347	\$ 145,259	\$ 150,343	\$ 155,605
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.	1	LS	\$ 5,500.00	\$ 5,500					\$ 10,632	\$ 11,004	\$ 11,390	\$ 11,788
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.	1	LS			\$ 12,000.00	\$ 12,000			\$ 23,198	\$ 24,010	\$ 24,850	\$ 25,720
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	EA					\$ 720.00	\$ 720	\$ 1,392	\$ 1,441	\$ 1,491	\$ 1,543
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.	6	EA	\$ 2,000.00	\$ 12,000					\$ 23,198	\$ 24,010	\$ 24,850	\$ 25,720
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.	550	LF	\$ 5.00	\$ 2,750					\$ 5,316	\$ 5,502	\$ 5,695	\$ 5,894
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.	14,500	SF	\$ 2.20	\$ 31,900					\$ 61,668	\$ 63,826	\$ 66,060	\$ 68,372
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.	1	LS	\$ 110.00	\$ 110					\$ 213	\$ 220	\$ 228	\$ 236
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.	850	SF	\$ 4.70	\$ 3,995	\$ 0.50	\$ 425	\$ 4.00	\$ 3,400	\$ 15,117	\$ 15,646	\$ 16,194	\$ 16,761
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.	1	LS	\$ 500.00	\$ 500					\$ 967	\$ 1,000	\$ 1,035	\$ 1,072
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.	1	LS					\$ 29,000	\$ 56,061	\$ 58,024	\$ 60,054	\$ 62,156	
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.	25,000	SF	\$ 10.00	\$ 250,000					\$ 483,289	\$ 500,204	\$ 517,711	\$ 535,831
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.	190	EA	\$ 285.00	\$ 54,150					\$ 104,680	\$ 108,344	\$ 112,136	\$ 116,061
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.	22	EA	\$ 1,265.00	\$ 27,830					\$ 53,800	\$ 55,683	\$ 57,632	\$ 59,649
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	LS	\$ 825.00	\$ 825					\$ 1,595	\$ 1,651	\$ 1,708	\$ 1,768
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	EA	\$ 600.00	\$ 3,600					\$ 6,959	\$ 7,203	\$ 7,455	\$ 7,716
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.	14,950	SF	\$ 25.00	\$ 373,750					\$ 722,516	\$ 747,804	\$ 773,978	\$ 801,067
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.	44,379	SF					\$ 1.25	\$ 55,474	\$ 107,239	\$ 110,993	\$ 114,877	\$ 118,898
Ford Natatorium	226 Ransom	FN-22	EMS Upgrade	Throughout Building		3	4	3	7	Yes	1		Upgrade EMS to Enterprise.	1	LS							\$ -	\$ -	\$ -	\$ -
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	LS	\$ 1,000.00	\$ 1,000					\$ 1,933	\$ 2,001	\$ 2,071	\$ 2,143
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.	1	LS	\$ 5,200.00	\$ 5,200					\$ 10,052	\$ 10,404	\$ 10,768	\$ 11,145
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).	1	LS			\$ 12,000.00	\$ 12,000			\$ 23,198	\$ 24,010	\$ 24,850	\$ 25,720
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.	2	EA			\$ 6,500.00	\$ 13,000			\$ 25,131	\$ 26,011	\$ 26,921	\$ 27,863
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.	1	LS			\$ 20,000.00	\$ 20,000			\$ 38,663	\$ 40,016	\$ 41,417	\$ 42,866
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.	1	LS			\$ 20,000.00	\$ 20,000			\$ 38,663	\$ 40,016	\$ 41,417	\$ 42,866
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.	8	EA			\$ 400.00	\$ 3,200			\$ 6,186	\$ 6,403	\$ 6,627	\$ 6,859
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.	1	LS	\$ 1,500.00	\$ 1,500					\$ 2,900	\$ 3,001	\$ 3,106	\$ 3,215
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.	1	LS			\$ 10,000.00	\$ 10,000			\$ 19,332	\$ 20,008	\$ 20,708	\$ 21,433
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.	1	LS			\$ 25,000.00	\$ 25,000			\$ 48,329	\$ 50,020	\$ 51,771	\$ 53,583
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.	1	LS			\$ 10,000.00	\$ 10,000			\$ 19,332	\$ 20,008	\$ 20,708	\$ 21,433
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.	1	LS			\$ 40,000.00	\$ 40,000			\$ 77,326	\$ 80,033	\$ 82,834	\$ 85,733
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.	1	LS			\$ 6,000.00	\$ 6,000			\$ 11,599	\$ 12,005	\$ 12,425	\$ 12,860
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	EA			\$ 750.00	\$ 2,250			\$ 4,350	\$ 4,502	\$ 4,659	\$ 4,822
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).	1	LS			\$ 7,500.00	\$ 7,500			\$ 14,499	\$ 15,006	\$ 15,531	\$ 16,075
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.	1	LS			\$ 500.00	\$ 500			\$ 967	\$ 1,000	\$ 1,035	\$ 1,072
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.	3	EA			\$ 4,000.00	\$ 12,000			\$ 23,198	\$ 24,010	\$ 24,850	\$ 25,720
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	ES					\$ 850.00	\$ 1,700	\$ 3,286	\$ 3,401	\$ 3,520	\$ 3,644
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.	80	FT										

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	Qty.	Unit	Architectural Unit Cost	Architectural Subtotal	Mechanical Unit Cost	Mechanical Subtotal	Electrical Unit Cost	Electrical Subtotal	2023 Project Cost	2024 Project Cost	2025 Project Cost	2026 Project Cost
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 jams.	Provide audible signal and floor designation signs.	1	LS	\$ 3,520.00	\$ 3,520					\$ 6,805	\$ 7,043	\$ 7,289	\$ 7,544
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.	2	LS	\$ 9,450.00	\$ 18,900					\$ 36,537	\$ 37,815	\$ 39,139	\$ 40,509
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).	1	LS	\$ 6,185.00	\$ 6,185					\$ 11,957	\$ 12,375	\$ 12,808	\$ 13,256
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.	2	LS	\$ 15,000.00	\$ 30,000					\$ 57,995	\$ 60,024	\$ 62,125	\$ 64,300
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.	2	LS	\$ 16,775.00	\$ 33,550					\$ 64,857	\$ 67,127	\$ 69,477	\$ 71,908
