

Building / Activity Description	Budget	Category	Notes
<b>CAMPUS GENERAL</b>			
Redesgn drainage next to building. Poured concrete should replace existing rocks	\$35,000		
Repair or replace sidewalks around campus as needed	\$100,000		
Annual budget for paint refresh throughout campus	\$150,000		
Annual budget for carpet replacement throughout campus	\$200,000	FLOORING	
Conduct comprehensive energy audit throughout campus. Much opportunity throughout for energy conservation and annual savings	\$25,000	ENERGY	
Investigate and address erosion and drainage problems throughout campus. Recommend civil engineering consult to review and make long term solution. Budget reflects investigation and discovery only.	\$5,000		
Install Direct Digital Control (DDC) system throughout campus main buildings. Beech, Mossman, Cole, Carbeth Christy, Sutton, Student Center, Wallingford, Consider phased process. For enhanced comfort, energy and operational efficiency	\$290,000	ENERGY	
Purchase infrared camera for inhouse troubleshooting of electrical, roofing, and underground utility issues	\$2,700		
Purchase J.D. Gator or Kawasaki Mule with attachments for improved grounds and winter maintenance	\$11,000	GIFT	
Purchase bob-cat skid steer for improved grounds and snow maintenance. Consider used and refurbished	\$22,000		
Purchase 4 X 4 pickup with snow plow for improved grounds and snow maintenance. Consider used	\$30,000		
Purchase plumbing camera snake for troubleshooting plumbing issues	\$2,500		
<b>Total for Campus General</b>			<b>\$873,200</b>

<b>INSTRUCTION AND ADMINISTRATION BUILDINGS AND GROUNDS</b>			
<b>Ruth Warren Abbott Lab</b>		<b>\$ 2,700.00</b>	
Replace missing plumbing system	\$1,500	GIFT	Max Thompson
Replace electrical system to include GFIC rated outlets	\$1,200	GIFT	Max Thompson
<b>Beech Science Center</b>		<b>\$77,000.00</b>	
Investigate and correct subgrade water leakage near elevator; investigation only	\$5,000		
Air balance building HVAC system due to pressurization issue throughout building. Develop corrective action plan as necessary	\$15,000	ENERGY	
Replace 5 variable frequency drives due to life cycles and frequent failures	\$25,000		
Install exhaust fan for Gross Anatomy lab	\$18,000		
Replace (2) 20hp chilled water pumps due to life cycle and energy	\$12,000	ENERGY	
Pressure wash and water proof exterior	\$2,000	APPEARANCE	
<b>Christy Admin</b>		<b>\$ 545,450.00</b>	
Replace A/C in President's office, 7.5 ton	\$3,900	ENERGY	
Replace split DX units due to life cycl and energy. Units between 3 - 5 tons each.	\$120,000	ENERGY	
Replace water fountain with high-low fountains for ADA compliance - water bottle fill type	\$3,500	GIFT	Green focus

Replace 65 ton air-cooled DX chiller due to life cycle and energy	\$65,000	ENERGY		
Replace roof 2nd phase due to life cycle, leaks and ponding. Approximately 9000	\$135,000	ROOF		
Replace exterior single pane windows with energy efficient double pane. Include tower windows	\$112,500	ENERGY	GIFT	Green focus
Replace perimeter carpet in 2nd and 3rd floors due to wear and staining	\$100,300	ENERGY		
3rd floor - renovate men's and women's restroom	\$4,750	GIFT		ADA focus
Replace floor tile in printer room basement with VCT	\$500	FLOORING		

**Christy Admin - Stone exterior**

Working with a structural engineer & restoration architect to develop a scope of work and plans to restore the stone work at Christy

