

# Deferred Maintenance Detail Report - by Building

## Kirtland Community College

Campus: Gaylord

Use Types:  
 20 % Administration  
 80 % Classroom

Notes: MTEC only 28,000sq.ft. -- Total structure = 46,621

Building: MTEC

Area: 46621sf Yr Built: 2002 Floors:1

Components	CRV of Component		% of Component Requiring Repair/Replacement in:				Notes
	%	\$	0-1 Year	1-5 Years	6-10 Years	11+ Years	
Structure	15	\$965,055	0	5	15	80	Block construction
Roof	7	\$450,359	25	10	10	55	Metal construction - partial snow guards installed, needs canopy at east entrance. Needs additional snow guards. Some leaks - repairs done 9/2008. Ice has ripped snowguards 7 panels - warranty until 1/1/10
Glazing	7	\$450,359	5	5	5	85	5 windows leak now
Cladding	7	\$450,359	5	5	5	85	brick on block; Shipping & Receiving columns cracked & chipped.
HVAC Equipment	10	\$643,370	5	5	5	85	Need program changes.
HVAC Terminal Units	7	\$450,359	0	5	5	90	
Plumbing	11	\$707,707	0	5	10	85	Valves heating leaking/boiler pumps 3 & 4 need to be relocated.
Primary	5	\$321,685	0	0	5	95	
Secondary	4	\$257,348	0	0	5	95	Breaker problems.
Distribution	4	\$257,348	5	10	5	80	Problem w/power factor needs distributions & capacitors
Lighting	5	\$321,685	5	5	5	85	Poor lighting
Voice/Data	3	\$193,011	0	0	5	95	no reported problems
Ceilings	2	\$128,674	0	2	3	95	no reported problems
Walls	3	\$193,011	2	5	3	90	
Doors	2	\$128,674	0	2	3	95	
Floors	3	\$193,011	2	5	5	88	UC repaired in 2005; MTEC repaired 2006. Some hall tiles cracked & need repair.
Building, Fire, ADA, OSHA	3	\$193,011	15	5	5	75	ADA & Barrier free audit (2008-2009) indicates access problems; fire monitor installed 2008-2009
Site Repair, Ext. Light, etc	2	\$128,674	2	2	3	93	Energy survey needed; concrete repairs needed

**CRV Totals:** \$6,433,698 \$257,991 \$306,887 \$464,513 \$5,404,306

First Year Data					Five Year Data				
\$6,433,698	\$257,991	\$0	4.0%	GOOD	\$564,879	\$243,194	8.8%	\$128,674	\$241,650
<b>CRV</b>	<b>DMB</b>	<b>EXCESS</b>	<b>FCI</b>	<b>RATING</b>	<b>DMB</b>	<b>EXCESS</b>	<b>FCI</b>	<b>\$/YR MAINTAIN</b>	<b>\$/YR REDUCE</b>

Campus: Main Campus

Use Types: Notes:

40 % Classroom

Building: Administration

60 % Administration

Area: 45323sf Yr Built: 1980 Floors:2

Components	CRV of Component		% of Component Requiring Repair/Replacement in:				Notes
	%	\$	0-1 Year	1-5 Years	6-10 Years	11+ Years	
Structure	15	\$910,992	7	13	5	75	Block and steel structure. Some settlement has occurred. Washout occurring-needs repair. Insect problem.
Roof	6	\$364,397	0	0	0	100	
Glazing	3	\$182,198	2	5	10	83	Some window problems. Energy survey needed.
Cladding	6	\$364,397	5	10	10	75	Original face brick, some areas have been tuck pointed. Some expansion joints have been added. Insulation needed.
HVAC Equipment	10	\$607,328	10	10	5	75	Original systems. Chillers added on, but on 2-pipe system - 4 pipe system needed. Control of HVAC in different areas of building never worked properly. Condensate leaks/Extreme temps. 80% AC.
HVAC Terminal Units	10	\$607,328	15	20	5	60	Unit ventilators condensation problems. Finned tube covers are damaged in older portion of building. New part of the building is air system. Older portion is not. Design problems indicated between old and new portions. DDC controls conversion is about 70% complete. Need controls for fin tube Heating valves.
Plumbing	5	\$303,664	10	10	10	70	Original systems. ADA compatible fixtures added on lower level only. Attachment of new WC's to floor is having to be done by gluing as flanges are rusted. Toilet & Urinal flush problems.
Primary	5	\$303,664	0	5	5	90	Original with update when addition was added.
Secondary	5	\$303,664	5	2	8	85	Update original meters needed.
Distribution	5	\$303,664	5	5	5	85	Main distribution replaced with addition. No isolated ground, dedicated computer circuits. Master clock system needs replacement.
Lighting	5	\$303,664	5	5	5	85	Original, no real problems. Very few yearly ballast replacements. Need energy efficient lighting
Voice/Data	5	\$303,664	5	10	5	75	
Ceilings	3	\$182,198	5	10	10	75	Continued replacement due to pipe condensation
Walls	4	\$242,931	0	20	10	70	Original block in most areas. Hauserman demountable partition systems in many areas have been relocated but have not stood up well. Some areas need to be replaced with drywall on stud partitions in office areas. Lower level has been remodeled with addition. Energy survey needed. Wall tile in women's restroom needs repair
Doors	2	\$121,466	5	5	2	88	Original. Some rusting at exterior door bottoms. Weatherstrip needed. Settlement problem causing door to stick. Card access need replacement. Door replacement needed.
Floors	3	\$182,198	5	25	15	55	Vinyl tile that looks like terrazzo in main corridor is difficult to maintain. Flooring in hall cracked due to moisture Replacement is requested. Cracked concrete subfloor causing cracked and upheaved ceramic tile. Carpet needs replacement in hallways and classrooms.
Building, Fire, ADA, OSHA	5	\$303,664	10	15	10	65	3 different fire protection alarm systems in building - coord. as designed, but not completely successful yet. Existing building needs self-addressing fire system and components installed for coordination. Strobe lights in new portion of building only. Elevator in space is old but no problems regarding maintenance. (Needs replacement of light covers & signage) Needs ADA signage. ADA Barrier free survey indicates problem
Site Repair, Ext. Light, etc	3	\$182,198	5	10	15	65	Rails need painting. Need parking canopy for police cars.

**CRV Totals:** \$6,073,282 \$392,334 \$640,731 \$406,303 \$4,609,621

First Year Data					Five Year Data				
\$6,073,282	\$392,334	\$88,670	6.5%	FAIR	\$1,033,065	\$729,401	17.0%	\$121,466	\$328,079
<b>CRV</b>	<b>DMB</b>	<b>EXCESS</b>	<b>FCI</b>	<b>RATING</b>	<b>DMB</b>	<b>EXCESS</b>	<b>FCI</b>	<b>\$/YR MAINTAIN</b>	<b>\$/YR REDUCE</b>

Campus: Main Campus

Use Types:  
 30 % Administration  
 70 % Classroom

Notes:

Building: Administration - Addition

Area: 11955sf Yr Built: 1999 Floors:2

Components	CRV of Component		% of Component Requiring Repair/Replacement in:				Notes
	%	\$	0-1 Year	1-5 Years	6-10 Years	11+ Years	
Structure	15	\$245,675	0	0	0	100	New building; insect problem
Roof	7	\$114,648	2	2	10	86	Leak
Glazing	4	\$65,513	2	3	5	90	Wing with windows continual repair of hinges
Cladding	6	\$98,270	0	5	5	90	exterior brick W. side - 1 sq. yd. -needs replacement.
HVAC Equipment	10	\$163,784	0	5	5	90	Noisy unit ventilator - #110-#111. Has 4 pipe system/needs chiller for air conditioning - not air conditioned.
HVAC Terminal Units	10	\$163,784	0	0	2	98	
Plumbing	5	\$81,892	0	0	2	98	
Primary	5	\$81,892	0	0	2	98	
Secondary	4	\$65,513	10	0	2	88	Needs Meter Update
Distribution	4	\$65,513	0	0	1	99	
Lighting	5	\$81,892	0	0	5	95	
Voice/Data	5	\$81,892	0	0	5	95	
Ceilings	3	\$49,135	2	3	5	90	
Walls	4	\$65,513	5	5	10	80	10% need painting
Doors	2	\$32,757	0	0	2	98	
Floors	3	\$49,135	0	0	2	98	
Building, Fire, ADA, OSHA	5	\$81,892	5	0	5	85	ADA Audit & Barrier Free indicates access problems
Site Repair, Ext. Light, etc	3	\$49,135	2	3	5	90	East & West Side washout - needs repair