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.	1	LS			\$ 90,000.00	\$ 90,000			\$ 173,984	\$ 180,073	\$ 186,376	\$ 192,899
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.	35	EA					\$ 275.00	\$ 9,625	\$ 18,607	\$ 19,258	\$ 19,932	\$ 20,629
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.	1	LS			\$ 9,000.00	\$ 9,000			\$ 17,398	\$ 18,007	\$ 18,638	\$ 19,290
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.	6	EA					\$ 1,000.00	\$ 6,000	\$ 11,599	\$ 12,005	\$ 12,425	\$ 12,860
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.	25	EA					\$ 600.00	\$ 15,000	\$ 28,997	\$ 30,012	\$ 31,063	\$ 32,150
Ford Natatorium	226 Ransom	FN-65	Exit Signage	Throughout Building		4	3	3	6	Yes	2	Existing exit signage is falling and beyond useful life.	Replace with new LED.	30	EA					\$ 125.00	\$ 3,750	\$ 7,249	\$ 7,503	\$ 7,766	\$ 8,037
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.	1	LS	\$ 5,000.00	\$ 5,000					\$ 9,666	\$ 10,004	\$ 10,354	\$ 10,717
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.	1	LS	\$ 5,200.00	\$ 5,200					\$ 10,052	\$ 10,404	\$ 10,768	\$ 11,145
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.	23,000	SF					\$ 4.40	\$ 101,200	\$ 195,635	\$ 202,482	\$ 209,569	\$ 216,904
Lakeshore Campus	12335 James St.		No deficiencies identified						0																
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.	30,500	SF	\$ 12.50	\$ 381,250					\$ 737,015	\$ 737,015	\$ 762,811	\$ 762,811
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.	1	LS	\$ 1,500.00	\$ 1,500					\$ 2,900	\$ 3,001	\$ 3,106	\$ 3,215
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.	2	EA			\$ 4,000.00	\$ 8,000			\$ 15,465	\$ 16,007	\$ 16,567	\$ 17,147
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.	15	EA					\$ 350.00	\$ 5,250	\$ 10,149	\$ 10,504	\$ 10,872	\$ 11,252
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.	1,350	SF	\$ 92.00	\$ 124,200					\$ 240,098	\$ 248,501	\$ 257,199	\$ 266,201
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.	1	LS	\$ 2,000.00	\$ 2,000					\$ 3,866	\$ 4,002	\$ 4,142	\$ 4,287
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.	11	EA					\$ 1,500.00	\$ 16,500	\$ 31,897	\$ 33,013	\$ 34,169	\$ 35,365
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.	1	LS	\$ 10,000.00	\$ 10,000					\$ 19,332	\$ 20,008	\$ 20,708	\$ 21,433
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.	1	LS					\$ 4,800.00	\$ 4,800	\$ 9,279	\$ 9,604	\$ 9,940	\$ 10,288
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.	27,000	SF	\$ 4.22	\$ 114,000					\$ 220,380	\$ 220,380	\$ 228,093	\$ 228,093
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.	1	LS			\$ 40,000.00	\$ 40,000			\$ 77,326	\$ 80,033	\$ 82,834	\$ 85,733
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.	2	EA			\$ 12,000.00	\$ 24,000			\$ 46,396	\$ 48,020	\$ 49,700	\$ 51,440
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.	2	EA			\$ 15,000.00	\$ 30,000			\$ 57,995	\$ 60,024	\$ 62,125	\$ 64,300
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.	2	EA			\$ 2,500.00	\$ 5,000			\$ 9,666	\$ 10,004	\$ 10,354	\$ 10,717
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.	1	LS			\$ 1,500.00	\$ 1,500			\$ 2,900	\$ 3,001	\$ 3,106	\$ 3,215
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.	4	EA			\$ 4,000.00	\$ 16,000	\$ 600.00	\$ 2,400	\$ 35,570	\$ 36,815	\$ 38,104	\$ 39,437
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.	25	EA			\$ 100.00	\$ 2,500			\$ 4,833	\$ 5,002	\$ 5,177	\$ 5,358
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.	2	EA			\$ 60,000.00	\$ 120,000			\$ 231,978	\$ 240,098	\$ 248,501	\$ 257,199
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.	1	LS	\$ 345.00	\$ 345					\$ 667	\$ 690	\$ 714	\$ 739
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.	6	LS			\$ 4,000.00	\$ 24,000			\$ 46,396	\$ 48,020	\$ 49,700	\$ 51,440
Learning Resource Center	140 Ransom NE	LR-31	Building EMS Upgrade	Throughout Building		3	3	4	7	Yes	1		Upgrade EMS.	1	LS							\$ -	\$ -	\$ -	\$ -
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.	40	EA					\$ 125.00	\$ 5,000	\$ 9,666	\$ 10,004	\$ 10,354	\$ 10,717
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.	1	LS					\$ 27,000.00	\$ 27,000	\$ 52,195	\$ 54,022	\$ 55,913	\$ 57,870
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.	1	LS			\$ 8,000.00	\$ 8,000	\$ 15,465	\$ 16,007	\$ 16,567	\$ 17,147		
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.	25	EA					\$ 400.00	\$ 10,000	\$ 19,332	\$ 20,008	\$ 20,708	\$ 21,433
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.	28	EA					\$ 300.00	\$ 8,400	\$ 16,238	\$ 16,807	\$ 17,395	\$ 18,004
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.	4	EA					\$ 5,000.00	\$ 20,000	\$ 38,663	\$ 40,016	\$ 41,417	\$ 42,866
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.	1	LS					\$ 20,000.00	\$ 20,000	\$ 38,663	\$ 40,016	\$ 41,417	\$ 42,866
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.	1	EA			\$ 2,000.00	\$ 2,000			\$ 3,866	\$ 4,002	\$ 4,142	\$ 4,287
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.	1	LS	\$ 115,584.00	\$ 115,584	\$ 30,000.00	\$ 30,000			\$ 281,436	\$ 291,287	\$ 301,482	\$ 312,033
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	LS	\$ 750.00	\$ 750					\$ 1,450	\$ 1,501	\$ 1,553	\$ 1,607
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.	1	LS			\$ 90,000.00	\$ 90,000			\$ 173,984	\$ 180,073	\$ 186,376	\$

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	Qty.	Unit	Architectural Unit Cost	Architectural Subtotal	Mechanical Unit Cost	Mechanical Subtotal	Electrical Unit Cost	Electrical Subtotal	2023 Project Cost	2024 Project Cost	2025 Project Cost	2026 Project Cost