**\$4,000,000** STRUCTURAL/APPEARANCE

**Darbeth Fine Arts**

**\$ 604,310.00**

Southside replace hot water heaters	\$7,500	ENERGY		
Replace northside AHU due to life cycle and energy. Approximately 600 cfm. Include DDC controls upgrade	\$34,000	ENERGY		
Replace (1) 110 kVA transformer, (1) 400 amp service panel, and (2) 225 amp. Service panels due to capacity restraints and breaker fatigue	\$9,000			
North entrance and back hallway - replace VCT	\$1,800	FLOORING		
Replace locks with ones to match campus master system	\$2,079			
Replace VCT in Southside room 101	\$750	FLOORING		
Rehearsal Hall - replace floor VCT	\$4,350	FLOORING		
Ceiling tile replacement allowance	\$18,000			
Nothside of basement replace baseboard	\$5,500	FLOORING		
Renovate all restrooms in basement and on 1st floor	\$28,000		GIFT	ADA focus
Pressure wash and water proof exterior	\$200	APPEARANCE		
Investigate and correct immediately the concrete entrance canopy section between 1st floor and basement levels. Structural cracks, freeze damage, and exposed rebar fatigued. Engineered solution may be required. Budget reflects investigation and discovery only	\$3,000	STRUCTURAL		
Paint, masonry wall mortar, concrete mortar (repoint) newar 1st floor stairwell entrance. Retaining wall/patio repair needed due to coming apart.	\$15,000	STRUCTURAL		
Repair concrete columns - ongoing project	\$350	STRUCTURAL		
Replace windows with energy efficient windows, includes windows in Messenger, avc size 4'x7'	\$50,500	ENERGY		
North stairwell doors and northwest entrance from Wroten Hall 0 Replace single pane doors with energy efficient double pane storefront door	\$4,200	ENERGY		
Replace water fountains with High/Low accessible	\$5,880	GIFT		Green focus
Replace built-up roof with EPDM mechanical ballasted. Due to life cycle and existing leaks	\$405,000	ROOF		
Replace electrical panel in north pod	\$1,440	ELECTRICITY		
Replace electrical panel and 50 kVA transformer in Northside mechanical room due to roof leak damage and safety hazard	\$6,500	ELECTRICITY		
Reconfigure dimming system per code as required	\$1,800	ELECTRICITY		

**Deets Library**

**\$ 164,910.00**

Upgrade fire alarm system	\$102,000			
Insulate wall between Technical Services and Student Conference room	\$1,200			
Add insulation to chiller pipes below grade level to reduce mold growth	\$25,000	ENERGY		
Complete renovation of men's and women's restroom in basement	\$23,120			
Pressure wash and water proof exterior	\$200	APPEARANCE		
Add building to energy management system	\$38,390	ENERGY		

**Dixon Operations Center**

**\$ -**

None

### Dole Center - Institutional Advancement

\$9,675.00

Repave parking lot with asphalt

\$4,800

PARKING

Apply spray on waterproofing and tuckpoint top to bottom - chimney mortar allow water infiltration and needs addressed

\$2,500

STRUCTURAL

Renovate restroom

\$2,375

### Jantz Stadium

\$ -

None - new

### Learning Center

\$ 73,000.00

Replace EPDM flat roof due to life cycle and weathering

\$55,000

ROOF

GIFT

Richardson family

Replace 5 ton split DX unit due to life cycle, energy and recent failures

\$6,500

ENERGY

Replace 7.5 ton split DX unit due to life cycle, energy and recent failures

\$8,500

ENERGY

Scrap, paint, caulk, and reseal exterior walls and windows due to westhering and peeling

\$3,000

### Mossman Hall

\$ 370,025.00

Replace T-12 lighting with T8 due to energy

\$2,625

ENERGY

Pressure wash and water proof exterior

\$800

APPEARANCE

Install handrail at SE corner sidewalk due to trip and fall hazard

\$800

Reconfigure fan powered terminal boxes for 24/7 operation for environmental comfort and energy. Recommend performing during air balancing efforts

\$2,500

ENERGY

Install thru-the-wall plenum return ceiling fire dampers in room 101 Lecture Hall due to pressure and turbulence issues. Perform with air balancing

\$500

ENERGY

Air balance building HVAC system due to pressurization issue throughout building. Develop corrective action plan as necessary

\$12,000

ENERGY

Mudjack foundation voids, install french drain and install membrane over outside wall, costs is estimate only, needs to be reviewed by engineer and scope developed

\$350,000

STRUCTURAL

Replace ceiling tile on first floor

FLOORING

Replace rubber tread on stairs in back stairwell near kitchen, install hand rail on stairs near loading dock and repair surface cracks