**CRV Totals:** \$1,637,835 \$19,490 \$23,585 \$61,746 \$1,528,919

First Year Data					Five Year Data				
\$1,637,835	\$19,490	\$0	1.2%	GOOD	\$43,075	\$0	2.6%	\$32,757	\$41,372
<b>CRV</b>	<b>DMB</b>	<b>EXCESS</b>	<b>FCI</b>	<b>RATING</b>	<b>DMB</b>	<b>EXCESS</b>	<b>FCI</b>	<b>\$/YR MAINTAIN</b>	<b>\$/YR REDUCE</b>

Campus: Main Campus

Use Types:  
 50 % Maintenance  
 50 % Classroom

Notes:

Building: Arts and Maintenance Bldg

Area: 30123sf Yr Built: 2000 Floors:1

Components	CRV of Component		% of Component Requiring Repair/Replacement in:				Notes
	%	\$	0-1 Year	1-5 Years	6-10 Years	11+ Years	
Structure	15	\$587,399	5	5	5	85	New Building- Insect problem.
Roof	9	\$352,439	25	0	5	75	Install canopies at entrance - ice problem/repair flashings
Glazing	2	\$78,320	5	0	2	93	Some hard to open
Cladding	7	\$274,119	0	3	2	95	Some exterior block rust stained;
HVAC Equipment	15	\$587,399	0	0	5	95	Air conditioning in Print Shop only. Connect air condition to Photo Lab.; exhaust needs switch
HVAC Terminal Units	8	\$313,279	0	0	3	97	
Plumbing	5	\$195,800	0	0	2	98	
Primary	5	\$195,800	0	0	1	99	
Secondary	5	\$195,800	0	0	1	99	meters need replacement
Distribution	5	\$195,800	5	5	5	85	Install post protection for transformer; needs master clark
Lighting	5	\$195,800	0	5	5	90	
Voice/Data	4	\$156,640	0	0	5	95	No wireless
Ceilings	2	\$78,320	2	0	2	96	Some stained, needs replacement.
Walls	3	\$117,480	5	5	10	80	Hall walls need paint; some Art Labs need paint.
Doors	2	\$78,320	10	5	5	80	Overhead doors leak, some entry door damage from ice and water. Printshop Door has water entry.
Floors	3	\$117,480	5	5	5	85	Carpet wearing; tiles cracked & separate
Building, Fire, ADA, OSHA	2	\$78,320	0	0	5	95	
Site Repair, Ext. Light, etc	3	\$117,480	0	2	5	93	

**CRV Totals:** \$3,915,990 \$152,332 \$75,187 \$160,947 \$3,545,146

First Year Data					Five Year Data				
\$3,915,990	\$152,332	\$0	3.9%	GOOD	\$227,519	\$31,720	5.8%	\$78,320	\$123,824
<b>CRV</b>	<b>DMB</b>	<b>EXCESS</b>	<b>FCI</b>	<b>RATING</b>	<b>DMB</b>	<b>EXCESS</b>	<b>FCI</b>	<b>\$/YR MAINTAIN</b>	<b>\$/YR REDUCE</b>

Campus: Main Campus

Use Types:

Notes: Later addition on automotive area

15 % Classroom

25 % Performing Arts

60 % Career Tech

Building: Career Tech Center

Area: 42084sf Yr Built: 1966 Floors:1

Components	CRV of Component		% of Component Requiring Repair/Replacement in:				Notes
	%	\$	0-1 Year	1-5 Years	6-10 Years	11+ Years	
Structure	15	\$875,873	5	5	10	80	Settlement problems especially at theater lobby causing exterior glazing at entrance to crack. There are seven overhead doors on the building. One or more of the doors have to be repaired every year. Main reason given is that doors are too heavy for the frames they are in and the hardware they have.
Roof	5	\$291,958	10	10	5	75	Cedar shingles on the mansard portion of the roof are coming off.
Glazing	5	\$291,958	5	5	5	85	Glazing is good in all areas except where glazing is cracking in the auditorium space because of settlement
Cladding	5	\$291,958	8	15	7	70	Original masonry in good shape - Bricks need tuckpointing at SE end of building
HVAC Equipment	10	\$583,916	10	10	15	65	Auditorium is air conditioned. Heating and cooling a problem in auditorium lobby. Control of temperature a problem in the building. Ventilation in the cosmetology area is poor - smells spread throughout the building.
HVAC Terminal Units	10	\$583,916	10	10	10	70	Pneumatic lines are contaminated with oil and water. Room 110A exhaust is not working. Replacements parts for old equipment cannot be obtained. About 50 % of the building is now on DDC controls.
Plumbing	5	\$291,958	0	10	5	85	Flush valves are newer. Access to plumbing within toilet plumbing chases is confined space. One of the drains in the auto lab goes to a drywell. The college has been notified that this is a code violation, but is grandfathered in.
Primary	5	\$291,958	0	0	5	95	Power is OK
Secondary	5	\$291,958	5	10	5	80	Original main switchboard, no isolated ground.
Distribution	5	\$291,958	2	3	2	93	No isolated ground or dedicated circuits for computers. Panels need preventive maintenance and labels checked. Master clock system not working-NEEDS REPLACING.
Lighting	5	\$291,958	10	15	10	65	Lighting is poor. Auditorium Lobby lighting is identified as an issue. Auditorium step lighting bulbs constantly need replacing. Auto Lab ballasts need frequent changing. Need energy efficient lights.
Voice/Data	5	\$291,958	0	5	10	85	Voice is up to date.
Ceilings	3	\$175,175	15	15	15	55	Original ceilings not in good shape, except Auto 111 and 104, which have been or are being renovated. Need new ceiling in auditorium basement hallway. Paint Welding Lab Ceilings.
Walls	4	\$233,566	10	10	15	65	
Doors	2	\$116,783	25	10	5	60	Hardware for lever handles needs to be provided.
Floors	3	\$175,175	15	10	0	75	Quarry tile in lobby and partial corridor cracks become loose regularly as building settlement continues to take place each year. Carpet in the auditorium needs to be replaced.
Building, Fire, ADA, OSHA	5	\$291,958	10	10	5	75	The auditorium portion of the building does have a fire sprinkler system. No public address system, need to confirm if this is needed per code. No ADA access is provided to the auditorium stage area. ADA seating in the Auditorium does not work well. Needs ADA signage; Need to identify asbestos; asbestos removal needed.
Site Repair, Ext. Light, etc	3	\$175,175	5	5	15	75	Replace concrete at Lift Station.

**CRV Totals:** \$5,839,155 \$420,419 \$490,489 \$499,248 \$4,428,999

First Year Data					Five Year Data				
\$5,839,155	\$420,419	\$128,461	7.2%	FAIR	\$910,908	\$618,950	15.6%	\$116,783	\$298,965
<b>CRV</b>	<b>DMB</b>	<b>EXCESS</b>	<b>FCI</b>	<b>RATING</b>	<b>DMB</b>	<b>EXCESS</b>	<b>FCI</b>	<b>\$/YR MAINTAIN</b>	<b>\$/YR REDUCE</b>

Building: Childrens Learning Center

Area: 1568sf Yr Built: 1968 Floors:1

Components	CRV of Component		% of Component Requiring Repair/Replacement in:				Notes
	%	\$	0-1 Year	1-5 Years	6-10 Years	11+ Years	
Structure	15	\$32,928	10	15	10	65	Wood frame construction. Block basement leaks. Needs seal coating & block repair.
Roof	5	\$10,976	0	5	15	80	Roof replaced in 1994-95
Glazing	5	\$10,976	25	25	5	45	Original. Replacement of majority of windows needed
Cladding	5	\$10,976	0	10	0	90	
HVAC Equipment	0	\$0	0	0	0	100	None. Hot water baseboard heating system.
HVAC Terminal Units	0	\$0	0	0	0	100	None. Hot water baseboard heating system.
Plumbing	20	\$43,904	5	5	5	85	Hot water baseboard heating. Residential plumbing fixtures
Primary	5	\$10,976	2	5	5	88	Original. Residential grade
Secondary	5	\$10,976	2	5	5	88	Original. Residential grade
Distribution	5	\$10,976	2	2	5	91	Original. Residential grade
Lighting	5	\$10,976	2	2	2	94	Original. Residential grade
Voice/Data	5	\$10,976	0	2	2	96	Original. Residential grade.
Ceilings	5	\$10,976	2	2	2	94	Original
Walls	7	\$15,366	0	10	10	80	Recently repainted
Doors	2	\$4,390	0	2	3	95	Original
Floors	4	\$8,781	0	7	5	88	Some new finishes.
Building, Fire, ADA, OSHA	4	\$8,781	20	10	2	68	Smoke detectors and fire extinguishers. Building needs full code review for fire and accessibility compliance, such as emergency lighting & 110 volt smoke detectors w/battery back-up - has smoke detectors Needs ADA signage
Site Repair, Ext. Light, etc	3	\$6,586	5	5	5	85	