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.	80	EA					\$ 300.00	\$ 24,000	\$ 46,396	\$ 48,020	\$ 49,700	\$ 51,440
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.	8	EA					\$ 2,000.00	\$ 16,000	\$ 30,930	\$ 32,013	\$ 33,133	\$ 34,293
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.	1	LS					\$ 45,000.00	\$ 45,000	\$ 86,992	\$ 90,037	\$ 93,188	\$ 96,450
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 parabolic lensing. Corridor has a cave like appearance with dark ceilings.	Replace corridor lights with LED with 50% and 100% steps.	30	EA					\$ 350.00	\$ 10,500	\$ 20,298	\$ 21,009	\$ 21,744	\$ 22,505
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.	4	EA					\$ 300.00	\$ 1,200	\$ 2,320	\$ 2,401	\$ 2,485	\$ 2,572
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.	6	EA					\$ 250.00	\$ 1,500	\$ 2,900	\$ 3,001	\$ 3,106	\$ 3,215
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.	8	EA					\$ 200.00	\$ 1,600	\$ 3,093	\$ 3,201	\$ 3,313	\$ 3,429
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.	7	EA					\$ 200.00	\$ 1,400	\$ 2,706	\$ 2,801	\$ 2,899	\$ 3,001
Learning Resource Center	140 Ransom NE	LR-54	Lockers	Lockers 004		5	4	4	8	No	3	Lockers rusty and damaged.	Replace lockers.	8	EA	\$ 420.00	\$ 3,360					\$ 6,495	\$ 6,723	\$ 6,958	\$ 7,202
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.	1	LS	\$ 6,000.00	\$ 6,000					\$ 11,599	\$ 12,005	\$ 12,425	\$ 12,860
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.	1	LS					\$ 4,100.00	\$ 4,100	\$ 7,926	\$ 8,203	\$ 8,490	\$ 8,788
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.	4	EA	\$ 4,787.50	\$ 19,150					\$ 37,020	\$ 38,316	\$ 39,657	\$ 41,045
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	68	LF	\$ 800.00	\$ 54,400		\$ -			\$ 105,164	\$ 108,844	\$ 112,654	\$ 116,597
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.	1	LS					\$ 45,000.00	\$ 45,000	\$ 86,992	\$ 90,037	\$ 93,188	\$ 96,450
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.	1	LS					\$ 2,000.00	\$ 2,000	\$ 3,866	\$ 4,002	\$ 4,142	\$ 4,287
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	1	LS			\$ 2,000.00	\$ 2,000			\$ 3,866	\$ 4,002	\$ 4,142	\$ 4,287
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.	1	LS			\$ 50,000.00	\$ 50,000			\$ 96,658	\$ 100,041	\$ 103,542	\$ 107,166
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 dire repair.	Provide new emergency egress lighting at all exits.	20	EA					\$ 400.00	\$ 8,000	\$ 15,465	\$ 16,007	\$ 16,567	\$ 17,147
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 touchpoint brick.	150	LF	\$ 27.60	\$ 4,140					\$ 8,003	\$ 8,283	\$ 8,573	\$ 8,873
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.	1	LS	\$ 12,500.00	\$ 12,500					\$ 24,164	\$ 25,010	\$ 25,886	\$ 26,792
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.	1,792	LF	\$ 42.00	\$ 75,264					\$ 145,497	\$ 150,589	\$ 155,860	\$ 161,315
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.	1	LS	\$ 400.00	\$ 400					\$ 773	\$ 800	\$ 828	\$ 857
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.	1	LS							\$ 2,416	\$ 2,501	\$ 2,589	\$ 2,679
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.	4	EA	\$ 1,250.00	\$ 1,250			\$ 525.00	\$ 2,100	\$ 4,060	\$ 4,202	\$ 4,349	\$ 4,501
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.	6	EA	\$ 3,000.00	\$ 18,000					\$ 34,797	\$ 36,015	\$ 37,275	\$ 38,580
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.	3	EA	\$ 1,000.00	\$ 3,000					\$ 5,799	\$ 6,002	\$ 6,213	\$ 6,430
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.	1	LS	\$ 1,925.00	\$ 1,925					\$ 3,721	\$ 3,852	\$ 3,986	\$ 4,126
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.	1	LS	\$ 2,000.00	\$ 2,000					\$ 3,866	\$ 4,002	\$ 4,142	\$ 4,287
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.	17	LF	\$ 52.00	\$ 884					\$ 1,709	\$ 1,769	\$ 1,831	\$ 1,895
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.	2	EA			\$ 2,000.00	\$ 4,000			\$ 7,733	\$ 8,003	\$ 8,283	\$ 8,573
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.	504	LF	\$ 120.00	\$ 60,480					\$ 116,917	\$ 121,009	\$ 125,245	\$ 129,628
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.	1	LS			\$ 5,000.00	\$ 5,000			\$ 9,666	\$ 10,004	\$ 10,354	\$ 10,717
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.	1	LS			\$ 10,000.00	\$ 10,000			\$ 19,332	\$ 20,008	\$ 20,708	\$ 21,433
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.	2	EA			\$ 6,000.00	\$ 12,000			\$ 23,198	\$ 24,010	\$ 24,850	\$ 25,720
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.	1	EA	\$ 3,000.00	\$ 3,000					\$ 5,799	\$ 6,002	\$ 6,213	\$ 6,430
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.	1	EA	\$ 70,000.00	\$ 70,000					\$ 135,321	\$ 140,057	\$ 144,959	\$ 150,033
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.	1	EA			\$ 400.00	\$ 400			\$ 773	\$ 800	\$ 828	\$ 857
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.	1	LS			\$ 7,500.00	\$ 7,500			\$ 14,499	\$ 15,006	\$ 15,531	\$ 16,075
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.	2	EA			\$ 3,000.00	\$ 6,000			\$ 11,599	\$ 12,005	\$ 12,425	\$ 12,860
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.	1	LS			\$ 7,000.00	\$ 7,000			\$ 13,532	\$ 14,006	\$ 14,496	\$ 15,003
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.	1	EA			\$ 500.00	\$ 500			\$ 967	\$ 1,000	\$ 1,035	\$ 1,072
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.	4	EA			\$ 8,000.00	\$ 32,000			\$ 61,861	\$ 64,026	\$ 66,267	\$ 68,586
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.	2	EA			\$ 10,000.00	\$ 20,000			\$ 38,663	\$ 40,016	\$ 41,417	\$ 42,866