FLOORING

### Smith Student Center

\$ 44,790.00

Install UPS (Uninterruptable Power Source) for phone system

\$6,050

Replace stair treads from dock to Student Center

\$1,320

FLOORING

Pressure wash and water proof exterior

\$1,200

APPEARANCE

Install return air ducts for food service office near Java Jinx and kitchen

\$1,200

Replace floor tile in lobby and campus life hallway

\$2,400

FLOORING

Complete renovation of women's restroom - dependent upon the Java Jinx remodel

\$23,120

GIFT

Food service vendor

Replace ceiling tile on first floor

\$4,800

GIFT

Food service vendor

Replace rubber tread on stairs in back stairwell near kitchen, install hand rail on stairs near loading dock and repair surface cracks

\$3,500

FLOORING

### Stewart Field House

\$ 622,558.00

Correct roof leak on north roof, roof pitches back

\$3,500

ROOF

Investigate and correct immediately roof seal plate seperating on West side of roof. Structural engineer may be required. Budget reflects investigation and discovery only

\$3,000

ROOF

Pressure wash and water proof exterior

\$1,200

APPEARANCE

Replace HID lighting fixtures with T5 or T8 fixtures due to energy and poor light displacement

\$18,750

ENERGY

Replace wooden steps and install handrails, 32 steps and 136' handrails	\$7,608			
Install VFD and insulated duct for gym H & V unit. Due to excessive noise during events. Install remote start/stop control for coaches. Consider flexible self-expanding duct.	\$9,000		ENERGY	
Complete HVAC renovation. Due to poor environmental control, severe piping fatigue and leaks causing burn hazards and potential flooding. Consider 4 pipe system to allow for AC. Include interio GC work	\$575,000		ENERGY	
Relocate 4 ton and 2 ton DX condensers outside and away from locker room annex storage area. Due to poor and inadequate ventilation causing heat sink issues, worker safety hazards, and poor equipment longevity. Consider outside adjacent to sidewalk.	\$4,500		ENERGY	
<b>TOMARI Center</b>		\$ -		
<b>Welcome Center</b>		\$1,700.00		
Pressure wash	\$500		APPEARANCE	Rod Strohl would like to fund
Seal cracks in sidewalk near AC unit and back patio	\$1,200			
<b>White Physical Education</b>		\$240,685.00		
Replace asphalt roof with EPDM due to life cycle.	\$135,000		ROOF	
Renovate men and women locker rooms due to HVAC issues due to history of mold	\$26,200			
Renovate men and women restrooms	\$4,750			
Ceiling tile replacment allowance				
Upgrade lighting fixtures from T12 to T8 flourescent tubes	\$28,000		ENERGY	
Remove or replace south building façade				Completed
Pressure wash and water proof exterior			APPEARANCE	
Replace west entrance doors, 3'x6'8"	\$3,735			
Replace pool heater due to life cycle, energy, and potential cross contamination from HVAC water. Isolate new unit water with heat exchange			ENERGY	WRC should fund \$11,000
Replace 900 MBTU boiler due to life cycle and energy. Install in parallel piping to existing for redundancy and efficiency			ENERGY	Completed
Engineered solution required to reduce humidity that escapes the pool environment and causes issues such as mold throughout. Consider negative pressure relationship such as exhaust fan and corss ventilation. Budget reflects investigation and discovery only	\$3,000			
Pave parking lot due to water ponding and infiltration problems into building causing damage	\$40,000		PARKING	
<b>Wroten Hall</b>	\$6,500	\$ 6,900.00	ENERGY	
Install A/C in pottery shaack, 5 ton	\$400		APPEARANCE	
Pressure wash and water proof exterior				
<b>Total Instructional Buildings and Grounds</b>				<b>\$2,762,703</b>

<b>STUDENT RESIDENCES</b>				
<b>Broadhurst Hall</b>		\$ 7,250.00		
Update wall plumbing in unisex restroom	\$2,375			
Repaint interior doors due to fading paint and chipping	\$2,200			
Update kitchen - Cabinet counter tops and cabinet doors, kitchen hood, exhaust fan, small kitchen sink-enameled steel double bowl	\$2,275			
Pressure wash and water proof exterior	\$200		APPEARANCE	