**CRV Totals:** \$219,520 \$11,415 \$16,947 \$12,600 \$178,558

First Year Data					Five Year Data				
\$219,520	\$11,415	\$439	5.2%	FAIR	\$28,362	\$17,386	12.9%	\$4,390	\$10,063
<b>CRV</b>	<b>DMB</b>	<b>EXCESS</b>	<b>FCI</b>	<b>RATING</b>	<b>DMB</b>	<b>EXCESS</b>	<b>FCI</b>	<b>\$/YR MAINTAIN</b>	<b>\$/YR REDUCE</b>

Building: Firing Range

Area: 576sf Yr Built: 2006 Floors:1

Components	CRV of Component		% of Component Requiring Repair/Replacement in:				Notes
	%	\$	0-1 Year	1-5 Years	6-10 Years	11+ Years	
Structure	50	\$18,720	0	0	0	100	New Building
Roof	12	\$4,493	0	0	0	100	
Glazing	0	\$0	0	0	0	100	
Cladding	5	\$1,872	0	0	5	95	
HVAC Equipment	0	\$0	0	0	0	100	
HVAC Terminal Units	0	\$0	0	0	0	100	
Plumbing	0	\$0	0	0	0	100	
Primary	5	\$1,872	0	0	0	100	
Secondary	0	\$0	0	0	0	100	
Distribution	0	\$0	0	0	0	100	
Lighting	5	\$1,872	0	2	3	95	
Voice/Data	0	\$0	0	0	0	100	
Ceilings	0	\$0	0	0	0	100	
Walls	0	\$0	0	0	0	100	
Doors	7	\$2,621	0	0	0	100	
Floors	3	\$1,123	0	0	0	100	
Building, Fire, ADA, OSHA	5	\$1,872	0	2	3	95	
Site Repair, Ext. Light, etc	8	\$2,995	0	2	3	95	Berm needs to be built where hay bales are.
<b>CRV Totals:</b>		\$37,440	\$0	\$135	\$296	\$37,009	

First Year Data					Five Year Data				
\$37,440	\$0	\$0	0.0%	GOOD	\$135	\$0	0.4%	\$749	\$776
<b>CRV</b>	<b>DMB</b>	<b>EXCESS</b>	<b>FCI</b>	<b>RATING</b>	<b>DMB</b>	<b>EXCESS</b>	<b>FCI</b>	<b>\$/YR MAINTAIN</b>	<b>\$/YR REDUCE</b>

Campus: Main Campus

Use Types:  
100% Abandoned

Notes: Plan to donate to Habitat for Humanity

Building: House - 05 College Drive

Area: 1568sf Yr Built: 1968 Floors:1

Components	CRV of Component		% of Component Requiring Repair/Replacement in:				Notes
	%	\$	0-1 Year	1-5 Years	6-10 Years	11+ Years	
Structure	15	\$31,752	15	15	10	60	Wood frame construction.
Roof	5	\$10,584	0	5	15	80	Roof replaced in 1994-95
Glazing	5	\$10,584	25	25	5	45	Original. Replacement of majority of windows necessary.
Cladding	5	\$10,584	0	10	0	90	Original.
HVAC Equipment	0	\$0	0	0	0	100	None. Hot water baseboard heating system
HVAC Terminal Units	0	\$0	0	0	0	100	None. Hot water baseboard heating system
Plumbing	20	\$42,336	5	5	5	85	Hot water baseboard heating. Residential plumbing fixtures. Needs new drain field
Primary	5	\$10,584	2	5	5	88	Original. Residential grade.
Secondary	5	\$10,584	2	5	5	88	Original. Residential grade.
Distribution	5	\$10,584	2	2	5	91	Original. Residential grade
Lighting	5	\$10,584	2	2	2	94	Original. Residential grade.
Voice/Data	5	\$10,584	2	2	2	94	Original. Residential grade. No upgrade for computers etc.
Ceilings	5	\$10,584	2	2	2	94	Original
Walls	7	\$14,818	0	4	2	94	Original
Doors	2	\$4,234	0	4	2	94	Original
Floors	4	\$8,467	0	7	5	88	Original
Building, Fire, ADA, OSHA	4	\$8,467	20	10	2	68	Only fire extinguisher. Building needs full code review for fire and accessibility compliance; such as emergency lighting & 110 volt smoke detectors w/battery back-up - has smoke detectors Needs ADA signage
Site Repair, Ext. Light, etc	3	\$6,350	5	5	5	85	Garage floor cracking problems typical

**CRV Totals:** \$211,680 \$12,807 \$15,537 \$10,923 \$172,413

First Year Data					Five Year Data				
\$211,680	\$12,807	\$2,223	6.1%	FAIR	\$28,344	\$17,760	13.4%	\$4,234	\$9,902
<b>CRV</b>	<b>DMB</b>	<b>EXCESS</b>	<b>FCI</b>	<b>RATING</b>	<b>DMB</b>	<b>EXCESS</b>	<b>FCI</b>	<b>\$/YR MAINTAIN</b>	<b>\$/YR REDUCE</b>

Campus: Main Campus

Use Types:  
100% Storage

Notes:

Building: House - 10 College Drive

Area: 1568sf Yr Built: 1968 Floors:1

Components	CRV of Component		% of Component Requiring Repair/Replacement in:				Notes
	%	\$	0-1 Year	1-5 Years	6-10 Years	11+ Years	
Structure	15	\$15,288	18	12	10	60	Wood frame construction. Basement - seal coating & tuckpoint block. Replace gutters.
Roof	5	\$5,096	0	5	15	80	Roof replaced in 1994-95
Glazing	5	\$5,096	25	25	5	45	Original. Replacement of majority of windows necessary.
Cladding	5	\$5,096	0	10	0	90	Original. Need drain field
HVAC Equipment	0	\$0	0	0	0	100	None. Hot water baseboard heating system
HVAC Terminal Units	0	\$0	0	0	0	100	None. Hot water baseboard heating system
Plumbing	20	\$20,384	5	5	5	85	Hot water baseboard heating. Residential plumbing fixtures. Replace shallow water well
Primary	5	\$5,096	2	5	5	88	Original. Residential grade.
Secondary	5	\$5,096	2	5	5	88	Original. Residential grade.
Distribution	5	\$5,096	2	2	5	91	Original. Residential grade
Lighting	5	\$5,096	2	2	2	94	Original. Residential grade.
Voice/Data	5	\$5,096	2	2	2	94	Original. Residential grade. No upgrade for computers etc.
Ceilings	5	\$5,096	2	2	2	94	Original
Walls	7	\$7,134	2	2	2	94	Original
Doors	2	\$2,038	2	2	2	94	Original
Floors	4	\$4,077	2	5	5	88	Original
Building, Fire, ADA, OSHA	4	\$4,077	20	10	2	68	Only fire extinguisher. Building needs full code review for fire and accessibility compliance; such as emergency lighting & 110 volt smoke detectors w/battery back-up - has smoke detectors Needs ADA signage
Site Repair, Ext. Light, etc	3	\$3,058	5	5	5	85	Garage floor cracking problems typical

**CRV Totals:** \$101,920 \$6,890 \$6,757 \$5,259 \$83,014

First Year Data					Five Year Data				
\$101,920	\$6,890	\$1,794	6.8%	FAIR	\$13,647	\$8,551	13.4%	\$2,038	\$4,768
<b>CRV</b>	<b>DMB</b>	<b>EXCESS</b>	<b>FCI</b>	<b>RATING</b>	<b>DMB</b>	<b>EXCESS</b>	<b>FCI</b>	<b>\$/YR MAINTAIN</b>	<b>\$/YR REDUCE</b>