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.	3	EA			\$ 4,000.00	\$ 12,000			\$ 23,198	\$ 24,010	\$ 24,850	\$ 25,720
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.	1	LS			\$ 2,500.00	\$ 2,500			\$ 4,833	\$ 5,002	\$ 5,177	\$ 5,358
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.	1	LS			\$ 25,000.00	\$ 25,000			\$ 48,329	\$ 50,020	\$ 51,771	\$ 53,583

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	Qty.	Unit	Architectural Unit Cost	Architectural Subtotal	Mechanical Unit Cost	Mechanical Subtotal	Electrical Unit Cost	Electrical Subtotal	2023 Project Cost	2024 Project Cost	2025 Project Cost	2026 Project Cost
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.	2	EA	\$ 40,000.00	\$ 80,000					\$ 154,652	\$ 160,065	\$ 165,667	\$ 171,466
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.	50	SF	\$ 92.00	\$ 4,600					\$ 8,893	\$ 9,204	\$ 9,526	\$ 9,859
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 reseat.	1	LS	\$ 500.00	\$ 500					\$ 967	\$ 1,000	\$ 1,035	\$ 1,072
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.	350	SF	\$ 28.00	\$ 9,800					\$ 18,945	\$ 19,608	\$ 20,294	\$ 21,005
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.	1	LS			\$ 8,500.00	\$ 8,500			\$ 16,432	\$ 17,007	\$ 17,602	\$ 18,218
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.	1	LS			\$ 40,000.00	\$ 40,000			\$ 77,326	\$ 80,033	\$ 82,834	\$ 85,733
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.	1	EA			\$ 6,000.00	\$ 6,000			\$ 11,599	\$ 12,005	\$ 12,425	\$ 12,860
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.	1	LS			\$ 500.00	\$ 500			\$ 967	\$ 1,000	\$ 1,035	\$ 1,072
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.	1	LS			\$ 6,500.00	\$ 6,500			\$ 12,566	\$ 13,005	\$ 13,460	\$ 13,932
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	LS			\$ 1,000.00	\$ 1,000			\$ 1,933	\$ 2,001	\$ 2,071	\$ 2,143
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.	3	EA					\$ 525.00	\$ 1,575	\$ 3,045	\$ 3,151	\$ 3,262	\$ 3,376
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.	1	LS	\$ 5,450.00	\$ 5,450					\$ 10,536	\$ 10,904	\$ 11,286	\$ 11,681
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.	6	EA	\$ 250.00	\$ 1,500					\$ 2,900	\$ 3,001	\$ 3,106	\$ 3,215
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	LS	\$ 750.00	\$ 750					\$ 1,450	\$ 1,501	\$ 1,553	\$ 1,607
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.	48	EA	\$ 30.75	\$ 1,476					\$ 2,853	\$ 2,953	\$ 3,057	\$ 3,164
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.	14	EA	\$ 190.00	\$ 2,660					\$ 5,142	\$ 5,322	\$ 5,508	\$ 5,701
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.	3	EA	\$ 5,000.00	\$ 15,000					\$ 28,997	\$ 30,012	\$ 31,063	\$ 32,150
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	EA	\$ 1,100.00	\$ 1,100					\$ 2,126	\$ 2,201	\$ 2,278	\$ 2,358
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.	3	EA	\$ 4,000.00	\$ 12,000					\$ 23,198	\$ 24,010	\$ 24,850	\$ 25,720
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	LS	\$ 750.00	\$ 750					\$ 1,450	\$ 1,501	\$ 1,553	\$ 1,607
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	LS	\$ 1,000.00	\$ 1,000					\$ 1,933	\$ 2,001	\$ 2,071	\$ 2,143
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 gased opening.	18	EA	\$ 1,458.00	\$ 26,244					\$ 50,734	\$ 52,509	\$ 54,347	\$ 56,249
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.	1	LS			\$ 30,000.00	\$ 30,000			\$ 57,995	\$ 60,024	\$ 62,125	\$ 64,300
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	11,500	FT					\$ 10.00	\$ 115,000	\$ 222,313	\$ 222,313	\$ 230,094	\$ 230,094
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.	5	EA					\$ 7,500.00	\$ 37,500	\$ 72,493	\$ 75,031	\$ 77,657	\$ 80,375
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.	5	EA					\$ 7,000.00	\$ 35,000	\$ 67,660	\$ 70,029	\$ 72,480	\$ 75,016
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.	4	EA					\$ 1,500.00	\$ 6,000	\$ 11,599	\$ 12,005	\$ 12,425	\$ 12,860
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.	1	EA					\$ 30,000.00	\$ 30,000	\$ 57,995	\$ 60,024	\$ 62,125	\$ 64,300
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.	1	LS					\$ 20,000.00	\$ 20,000	\$ 38,663	\$ 40,016	\$ 41,417	\$ 42,866
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.	1	LS					\$ 8,600.00	\$ 8,600	\$ 16,625	\$ 17,207	\$ 17,809	\$ 18,433
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	LS	\$ 1,000.00	\$ 1,000					\$ 1,933	\$ 2,001	\$ 2,071	\$ 2,143
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.	1	LS			\$ 18,000.00	\$ 18,000			\$ 34,797	\$ 36,015	\$ 37,275	\$ 38,580
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.	1	LS					\$ 6,000.00	\$ 6,000	\$ 11,599	\$ 12,005	\$ 12,425	\$ 12,860
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.	2	EA					\$ 400.00	\$ 800	\$ 1,547	\$ 1,601	\$ 1,657	\$ 1,715
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	LS	\$ 895.00	\$ 895					\$ 1,730	\$ 1,791	\$ 1,853	\$ 1,918
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.	1	LS			\$ 500.00	\$ 500			\$ 967	\$ 1,000	\$ 1,035	\$ 1,072
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.	1	LS			\$ 10,000.00	\$ 10,000			\$ 19,332	\$ 20,008	\$ 20,708	\$ 21,433
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.	1	LS					\$ 1,500.00	\$ 1,500	\$ 2,900	\$ 3,001	\$ 3,106	\$ 3,215
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.	5,500	SF					\$ 1.25	\$ 6,875	\$ 13,290	\$ 13,756	\$ 14,237	\$ 14,735
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.	1	LS					\$ 20,000.00	\$ 20,000	\$ 38,663	\$ 40,016	\$ 41,417	\$ 42,866