<b>Cole Hall</b>	<b>\$ 155,800.00</b>	
Replace approximately 120 ft of 1.5" copper DHW piping due to severe electrolosys. Install dielectric fittings as necessary and ground piping	\$3,500	
Replace (3) 3/4 HP hot water pumps due to life cycle and leak failures	\$5,400	ENERGY
Replace approximately 70 ceiling mounted fan coil units due to life cycle, ongoing condensate problems causing mold concerns, and maintenanc restraints. Consider lowering ceiling 3 inches for added drain pitch and accessabilitie.	\$80,000	ENERGY
Replace storefront exterior door at Warren entrance and install auto opening hardware interlocked with card access system. Due to poor functionality	\$2,300	
Replace metal sliding window due to fram fatigue, closing problems, and air leakage.	\$63,000	
Pressure wash and watr proof exterior	\$800	APPEARANCE
<b>Honors Apts, East &amp; West</b>	<b>\$ 173,219.00</b>	
Replace lights under canopy	\$2,534	
Upgrade fire alarm system	\$22,165	
Pressure wash and water proof exterior	\$800	APPEARANCE
Repaint and seal exterior ceiling surfaces of building	\$2,000	
Replace roof on Honors East	\$19,800	ROOF
Replace 2 boilers and associated plumbing	\$83,600	ENERGY
Replace HVAC units, split systems for air and heat, through the wall	\$10,800	ENERGY
Replace floor tile in 20 apartments	\$14,400	FLOORING
Replace carpet in 20 apartments	\$16,280	FLOORING
<b>Reid Apartments</b>	<b>\$ 406,004.00</b>	
Pressure wash	\$2,000	APPEARANCE
Replace flat EPDM ballasted roof due to life cycle and weathering	\$130,000	ROOF
Repair concrete panels and paint	\$720	
Replace stair treads near east entrance	\$784	FLOORING
Replace/overlay restroom floor tiles in rooms with VCT	\$13,500	FLOORING
Replace boiler plant due to fatigue, equipment failures, etc.	\$180,000	Done
Replace air cooled DX chiller due to life cycle and energy	\$55,000	ENERGY
Replace all windows	\$24,000	ENERGY
<b>Shriwise Apartments</b>	<b>\$ 123,958.00</b>	
Pressure wash and water proof exterior	\$600	APPEARANCE
Repair or replace exterior stairwell due to rust and weathering. Replace if necessary	\$3,500	
Touch up paint on exterior siding due to chipping and fading paint	\$5,000	
Replace all steps to 2nd level and add handrails 54', must be wooden	\$3,366	
Replace bathtubs	\$8,800	
Replace floor tile	\$30,757	FLOORING
Replace canopy lights		
Replace flat roof due to life cycle and leaking. Consider EPDM mechancially fastened.	\$65,000	ROOF
<b>Sutton Center</b>	<b>\$ 411,979.00</b>	
Replace windows with energy efficient, 4'x6'	\$19,075	ENERGY
Pressure wash and water proof exterior	\$1,200	APPEARANCE
Replace single pane doors with energy efficient double pane storefront door.	\$6,300	ENERGY

Replace windows with energy efficient 4'x10'	\$36,860	ENERGY
Replaace 750 MBH H/W boiler	\$15,500	ENERGY
Pave parking lot	\$25,974	PARKING
Replace / overlay possible asbestos tile with Vinyl Composition Tile	\$44,520	FLOORING
Repair entry door transition plate from carpet to wood flooring in Dean of Student's office, Dan Falik, Dir. International Students Service, Dir. Of Resident Life, Campus Safety & Security office	\$1,100	
Replace sinks and vanities in student rooms	\$22,950	
Replace EPDM ballasted roof with mechanically fastened due to leaks and life cycle	\$135,000	ROOF
Complete renovation of women's restroom, isolated toilet area in storage room and unisex restroom	\$13,500	
Phased upgrade to domestic and sanitary water system piping including drain, waste and vents. Due to ongoing plumbing issues as the result of years of non use and service	\$90,000	
<b>Wallingford Hall</b>	<b>\$445,066</b>	
Replace shower walls		Done
Replace sinks and countertops		Done
Replace doors to student rooms and replace hardware	\$77,000	
Replace / overlay possible asbestos tile with Vinyl Composition Tile	\$60,000	FLOORING
Install exhaust fans iin student bathrooms. Install ductwork as needed.		Done
Repair and paint concrete spalding	\$536	
Pressure wash and water proof exterior	\$200	APPEARANCE
Replace exterior windows, 3'x10'	\$99,330	ENERGY
Approx. 16,000 sq ft EPDM over lay, bitumen and hot asphalt	\$208,000	ROOF
Replace room lighting with energy efficient T8's		Done
Renovate restrooms		Done
<b>Warren Apartments</b>	<b>\$176,590</b>	
Repair and retuck rock columns at the bottom, to avoid a repeat, gutters need to drain into a cut in wall and drain to street with a metal grate over cut in walk, grate and saw cut of walk not included in costing	\$2,990	STRUCTURAL
Investigate washout issues at foundation and patio areas. Correct immediately to avoid additional damages. Budget reflects investigation and discovery only. Potential engineered solution required	\$3,000	STRUCTURAL
Grade, then pave parking lot	\$65,000	PARKING
Replace remaining 12 2-ton heat pumps (20 SEER) due to life cycle and energy.	\$95,000	ENERGY
Replace 12 remaining domestic water heaters due to life cycle	\$9,800	ENERGY
Pressure wash and water proof exterior	\$800	APPEARANCE
<b>Total of Residence Halls</b>	<b>\$1,899,866</b>	