Building: House - 20 College Drive

Area: 1568sf Yr Built: 1968 Floors:1

Components	CRV of Component		% of Component Requiring Repair/Replacement in:				Notes
	%	\$	0-1 Year	1-5 Years	6-10 Years	11+ Years	
Structure	15	\$15,288	15	15	10	60	Wood frame construction. Walls leak on south side in basement.
Roof	5	\$5,096	0	5	15	80	Roof replaced in 1994-95
Glazing	5	\$5,096	25	25	5	45	Original. Replacement of majority of windows necessary.
Cladding	5	\$5,096	0	10	0	90	Original.
HVAC Equipment	0	\$0	0	0	0	100	None ( Hot water baseboard heating system)
HVAC Terminal Units	0	\$0	0	0	0	100	None ( Hot water baseboard heating system)
Plumbing	20	\$20,384	5	5	5	85	Hot water baseboard heating. Residential plumbing fixtures.
Primary	5	\$5,096	2	5	5	88	Original. Residential grade.
Secondary	5	\$5,096	2	5	5	88	Original. Residential grade.
Distribution	5	\$5,096	2	2	5	91	Original. Residential grade
Lighting	5	\$5,096	2	2	2	94	Original. Residential grade.
Voice/Data	5	\$5,096	2	2	2	94	Original. Residential grade. No upgrade for computers etc.
Ceilings	5	\$5,096	2	2	2	94	Original
Walls	7	\$7,134	0	2	2	96	
Doors	2	\$2,038	2	2	2	94	Original
Floors	4	\$4,077	0	5	5	90	
Building, Fire, ADA, OSHA	4	\$4,077	20	10	2	68	Only fire extinguisher. Building needs full code review for fire and accessibility compliance; such as emergency lighting & 110 volt smoke detectors w/battery back-up - has smoke detectors Needs ADA signage
Site Repair, Ext. Light, etc	3	\$3,058	5	5	5	85	Garage floor cracking problems typical

**CRV Totals:** \$101,920 \$6,207 \$7,216 \$5,259 \$83,238

First Year Data					Five Year Data				
\$101,920	\$6,207	\$1,111	6.1%	FAIR	\$13,423	\$8,327	13.2%	\$2,038	\$4,723
<b>CRV</b>	<b>DMB</b>	<b>EXCESS</b>	<b>FCI</b>	<b>RATING</b>	<b>DMB</b>	<b>EXCESS</b>	<b>FCI</b>	<b>\$/YR MAINTAIN</b>	<b>\$/YR REDUCE</b>

Building: House - 25 College Drive

Area: 1568sf Yr Built: 1968 Floors:1

Components	CRV of Component		% of Component Requiring Repair/Replacement in:				Notes
	%	\$	0-1 Year	1-5 Years	6-10 Years	11+ Years	
Structure	15	\$31,752	15	15	10	60	Wood frame construction. Block basement leaks and cave-ins typical. Some repaired. Need seal coating & tuckpoint blocks
Roof	5	\$10,584	0	5	15	80	Roof replaced in 1994-95
Glazing	5	\$10,584	25	25	5	45	Original. Replacement of majority of windows necessary.
Cladding	5	\$10,584	0	10	0	90	Original.
HVAC Equipment	0	\$0	0	0	0	100	None. Hot water baseboard heating system
HVAC Terminal Units	0	\$0	0	0	0	100	None. Hot water baseboard heating system
Plumbing	20	\$42,336	5	5	5	85	Hot water baseboard heating. Residential plumbing fixtures. Need new drainfield
Primary	5	\$10,584	2	5	5	88	Original. Residential grade.
Secondary	5	\$10,584	2	5	5	88	Original. Residential grade.
Distribution	5	\$10,584	2	2	5	91	Original. Residential grade
Lighting	5	\$10,584	2	2	2	94	Original. Residential grade.
Voice/Data	5	\$10,584	2	2	2	94	Original. Residential grade. No upgrade for computers etc.
Ceilings	5	\$10,584	2	2	2	94	Original
Walls	7	\$14,818	2	2	2	94	
Doors	2	\$4,234	2	2	2	94	Original
Floors	4	\$8,467	2	5	5	88	Original
Building, Fire, ADA, OSHA	4	\$8,467	20	10	2	68	Only fire extinguisher. Building needs full code review for fire and accessibility compliance; such as emergency lighting & 110 volt smoke detectors w/battery back-up - has smoke detectors Needs ADA signage
Site Repair, Ext. Light, etc	3	\$6,350	10	5	5	80	Garage floor cracking problems typical. Replace front sidewalk

**CRV Totals:** \$211,680 \$13,675 \$14,987 \$10,923 \$172,096

First Year Data					Five Year Data				
\$211,680	\$13,675	\$3,091	6.5%	FAIR	\$28,661	\$18,077	13.5%	\$4,234	\$9,966
<b>CRV</b>	<b>DMB</b>	<b>EXCESS</b>	<b>FCI</b>	<b>RATING</b>	<b>DMB</b>	<b>EXCESS</b>	<b>FCI</b>	<b>\$/YR MAINTAIN</b>	<b>\$/YR REDUCE</b>

Building: House - 30 College Drive

Area: 1568sf Yr Built: 1968 Floors:1

Components	CRV of Component		% of Component Requiring Repair/Replacement in:				Notes
	%	\$	0-1 Year	1-5 Years	6-10 Years	11+ Years	
Structure	15	\$31,752	10	10	10	70	Wood frame construction. Block basement is OK.
Roof	5	\$10,584	0	5	15	80	Roof replaced in 1994-95
Glazing	5	\$10,584	20	20	5	55	Original. Replacement of majority of windows needed.
Cladding	5	\$10,584	0	10	0	90	
HVAC Equipment	0	\$0	0	0	0	100	None. Hot water baseboard heating system
HVAC Terminal Units	0	\$0	0	0	0	100	None. Hot water baseboard heating system
Plumbing	20	\$42,336	2	5	10	83	Hot water baseboard heating. Residential plumbing fixtures
Primary	5	\$10,584	2	2	2	94	Original. Residential grade
Secondary	5	\$10,584	2	2	2	94	Original. Residential grade
Distribution	5	\$10,584	2	2	2	94	Original. Residential grade
Lighting	5	\$10,584	2	5	5	88	Original. Residential grade
Voice/Data	5	\$10,584	5	5	2	88	Original. Residential grade. No upgrade for computers etc.
Ceilings	5	\$10,584	5	5	5	85	
Walls	7	\$14,818	0	5	5	90	
Doors	2	\$4,234	2	2	2	94	
Floors	4	\$8,467	5	5	5	85	
Building, Fire, ADA, OSHA	4	\$8,467	5	5	10	80	ADA accessible - Only fire extinguisher Needs ADA signage No upgrades to accommodate student housing intent.
Site Repair, Ext. Light, etc	3	\$6,350	0	5	5	90	Garage floor cracking problems typical

**CRV Totals:** \$211,680 \$8,975 \$13,209 \$13,844 \$175,652

First Year Data					Five Year Data				
\$211,680	\$8,975	\$0	4.2%	GOOD	\$22,184	\$11,600	10.5%	\$4,234	\$8,670
<b>CRV</b>	<b>DMB</b>	<b>EXCESS</b>	<b>FCI</b>	<b>RATING</b>	<b>DMB</b>	<b>EXCESS</b>	<b>FCI</b>	<b>\$/YR MAINTAIN</b>	<b>\$/YR REDUCE</b>

Building: House - 35 College Drive

Area: 1568sf Yr Built: 1968 Floors:1

Components	CRV of Component		% of Component Requiring Repair/Replacement in:				Notes
	%	\$	0-1 Year	1-5 Years	6-10 Years	11+ Years	
Structure	15	\$15,288	10	15	10	65	Wood frame construction. Needs gutters on North side
Roof	5	\$5,096	0	5	15	80	Roof replaced in 1994-95
Glazing	5	\$5,096	25	25	5	45	Original. Replacement of majority of windows necessary.
Cladding	5	\$5,096	0	10	0	90	Original.
HVAC Equipment	0	\$0	0	0	0	100	None. Hot water baseboard heating system
HVAC Terminal Units	0	\$0	0	0	0	100	None. Hot water baseboard heating system
Plumbing	20	\$20,384	5	5	5	85	Hot water baseboard heating. Residential plumbing fixtures. Needs new drain field
Primary	5	\$5,096	2	5	5	88	Original. Residential grade.
Secondary	5	\$5,096	2	5	5	88	Original. Residential grade.
Distribution	5	\$5,096	2	2	5	91	Original. Residential grade
Lighting	5	\$5,096	2	2	2	94	Original. Residential grade.
Voice/Data	5	\$5,096	2	2	2	94	Original. Residential grade. No upgrade for computers etc.
Ceilings	5	\$5,096	2	2	2	94	Original
Walls	7	\$7,134	0	2	2	96	
Doors	2	\$2,038	2	2	2	94	Original
Floors	4	\$4,077	2	5	5	88	Original
Building, Fire, ADA, OSHA	4	\$4,077	20	10	2	68	Only fire extinguisher. Building needs full code review for fire and accessibility compliance; such as emergency lighting & 110 volt smoke detectors w/battery back-up - has smoke detectors Needs ADA signage
Site Repair, Ext. Light, etc	3	\$3,058	5	5	5	85	Garage floor cracking problems typical