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.	1	LS	\$ 500.00	\$ 500					\$ 967	\$ 1,000	\$ 1,035	\$ 1,072
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.	1	LS			\$ 2,000.00	\$ 2,000			\$ 3,866	\$ 4,002	\$ 4,142	\$ 4,287
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.	1	LS			\$ 2,000.00	\$ 2,000			\$ 3,866	\$ 4,002	\$ 4,142	\$ 4,287
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.	8	EA					\$ 300.00	\$ 2,400	\$ 4,640	\$ 4,802	\$ 4,970	\$ 5,144
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.	1	EA					\$ 2,000.00	\$ 2,000	\$ 3,866	\$ 4,002	\$ 4,142	\$ 4,287
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.	8	EA					\$ 400.00	\$ 3,200	\$ 6,186	\$ 6,403		

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	Qty.	Unit	Architectural Unit Cost	Architectural Subtotal	Mechanical Unit Cost	Mechanical Subtotal	Electrical Unit Cost	Electrical Subtotal	2023 Project Cost	2024 Project Cost	2025 Project Cost	2026 Project Cost
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.	7	EA					\$ 400.00	\$ 2,800	\$ 5,413	\$ 5,602	\$ 5,798	\$ 6,001
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.	8	EA					\$ 350.00	\$ 2,800	\$ 5,413	\$ 5,602	\$ 5,798	\$ 6,001
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.	260	LF	\$ 5.36	\$ 1,393					\$ 2,692	\$ 2,786	\$ 2,884	\$ 2,985
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.	90	LF	\$ 10.71	\$ 964					\$ 1,864	\$ 1,929	\$ 1,997	\$ 2,066
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.	1,110	LF	\$ 4.28	\$ 4,756					\$ 9,195	\$ 9,516	\$ 9,849	\$ 10,194
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.	40	LF	\$ 107.12	\$ 4,285					\$ 8,283	\$ 8,573	\$ 8,873	\$ 9,184
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).	1	LS	\$ 5,900.00	\$ 5,900					\$ 11,406	\$ 11,805	\$ 12,218	\$ 12,646
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).	3	EA	\$ 490.00	\$ 1,470					\$ 2,842	\$ 2,941	\$ 3,044	\$ 3,151
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.	30	SF	\$ 53.56	\$ 1,607					\$ 3,106	\$ 3,215	\$ 3,328	\$ 3,444
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.	10	SF	\$ 107.12	\$ 1,071					\$ 2,071	\$ 2,143	\$ 2,218	\$ 2,296
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.	10	SF	\$ 107.12	\$ 1,071					\$ 2,071	\$ 2,143	\$ 2,218	\$ 2,296
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.	90	LF	\$ 5.36	\$ 482					\$ 932	\$ 964	\$ 998	\$ 1,033
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.	150	LF	\$ 4.28	\$ 643					\$ 1,243	\$ 1,286	\$ 1,331	\$ 1,378
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.	10	SF	\$ 53.56	\$ 536					\$ 1,035	\$ 1,072	\$ 1,109	\$ 1,148
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.	10	EA	\$ 107.12	\$ 1,071					\$ 2,071	\$ 2,143	\$ 2,218	\$ 2,296
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.	1	LS					\$ 7,000.00	\$ 7,000	\$ 13,532	\$ 14,006	\$ 14,496	\$ 15,003
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.	600	SF	\$ 107.12	\$ 64,274					\$ 124,251	\$ 128,599	\$ 133,100	\$ 137,759
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.	13	EA					\$ 3,500.00	\$ 45,500	\$ 87,959	\$ 91,037	\$ 94,223	\$ 97,521
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.	8	EA					\$ 525.00	\$ 4,200	\$ 8,119	\$ 8,403	\$ 8,698	\$ 9,002
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.	1	LS	\$ 2,460.00	\$ 2,460					\$ 4,756	\$ 4,922	\$ 5,094	\$ 5,273
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.	15,000	SF					\$ 2.85	\$ 42,750	\$ 82,642	\$ 85,535	\$ 88,529	\$ 91,627
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.	10	SF	\$ 53.56	\$ 536					\$ 1,035	\$ 1,072	\$ 1,109	\$ 1,148
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.	390	LF	\$ 107.12	\$ 41,778					\$ 80,763	\$ 83,590	\$ 86,515	\$ 89,543
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.	10	SF	\$ 53.56	\$ 536					\$ 1,035	\$ 1,072	\$ 1,109	\$ 1,148
Ramp C	435 Fulton St E	SP-9	Masonry Repair	Southwest Stairs		2	3	3	6	No	2	Mortar falling along stair.	Grind and remove deteriorated mortar and repair.	200	LF	\$ 16.07	\$ 3,214					\$ 6,213	\$ 6,430	\$ 6,655	\$ 6,888
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.	1	LS	\$ 3,000.00	\$ 3,000					\$ 5,799	\$ 6,002	\$ 6,213	\$ 6,430
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.	1	LS	\$ 500.00	\$ 500					\$ 967	\$ 1,000	\$ 1,035	\$ 1,072
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	LS	\$ 1,000.00	\$ 1,000					\$ 1,933	\$ 2,001	\$ 2,071	\$ 2,143
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.	1	LS					\$ 11,500.00	\$ 11,500	\$ 22,231	\$ 23,009	\$ 23,815	\$ 24,648
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.	75	EA					\$ 125.00	\$ 9,375	\$ 18,123	\$ 18,758	\$ 19,414	\$ 20,094
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.	350	LF	\$ 80.00	\$ 28,000					\$ 54,128	\$ 56,023	\$ 57,984	\$ 60,013
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.	1	LS	\$ 10,000.00	\$ 10,000					\$ 19,332	\$ 20,008	\$ 20,708	\$ 21,433
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.	10	EA	\$ 1,550.00	\$ 15,500					\$ 29,964	\$ 31,013	\$ 32,098	\$ 33,221
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.	1	LS	\$ 2,100.00	\$ 2,100					\$ 4,060	\$ 4,202	\$ 4,349	\$ 4,501
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.	37,500	SF	\$ 5.21	\$ 195,375					\$ 377,690	\$ 390,909	\$ 404,591	\$ 418,752
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	LS			\$ 800.00	\$ 800			\$ 1,547	\$ 1,601	\$ 1,657	\$ 1,715
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.	3	EA			\$ 4,000.00	\$ 12,000	\$ 600.00	\$ 1,800	\$ 26,678	\$ 27,611	\$ 28,578	\$ 29,578