<b>CAMPUS GENERAL</b>	<b>\$ 873,200</b>
<b>INSTRUCTION AND ADMINISTRATION BUILDINGS AND GROUNDS</b>	<b>\$ 2,767,703</b>
<b>STUDENT RESIDENCES</b>	<b>\$ 1,899,866</b>
<b>TOTAL FOR ALL PROJECTS, EXCLUDING CHRISTY STONE WORK</b>	<b>\$ 5,540,769</b>
<b>TOTAL FOR ALL PROJECTS, INCLUDING CHRISTY STONE WORK</b>	<b>\$ 9,540,769</b>

# FACILITY CONDITION ASSESSMENT - 5 YEAR PLAN

Southwestern College

BUILDING NAME	YEAR BUILT	SQUARE FOOTAGE	2013 YEAR 1	2014 YEAR 2	2015 YEAR 3	2016 YEAR 4	2017 YEAR 5	TOTALS PER BUILDING
Beech Science Center	1998	35,704	48,000	16,000	12,000	1,000	0	77,000
Broadhurst Hall	1954	14,000	4,475	2,575	0	0	200	7,250
Campus General and Grounds	na		160,200	402,000	131,000	90,000	90,000	873,200
Christy Administration	1902	75,000	73,650	138,500	220,300	113,000	4,000,000	4,545,450
Cole Hall	2003	23,000	11,200	80,800	63,000	0	800	155,800
Darbeth Fine Arts Center	1965	29,138	447,350	2,350	90,560	64,050	0	604,310
Deets Library	1950	30,000	23,120	200	0	39,590	102,000	164,910
Dixon Operations Center	2012	2,500	0	0	0	0	0	0
Dole Center for Teacher Education	1978	2,000	4,875	0	0	4,800	0	9,675
Honor Apartments East and West	1960	13,000	24,699	800	21,800	125,120	800	173,219
Learning Center	1968	5,484	0	15,000	3,000	55,000	0	73,000
Mossman Hall	1950	21,000	800	18,425	350,000	0	800	370,025
Reid Apartments	1967	27,251	784	26,720	180,000	185,000	13,500	406,004
Richard L. Jantz Stadium	2010	2,000	0	0	0	0	0	0
Roy L. Smith Student Center	1960	22,156	35,070	7,320	1,200	0	1,200	44,790
Ruth Warren Abbot Laboratory	1971	1,200	2,700	0	0	0	0	2,700
Shriwise Apartments	1960	8,000	68,500	10,301	5,000	0	40,157	123,958
Stewart Field House	1923	37,500	11,000	17,808	593,750	0	0	622,558
Sutton Center	1958	16,489	45,620	221,135	90,000	6,300	48,924	411,979
Wallingford Hall	1960	36,500	75,000	315,611	0	164,800	176,330	731,741
Warren Apartments	2000	19,000	5,990	95,800	9,800	0	0	111,590
Welcome Center	1955	3,954	1,200	500	10,000	0	0	11,700
White Physical Education Building	1968	16,000	37,950	186,200	29,735	28,000	0	281,885
Wrotten Hall	1995	4,500	0	6,900	0	0	0	6,900
<b>TOTAL SQUARE FOOTAGE:</b>		445,376						
<b>TOTALS PER YEAR:</b>			1,082,183	1,564,945	1,811,145	876,660	4,474,711	

**Total for Main Campus 9,809,644**

Total CapEx plan 4 & 5 year (less Christy exterior)  
Average annual CapEx expend (less Christy exterior)

**4,458,273 5,809,644**  
**1,114,568 1,161,929**