**CRV Totals:** \$101,920 \$5,524 \$7,216 \$5,259 \$83,921

First Year Data					Five Year Data				
\$101,920	\$5,524	\$428	5.4%	FAIR	\$12,740	\$7,644	12.5%	\$2,038	\$4,586
<b>CRV</b>	<b>DMB</b>	<b>EXCESS</b>	<b>FCI</b>	<b>RATING</b>	<b>DMB</b>	<b>EXCESS</b>	<b>FCI</b>	<b>\$/YR MAINTAIN</b>	<b>\$/YR REDUCE</b>

Building: House - 45 College Drive

Area: 1724sf Yr Built: 1968 Floors:1

Components	CRV of Component		% of Component Requiring Repair/Replacement in:				Notes
	%	\$	0-1 Year	1-5 Years	6-10 Years	11+ Years	
Structure	15	\$36,204	15	15	10	60	Wood frame construction.
Roof	5	\$12,068	0	5	15	80	Roof replaced in 1994-95
Glazing	5	\$12,068	25	25	5	45	Original. Replacement of majority of windows necessary.
Cladding	5	\$12,068	0	10	0	90	Original.
HVAC Equipment	0	\$0	0	0	0	100	None. Hot water baseboard heating system
HVAC Terminal Units	0	\$0	0	0	0	100	None. Hot water baseboard heating system
Plumbing	20	\$48,272	5	5	5	85	Hot water baseboard heating. Residential plumbing fixtures. Water well shallow
Primary	5	\$12,068	2	5	5	88	Original. Residential grade.
Secondary	5	\$12,068	2	5	5	88	Original. Residential grade.
Distribution	5	\$12,068	2	2	5	91	Original. Residential grade
Lighting	5	\$12,068	2	2	2	94	Original. Residential grade.
Voice/Data	5	\$12,068	2	2	2	94	Original. Residential grade. No upgrade for computers etc.
Ceilings	5	\$12,068	2	2	2	94	Original
Walls	7	\$16,895	0	2	2	96	
Doors	2	\$4,827	2	2	2	94	Original
Floors	4	\$9,654	0	7	5	88	Original
Building, Fire, ADA, OSHA	4	\$9,654	20	10	2	68	Only fire extinguisher. Building needs full code review for fire and accessibility compliance; such as emergency lighting & 110 volt smoke detectors w/battery back-up - has smoke detectors Needs ADA signage
Site Repair, Ext. Light, etc	3	\$7,241	10	5	5	80	Garage floor cracking problems typical

**CRV Totals:** \$241,360 \$15,061 \$17,281 \$12,454 \$196,564

First Year Data					Five Year Data				
\$241,360	\$15,061	\$2,993	6.2%	FAIR	\$32,342	\$20,274	13.4%	\$4,827	\$11,296
<b>CRV</b>	<b>DMB</b>	<b>EXCESS</b>	<b>FCI</b>	<b>RATING</b>	<b>DMB</b>	<b>EXCESS</b>	<b>FCI</b>	<b>\$/YR MAINTAIN</b>	<b>\$/YR REDUCE</b>

Building: House - 50 College Drive

Area: 1724sf Yr Built: 1968 Floors:1

Components	CRV of Component		% of Component Requiring Repair/Replacement in:				Notes
	%	\$	0-1 Year	1-5 Years	6-10 Years	11+ Years	
Structure	15	\$36,204	15	15	10	60	Wood frame construction. (Basement - seal coating & tuckpoint block)
Roof	5	\$12,068	0	5	15	80	Roof replaced in 1994-95
Glazing	5	\$12,068	25	25	5	45	Original. Replacement of majority of windows necessary.
Cladding	5	\$12,068	0	10	0	90	Original.
HVAC Equipment	0	\$0	0	0	0	100	None ( Hot water baseboard heating system)
HVAC Terminal Units	0	\$0	0	0	0	100	None ( Hot water baseboard heating system)
Plumbing	20	\$48,272	5	5	5	85	Hot water baseboard heating. Residential plumbing fixtures. (Water well shallow) (Needs new drainfield)
Primary	5	\$12,068	2	5	5	88	Original. Residential grade.
Secondary	5	\$12,068	2	5	5	88	Original. Residential grade.
Distribution	5	\$12,068	2	2	5	91	Original. Residential grade
Lighting	5	\$12,068	2	2	2	94	Original. Residential grade.
Voice/Data	5	\$12,068	2	2	2	94	Original. Residential grade. No upgrade for computers etc.
Ceilings	5	\$12,068	2	2	2	94	Original
Walls	7	\$16,895	0	2	2	96	
Doors	2	\$4,827	2	2	2	94	Original
Floors	4	\$9,654	2	5	5	88	Original
Building, Fire, ADA, OSHA	4	\$9,654	20	10	2	68	Only fire extinguisher. Building needs full code review for fire and accessibility compliance; such as emergency lighting & 110 volt smoke detectors w/battery back-up - has smoke detectors Needs ADA signage
Site Repair, Ext. Light, etc	3	\$7,241	5	5	5	85	Garage floor cracking problems typical

**CRV Totals:** \$241,360 \$14,892 \$17,088 \$12,454 \$196,926

First Year Data					Five Year Data				
\$241,360	\$14,892	\$2,824	6.2%	FAIR	\$31,980	\$19,912	13.3%	\$4,827	\$11,223
<b>CRV</b>	<b>DMB</b>	<b>EXCESS</b>	<b>FCI</b>	<b>RATING</b>	<b>DMB</b>	<b>EXCESS</b>	<b>FCI</b>	<b>\$/YR MAINTAIN</b>	<b>\$/YR REDUCE</b>

Campus: Main Campus

Use Types:  
100% Classroom

Notes: Fire Science & CJ  
Lab  
Replaced Fireplace Insert -  
2003

Building: House - 60 College Drive

Area: 1724sf Yr Built: 1968 Floors: 1

Enclosed Porch - 2002

Components	CRV of Component		% of Component Requiring Repair/Replacement in:				Notes
	%	\$	0-1 Year	1-5 Years	6-10 Years	11+ Years	
Structure	15	\$36,204	10	15	10	65	Wood frame construction. (Basement - seal coating & tuckpoint block)
Roof	5	\$12,068	0	5	15	80	Roof replaced in 1994-95
Glazing	5	\$12,068	25	25	5	45	Original. Replacement of majority of windows necessary.
Cladding	5	\$12,068	0	10	0	90	Original.
HVAC Equipment	0	\$0	0	0	0	100	None ( Hot water baseboard heating system)
HVAC Terminal Units	0	\$0	0	0	0	100	None ( Hot water baseboard heating system)
Plumbing	20	\$48,272	5	5	5	85	Hot water baseboard heating. Residential plumbing fixtures. (Existing well is shallow)
Primary	5	\$12,068	2	5	5	88	Original. Residential grade.
Secondary	5	\$12,068	2	5	5	88	Original. Residential grade.
Distribution	5	\$12,068	2	2	5	91	Original. Residential grade
Lighting	5	\$12,068	2	2	2	94	Original. Residential grade.
Voice/Data	5	\$12,068	2	2	2	94	Original. Residential grade. No upgrade for computers etc.
Ceilings	5	\$12,068	2	2	2	94	Original
Walls	7	\$16,895	2	2	2	94	Original; Odor throughout;
Doors	2	\$4,827	2	2	2	94	Original
Floors	4	\$9,654	0	7	5	88	Original - Nothing on floors but plywood; bathroom mold
Building, Fire, ADA, OSHA	4	\$9,654	20	10	2	68	Only fire extinguisher. Building needs full code review for fire and accessibility compliance; such as emergency lighting & 110 volt smoke detectors w/battery back-up - has smoke detectors Needs ADA signage
Site Repair, Ext. Light, etc	3	\$7,241	10	5	5	80	Garage floor cracking problems typical