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.	1	LS			\$ 7,000.00	\$ 7,000			\$ 13,532	\$ 14,006	\$ 14,496	\$ 15,003
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.	1	LS			\$ 30,000.00	\$ 30,000			\$ 57,995	\$ 60,024	\$ 62,125	\$ 64,300
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.	4	EA			\$ 4,000.00	\$ 16,000			\$ 30,930	\$ 32,013	\$ 33,133	\$ 34,293
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.	1	LS			\$ 200.00	\$ 200			\$ 387	\$ 400	\$ 414	\$ 429
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.	1	LS	\$ 4,500.00	\$ 4,500					\$ 8,699	\$ 9,004	\$ 9,319	\$ 9,645
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.	1	LS					\$ 20,000.00	\$ 20,000	\$ 38,663	\$ 40,016	\$ 41,417	\$ 42,866
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.	1	LS			\$ 500.00	\$ 500			\$ 967	\$ 1,000	\$ 1,035	\$ 1,072
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.	1	LS			\$ 500.00	\$ 500			\$ 967	\$ 1,000	\$ 1,035	\$ 1,072

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	Qty.	Unit	Architectural Unit Cost	Architectural Subtotal	Mechanical Unit Cost	Mechanical Subtotal	Electrical Unit Cost	Electrical Subtotal	2023 Project Cost	2024 Project Cost	2025 Project Cost	2026 Project Cost
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.	1	LS			\$ 500.00	\$ 500			\$ 967	\$ 1,000	\$ 1,035	\$ 1,072
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.	20	EA			\$ 250.00	\$ 5,000			\$ 9,666	\$ 10,004	\$ 10,354	\$ 10,717
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.	20,000	SF					\$ 1.55	\$ 31,000	\$ 59,928	\$ 62,025	\$ 64,196	\$ 66,443
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.	1	LS	\$ 5,100.00	\$ 5,100					\$ 9,859	\$ 10,204	\$ 10,561	\$ 10,931
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.	6,900	SF	\$ 2.76	\$ 19,044					\$ 36,815	\$ 38,104	\$ 39,437	\$ 40,817
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.	6	EA					\$ 300.00	\$ 1,800	\$ 3,480	\$ 3,601	\$ 3,728	\$ 3,858
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.	1,500	SF					\$ 4.00	\$ 6,000	\$ 11,599	\$ 12,005	\$ 12,425	\$ 12,860
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.	3,500	SF					\$ 4.00	\$ 14,000	\$ 27,064	\$ 28,011	\$ 28,992	\$ 30,007
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.	1	LS			\$ 3,000.00	\$ 3,000			\$ 5,799	\$ 6,002	\$ 6,213	\$ 6,430
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	LS			\$ 750.00	\$ 750			\$ 1,450	\$ 1,501	\$ 1,553	\$ 1,607
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	LS	\$ 615.00	\$ 615					\$ 1,189	\$ 1,231	\$ 1,274	\$ 1,318
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.	1	LS	\$ 245.00	\$ 245					\$ 474	\$ 490	\$ 507	\$ 525
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.	1	LS	\$ 2,282.00	\$ 2,282					\$ 4,411	\$ 4,566	\$ 4,726	\$ 4,891
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.	1	LS	\$ 6,237.00	\$ 6,237					\$ 12,057	\$ 12,479	\$ 12,916	\$ 13,368
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.	2	EA			\$ 8,000.00	\$ 16,000			\$ 30,930	\$ 32,013	\$ 33,133	\$ 34,293
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.	25	EA			\$ 100.00	\$ 2,500			\$ 4,833	\$ 5,002	\$ 5,177	\$ 5,358
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.	3	EA			\$ 4,000.00	\$ 12,000			\$ 23,198	\$ 24,010	\$ 24,850	\$ 25,720
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.	1	LS					\$ 3,200.00	\$ 3,200	\$ 6,186	\$ 6,403	\$ 6,627	\$ 6,859
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.	3	EA			\$ 25,000.00	\$ 75,000			\$ 144,987	\$ 150,061	\$ 155,313	\$ 160,749
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.	1	LS			\$ 2,000.00	\$ 2,000			\$ 3,866	\$ 4,002	\$ 4,142	\$ 4,287
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.	1	LS			\$ 60,000.00	\$ 60,000			\$ 115,989	\$ 120,049	\$ 124,251	\$ 128,599
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.	1	LS			\$ 1,500.00	\$ 1,500			\$ 2,900	\$ 3,001	\$ 3,106	\$ 3,215
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.	1	LS					\$ 55,575.00	\$ 55,575	\$ 107,435	\$ 111,195	\$ 115,087	\$ 119,115
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.	1	LS			\$ 1,500.00	\$ 1,500			\$ 2,900	\$ 3,001	\$ 3,106	\$ 3,215
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.	1	LS			\$ 1,500.00	\$ 1,500			\$ 2,900	\$ 3,001	\$ 3,106	\$ 3,215
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.	1	LS			\$ 500.00	\$ 500			\$ 967	\$ 1,000	\$ 1,035	\$ 1,072
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.	7	EA			\$ 750.00	\$ 5,250			\$ 10,149	\$ 10,504	\$ 10,872	\$ 11,252
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.	1	LS			\$ 500.00	\$ 500			\$ 967	\$ 1,000	\$ 1,035	\$ 1,072
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.	16	EA					\$ 350.00	\$ 5,600	\$ 10,826	\$ 11,205	\$ 11,597	\$ 12,003
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.	33,270	SF					\$ 3.75	\$ 124,763	\$ 241,185	\$ 241,185	\$ 249,627	\$ 249,627
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 falling.	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.	1	LS			\$ 27,000.00	\$ 27,000			\$ 52,195	\$ 54,022	\$ 55,913	\$ 57,870
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.	19	EA					\$ 340.00	\$ 6,460	\$ 12,488	\$ 12,925	\$ 13,378	\$ 13,846
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.	8	EA					\$ 800.00	\$ 6,400	\$ 12,372	\$ 12,805	\$ 13,253	\$ 13,717
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	LS	\$ 1,000.00	\$ 1,000					\$ 1,933	\$ 2,001	\$ 2,071	\$ 2,143
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.	1	EA			\$ 12,000.00	\$ 12,000	\$ 240.00	\$ 240	\$ 23,662	\$ 24,490	\$ 25,347	\$ 26,234