**CRV Totals:** \$241,360 \$13,589 \$17,281 \$12,454 \$198,036

First Year Data					Five Year Data				
\$241,360	\$13,589	\$1,521	5.6%	FAIR	\$30,870	\$18,802	12.8%	\$4,827	\$11,001
<b>CRV</b>	<b>DMB</b>	<b>EXCESS</b>	<b>FCI</b>	<b>RATING</b>	<b>DMB</b>	<b>EXCESS</b>	<b>FCI</b>	<b>\$/YR MAINTAIN</b>	<b>\$/YR REDUCE</b>

**Campus: Main Campus**

**Use Types:**  
 20 % Administration  
 20 % Lab  
 60 % Classroom

**Notes:** Boiler Replacement Completed 2001.

**Building: Instructional Building**

**Area: 27555sf Yr Built: 1968 Floors:2**

Components	CRV of Component		% of Component Requiring Repair/Replacement in:				Notes
	%	\$	0-1 Year	1-5 Years	6-10 Years	11+ Years	
Structure	15	\$636,521	5	5	5	85	Some building settlement has occurred.
Roof	6	\$254,608	0	10	0	90	Cedar shakes on the mansard roof overhangs need repair. All membrane roofs are ok. South wing will need replacement in future.
Glazing	3	\$127,304	10	2	4	84	Windows constant moisture problem.
Cladding	6	\$254,608	5	10	10	75	Block and brick original, with some tuck pointing, but generally in good shape. Soffit areas of exterior wall under the mansards made of asbestos board - need to be repaired in some areas and also repainted. If repaired, may be an asbestos abatement issue. Energy survey needed; Insulation Needed.
HVAC Equipment	10	\$424,347	5	13	5	77	Faculty offices are only air conditioned area. Classrooms are not air conditioned. Building has high humidity. AC not compatible w/ computer equip., students uncomfortable. Boiler Problem.
HVAC Terminal Units	10	\$424,347	25	20	10	45	College would like to consider getting air conditioning to classroom areas of building. Unit ventilators noisy and leaky. Unit ventilator at Room 18 doesn't work. Classroom area ventilation inadequate.
Plumbing	5	\$212,174	5	10	10	75	Original plumbing. Some flush valves have been replaced. Access to plumbing chase is difficult for making repairs. New WC's have to be re-anchored to floors as flanges have rusted out.
Primary	5	\$212,174	0	5	15	80	
Secondary	5	\$212,174	2	3	5	90	System was upgraded with new addition. Some main panels obsolete - parts unavailable. Main panels have no isolated ground as needed for protection of computers. Meters need update.
Distribution	5	\$212,174	5	20	10	65	Most sub panels not isolated ground and have no dedicated circuits for computers. Labeling need verification. Some circuits abandoned and should be made into spares. Replace master clock system.
Lighting	5	\$212,174	10	10	10	70	Original lighting. Replace many ballasts - up to two per week. Switched to electronic ballasts in addition. Exterior soffit lights not working. Electronic ballasts needed.
Voice/Data	5	\$212,174	2	15	15	68	There is no isolated ground as needed for voice and data to work properly. Voice was updated a year ago. Data cabling is OK for present usage.
Ceilings	3	\$127,304	25	25	5	45	Humidity in building has caused lay-in ceiling tiles to bow and sag. Most need to be replaced.
Walls	4	\$169,739	10	15	15	60	Areas of drywall are in poor condition.
Doors	2	\$84,869	40	5	5	50	Exterior door frames area rusting through. Doors stick in frames and are hard to open. Interior laminate doors with asbestos cores - some damaged. (Some lever handles, most have knob handles that do not meet ADA. - Replaced 10 door knobs - ADA).
Floors	3	\$127,304	8	8	10	74	Original floor finishes. Carpets area frayed and need to be replaced. Replacement of some areas should be reviewed; Tutorial & Lounge, Classrooms #11.
Building, Fire, ADA, OSHA	5	\$212,174	25	20	5	50	Original building not ADA compliant. Fire system in original building is high-voltage and not addressable. No strobe in the administration area. ADA access to some rooms is not possible because of steps.(Rm. #11) Doors-need lever handles. Needs ADA signage. ADA Science Station needed.
Site Repair, Ext. Light, etc	3	\$127,304	5	15	20	60	Some lights need replacement. Parking Lot B some ADA problems.

**CRV Totals:** \$4,243,470 \$387,853 \$492,243 \$348,813 \$3,014,561

First Year Data					Five Year Data				
\$4,243,470	\$387,853	\$175,680	9.1%	FAIR	\$880,096	\$667,922	20.7%	\$84,869	\$260,889
<b>CRV</b>	<b>DMB</b>	<b>EXCESS</b>	<b>FCI</b>	<b>RATING</b>	<b>DMB</b>	<b>EXCESS</b>	<b>FCI</b>	<b>\$/YR MAINTAIN</b>	<b>\$/YR REDUCE</b>

Campus: Main Campus

Use Types:  
 20 % Administration  
 80 % Classroom

Notes:

Building: Instructional Building - Addition

Area: 17783sf Yr Built: 1999 Floors:1

Components	CRV of Component		% of Component Requiring Repair/Replacement in:				Notes
	%	\$	0-1 Year	1-5 Years	6-10 Years	11+ Years	
Structure	15	\$368,108	0	5	0	95	Insects, bees & flies getting into building,
Roof	7	\$171,784	0	0	10	90	
Glazing	4	\$98,162	0	0	15	85	
Cladding	6	\$147,243	0	0	5	95	
HVAC Equipment	10	\$245,405	25	10	10	55	Addition is DDC system - original building is pneumatic. No Air Conditioning. Rm #123 unit ventilator is noisy. Has 2 pipe system. Valves leaking - AHU's have coils.
HVAC Terminal Units	10	\$245,405	0	0	5	95	
Plumbing	5	\$122,703	0	0	5	95	
Primary	5	\$122,703	0	0	2	98	
Secondary	4	\$98,162	5	0	0	95	Meters Need Update.
Distribution	4	\$98,162	0	0	2	98	Replace Master Clock
Lighting	5	\$122,703	0	0	5	95	
Voice/Data	5	\$122,703	0	0	5	95	
Ceilings	3	\$73,622	0	0	2	98	
Walls	4	\$98,162	0	0	2	98	
Doors	2	\$49,081	0	0	2	98	
Floors	3	\$73,622	0	5	0	95	
Building, Fire, ADA, OSHA	5	\$122,703	0	0	10	90	
Site Repair, Ext. Light, etc	3	\$73,622	5	0	10	85	

**CRV Totals:** \$2,454,054 \$69,941 \$46,627 \$122,948 \$2,214,538

First Year Data					Five Year Data				
\$2,454,054	\$69,941	\$0	2.9%	GOOD	\$116,568	\$0	4.8%	\$49,081	\$72,395
<b>CRV</b>	<b>DMB</b>	<b>EXCESS</b>	<b>FCI</b>	<b>RATING</b>	<b>DMB</b>	<b>EXCESS</b>	<b>FCI</b>	<b>\$/YR MAINTAIN</b>	<b>\$/YR REDUCE</b>

Campus: Main Campus

Use Types: 100% Conference Center

Notes: Addition completed in 1998. Used as conference center and classroom space.