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.	1	LS			\$ 3,500.00	\$ 3,500			\$ 6,766	\$ 7,003	\$ 7,248	\$ 7,502
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.	1	LS			\$ 2,000.00	\$ 2,000			\$ 3,866	\$ 4,002	\$ 4,142	\$ 4,287
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.	312	EA					\$ 4.50	\$ 1,404	\$ 2,714	\$ 2,809	\$ 2,907	\$ 3,009
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.	1	LS					\$ 31,700.00	\$ 31,700	\$ 61,281	\$ 63,426	\$ 65,646	\$ 67,943
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.	34	EA					\$ 4.50	\$ 153	\$ 296	\$ 306	\$ 317	\$ 328
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.	1	LS	\$ 7,185.00	\$ 7,185					\$ 13,890	\$ 14,376	\$ 14,879	\$ 15,400
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.	1	LS	\$ 1,660.00	\$ 1,660					\$ 3,209	\$ 3,321	\$ 3,438	\$ 3,558
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.	3	EA					\$ 95.00	\$ 285	\$ 551	\$ 570	\$ 590	\$ 611
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.	1	LS	\$ 2,800.00	\$ 2,800					\$ 5,413	\$ 5,602	\$ 5,798	\$ 6,001
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.	1,060	SF	\$ 2.76	\$ 2,926					\$ 5,656	\$ 5,854	\$ 6,058	\$ 6,271
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.	950	LF	\$ 6.15	\$ 5,843					\$ 11,294	\$ 11,690	\$ 12,099	\$ 12,522
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.	200	LF	\$ 7.75	\$ 1,550	</							

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 5.8.3% mark-ups and fees

Building	Address	No.	Item/Description	Location	Photo No.	Priority	Cons.	Need	Score	Energy	Freq.	Notes	Action	Qty.	Unit	Architectural Unit Cost	Architectural Subtotal	Mechanical Unit Cost	Mechanical Subtotal	Electrical Unit Cost	Electrical Subtotal	2023 Project Cost	2024 Project Cost	2025 Project Cost	2026 Project Cost
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.	1	LS	\$ 28,400.00	\$ 28,400					\$ 54,902	\$ 56,823	\$ 58,812	\$ 60,870
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.	1	LS	\$ 4,772.00	\$ 4,772					\$ 9,225	\$ 9,548	\$ 9,882	\$ 10,228
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.	2	EA	\$ 1,000.00	\$ 2,000					\$ 3,866	\$ 4,002	\$ 4,142	\$ 4,287
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.	25	LF	\$ 54.00	\$ 1,350					\$ 2,610	\$ 2,701	\$ 2,796	\$ 2,893
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.	100	FT			\$ 150.00	\$ 15,000			\$ 28,997	\$ 30,012	\$ 31,063	\$ 32,150
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.	1	EA			\$ 2,000.00	\$ 2,000			\$ 3,866	\$ 4,002	\$ 4,142	\$ 4,287
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.	1	LS	\$ 5,000.00	\$ 5,000					\$ 9,666	\$ 10,004	\$ 10,354	\$ 10,717
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.	2	EA			\$ 2,500.00	\$ 5,000			\$ 9,666	\$ 10,004	\$ 10,354	\$ 10,717
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.	13	EA			\$ 4,000.00	\$ 52,000			\$ 100,524	\$ 104,042	\$ 107,684	\$ 111,453
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.	1	EA			\$ 5,000.00	\$ 5,000			\$ 9,666	\$ 10,004	\$ 10,354	\$ 10,717
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.	1	LS			\$ 200,000.00	\$ 200,000			\$ 386,631	\$ 400,163	\$ 414,169	\$ 428,664
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.	1	LS			\$ 5,000.00	\$ 5,000			\$ 9,666	\$ 10,004	\$ 10,354	\$ 10,717
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.	1	LS			\$ 4,000.00	\$ 4,000			\$ 7,733	\$ 8,003	\$ 8,283	\$ 8,573
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.	2	EA			\$ 1,200.00	\$ 2,400			\$ 4,640	\$ 4,802	\$ 4,970	\$ 5,144
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.	1	EA			\$ 3,000.00	\$ 3,000			\$ 5,799	\$ 6,002	\$ 6,213	\$ 6,430
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.	1	EA			\$ 3,000.00	\$ 3,000			\$ 5,799	\$ 6,002	\$ 6,213	\$ 6,430
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.	26	EA					\$ 950.00	\$ 24,700	\$ 47,749	\$ 49,420	\$ 51,150	\$ 52,940
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.	4	EA					\$ 750.00	\$ 3,000	\$ 5,799	\$ 6,002	\$ 6,213	\$ 6,430
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.	4	EA					\$ 750.00	\$ 3,000	\$ 5,799	\$ 6,002	\$ 6,213	\$ 6,430
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.	3	EA					\$ 10,450.00	\$ 31,350	\$ 60,604	\$ 62,726	\$ 64,921	\$ 67,193
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.	1	LS					\$ 20,000.00	\$ 20,000	\$ 38,663	\$ 40,016	\$ 41,417	\$ 42,866
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.	3,750	SF	\$ 8.60	\$ 26,250	\$ 2.50	\$ 7,500	\$ 6.00	\$ 22,500	\$ 108,740	\$ 112,546	\$ 116,485	\$ 120,562
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.	40	LF	\$ 3.70	\$ 148					\$ 286	\$ 296	\$ 306	\$ 317
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.	250	LF	\$ 6.15	\$ 1,538					\$ 2,972	\$ 3,076	\$ 3,184	\$ 3,295
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.	1	LS	\$ 15,660.00	\$ 15,660					\$ 30,273	\$ 31,333	\$ 32,429	\$ 33,564
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.	1	LS	\$ 5,000.00	\$ 5,000					\$ 9,666	\$ 10,004	\$ 10,354	\$ 10,717
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.	2	EA					\$ 374.00	\$ 748	\$ 1,446	\$ 1,497	\$ 1,549	\$ 1,603
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.	1	LS	\$ 1,800.00	\$ 1,800					\$ 3,480	\$ 3,601	\$ 3,728	\$ 3,858
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.	1	EA			\$ 4,000.00	\$ 4,000			\$ 7,733	\$ 8,003	\$ 8,283	\$ 8,573
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.	10	EA					\$ 2,000.00	\$ 20,000	\$ 38,663	\$ 40,016	\$ 41,417	\$ 42,866
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.	3	EA					\$ 2,500.00	\$ 7,500	\$ 14,499	\$ 15,006	\$ 15,531	\$ 16,075
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.	100	EA					\$ 405.00	\$ 40,500	\$ 78,293	\$ 81,033	\$ 83,869	\$ 86,805
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.	5	EA					\$ 300.00	\$ 1,500	\$ 2,900	\$ 3,001	\$ 3,106	\$ 3,215
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.	1	LS	\$ 65,355.00	\$ 65,355					\$ 126,341	\$ 130,763	\$ 135,340	\$ 140,077
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.	1	LS	\$ 5,000.00	\$ 5,000					\$ 9,666	\$ 10,004	\$ 10,354	\$ 10,717
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.	1	LS	\$ 5,000.00	\$ 5,000					\$ 9,666	\$ 10,004	\$ 10,354	\$ 10,717
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.	1	LS	\$ 30,000.00	\$ 30,000					\$ 57,995	\$ 60,024	\$ 62,125	\$ 64,300
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.	2	EA					\$ 1,500.00	\$ 3,000	\$ 5,799	\$ 6,002	\$ 6,213	\$ 6,430
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.	15	EA					\$ 400.00	\$ 6,000	\$ 11,599	\$ 12,005	\$ 12,425	\$ 12,860
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.	2	EA			\$ 9,000.00	\$ 18,000			\$ 34,797	\$ 36,015	\$ 37,275	\$ 38,580
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.	2	EA			\$ 2,000.00	\$ 4,000			\$ 7,733	\$ 8,003	\$ 8,283	\$ 8,573
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.	1	EA			\$ 75,000.00	\$ 75,000			\$ 144,987	\$ 150,061	\$ 155,313	\$ 160,749
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.	3	EA			\$ 4,000.00	\$ 12,000			\$ 23,198	\$ 24,010	\$ 24,850	\$ 25,720
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.	4	EA					\$ 275.00	\$ 1,100	\$ 2,126	\$ 2,201	\$ 2,278	\$ 2,358
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.	50	VLF	\$ 143.00	\$ 7,150					\$ 13,822	\$ 14,306	\$ 14,807	\$ 15,325
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.	45	LF	\$ 52.00	\$ 2,340					\$ 4,524	\$ 4,682	\$ 4,846	\$ 5,015
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.	1	LS					\$ 25,000.00	\$ 25,000	\$			

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	Qty.	Unit	Architectural Unit Cost	Architectural Subtotal	Mechanical Unit Cost	Mechanical Subtotal	Electrical Unit Cost	Electrical Subtotal	2023 Project Cost	2024 Project Cost	2025 Project Cost	2026 Project Cost
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.	1	LS	\$ 1,500.00	\$ 1,500					\$ 2,900	\$ 3,001	\$ 3,106	\$ 3,215
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.	82,100	SF					\$ 1.35	\$ 110,835	\$ 214,261	\$ 221,760	\$ 229,522	\$ 237,555
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.	15	EA					\$ 400.00	\$ 6,000	\$ 11,599	\$ 12,005	\$ 12,425	\$ 12,860
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.	30	EA					\$ 125.00	\$ 3,750	\$ 7,249	\$ 7,503	\$ 7,766	\$ 8,037
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.	250	SF	\$ 3.25	\$ 813					\$ 1,571	\$ 1,626	\$ 1,683	\$ 1,741
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.	130	EA					\$ 900.00	\$ 117,000	\$ 226,179	\$ 226,179	\$ 234,095	\$ 234,095
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.	1,400	SF	\$ 2.15	\$ 3,010					\$ 5,819	\$ 6,022	\$ 6,233	\$ 6,451
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.	14	EA	\$ 1,200.00	\$ 16,800					\$ 32,477	\$ 33,614	\$ 34,790	\$ 36,008
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.	9,600	SF	\$ 3.25	\$ 31,200					\$ 60,314	\$ 62,425	\$ 64,610	\$ 66,872
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.	1,155	LF	\$ 4.00	\$ 4,620					\$ 8,931	\$ 9,244	\$ 9,567	\$ 9,902
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	EA		\$ -			\$ 1,000.00	\$ 1,000	\$ 1,933	\$ 2,001	\$ 2,071	\$ 2,143
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.	1	LS	\$ 2,000.00	\$ 2,000					\$ 3,866	\$ 4,002	\$ 4,142	\$ 4,287
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.	1	LS	\$ 2,000.00	\$ 2,000					\$ 3,866	\$ 4,002	\$ 4,142	\$ 4,287
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	EA	\$ 1,100.00	\$ 1,100					\$ 2,126	\$ 2,201	\$ 2,278	\$ 2,358
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.	1	LS	\$ 8,740.00	\$ 8,740					\$ 16,896	\$ 17,487	\$ 18,099	\$ 18,733
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.	1	LS			\$ 7,000.00	\$ 7,000			\$ 13,532	\$ 14,006	\$ 14,496	\$ 15,003
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.	1	LS			\$ 2,000.00	\$ 2,000			\$ 3,866	\$ 4,002	\$ 4,142	\$ 4,287
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	LS			\$ 750.00	\$ 750			\$ 1,450	\$ 1,501	\$ 1,553	\$ 1,607
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	LS	\$ 750.00	\$ 750					\$ 1,450	\$ 1,501	\$ 1,553	\$ 1,607
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	LS	\$ 1,000.00	\$ 1,000					\$ 1,933	\$ 2,001	\$ 2,071	\$ 2,143
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.	1	EA		\$ 400.00	\$ 400			\$ 773	\$ 800	\$ 828	\$ 857	
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.	1	LS			\$ 3,200.00	\$ 3,200			\$ 6,186	\$ 6,403	\$ 6,627	\$ 6,859
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.	400	SF	\$ 8.85	\$ 3,540					\$ 6,843	\$ 7,083	\$ 7,331	\$ 7,587
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.	1	LS			\$ 200.00	\$ 200			\$ 387	\$ 400	\$ 414	\$ 429
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.	1	LS			\$ 500.00	\$ 500			\$ 967	\$ 1,000	\$ 1,035	\$ 1,072
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.	1	LS			\$ 2,500.00	\$ 2,500			\$ 4,833	\$ 5,002	\$ 5,177	\$ 5,358
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.	1	LS	\$ 1,500.00	\$ 1,500					\$ 2,900	\$ 3,001	\$ 3,106	\$ 3,215