Building: Kirtland House

Area: 4913sf Yr Built: 1968 Floors:2

Components	CRV of Component		% of Component Requiring Repair/Replacement in:				Notes
	%	\$	0-1 Year	1-5 Years	6-10 Years	11+ Years	
Structure	15	\$99,488	2	5	10	83	Wood frame construction. Residential building with conference addition.
Roof	5	\$33,163	0	5	20	75	Roof replaced in early 1990's - Lower roof replaced in 2005. Upper roof replaced 2011.
Glazing	5	\$33,163	2	5	5	88	Original. No problems noted
Cladding	5	\$33,163	0	2	2	96	Vinyl siding. No problems.
HVAC Equipment	10	\$66,326	40	10	10	40	Original forced air system. Air conditioning added to conference area only, fails frequently, relocate to exterior. Condensate problems. Furnace in attic problematic.
HVAC Terminal Units	10	\$66,326	0	0	0	100	
Plumbing	5	\$33,163	0	5	5	90	Original
Primary	5	\$33,163	0	5	5	90	Original. No problems.
Secondary	5	\$33,163	0	2	2	96	Original. No problems.
Distribution	5	\$33,163	0	2	2	96	Original. No problems
Lighting	5	\$33,163	2	2	2	94	Original. No problems
Voice/Data	5	\$33,163	0	0	5	95	
Ceilings	6	\$39,795	2	5	10	83	
Walls	4	\$26,530	0	1	20	79	Interior remodeled 5+/- years ago.
Doors	2	\$13,265	0	2	20	78	
Floors	3	\$19,898	0	0	10	90	
Building, Fire, ADA, OSHA	2	\$13,265	5	10	10	75	Partial fire-sprinkled at conference room addition only. No fire alarm system. Research 100 volt detectors-we have battery operated detectors; need emergency lighting. Needs ADA signage
Site Repair, Ext. Light, etc	3	\$19,898	5	10	10	75	Parking lot curb needs replacing. Asphalt deteriorating. Parking Lot needs replacement & striping.

**CRV Totals:** \$663,255 \$32,301 \$26,729 \$49,744 \$554,481

First Year Data					Five Year Data				
\$663,255	\$32,301	\$0	4.9%	GOOD	\$59,030	\$25,867	8.9%	\$13,265	\$25,071
<b>CRV</b>	<b>DMB</b>	<b>EXCESS</b>	<b>FCI</b>	<b>RATING</b>	<b>DMB</b>	<b>EXCESS</b>	<b>FCI</b>	<b>\$/YR MAINTAIN</b>	<b>\$/YR REDUCE</b>

Campus: Main Campus

Use Types:  
 40 % Administration  
 60 % Library

Notes:

Building: Library

Area: 15510sf Yr Built: 1968 Floors:1

Components	CRV of Component		% of Component Requiring Repair/Replacement in:				Notes
	%	\$	0-1 Year	1-5 Years	6-10 Years	11+ Years	
Structure	15	\$302,445	0	5	5	90	No problems noted
Roof	5	\$100,815	5	5	10	80	Built-up roof was replaced with a single ply membrane roof in 1997. Mansard roof shakes need repair. Warranty is in effect.
Glazing	5	\$100,815	2	2	5	91	Glazing replaced in 1991. Windows getting moisture.
Cladding	5	\$100,815	2	2	2	94	East Exterior Wall Stone Grout loose.
HVAC Equipment	10	\$201,630	5	5	10	80	Roof top units over some areas of building are not working. Ventilation of these areas is not being provided. Main system is original but working OK. Roof top unit for cooling N side offices needs replacement.
HVAC Terminal Units	10	\$201,630	5	10	10	75	Pneumatic controls working. About 80% of building is now DDC controlled. Fan units work OK.
Plumbing	5	\$100,815	5	5	5	85	Mostly original fixtures. Toilet flanges rusting. Some flush valves have been replaced. No ADA toilets have been provided for.
Primary	5	\$100,815	0	2	5	93	Transformer OK. Primary panels at capacity and obsolete - need to be replaced.
Secondary	5	\$100,815	25	10	5	60	Needs to be isolated ground back to switchboard.
Distribution	5	\$100,815	5	5	10	80	No isolated ground or dedicated circuits for computers. Master clock system not working.
Lighting	5	\$100,815	10	10	10	70	More than usual ballast replacement is necessary. Lighting is needed in main area.
Voice/Data	5	\$100,815	15	20	5	60	Host server for the building is in this building. Main distribution for campus is not going to be able to handle any more expansion on the campus.
Ceilings	3	\$60,489	5	5	5	85	Original in most areas - in poor condition and needs replacement
Walls	4	\$80,652	5	10	5	80	Hauserman demountable wall system showing age.
Doors	2	\$40,326	10	10	5	75	Closers on doors do not work well. Pressure problems on door closures. Need new card access system.
Floors	3	\$60,489	0	5	5	90	Part of carpet in main library was replaced.
Building, Fire, ADA, OSHA	5	\$100,815	10	15	5	70	No self-address fire systems. Original systems are in place and working.No upgrades have been initiated. Bathrooms are not ADA, are small and hard to move around in. Needs ADA signage. Asbestos needs to be identified.
Site Repair, Ext. Light, etc	3	\$60,489	10	20	5	70	Path to ARTS needs asphalt repair. Replace exterior light poles. Parking area is small.

**CRV Totals:** \$2,016,300 \$116,945 \$152,231 \$133,076 \$1,617,073

First Year Data					Five Year Data				
\$2,016,300	\$116,945	\$16,130	5.8%	FAIR	\$269,176	\$168,361	13.4%	\$40,326	\$94,161
<b>CRV</b>	<b>DMB</b>	<b>EXCESS</b>	<b>FCI</b>	<b>RATING</b>	<b>DMB</b>	<b>EXCESS</b>	<b>FCI</b>	<b>\$/YR MAINTAIN</b>	<b>\$/YR REDUCE</b>

Building: Observatory Building

Area: 288sf Yr Built: 2005 Floors:1

Components	CRV of Component		% of Component Requiring Repair/Replacement in:				Notes
	%	\$	0-1 Year	1-5 Years	6-10 Years	11+ Years	
Structure	50	\$9,360	0	3	5	92	Paint exterior
Roof	12	\$2,246	0	0	0	100	
Glazing	0	\$0	0	0	0	100	
Cladding	8	\$1,498	0	0	0	100	
HVAC Equipment	0	\$0	0	0	0	100	
HVAC Terminal Units	0	\$0	0	0	0	100	
Plumbing	0	\$0	0	0	0	100	
Primary	5	\$936	0	2	3	95	
Secondary	0	\$0	0	0	0	100	
Distribution	0	\$0	0	0	0	100	
Lighting	5	\$936	0	0	0	100	
Voice/Data	0	\$0	0	0	0	100	
Ceilings	0	\$0	0	0	0	100	
Walls	0	\$0	0	0	0	100	
Doors	5	\$936	0	0	2	98	
Floors	5	\$936	0	0	0	100	
Building, Fire, ADA, OSHA	5	\$936	0	2	3	95	
Site Repair, Ext. Light, etc	5	\$936	0	2	3	95	

**CRV Totals:** \$18,720 \$0 \$337 \$571 \$17,812

First Year Data					Five Year Data				
\$18,720	\$0	\$0	0.0%	GOOD	\$337	\$0	1.8%	\$374	\$442
<b>CRV</b>	<b>DMB</b>	<b>EXCESS</b>	<b>FCI</b>	<b>RATING</b>	<b>DMB</b>	<b>EXCESS</b>	<b>FCI</b>	<b>\$/YR MAINTAIN</b>	<b>\$/YR REDUCE</b>

Campus: Main Campus

Use Types:  
100% Storage

Notes:

Building: Storage Building

Area: 1200sf Yr Built: 1966 Floors:1

Components	CRV of Component		% of Component Requiring Repair/Replacement in:				Notes
	%	\$	0-1 Year	1-5 Years	6-10 Years	11+ Years	
Structure	40	\$31,200	0	5	5	90	Wood frame structure
Roof	12	\$9,360	0	0	0	100	
Glazing	0	\$0	0	0	0	100	None
Cladding	16	\$12,480	5	5	0	90	Cellulose based siding needs to be painted
HVAC Equipment	0	\$0	0	0	0	100	None
HVAC Terminal Units	0	\$0	0	0	0	100	None
Plumbing	0	\$0	0	0	0	100	None
Primary	0	\$0	0	0	0	100	None
Secondary	0	\$0	0	0	0	100	None
Distribution	0	\$0	0	0	0	100	None
Lighting	0	\$0	0	5	0	95	Needs interior & exterior lights.
Voice/Data	0	\$0	0	0	0	100	None
Ceilings	0	\$0	0	0	0	100	None
Walls	0	\$0	0	0	0	100	None
Doors	12	\$9,360	0	5	10	85	No problems
Floors	15	\$11,700	0	5	10	85	No problems
Building, Fire, ADA, OSHA	0	\$0	0	0	0	100	
Site Repair, Ext. Light, etc	5	\$3,900	0	0	0	100	

**CRV Totals:** \$78,000 \$624 \$3,237 \$3,666 \$70,473

First Year Data					Five Year Data				
\$78,000	\$624	\$0	0.8%	GOOD	\$3,861	\$0	5.0%	\$1,560	\$2,332
<b>CRV</b>	<b>DMB</b>	<b>EXCESS</b>	<b>FCI</b>	<b>RATING</b>	<b>DMB</b>	<b>EXCESS</b>	<b>FCI</b>	<b>\$/YR MAINTAIN</b>	<b>\$/YR REDUCE</b>

Campus: Main Campus

Use Types: Notes:

- 10 % Administration
- 30 % Kitchen/Food Service
- 60 % Student Union

Building: Student Center

Area: 17870sf Yr Built: 1966 Floors:1

Components	CRV of Component		% of Component Requiring Repair/Replacement in:				Notes
	%	\$	0-1 Year	1-5 Years	6-10 Years	11+ Years	
Structure	15	\$436,922	10	10	5	75	Wood beams and masonry construction. Some settlement has taken place and is causing doors and frames to stick.
Roof	5	\$145,641	5	10	5	80	Mansard roof has loose cedar shingles. Soffit panels on the underside of mansard roof areas is in need of repair and painting. Panels are made with asbestos.
Glazing	5	\$145,641	0	5	10	85	Windows were replaced in 1994
Cladding	5	\$145,641	0	2	5	93	Exterior is original brick masonry. No problems reported. No visual repair identified in walk-through.
HVAC Equipment	10	\$291,281	15	20	10	55	Many slow air leaks in the existing equipment. Maintenance of the system is required every two years. DDC installation 40%.
HVAC Terminal Units	10	\$291,281	40	20	5	35	Kitchen air units are not working up to standard. Exhaust fans are not providing adequate ventilation. Ventilation of kitchen is poor. Original fin tube at perimeter of building along exterior wall. Coil replacement and control replacement need to be addressed. No control on freon.
Plumbing	5	\$145,641	10	20	5	65	Plumbing fixtures are original. Repairs have been made over the years. Cast flanges for mounting water closets to the floor have rusted out. Replacement addressed by gluing fixtures to the floor, not long-term solution. Coolers in kitchen are not working properly due to room temperature.
Primary	5	\$145,641	0	5	5	90	Capacity is good in the building. Transformer is fairly new, was updated in 1980. Primary switchgear is OK Repaired last in 1998.
Secondary	5	\$145,641	0	5	5	80	Needs additional panel.
Distribution	5	\$145,641	5	5	0	90	Central clock system in building not working. Cannot get parts for system any more.
Lighting	5	\$145,641	5	5	5	85	Light fixtures are original. About 3 ballasts are replaced on an annual basis. Illumination poor, need energy efficient lighting.
Voice/Data	5	\$145,641	10	15	10	65	Phone lines were upgraded two years ago. It was noted that there has not been a large demand for data locations in the building. There is not a dedicated circuit in the building.
Ceilings	3	\$87,384	0	10	5	85	60% of the lay-in ceilings are yellowed or water damaged.
Walls	4	\$116,512	10	15	5	70	Interior partitions are mostly block or brick. Some ceramic tile in bathroom in need of repair.
Doors	2	\$58,256	10	20	5	65	Exterior hollow metal doors are rusting and hardware needs repair/replacements. Need
Floors	3	\$87,384	5	5	5	85	Quarry tile main floor.
Building, Fire, ADA, OSHA	5	\$145,641	10	10	5	75	No strobe system with fire alarm. Kitchen equipment is original and not up to date. No handicap restroom. Doors need lever door handles. Fireplace ventilation switch is remoted back to switchboard; needs to be labeled. Needs ADA signage. Need asbestos identified.
Site Repair, Ext. Light, etc	3	\$87,384	5	10	10	75	Exterior light poles need replacement. Relocate control wires to inview place.

**CRV Totals:** \$2,912,810 \$295,650 \$330,604 \$171,856 \$2,100,136

First Year Data					Five Year Data				
\$2,912,810	\$295,650	\$150,010	10.2%	POOR	\$626,254	\$480,614	21.5%	\$58,256	\$183,507
<b>CRV</b>	<b>DMB</b>	<b>EXCESS</b>	<b>FCI</b>	<b>RATING</b>	<b>DMB</b>	<b>EXCESS</b>	<b>FCI</b>	<b>\$/YR MAINTAIN</b>	<b>\$/YR REDUCE</b>

Building: Switch Gear Building

Area: 936sf Yr Built: 1998 Floors:1

Components	CRV of Component		% of Component Requiring Repair/Replacement in:				Notes
	%	\$	0-1 Year	1-5 Years	6-10 Years	11+ Years	
Structure	20	\$39,312	0	0	2	98	
Roof	7	\$13,759	0	0	5	95	
Glazing	0	\$0	0	0	0	100	
Cladding	6	\$11,794	0	0	5	95	
HVAC Equipment	15	\$29,484	0	0	0	100	Electric Heater only
HVAC Terminal Units	10	\$19,656	0	0	0	100	N/A
Plumbing	5	\$9,828	0	0	0	100	N/A
Primary	5	\$9,828	5	5	5	85	Main power feed is fed from F97 to building -
Secondary	5	\$9,828	0	0	2	98	
Distribution	5	\$9,828	0	0	2	98	
Lighting	5	\$9,828	10	0	0	90	Need emergency lighting
Voice/Data	5	\$9,828	0	0	5	95	N/A
Ceilings	0	\$0	0	0	0	100	N/A
Walls	2	\$3,931	0	0	2	98	
Doors	2	\$3,931	0	0	5	95	
Floors	3	\$5,897	0	0	2	98	
Building, Fire, ADA, OSHA	2	\$3,931	0	0	10	90	No fire alarm
Site Repair, Ext. Light, etc	3	\$5,897	0	0	10	90	

**CRV Totals:** \$196,560 \$1,474 \$491 \$4,816 \$189,779

First Year Data					Five Year Data				
\$196,560	\$1,474	\$0	0.8%	GOOD	\$1,966	\$0	1.0%	\$3,931	\$4,324
<b>CRV</b>	<b>DMB</b>	<b>EXCESS</b>	<b>FCI</b>	<b>RATING</b>	<b>DMB</b>	<b>EXCESS</b>	<b>FCI</b>	<b>\$/YR MAINTAIN</b>	<b>\$/YR REDUCE</b>

Campus: Main Campus

Use Types:  
100% Power House

Notes: CRV is for Building only; Sandfilter, Lagoon, Snow Machine increase value.

Building: Waste Water Treatment Bldg

Area: 576sf Yr Built: 2000 Floors:1

Components	CRV of Component		% of Component Requiring Repair/Replacement in:				Notes
	%	\$	0-1 Year	1-5 Years	6-10 Years	11+ Years	
Structure	20	\$24,192	0	0	2	98	
Roof	8	\$9,677	0	0	5	95	
Glazing	0	\$0	0	0	0	100	
Cladding	6	\$7,258	0	0	5	95	
HVAC Equipment	15	\$18,144	0	0	2	98	Electric Heater
HVAC Terminal Units	10	\$12,096	0	0	2	98	None
Plumbing	5	\$6,048	5	5	2	88	Sand filter replacement in 10 yrs; pump replacement in 1-5 yrs.
Primary	5	\$6,048	0	0	2	98	Transformer new
Secondary	5	\$6,048	0	0	2	98	
Distribution	5	\$6,048	0	0	2	98	
Lighting	5	\$6,048	0	0	5	95	Pole lighting on road added
Voice/Data	5	\$6,048	0	0	5	95	Need fiber for data line
Ceilings	0	\$0	0	0	0	100	
Walls	2	\$2,419	0	0	2	98	
Doors	1	\$1,210	2	0	2	96	Paint overhead & exterior pedestrian door
Floors	3	\$3,629	0	0	2	98	
Building, Fire, ADA, OSHA	2	\$2,419	0	0	5	95	
Site Repair, Ext. Light, etc	3	\$3,629	5	5	10	80	Snow gun replacment in 6-10 yrs.; Needs aerator; Vegetation in lagoon is continual maintenance. DEQ concerns phosphorous removal & fecal chloroform removal.

**CRV Totals:** \$120,960 \$508 \$484 \$3,653 \$116,315

First Year Data					Five Year Data				
\$120,960	\$508	\$0	0.4%	GOOD	\$992	\$0	0.8%	\$2,419	\$2,618
<b>CRV</b>	<b>DMB</b>	<b>EXCESS</b>	<b>FCI</b>	<b>RATING</b>	<b>DMB</b>	<b>EXCESS</b>	<b>FCI</b>	<b>\$/YR MAINTAIN</b>	<b>\$/YR REDUCE</b>